CHAPTER 16

OTHER CEQA SECTIONS

16.0 OTHER CEQA SECTIONS

16.1 ALTERNATIVES

The discussion of alternatives is required by CEQA to "focus on alternatives capable of eliminating significant adverse environmental effects…" or reducing such effects to a level that is less than significant (CEQA Guidelines*, §15126(d)(3)*

An important consideration is therefore identifying feasible alternatives that could reduce the significant environmental impacts of the proposed project. So that alternatives could be evaluated effectively, the project objectives were used to determine the reasonableness and feasibility of each alternative. Applicant objectives (as presented in Chapter 3) considered for the purpose of alternative formulation are described below.

1. Implement the County's General Plan and Dry Creek/West Placer Community Plan, which designate the proposed project area for urban development;

2. Preserve the scenic Dry Creek riparian corridor and enhance trail connectivity to complement a regional recreation corridor for bicycle, pedestrian, and equestrian users;

3. Provide a well-designed community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento Counties;

4. Create a high-quality environment containing a mix of residential, open-space, and recreational land uses in an overall design that advances "smart growth" principles;

5. Provide for increased residential densities in areas presently planned for urban growth and development with accessible infrastructure, consistent with areawide infrastructure plans and growth policies identified in the Sacramento Area Council of Government's *Blueprint for Regional Growth*;

6. Design a project that minimizes encroachment into the existing 100-year floodplain in the plan area while balancing the housing needs and densities of the Sacramento Area Council of Governments (SACOG) Blueprint process and the character of the local community.

7. Reduce growth pressures on outlying areas of Placer County by efficiently using the project area to accommodate residential growth and development;

8. Incorporate an appropriate level of medium- and high-density residential development to take advantage of the proximity of the proposed project area to region-serving arterials, and support opportunities for transit to serve the proposed development;

9. Provide for a cohesive plan of development that maximizes internal connectivity within the project area for pedestrian, bicycle, and vehicular travel;

10. Provide for a full range of housing densities and product choices affordable to all income levels;

11. Provide a comprehensively planned project that offers maximum feasible protection of sensitive environmental habitat and resources;

12. Create a community that recognizes, respects, and preserves historic agricultural uses of the project area through active management within Agricultural-10 (Agricultural Residential) parcels;

13. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development with the proposed project area;

14. Provide a sufficient number of residential units within the project area to support necessary improvements to local and regional public facilities;

15. Provide for dedication of land within the project area for the expansion of the Union Cemetery.

Alternatives are evaluated for their potential to eliminate significant impacts associated with the proposed project, reduce them to a level that is less than significant, increase their magnitude, or result in additional significant impacts beyond those associated with the proposed project. The mitigation measures identified for proposed project impacts would apply to the alternatives analyzed, where impacts are similar in nature and the mitigation measure would reduce the impact of an alternative to a less-than-significant level.

Some project alternatives were initially considered but were not carried forward for analysis because they could not sufficiently meet one or more of the proposed project objectives, or were economically infeasible. The alternatives considered and eliminated from further detailed analysis, as well as the alternatives analyzed in this EIR, are discussed below.

16.1.1 Alternatives Considered and Eliminated from Further Consideration

Onsite Alternatives

The significant impacts of the proposed project are associated with a change in land use and associated changes in the visual character of the Plan Area, fill in the floodplain, increased traffic and an associated decrease in air quality and increase in noise, and current lack of adequate school capacity to meet the needs of projected residents.

The County worked to identify onsite alternatives that would avoid or substantially lessen any of these significant effects. The efforts centered on reducing the project footprint, avoiding fill in the floodplain, and decreasing the density within the Plan Area. A reduction in density of 50 percent of the proposed project was considered, but eliminated because it would not be likely to produce enough revenue to construct the required water, sewer, recycled water and roadway infrastructure, or provide sufficient revenue for the maintenance of public open-space areas and park facilities, infrastructure, and public services. Given that the Plan Area lies between two roadways destined to become major arterials, Watt Avenue and Walerga Road, the Plan Area is a good candidate for more dense development in accordance with the Sacramento Area Council of Government's *Blueprint for Regional Growth*, and a substantially reduced density alternative would not be consistent with those principles.

Other alternatives for reducing significant impacts are encompassed in the alternatives identified for further analysis presented in Section 16.1.3 below.

Offsite Alternatives

The *West Placer/Dry Creek Community Plan* identifies the Plan Area for future residential and commercial uses, and requires that a Specific Plan be prepared prior to approving development. There are no remaining areas within the Community Plan area that could feasibly accommodate a project of this

size, except for the Planning Reserve area currently undergoing a proposed development review as Placer Vineyards. One of the objectives identified in the *Riolo Vineyards Specific Plan* is to conform to the *Placer County General Plan* and *Dry Creek/West Placer Community Plan*, which designate the proposed project area for urban development. Development outside of the Community Plan area would not achieve the goals and policies of the Community Plan, and would instead amount to a reconsideration of the long-range planning decision the Community Plan represents.

Under CEQA, a critical question to be addressed regarding the analysis of an offsite alternative is whether any of the project's significant and unavoidable impacts would be eliminated by locating the project elsewhere. The significant and unavoidable environmental impacts of the project on air quality and loss of agricultural land would not be avoided if the project were located at an alternative location.

The Plan Area is located in an area served by existing regional infrastructure and arterial roadways, and is located adjacent to existing urban development in Sacramento County, as well as existing and planned urban areas within Placer County. Development of the proposed project at an alternative location within Placer County would require the extension of additional infrastructure and public services compared to the project site, and would not represent an efficient use of existing public investments. In addition, an offsite alternative would require an expansion of urban uses to areas within Placer County that are designated under the General Plan for agricultural use or to areas unsuitable for development compared to the project site due to environmental or habitat constraints.

For these reasons, an offsite alternative was not identified in this Draft EIR.

16.1.2 Alternatives Selected for More Detailed Analysis

This section of the Draft EIR provides a comparative analysis of the merits of alternatives to the proposed project pursuant to Section 15126.6 of the state CEQA Guidelines, as amended. The purpose of the alternatives analysis is to explain potentially feasible ways to avoid or minimize significant effects of the project. According to the CEQA Guidelines, the EIR need only examine in detail those alternatives that could feasibly meet most of the basic objectives of the project described in Chapter 3 of this Draft EIR. When addressing feasibility, the CEQA Guidelines Section 15126.6 states that "among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to alternative sites." The CEQA Guidelines also specify that the alternatives discussion should not be remote or speculative, and need not be presented in the same level of detail as the assessment of the proposed project.

Therefore, based on the CEQA Guidelines, several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include: (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors would be unique for each project. These considerations narrowed the alternatives for analysis in this Draft EIR to those described below. This analysis primarily evaluates alternatives for their ability to eliminate or substantially reduce residual (post-mitigation) impacts or effects attributed to the proposed project and the impacts of mitigation measures.

The **No Project Alternative** is comprised of two subalternatives (Alternatives 1A and 1B).

Alternative 1A: No Development Alternative
Alternative 1B: Community Plan Development Alternative

Three additional project alternatives, described below, were selected to represent the range of project options for purposes of evaluating environmental impacts. In addition to the No Project Alternatives, project alternatives include the following:

Alternative 2: Floodplain Encroachment Avoidance Alternative
Alternative 3: Reduced Density Alternative
Alternative 4: Clustered Development Alternative

Alternatives 2, 3, and 4 analyzed in this Draft EIR could be considered to be potentially feasible scenarios for different development at the site. Together with the two No Project subalternatives, the analyses capture a reasonable range of site alternatives, from continuation of the existing conditions to other development that might reasonably occur.

This section provides a description of these alternatives, and presents specific environmental impacts, which may be different from those of the proposed project. The alternatives were analyzed for impacts to each of the environmental resources; however, the focus was on the impacts that differ from those of the proposed project. Impacts of the alternatives that are quantifiable are summarized in Table 16-1.

Where an alternative is predicted to cause a significant impact not attributed to the proposed project, the impact and mitigation are discussed. In accordance with CEQA guidelines, measures are proposed that would avoid, minimize, rectify, reduce, or compensate for predicted impacts. The feasibility and effectiveness of mitigation measures are discussed.

Section 16.1.4 compares the ability of the proposed project and the alternatives to satisfy each of the project objectives.

Section 16.1.5 of this EIR summarizes the alternatives analysis and identifies the environmentally superior alternative, as required by CEQA *(*CEQA Guidelines *§15126(d)).*

Alternative 1A: No Development Alternative

The No Development Alternative is required to be evaluated by Section 15126 (2)(4) of the CEQA Guidelines. As required by the Guidelines, the analysis must examine the impacts which might occur if the site is left in its present condition, as well as what may reasonably be expected to occur in the foreseeable future if the project were not approved (Alternative 1B, below), based on current plans and consistent with available infrastructure and community services.

Under the No Development Alternative, the project site would not be developed with additional uses, and would remain in its current state. Existing agricultural uses would remain. None of the impacts associated with construction and operational activities would occur if the No Development Alternative were selected. No additional vehicle trips would be generated over current conditions, nor would noise and air quality impacts occur with selection of this alternative. In addition, while this alternative would have no impact with regard to recreation, it would neither add recreation opportunities, nor would it allow for public enjoyment of open space and proposed trail corridor uses.

This alternative is environmentally superior to the proposed project in almost all respects, but would not meet project objectives related to implementing the County's *General Plan* and *Dry Creek/West Placer Community Plan*, which designate the proposed project area for urban development. It would not meet Applicant objectives related to providing a residential community in this location in accordance with the above-referenced Plans, or provide parkland for local and regional public enjoyment, nor would it provide for expansion of the Union Cemetery.

Table 16-1
Approximations of Key Quantifiable Characteristics of Alternatives

Subject	Characteristic	Proposed Project	No Project Alternatives (Alternative 1)		Floodplain Encroachment Avoidance Alternative (Alternative 2)	Reduced Density Alternative (Alternative 3)	Clustered Development Alternative (Alternative 4)
			No Development Alternative (Alternative 1A)	Community Plan Development Alternative (Alternative 1B)			
Land Use	LDR Units	588	4	650	584	585	230
	MDR Units	277	0	0	276	0	350
	HDR Units	60	0	0	70	65	350
	Commercial Acreage	7.5	0	26	7	7	7
	Open Space Acreage	123.9	420	184	233	207	275
Population, Employment, and Housing	Additional Households in 2010	933	0	650	932	652	932
	Additional Residents	2,477	0	1,625	2,295	1,598	2,155
Transportation and Circulation	Weekday Daily Trips	11,326	63	10,489	11,254	8,811	10,626
Biological Resources	Estimated Number of Protected Native Trees Potentially Affected[1]	122	0	122	<122	<122	<122
	Acres of Wetlands and Non-Wetland Waters Potentially Affected[1]	3.758	0	Similar to proposed project	<3.758	<3.758	<3.758
Air Quality	Construction NO_X Without Mitigation	772.5 lb/day	N/A	715.2 lb/day[2]	772.5 lb/day	772.5 lb/day	772.5 lb/day
	2005 Operational Emissions Without Mitigation	140.9 lb/day	N/A	130.5 lb/day[2]	134.7 lb/day	100.9 lb/day	124.7 lb/day
Public Services and Utilities	Average Daily/Peak Potable Water Usage[3]	680,115/ 1,506,500 gallons/day	**Continued – same as existing**	576,116/1,068,919 gallons/day	671,447/1,216,408 gallons/day	500,536/940,504 gallons/day	572,955/1,063,701 gallons/day
	Wastewater Generation[4]	396,522 gallons/day	**Continued – same as existing**	144,929 gallons/day	180,650 gallons/day	129,602 gallons/day	187,094 gallons/day
	Electricity Consumption[5]	7,077 KVA	**Continued – same as existing**	4,930 KVA	7,070 KVA	4,946 KVA	7,070 KVA

Notes:
N/A = Not available
KVA = kilovolt-amps
[1] Figures provided for Biological Resources are provided for project-level parcels only. Does not include 131 native oak seedlings impacted at the Doyle Ranch mitigation site.
[2] Emission figures were obtained by taking the percentage change of weekly daily trips from Alternative 1B and the Proposed Project and applying this percentage change to the Project's air quality emissions.
[3] Water usage provided for average daily potable and total peak day (potable and recycled). Potable demand based on alternative-specific dwelling unit count multiplied by per dwelling unit demand rates. Public facilities potable recycle and total peak day demands prorated from base case values using adjusted areas acreages
[4] Wastewater generation based on updated project use acreages/dwelling units.
[5] Electricity usage based on updated project use acreages/dwelling units assuming 0.007 KVA/yr per DU with diversity and 0.0062 KVA/yr per 1,000 square feet with diversity (Alpine Design).

The analysis below compares the environmental effects of the property remaining in its existing state against environmental effects that would occur if the proposed project were to be approved.

Land Use

Alternative 1A would produce no changes on the project site. The site would remain in its existing condition. There would be no conversion of existing land use designated Open Space to Urban land uses. There would be no permanent loss of farmland, which would eliminate a significant impact that would occur under the proposed project. Compatibility of the Plan Area with adjacent uses would not change, except as surrounding projects develop, leaving the Plan Area rural but surrounded on three sides by developed parcels, schools and a church. Under this alternative, the proposed Riolo Vineyards Specific Plan would not be built, and the vision of the West *Placer/Dry Creek Community Plan* would not be implemented. The land use impacts under this alternative would be less than significant. No General Plan or Community Plan amendments would be required. With respect to land use, Alternative 1A would result in fewer impacts than the proposed project, including elimination of two significant and unavoidable land use impacts related to permanent loss of farmland, and a Williamson Act Contract cancellation.

Population, Employment, and Housing

Under Alternative 1A, the population and housing in the Plan Area would remain as currently exists. Affordable housing would not be provided to serve Placer County residents, unlike under the proposed project. No existing dwellings would be displaced, nor would landscape and auxiliary uses be temporarily disrupted. The impacts to population, employment, and housing under this alternative would be less than significant, similar to the proposed project.

Biological Resources

Alternative 1A would not significantly impact sensitive biological resources within the project study area. The existing habitats would remain largely the same; however, some change might occur due to natural processes. Examples of natural changes might include the establishment of trees in areas that have been previously cleared, establishment of additional nonnative species, and reductions in the use of the site by native species due to future development in the study area vicinity. Activities and disturbances associated with agriculture, rural residential, and channel maintenance would continue. The impacts to biological resources under this alternative would be less than significant. With respect to biological resources, Alternative 1A would result in a lesser degree of impact than the proposed project.

Cultural Resources

Under Alternative 1A, no disturbance would occur on parcels in which cultural or paleontological resources are located or could be located. Therefore, no impacts to cultural or paleontological resources would occur. With respect to cultural resources, Alternative 1A would result in a lesser degree of impact than the proposed project.

Visual Resources

Alternative 1A would produce no substantive changes in the Plan Area. The site would remain in its existing condition, and impacts identified for the proposed project would not occur under this alternative. However, cumulative visual impacts due to future County road widening projects could occur on roads adjoining the project site, as a result of tree removal. New public access to the creek corridor, open spaces, and vineyards would not be created. The impacts to visual resources under this alternative would

be less than significant. With respect to visual resources, Alternative 1A would result in a lesser degree of impact than the proposed project.

Transportation and Circulation

Alternative 1A would not produce any new vehicle trips and would therefore not cause any roadway or intersection impacts. Under this alternative, no roadway improvements would be built, and there would not be any construction traffic or demand generated for transit or bicycle paths. The extension of the Dry Creek trail identified for the proposed project would not occur under this alternative. The impacts to transportation and circulation under this alternative would be less than significant. With respect to transportation and circulation, Alternative 1A would result in a lesser degree of impact than the proposed project, including elimination of four significant project transportation impacts and several significant cumulative transportation impacts.

Air Quality

Alternative 1A would have no air quality impacts. For this alternative, no construction would take place and no new vehicle trips would be generated. Therefore, short-term fugitive and exhaust emissions from construction would not be created. Under this alternative, new or additional exceedances of the air quality standards would not occur. There would also not be any additional inconsistencies with the air quality plan. Therefore, no impacts to air quality would occur. With respect to air quality, Alternative 1A would have no impacts, unlike the proposed project.

Noise

Alternative 1A would produce no changes on the project site—the site would remain in its existing condition and generate no new sources of noise. With respect to noise, Alternative 1A would have no impacts, unlike the proposed project.

Soils, Geology, and Seismicity

Under Alternative 1A, there would be no alteration of existing site topography due to project-related grading and no potential for increased erosion during and after construction. Similarly, there would be no potential impacts to new site structures due to soil stability issues. With respect to soils, geology, and seismicity, Alternative 1A would have no impacts, unlike the proposed project.

Hydrology and Water Quality

Under Alternative 1A, there would be no changes to water resources. Surface water runoff would remain the same since there would be no change in land use conditions. There would be no changes in water quality from either surface water runoff or from Dry Creek WWTP effluent discharges. There would be no encroachment into the floodplain. With respect to hydrology and water quality, Alternative 1A would have no impacts, unlike the proposed project.

Public Utilities and Services

Water: Alternative 1A would not produce any new water demands and therefore would not cause any impacts on the water supply or distribution system. The amount of water supplied by surface or groundwater sources would not change. Alternative 1A would result in a lesser degree of impact than the proposed project.

Wastewater: Alternative 1A would not produce any new wastewater demands and therefore would not cause any impacts on the wastewater collection system or Dry Creek WWTP. The amount of wastewater disposed of by septic (or other existing) systems would not change. Regarding wastewater, Alternative 1A would result in a lesser degree of impact than the proposed project.

Electricity/Gas/Energy: Alternative 1A would not produce any new electric/gas/energy demands and therefore would not cause any impacts on the existing electric/gas/energy supply or distribution systems. The amount of electricity/gas/energy consumed in the Plan Area would not change. Alternative 1A would result in a lesser degree of impact than the proposed project.

Public Services: Alternative 1A would incur no changes to the existing provision of public services. Because there would be no additional demand for these services, there would be no impact. With respect to public services, Alternative 1A would have no impacts, unlike the proposed project.

Hazardous Waste/Materials

Under Alternative 1A, there would be no releases of hazardous materials due to existing conditions or construction/operation activities. Impacts associated with existing structures or facilities, e.g., unused wells, abandoned septic systems and asbestos containing materials (ACMs) in old site structures would be the same as they are now and would not be mitigated by project construction. Mosquitoes and other vectors would theoretically remain the same, although fewer people would be exposed to this condition, as well as to use of pesticides and chemicals used by adjacent existing and potential agricultural uses. With respect to hazardous waste/materials, Alternative 1A would result in a lesser degree of impact than the proposed project.

Alternative 1B: Community Plan Development

Section 15126(e) of the CEQA Guidelines also refers to analysis of "what would reasonably be expected to occur in the foreseeable future if the project was not approved based on current plans and consistent with available infrastructure and community services." As a result of the existing *Dry Creek/West Placer Community Plan* land use designations applicable to the project site, it is anticipated that development on the project site would be reasonably expected to occur in the foreseeable future if the proposed project were not approved.

Under this alternative, the Plan Area would be built out under the permitted conditions described in the Community Plan. The Community Plan designates portions of the project site as Low Density Residential (LDR), Open Space, and Commercial, and notes the need for cemetery expansion. It identifies about 230 upland acres for LDR uses (see Figure 3-4 in Chapter 3 of this Draft EIR, which identifies existing Community Plan designations affecting the project site).

This alternative assumes that 650 LDR lots could be developed on approximately 230 upland acres within the Plan Area under the existing Community Plan, as shown in Table 16-2. This alternative assumes that the minimum lot size standards and the density transfer provisions of the Community Plan (see Community Plan pages 41 and 46) would be applied to development on the project site The LDR designation in the Community Plan permits a range of development densities from 1 to 2 units per acre (½ to 1 acre minimum lot size). However, the Community Plan recognizes that the Dry Creek floodplain is wide, rendering sizable areas within the project site unsuitable for development. As a tool to protect the Dry Creek floodplain from development, the Community Plan permits residential density to be transferred from the floodplain area and used on adjoining lands, allowing for a significant increase in density on lands outside the floodplain. The Community Plan provides that minimum lot sizes in the LDR-

Table 16-2
Alternative 1B: Assumptions Regarding Number of Lots

Lot Size (square feet)	Net Density (number of lots/acre)	Number of Lots
12,000	3.4	520
10,000	4.2	130
		Total Lots = 650

designated area shall not be less than 12 to 15,000 square feet (with approval of a Planned Unit Development (PUD), and allows up to 20 percent of lots to be a minimum of 10,000 square feet in area. For purposes of analysis, this alternative assumes that approximately 20 percent of the LDR-designated area would be used for roadways, leaving approximately 184 net acres for residential development. This alternative also assumes a 5 percent reduction in acreage utilization, as a result of geometric inefficiencies in community design attributable to existing topography.

A total of 26.1 acres of Commercial uses would be permitted at the northeastern corner of Watt Avenue and PFE Road (18.1 acres), and at the northwestern corner of Walerga Road and PFE Road (8.1 acres), an increase of 18.6 acres compared to the proposed project. In addition, the cemetery would be expanded. Open space would remain within the floodplain, but would not be managed for agricultural purposes, as is the case with the proposed project. Infrastructure and the trail system along Dry Creek would be similar to the proposed project.

This alternative is environmentally superior to the proposed project in most respects. It would, by definition, meet the project objectives related to implementing the County's *General Plan* and *Dry Creek/West Placer Community Plan*. It would meet many but not all of the Applicant's objectives as well. It would not fully meet the following objectives: preservation of agricultural uses, enhancement of trail connectivity, enhancement of smart growth principles and the Sacramento Area Council of Government's *Blueprint for Regional Growth*, and providing a full range of housing densities and product choices, including medium and high density residential development.

The analysis of Alternative 1B below compares the environmental effects of development of the property as currently permitted in the Community Plan against environmental effects that would occur if the proposed project were to be approved.

Land Use

Alternative 1B would convert existing land use designated Open Space to urban land uses, in a similar but less intense manner than the proposed project. The alternative would devote less acreage for residential units (230 acres) and more acreage for commercial uses (26.1 acres) than the proposed project (265.6 acres for residential units and 7.5 for acres for commercial uses). The combined acreage of both residential and commercial uses for Alternative 1B would be 256.1 acres, which is 7.5 acres less than the combined acreage of residential and commercial uses for the proposed project (273.1 acres). Impacts related to conversion of land use from agricultural and open space to urban uses would be less than significant under this alternative, although Alternative 1B would not incorporate Agricultural-10 parcels where agricultural uses would be continued, as would the proposed project. This alternative would be similar to the proposed project with respect to compatibility of the Plan Area with adjacent uses and would implement the vision of the Community Plan more directly than would the proposed project. No General Plan or Community Plan amendments would be required. Loss of farmland would be a significant and unavoidable impact of Alternative 1B, similar to the proposed project. This alternative

may eliminate the significant and unavoidable impact related Williamson Act Contract cancellation, although this would depend on the actual land plan. With mitigation similar to that identified for the proposed project, other land use impacts under this alternative would be less than significant, similar to the proposed project.

Population, Employment, and Housing

Under Alternative 1B, the population would increase to 1,625 and housing in the Plan Area would increase to 650, as envisioned in the Community Plan. Affordable housing would be provided to serve Placer County residents, as prescribed by the County. The same existing dwellings would be displaced. The increased acreage for commercial uses would generate about 665 new jobs, which is higher than the proposed project's 176 new jobs. With mitigation similar to that identified for the proposed project, impacts to population, employment, and housing under this alternative would be less than significant, similar to the proposed project.

Biological Resources

Under Alternative 1B, the direct impacts to biological resources would be similar to the proposed project. Avoidance of some biological impacts may be possible based on the configuration of development under this alternative. However, additional impacts to biological resources could also occur under Alternative 1B. A significant impact to protected trees would result under this alternative; quantitatively these impacts are likely to be similar to the proposed project. Impacts to existing wetland habitats would also be similar to the proposed project. However, the transfer of floodplain development density to upland areas might reduce the potential for impacts to some of the larger wetlands that are located within the floodplain. In addition, this alternative would not allow for agricultural parcels. The absence of cultivation and associated disturbance activities could improve and increase the area of wildlife habitat compared to the proposed project. Exclusion of agriculture and other development from the floodplain would maintain the potential for wildlife movement within the Dry Creek floodplain and would reduce the potential wildlife impacts compared to the proposed project. Potential impacts to special-status species that utilize upland habitats, such as burrowing owls and Swainson's hawks would be similar to the proposed project. With mitigation similar to that identified for the proposed project, impacts to biological resources under this alternative would be less than significant, similar to the proposed project.

Cultural Resources

Under Alternative 1B, development is limited to uplands and thus would not occur within the floodplain, reducing impacts to known, potentially important archaeological resources. The overall development footprint would also be reduced with this alternative, correspondingly reducing the likelihood of inadvertently exposing archaeological and paleontological resources. With mitigation similar to that identified for the proposed project, impacts to cultural and paleontological resources under this alternative would be less than significant. With respect to cultural and paleontological resources, Alternative 1B would result in a lesser degree of impact than the proposed project.

Visual Resources

Under Alternative 1B, temporary and long-term visual impacts due to construction would be similar but likely not last as long as under the proposed project, since the number of dwelling units under this alternative would be reduced by approximately 30 percent. View obstruction and change to landscape character for motorists on adjacent roadways as well as visual intrusion and adverse change in visual character due to new residences in views from Roseville Cemetery would also be similar. The increase to night light and glare would be reduced by approximately 30 percent. With mitigation similar to that identified for the proposed project, impacts to visual resources under this alternative would be less than

significant. With respect to visual resources, Alternative 1B would result in a slightly lesser degree of impact than the proposed project.

Transportation and Circulation

Alternative 1B would generate approximately 837 fewer weekday daily trips than the proposed project. With less development, construction traffic impacts along roadways and intersections would be less severe than the proposed project. The roadway and intersection impacts during project operation would also be less severe than the proposed project. Transit and bicycle impacts would be reduced, but would still be similar to the proposed project. Overall, the impacts to transportation would be less than the proposed project. However, even with mitigation similar to that identified for the proposed project, impacts to transportation and circulation under this alternative would still likely be significant. With respect to transportation and circulation, Alternative 1B would result in a lesser degree of impact than the proposed project.

Air Quality

Under Alternative 1B, the length of construction activity would likely be less than for the proposed project. This is because fewer units would be constructed. The peak construction period could have the same level of activity or less than the proposed project. Therefore construction of this alternative would be expected to generate fewer emissions over the full duration of the construction activities and would be expected to generate the same or fewer emissions during the peak day of construction. Similar to the proposed project, short-term construction impacts would likely be significant.

During operations, Alternative 1B would generate 837 fewer trips than the proposed project because, although there would be approximately 30 percent fewer lots, the increase in commercial land use would provide additional trips as compared to the commercial trips generated by the proposed project. Alternative 1B would generate approximately 8 percent fewer criteria pollutant emissions. Since this alternative would include 30 percent fewer dwelling units, there would be a 30 percent reduction in the sources of non–transportation-related operational emissions. Assuming these reductions in emission sources, the operational emissions of NO_X, ROG, and CO would still be significant. The PM_{10} operational emissions would be less than significant. Similar to the proposed project increases in ambient concentrations of CO at nearby intersections, exposure of nearby sensitive receptors to odor, and exposure of nearby sensitive receptors to Toxic Air Contaminants would all be less than significant. With respect to air quality, Alternative 1B would result in a lesser degree of impact than the proposed project.

Noise

Alternative 1B would generate 837 fewer trips than the proposed project. Therefore, noise levels due to the trips to/from the Plan Area can reasonably be expected to be less than for the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 1B. Noise impacts would be less than significant, unlike the proposed project. With respect to noise, Alternative 1B would result in a lesser degree of impact than the proposed project.

Soils, Geology, and Seismicity

Alternative 1B would involve somewhat less residential development and somewhat more commercial development. Thus, alteration of topography and potential erosion issues associated with construction grading and operational periods would be less than for the proposed project. Similarly, potential hazards associated with soil instability would be less because less earthwork and development would occur. Similar to the proposed project, impacts to soils, geology, and seismicity would be less than significant.

With respect to soils, geology, and seismicity, Alternative 1B would result in a lesser degree of impact than the proposed project.

Hydrology and Water Quality

Alternative 1B would reduce the density of development within the Plan Area, and thereby increase the amount of open space. The amount of impervious area would therefore also be less than for the proposed project. With less impervious area, the amount of stormwater runoff would also be reduced. Reduced density would also reduce potential water quality impacts. Development of fewer lots would potentially reduce the amount of grading required and reduce potential water quality impacts during construction. There would be a smaller population and therefore less wastewater generated and less effluent discharged from the Dry Creek WWTP into Dry Creek. However, with this alternative there would be additional commercial areas that could introduce additional sources of pollutants. With respect to floodplains, this alternative would keep the floodplain area as open space/greenbelt land. Mitigation measures identified for the proposed project would be applicable to Alternative 1B. Hydrology and water quality impacts would be less than significant. With respect to hydrology and water quality, Alternative 1B would result in a lesser degree of impact than the proposed project.

Public Utilities and Services

Water: Alternative 1B would reduce the number of dwelling units and increase commercial uses within the Plan Area as compared to the proposed project. This would decrease the overall demand for domestic water by approximately one-third. This could mean that the water supply mains and water storage tank proposed for the area could be smaller to supply the Plan Area's needs for domestic water. Mitigation measures identified for the proposed project would be applicable to Alternative 1B. Impacts to water supply and distribution, including recycled water, would be less than significant. With respect to water supply and distribution, including recycled water, Alternative 1B would result in a lesser degree of impact than the proposed project.

Wastewater: Alternative 1B would reduce the number of dwelling units and increase commercial uses within the Plan Area as compared to the proposed project. It would reduce the amount of wastewater directed to the Dry Creek WWTP and reduce the amount of treated wastewater discharged to Dry Creek. The amount of recycled water available to the Plan Area would be reduced, but so would the need for recycled water (see Water, above). Mitigation measures identified for the proposed project would be applicable to Alternative 1B. Impacts related to wastewater conveyance and treatment would be less than significant. With respect to wastewater, Alternative 1B would result in a lesser degree of impact than the proposed project.

Electricity/Gas/Energy: Under Alternative 1B, the Plan Area's overall demand for electricity/gas/ energy would be less as compared with the proposed project. Slightly fewer weekday daily vehicle trips are also projected, resulting in a decrease in fossil fuel use as compared to the proposed project. Impacts related to electricity/gas/energy would be less than significant. With respect electricity/gas/energy, Alternative 1B would result in a lesser degree of impact than the proposed project.

Public Services: Under Alternative 1B, the addition of new residents in the Plan Area would increase demand on existing public services. However, because the number of dwelling units and residents would be less than the proposed project, there would be fewer impacts to County services. Impacts would be less than significant. Alternative 1B would result in a lesser degree of impact than the proposed project.

Hazardous Waste/Materials

Under Alternative 1B, he potential for accidental releases of hazardous waste due to existing conditions or construction/operation activities would be less than for the proposed project, because less development

would occur. Impacts associated with existing site features, e.g., unused wells, abandoned septic systems and ACM in old site structures could be less than the proposed project, depending upon the actual development scenario. Potential hazards from mosquitoes and other vectors would be similar to the proposed project. Fewer people would be exposed to potential hazardous materials or waste, including pesticides and chemicals, than under the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 1B. Impacts relating to hazardous waste/materials would be less than significant. With respect to hazardous waste/materials, Alternative 1B would result in a lesser degree of impact than the proposed project.

Alternative 2: Floodplain Encroachment Avoidance

Under Alternative 2, development would not encroach into the floodplain. The eight Agricultural Residential parcels under the proposed project would not be developed, and thus this alternative would not provide for management of this portion of the project site for agricultural use. With the exception of the loss of these 8 proposed units and the Dry Creek Class 1 trail system proposed under the project, the level of development would remain the same under Alternative 2, resulting in a land plan with a greater density of development on a per-acre basis than under the proposed project. In addition, Alternative 2 would limit internal site connectivity by omitting the proposed crossing of the Southern Tributary of Dry Creek. The land uses under the Floodplain Encroachment Avoidance Alternative are identified in Table 16-3 and shown on Figure 16-1.

This alternative is environmentally superior to the proposed project in many respects. It would meet and exceed the project objectives related to implementing the County's *General Plan* and *Dry Creek/West Placer Community Plan*. It would meet all of the Applicant's objectives as well, with the exception of providing enhanced trail connectivity, and preservation of agricultural uses.

The analysis of Alternative 2 below compares the environmental effects of development of the property without encroachment into the floodplain with effects that would occur if the proposed project were to be approved.

Land Use

Alternative 2 would convert existing land use designated Open Space to urban land uses, in a similar but less intense manner than the proposed project. Compared to the proposed project, this alternative would construct the same number of dwelling units on 30 percent fewer acres, resulting in higher density. Alternative 2 would create 58.5 acres of agricultural land use, as compared to 91.1 acres of agriculture and Agricultural-10 land uses under the proposed project, and would provide a 83 percent increase in land devoted to open space and recreation purposes. (Landscape corridor acreages are not calculated in open space and recreation uses for the proposed project.) The acreage designated for commercial use would remain the same as for the proposed project, and would decrease by less than 1 acre for public/quasi-public uses. This alternative would be similar to the proposed project with respect to compatibility of the Plan Area with adjacent uses and would better implement the vision of the *West Placer/Dry Creek Community Plan* with respect to allowing no development in the floodplain, but would not preserve most existing agriculture nor would it provide as much opportunities for agriculture as the proposed project. Except for permanent loss of farmland, and the Williamson Act Contract cancellation, which would be significant and unavoidable impacts of Alternative 2 (similar to the proposed project), with mitigation similar to that identified for the proposed project, other land use impacts under this alternative would be less than significant. With respect to land use, Alternative 2 would result in a greater degree of impact than the proposed project.

Table 16-3
Land-Use Summary
Alternative 2: Floodplain Encroachment Avoidance

Use	Net Acres	Units	Density (units/acre)
Low-Density Residential	148.6	584	3.9
Medium-Density Residential	30.8	276	9.0
High-Density Residential	3.1	70	22.6
Rural Residential	5.0	2	
Residential Total	***187.5***	***932***	
Agricultural			
Agricultural	58.5	N/A	N/A
Agricultural Total	***58.5***		N/A
Commercial			
Commercial	6.9	N/A	N/A
Commercial Total	***6.9***		N/A
Open Space and Recreation			
Open Space	233.3	N/A	N/A
Landscape Corridors	8.2	N/A	N/A
Parks and Recreation	12.3	N/A	N/A
Open Space and Recreation Total	***253.8***		N/A
Public or Quasi-Public Uses			
Cemetery	4.1	N/A	N/A
Major roads	13.1	N/A	N/A
Sewer lift station/Recycled water facility	1.0	N/A	N/A
SMUD substation	0.5	N/A	N/A
Public or Quasi-Public Total	***18.7***		N/A
Project Area Total	***525.4***	**932**	

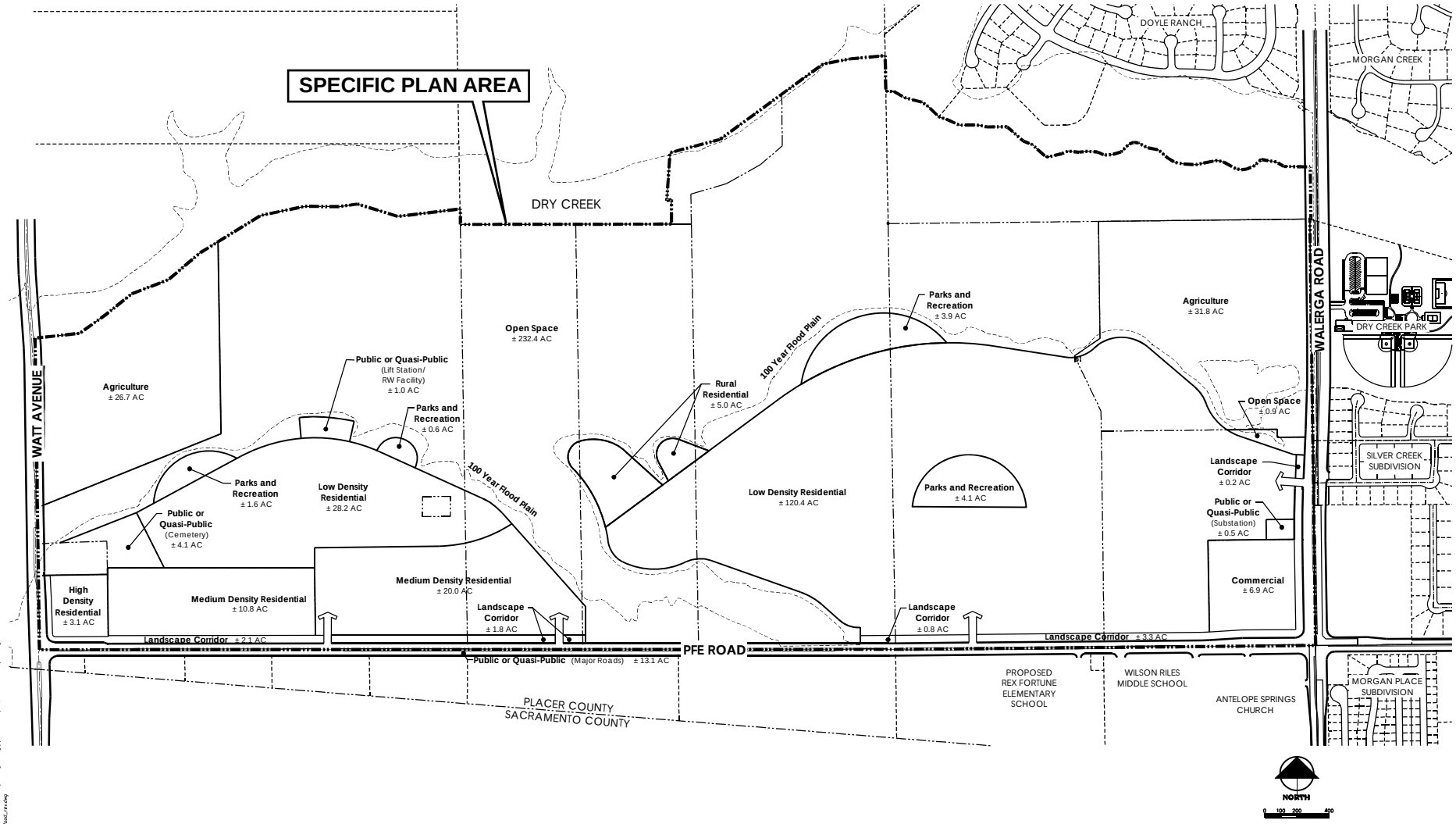
Notes:
N/A = Not applicable
The 24-mile trail system for pedestrians, bicycles, and equestrians are subsumed in the residential, open space, landscape corridors, and parks and recreation acreages.

Population, Employment, and Housing

Under Alternative 2, the population and number of dwelling units would be the same as for the proposed project. The same amount of affordable housing would be provided to serve Placer County residents as in the proposed project, and the same existing dwellings would be displaced. With mitigation similar to that identified for the proposed project, impacts to population, employment, and housing under this alternative would be less than significant, similar to the proposed project.

Biological Resources

Alternative 2 would result in direct impacts to the same biological resources that would be affected by the proposed project. However the magnitude of the impacts to these resources would likely be less than those associated with the proposed project. The majority of the wetland areas are located within the floodplain. Therefore, this alternative would affect fewer wetlands and would also avoid the native trees that are located in the floodplain. No excavation would be required within the floodplain, which would reduce the temporary and permanent impacts associated with additional disturbance in the vicinity of Dry Creek and associated tributaries.



Source:
MacKay & Somps, 2006

ALTERNATIVE 2:
FLOODPLAIN ENCROACHMENT AVOIDANCE

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FIGURE 16-1

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Implementation of Alternative 2 would result in impacts similar to those identified for the proposed project on common wildlife species, raptors, and special-status wildlife species. However, exclusion of development from the floodplain would maintain the potential for wildlife movement within the Dry Creek floodplain and would reduce the potential wildlife impacts compared to the proposed project. Potential impacts to special status species that utilize upland habitats, such as burrowing owls and Swainson's hawks would be similar to the proposed project. With mitigation similar to that identified for the proposed project, impacts to biological resources under this alternative would be less than significant. With respect to biological resources, Alternative 2 would result in a lesser degree of impact than the proposed project.

Cultural Resources

Under Alternative 2, development is limited to uplands and thus would not occur within the floodplain, reducing impacts to known, potentially important archaeological resources. The overall development footprint would also be reduced with this alternative, correspondingly reducing the likelihood of inadvertently exposing archaeological and paleontological resources. With mitigation similar to that identified for the proposed project, impacts to cultural and paleontological resources under this alternative would be less than significant. With respect to cultural and paleontological resources, Alternative 2 would result in a lesser degree of impact than the proposed project.

Visual Resources

Under Alternative 2, temporary and long-term visual impacts due to construction would be similar to the proposed project. View obstruction and change to landscape character for motorists on adjacent roadways as well as visual intrusion and adverse change in visual character due to new residences in views from Roseville Cemetery would also be similar, assuming that new public access to open space comparable to that identified under the proposed project would be provided. The increase to night light and glare would also be similar to the proposed project. With mitigation similar to that identified for the proposed project, impacts to visual resources under this alternative would be less than significant, similar to the proposed project.

Transportation and Circulation

Alternative 2 would generate approximately 72 fewer weekday daily trips than the proposed project. Construction impacts along roadways and intersections would similar to the proposed project. Due to the change in connectivity internal to this alternative, there would be approximately 700 more trips using the middle half of PFE Road between Watt Avenue and Walerga Road. Some of these trips would be additional turning movements at the Watt Avenue/PFE Road intersection. At the Watt Avenue end of PFE Road, there would be approximately 900 more trips, because vehicles traveling north on Watt Avenue would travel along PFE Road to enter the site, rather than using a Watt Avenue entrance to get to internal connector roads. Approximately 200 of these trips are included in the 700 trips on PFE Road described above, and the rest would be entering the western portion of the site from PFE Road. Other roadway and intersection impacts during project operation would be nearly the same as for the proposed project. Transit and bicycle impacts would also be similar to the proposed project. Overall, the impacts to transportation would be similar. Even with mitigation similar to that identified for the proposed project, impacts to transportation and circulation under this alternative would still be significant, especially under cumulative conditions, similar to the proposed project.

Air Quality

Under Alternative 2, the level of construction activity would likely be similar to the proposed project, since the same number of units would be constructed. Therefore construction of this alternative would be

expected to generate similar emissions over the full duration of the construction activities. Similar to the proposed project, short-term construction impacts would likely be significant.

During operations, Alternative 2 would generate 72 fewer trips than the proposed project. This is not substantially different from the proposed project (less than 1 percent). Since the number of dwelling units, new vehicle trips and area sources, such as consumer products and landscaping, would all expected to be similar to the proposed project, Alternative 2 would result in similar emissions as the proposed project during project operation. The same mitigation measures identified for the proposed project would also be applicable to Alternative 2. Overall, as with the proposed project, the impacts of ROG, NO_X, CO, and PM_{10} are expected to be significant. Similar to the proposed project, increases in ambient concentrations of CO at nearby intersections, exposure of nearby sensitive receptors to odor, and exposure of nearby sensitive receptors to Toxic Air Contaminants would all be less than significant, similar to the proposed project.

Noise

Alternative 2 would generate 72 fewer trips than the proposed project. Therefore, noise levels due to the trips to/from the Plan Area can reasonably be expected to be similar. Mitigation measures identified or the proposed project would be applicable to Alternative 2. Noise impacts would be significant, similar to the proposed project.

Soils, Geology, and Seismicity

Under Alternative 2, less earthwork would be involved than for the proposed project, leading to less topographic alteration and reduced potential for increased erosion during and after construction. Safety risks to structures due to soil stability issues would also be reduced. Similar to the proposed project, impacts to soils, geology, and seismicity would be less than significant. With respect to soils, geology, and seismicity, Alternative 2 result in a lesser degree of impact than the proposed project.

Hydrology and Water Quality

Alternative 2 would essentially eliminate all development within the floodplain, such that compensatory floodplain storage would not be required to reduce impacts to base flood elevations. The lack of Agricultural-10 parcels would likely result in an improvement in water quality, as a lesser amount of pesticides or chemicals would be used than under the proposed project. All other impacts would be the same as for the proposed project. This alternative would be preferred over the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 2. Hydrology and water quality impacts would be less than significant. With respect to hydrology and water quality, Alternative 2 would result in a lesser degree of impact than the proposed project.

Public Utilities and Services

Water: Under Alternative 2, the number of residential dwelling units would be the same as for the proposed project, as would the onsite and offsite improvements. With a slightly different mix of other uses, the overall demand for potable water would decrease slightly. Mitigation measures identified for the proposed project would be applicable to Alternative 2. Impacts to water supply and distribution, including recycled water, would be less than significant, similar to the proposed project.

Wastewater: Under Alternative 2, the amount of wastewater produced would be similar to the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 2.

Impacts related to wastewater conveyance and treatment would be less than significant, similar to the proposed project.

Electricity/Gas/Energy: Alternative 2 would produce about the same demands for electricity/gas/energy as the proposed project. Impacts related to electricity/gas/energy would be less than significant, similar to the proposed project.

Public Services: As Alternative 2 would generate more new residents than the proposed project, it would also result in a greater increased demand for public services in the County. Impacts would be less than significant. Alternative 2 would result in a greater degree of impact than the proposed project.

Hazardous Waste/Materials

Under Alternative 2, the potential for accidental releases of hazardous waste due to existing conditions or construction activities would be slightly less than for the proposed project, because the development footprint would be slightly reduced. The potential for these impacts to occur during project operation would be similar to the proposed project because the same number of dwelling units would be constructed. Because of the smaller construction footprint, impacts associated with existing site features, e.g., unused wells, abandoned septic systems and ACM in old site structures could be less than the proposed project, depending upon the actual development scenario, although the potential is similar. Potential hazards from mosquitoes and other vectors would be similar to the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 2. Impacts relating to hazardous waste/materials would be less than significant, similar to the proposed project.

Alternative 3: Reduced Density

Alternative 3 assumes that residential land uses would be reduced in density as compared to the proposed project, but that development would occur within the same land are as proposed under the project. Residential land uses would be 62 percent of the proposed project within approximately the same footprint. This alternative was formulated to lessen or avoid the significant traffic impacts of the proposed project by reducing the amount of development. It would also reduce several of the project impacts related to air quality and noise. All residential products would be single-family housing except for the high-density residential area in the southwest corner of the Plan Area, which would satisfy the County's affordable housing requirements. The six Agricultural-10 parcels proposed under the proposed project would not be allowed, and thus would not be managed for agricultural use. Other features of the proposed project would remain under Alternative 3, although the acreage of improved park facilities within the project site would be reduced as a result of the reduction in population under this alternative. The land uses under the Reduced Density Alternative are identified in Table 16-4 and shown on Figure 16-2.

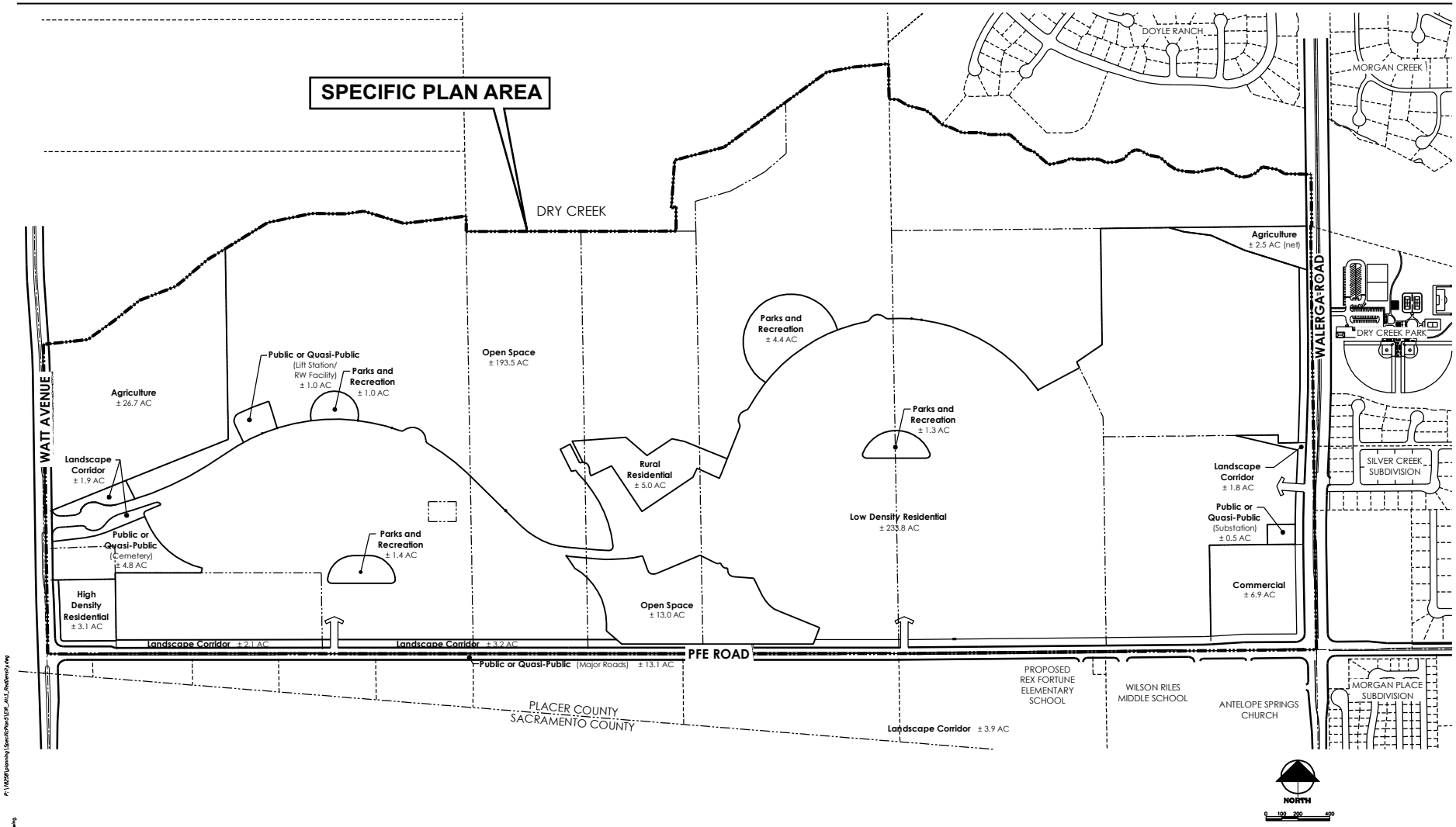
This alternative is environmentally superior to the proposed project in most respects. It would, by definition, meet most of the project objectives related to implementing the County's *General Plan* and *Dry Creek/West Placer Community Plan*. It would meet many but not all of the Applicant's objectives as well. It would not fully meet the following objectives: enhancement of trail connectivity, preservation of agricultural uses, enhancement of smart growth principles and the Sacramento Area Council of Government's *Blueprint for Regional Growth*, and providing a full range of housing densities and product choices, specifically medium density residential development. It may not provide enough development to create a fiscally responsible and balanced community, and would provide a reduced contribution to support necessary improvements to local and regional public facilities. In this case, the cost of the public infrastructure and improvements to local and regional public facilities, both new and upgrades to existing facilities, need to be spread among a sufficient number of homes that will be constructed and sold to make the overall project feasible from the economic and marketability standpoint. The total cost burden of

Table 16-4
Land-Use Summary
Alternative 3: Reduced Density

Use	Net Acres	Units	Density (units/acre)
Low-Density Residential	233.8	585	2.5
Medium-Density Residential	0	0	0
High-Density Residential	3.1	65	21.0
Rural Residential	5.0	2	
Residential Total	***241.9***	***652***	
Agricultural			
Agricultural	29.2	N/A	N/A
Agricultural Total	***29.2***		N/A
Commercial			
Commercial	6.9	N/A	N/A
Commercial Total	***6.9***		N/A
Open Space and Recreation			
Open Space	206.5	N/A	N/A
Landscape Corridors	12.9	N/A	N/A
Parks and Recreation	8.6		N/A
Open Space and Recreation Total	***228.0***		N/A
Public or Quasi-Public Uses			
Cemetery	4.8	N/A	N/A
Major roads	13.1	N/A	N/A
Sewer lift station/Recycled water facility	1.0	N/A	N/A
SMUD substation	0.5	N/A	N/A
Public or Quasi-Public Total	***19.4***		N/A
Project Area Total	***525.4***	***652***	

Notes:
N/A = Not applicable
The 24-mile trail system for pedestrians, bicycles, and equestrians are subsumed in the residential, open space, landscape corridors, and parks and recreation acreages.

backbone infrastructure and impact fees for the Specific Plan site is estimated to be approximately $67.4 million, or approximately $72,260 for each of the 933 units proposed under the specific plan. This infrastructure cost is approximately 18 percent of the estimated average sales price ($400,000) for a dwelling unit in the Specific Plan area (Mackay and Somps, 2007). A fee and cost burden to sales price ratio of 20 percent is generally regarded as the upper limit of feasibility for development (EPS, 2007). Under the Reduced Density Alternative, backbone infrastructure costs would remain roughly equivalent to the proposed project, but would be spread over 652 units instead of 933, resulting in a fee and cost burden in excess of the 20 percent threshold of feasibility. As a result, it would be impracticable to develop this alternative under existing or foreseeable market conditions.



Source:
MacKay & Somps, 2006

ALTERNATIVE 3:
REDUCED DENSITY

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FIGURE 16-2

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The analysis of Alternative 3 below compares the environmental effects of reduced density development of the property with effects that would occur if the proposed project were to be approved.

Land Use

Alternative 3 would convert existing land use designated Open Space to urban uses, in a similar but less intense and less dense manner than the proposed project. The alternative would result in slightly more land developed for residential units due to a reduction in park acreage and landscape corridors, as compared to the proposed project. Impacts related to permanent loss of farmland, and the Williamson Act Contract cancellation would remain significant under this alternative, and would be more severe than under the proposed project because of the proposed Agricultural-10 parcels under the proposed project. This alternative would have somewhat improved compatibility with adjacent land uses by virtue of its less dense development, and would implement the vision of the Community Plan more directly than would the proposed project. Except for the permanent loss of farmland, and the Williamson Act Contract cancellation, which would be significant impacts of Alternative 3 (similar to the proposed project), with mitigation similar to that identified for the proposed project, other land use impacts under this alternative would be less than significant, similar to the proposed project.

Population, Employment, and Housing

Under Alternative 3, the population would increase to 1,598 and the number of dwelling units would increase to 652, substantially as envisioned in the Community Plan. Affordable housing would be provided to serve Placer County residents, as prescribed by the County. The same existing dwellings would be displaced. With mitigation similar to that identified for the proposed project, impacts to population, employment, and housing under this alternative would be less than significant, similar to the proposed project.

Biological Resources

Under Alternative 3, direct impacts to and loss of some of the existing biological resources would be avoided. However, the extent of the biological resources that would be avoided would depend on the configuration of the scaled-back project. Presumably, there could be a lesser impact to protected trees due to the presence of additional open space areas. This alternative does not include the eight agricultural/residential parcels that are proposed to extend into the floodplain of Dry Creek under the proposed project. Therefore, the loss of wetland area and functions within the floodplain could be substantially reduced compared to the proposed project.

The Reduced Density Alternative would have similar impacts to most special-status wildlife species because the habitat that would be avoided due to the lower density would be too small and isolated to support the affected special-status species. However, the elimination of the eight agricultural/residential parcels under the Reduced Density Alternative could provide additional wildlife benefits within the floodplain compared to the proposed project. Exclusion of new agricultural activities from the floodplain would maintain the potential for wildlife movement within the Dry Creek floodplain and would reduce the potential wildlife impacts compared to the proposed project. Potential impacts to special-status species that use upland habitats, such as burrowing owls and Swainson's hawks, would be similar to the proposed project. With mitigation similar to that identified for the proposed project, impacts to biological resources under this alternative would be less than significant. With respect to biological resources, Alternative 3 would result in a lesser degree of impact than the proposed project.

Cultural Resources

Under Alternative 3, development is reduced within the floodplain, potentially reducing impacts to known, potentially important archaeological resources with appropriate consideration of these resources during design. The overall development footprint would also be reduced with this alternative, correspondingly reducing the likelihood of inadvertently exposing archaeological and paleontological resources. With mitigation similar to that identified for the proposed project, impacts to cultural and paleontological resources under this alternative would be less than significant. With respect to cultural and paleontological resources, Alternative 3 would result in a lesser degree of impact than the proposed project.

Visual Resources

Under Alternative 3, temporary and long-term visual impacts due to construction would be similar but likely not last as long as under the proposed project, since the number of dwelling units under this alternative would be reduced by approximately 30 percent. View obstruction and change to landscape character for motorists on adjacent roadways as well as visual intrusion and adverse change in visual character due to new residences in views from Roseville Cemetery would also be similar, assuming comparable open space access, landscape setbacks on adjoining roads, preservation of onsite open space, and other similar features of the proposed project. The increase to night light and glare would be reduced by approximately 30 percent. With mitigation similar to that identified for the proposed project, impacts to visual resources under this alternative would be less than significant. With respect to visual resources, Alternative 3 would result in a slightly lesser degree of impact than the proposed project.

Transportation and Circulation

Alternative 3 would generate approximately 2,515 fewer trips than the proposed project. Construction traffic impacts would be less because there would be less development under this alternative. With approximately 20 percent fewer trips than the proposed project, roadway and intersection impacts during project operation would be less severe than the proposed project, as would transit and bicycle impacts. Overall, the impacts to transportation would be less than the proposed project. However, even with mitigation similar to that identified for the proposed project, impacts to transportation and circulation under this alternative would still be significant, especially under cumulative conditions. With respect to transportation and circulation, Alternative 3 would result in a lesser degree of impact than the proposed project. With fewer dwelling units, it would contribute less to the traffic CIP to make transportation improvements that are needed on a cumulative basis with or without the proposed project.

Air Quality

Under Alternative 3, the length of construction activity would likely be less than for the proposed project. This is because fewer units would be constructed. The peak construction period could have the same level of activity or less than the proposed project. Therefore construction of this alternative would be expected to generate fewer emissions over the full duration of the construction activities and would be expected to generate the same or fewer emissions during the peak day of construction. Similar to the proposed project, short-term construction impacts would likely be significant.

During operations, Alternative 3 would generate 2,515 fewer trips than the proposed project. Alternative 8 would generate approximately 20 percent fewer criteria pollutant emissions. Since this alternative would include 30 percent fewer dwelling units, there would be a 30 percent reduction in the sources of non–transportation-related operational emissions. Assuming these reductions in emission sources, the operational emissions of NO_X, ROG, and CO would still be significant. The PM_{10}

operational emissions would be less than significant. Similar to the proposed project increases in ambient concentrations of CO at nearby intersections, exposure of nearby sensitive receptors to odor, and exposure of nearby sensitive receptors to Toxic Air Contaminants would all be less than significant. With respect to air quality, Alternative 3 would result in a lesser degree of impact than the proposed project.

Noise

Alternative 3 would generate 2,515 fewer trips than the proposed project. Therefore, noise levels due to the trips to/from the Plan Area can reasonably be expected to be less than for the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 3. Noise impacts would be significant at one location along Walerga Road and potentially at some locations along PFE Road. With respect to noise, Alternative 3 would result in a lesser degree of impact than the proposed project.

Soils, Geology, and Seismicity

Under Alternative 3, less earthwork would be involved than for the proposed project, leading to less topographic alteration and reduced potential for increased erosion during and after construction. Safety risks to structures due to soil stability issues would also be reduced. Similar to the proposed project, impacts to soils, geology, and seismicity would be less than significant. With respect to soils, geology, and seismicity, Alternative 3 would result in a lesser degree of impact than the proposed project.

Hydrology and Water Quality

Alternative 3 would reduce the density of development within the Plan Area, thereby increase the amount of open space. Additionally, the amount of open space would increase from approximately 123.9 acres for the proposed project to approximately 206.5 acres for Alternative 3. The amount of impervious area would therefore be less than for the proposed project. With less impervious area, the amount of stormwater runoff would also be reduced. Reduced density would also reduce potential water quality impacts. There would be a smaller population and therefore less wastewater generated and less effluent discharged from the Dry Creek WWTP into Dry Creek. Mitigation measures identified for the proposed project would be applicable to Alternative 3. Hydrology and water quality impacts would be less than significant. With respect to hydrology and water quality, Alternative 3 would result in a lesser degree of impact than the proposed project.

Public Utilities and Services

Water: Under Alternative 3, there would be a substantial reduction in the number of dwelling units, which would result in a reduction in the overall demand for potable water, on the order of 25 percent as compared to the proposed project. This reduction acts to minimize the need for increasing the size of the domestic water supply mains and planned water storage tanks in the vicinity of the Plan Area. Mitigation measures identified for the proposed project would be applicable to Alternative 3. Impacts to water supply and distribution, including recycled water, would be less than significant. With respect to water supply and distribution, including recycled water, Alternative 3 would result in a lesser degree of impact than the proposed project.

Wastewater: Alternative 3 would produce the least amount of wastewater and associated flows to the Dry Creek WWTP. This would result in less available recycled water than the proposed project. There would be less need for recycled water than for the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 3. Impacts related to wastewater conveyance and

treatment would be less than significant. With respect to wastewater, Alternative 3 would result in a lesser degree of impact than the proposed project.

Electricity/Gas/Energy: Under Alternative 3, the Plan Area's overall demand for electricity/gas/energy would be less as compared with the proposed project. Fewer weekday daily vehicle trips are also projected, resulting in a decrease in fossil fuel use as compared to the proposed project. Impacts related to electricity/gas/energy would be less than significant. With respect electricity/gas/energy, Alternative 3 would result in a lesser degree of impact than the proposed project.

Public Services: Alternative 3 would result in fewer new residents living in the Plan Area than the proposed project. While the additional new residents would increase demand on existing public services, this new demand would be less than what would be generated by the proposed project. Impacts would be less than significant. Alternative 3 would result in a lesser degree of impact than the proposed project.

Hazardous Waste/Materials

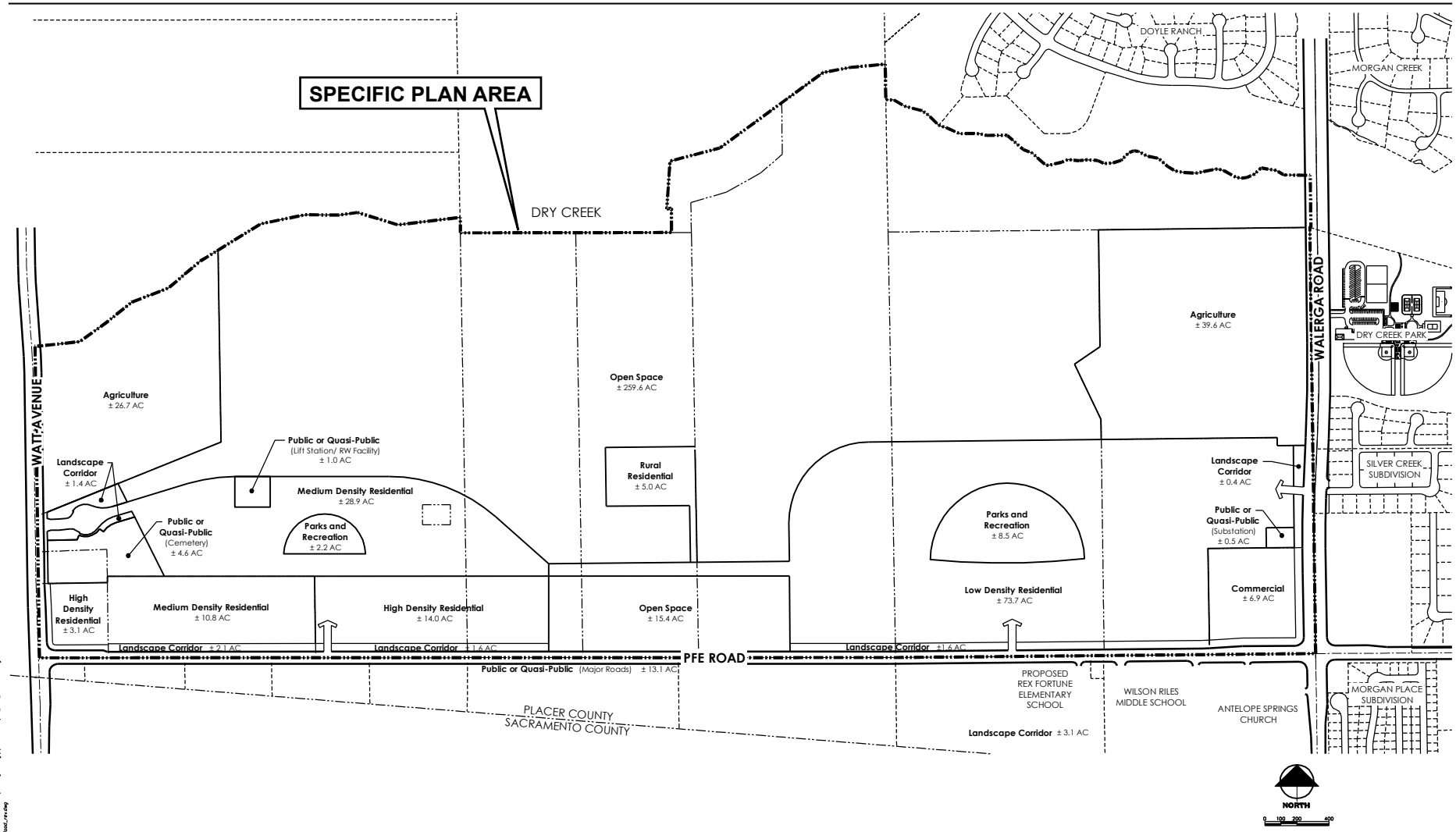
Under Alternative 3, the potential for accidental releases of hazardous waste due to existing conditions or construction/operation activities would be less than for the proposed project, because approximately 30 percent less development would occur. Impacts associated with existing site features, e.g., unused wells, abandoned septic systems and ACM in old site structures could be less than the proposed project, depending upon the actual development scenario. Potential hazards from mosquitoes and other vectors would be similar to the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 3. Impacts relating to hazardous waste/materials would be less than significant. With respect to hazardous waste/materials, Alternative 3 would result in a lesser degree of impact than the proposed project.

Alternative 4: Clustered Development

Alternative 4 would include the same number of residential units as the proposed project, resulting in higher development densities within a reduced development footprint, resulting in more open space. Compared to the proposed project, this alternative would provide increased number of medium- and high-density residential units, while reducing the level of low-density, single-family residences within the project site. This alternative would include affordable housing in accordance with County requirements and a trail system similar to the proposed project, as well as a commercial land use in the southeastern corner of the site. This alternative would provide for the expansion of the cemetery. The six Agricultural-10 parcels proposed under the proposed project would not be allowed, and thus would not be managed for agricultural use. The intent of this alternative is to reduce impacts associated with the conversion of open spaces areas within the project site to urban uses. The land uses under the Clustered Development Alternative are identified in Table 16-5 and shown on Figure 16-3.

This alternative is environmentally superior to the proposed project in most respects. It would meet and exceed the project objectives related to implementing the County's *General Plan* and *Dry Creek/West Placer Community Plan*. It would meet almost all of the Applicant's objectives as well, with the exception of providing enhanced trail connectivity, and preservation of agricultural uses. It would provide enhancement of the following objectives as compared to the proposed project: enhancement of smart growth principles and the Sacramento Area Council of Government's *Blueprint for Regional Growth*, and providing a more balanced range of housing densities and product choices.

The analysis of Alternative 4 below compares the environmental effects of clustered development of the property with effects that would occur if the proposed project were to be approved.



Source:
MacKay & Somps, 2006

ALTERNATIVE 4: CLUSTERED DEVELOPMENT

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FIGURE 16-3

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Table 16-5
Land-Use Summary
Alternative 4: Clustered Development

Use	Net Acres	Units	Density (units/acre)
Low-Density Residential	73.7	230	3.1
Medium-Density Residential	39.7	350	8.8
High-Density Residential	17.1	350	20.5
Rural Residential	5.0	2	
Residential Total	***135.5***	***932***	***6.88***
Agricultural			
Agricultural	66.3	N/A	N/A
Agricultural Total	***66.3***		N/A
Commercial			
Commercial	6.9	N/A	N/A
Commercial Total	***6.9***		N/A
Open Space and Recreation			
Open Space	275.0	N/A	N/A
Landscape Corridors	10.2	N/A	N/A
Parks and Recreation	12.3		N/A
Open Space and Recreation Total	***297.5***		N/A
Public or Quasi-Public Uses			
Cemetery	4.6	N/A	N/A
Major roads	13.1	N/A	N/A
Sewer lift station/Recycled water facility	1.0	N/A	N/A
SMUD substation	0.5	N/A	N/A
Public or Quasi-Public Total	***19.2***		N/A
Project Area Total	***525.4***	***932***	

Notes:
N/A = Not applicable
The 24-mile trail system for pedestrians, bicycles, and equestrians are subsumed in the residential, open space, landscape corridors, and parks and recreation acreages.

Land Use

Alternative 4 would convert existing land use designated Open Space to urban land uses, in a denser manner on substantially fewer acres than the proposed project. The alternative would develop the same number of residential units as the proposed project on nearly half of the acreage identified under the proposed project. Almost all of this development would be outside of the Dry Creek floodplain. This alternative would reduce land designated for agricultural activities by 27 percent compared to the proposed project. It would include 114 percent more land for open space and recreational uses than the proposed project. The commercial acreage and area reserved for public/quasi-public uses would remain substantially the same. Impacts related to permanent loss of farmland would be reduced as compared to the proposed project, but would remain significant under this alternative. This alternative would be different than the proposed project with respect to compatibility of the Plan Area with adjacent uses and implementation of the Community Plan, because while it would preserve substantially more open space and land in agricultural production, it would provide a much more compact, urban feel with a 141 percent

increase in density within the area being developed. This would result in reduced compatibility with adjacent land uses as compared to the proposed project. Except for the permanent loss of farmland, and the Williamson Act Contract, which would be significant and unavoidable impacts of Alternative 4 (similar to the proposed project), with mitigation similar to that identified for the proposed project, other land use impacts under this alternative would be less than significant, similar to the proposed project.

Population, Employment, and Housing

Compared to the proposed project, the population would increase 14 percent to 2,155 residents under Alternative 4. The same amount of affordable housing would be provided to serve Placer County residents as in the proposed project, and the same existing dwellings would be displaced. With mitigation similar to that identified for the proposed project, impacts to population, employment, and housing under this alternative would be less than significant, similar to the proposed project.

Biological Resources

Under Alternative 4, impacts to biological resources would be similar to those for the proposed project. The development under this alternative could take place in areas that are not environmentally sensitive and thus avoid direct impact to some biological resources; this alternative is likely to have a reduced impact to wetlands and protected native trees. The loss of wetland area and function within the floodplain areas is likely to be less than the proposed project. The open space designation within the Dry Creek floodplain would preserve some of the larger wetland features in the project study area.

Alternative 4 would have impacts to special-status wildlife species that are similar to the proposed project. However, the additional open space areas within the floodplain could provide wildlife benefits compared to the proposed project. Exclusion of new agricultural activities and some of the proposed development from the floodplain would maintain the potential for wildlife movement within the Dry Creek floodplain and would reduce the potential wildlife impacts compared to the proposed project. Potential impacts to special-status species that use upland habitats, such as burrowing owls and Swainson's hawks, would be reduced as compared to those anticipated under the proposed project. With mitigation similar to that identified for the proposed project, impacts to biological and resources under this alternative would be less than significant. With respect to biological resources, Alternative 4 would result in a lesser degree of impact than the proposed project.

Cultural Resources

Under Alternative 4, development is reduced within the floodplain, potentially reducing impacts to known, potentially important archaeological resources with appropriate consideration of these resources during design. The overall development footprint would also be substantially reduced with this alternative, correspondingly reducing the likelihood of inadvertently exposing archaeological and paleontological resources. With mitigation similar to that identified for the proposed project, impacts to cultural and paleontological resources under this alternative would be less than significant. With respect to cultural and paleontological resources, Alternative 4 would result in a lesser degree of impact than the proposed project.

Visual Resources

Under Alternative 4, temporary and long-term visual impacts due to construction would be similar to the proposed project. View obstruction and change to landscape character for motorists on adjacent roadways would be reduced as compared to the proposed project. Because less open space would be converted to development, there is the potential for this alternative to preserve greater scenic resources

than the proposed project and thus be visually superior, assuming that comparable public access were provided, and similar site design standards were incorporated. The increase to night light and glare would be similar to the proposed project. With mitigation similar to that identified for the proposed project, impacts to visual resources under this alternative would be less than significant. With respect to visual resources, Alternative 4 would result in a lesser degree of impact than the proposed project.

Transportation and Circulation

Alternative 4 would generate approximately 700 fewer weekday daily trips than the proposed project, because higher density development generates fewer trips than low-density development on a per-unit basis. Construction traffic impacts would depend on phasing in this alternative. Concentrating development in a smaller area could reduce construction traffic because more high-density residential uses could be constructed faster than the same number of low-density residential units. Transit and bicycle impacts would be similar to the proposed project.

With approximately 6 percent fewer trips than the proposed project, roadway and intersection impacts during project operation would be less severe than the proposed project. Transit and bicycle impacts would be reduced, but would still be similar to the proposed project. Overall, the impacts to transportation would be less severe than the proposed project. However, even with mitigation similar to that identified for the proposed project, impacts to transportation and circulation under this alternative would still be significant, especially under cumulative conditions. With respect to transportation and circulation, Alternative 4 would result in a lesser degree of impact than the proposed project.

Air Quality

Under Alternative 4, the level of construction activity would likely be similar to the proposed project, since the same number of units would be constructed. Therefore construction of this alternative would be expected to generate similar emissions over the full duration of the construction activities. Similar to the proposed project, short-term construction impacts would likely be significant.

During operations, Alternative 4 would generate 700 fewer weekday daily trips than the proposed project. Alternative 4 would therefore generate approximately 6 percent fewer criteria pollutant emissions than the proposed project. Assuming these reductions in emission sources, the operational emissions of NO_X, ROG, CO, and PM_{10} would still be significant. The number of dwelling units would be similar to the proposed project, so area sources, such as consumer products and landscaping, would be expected to be similar to the proposed project. Alternative 4 would result in slightly less emissions as the proposed project during project operation. The same mitigation measures identified for the proposed project would also be applicable to Alternative 4. Similar to the proposed project, increases in ambient concentrations of CO at nearby intersections, exposure of nearby sensitive receptors to odor, and exposure of nearby sensitive receptors to Toxic Air Contaminants would all be less than significant. With respect to air quality, Alternative 4 would result in a lesser degree of impact than the proposed project.

Noise

Alternative 4 would generate approximately 700 fewer trips than the proposed project. Therefore, noise levels due to the trips to/from the Plan Area can reasonably be expected to be less than for the proposed project. Mitigation measures identified or the proposed project would be applicable to Alternative 4. Noise impacts would be significant for one receptor location on Walerga Road and potentially at some locations along PFE Road. With respect to noise, Alternative 4 would result in a lesser degree of impact than the proposed project.

Soils, Geology, and Seismicity

Under Alternative 4, substantially less earthwork would be involved as compared to the proposed project, leading to less topographic alteration and reduced potential for increased erosion during and after construction. Safety risks to structures due to soil stability issues would also be reduced. Similar to the proposed project, impacts to soils, geology, and seismicity would be less than significant. With respect to soils, geology, and seismicity, Alternative 4 would result in a lesser degree of impact than the proposed project.

Hydrology and Water Quality

Alternative 4 would reduce the density of development within the Plan Area, and thereby increase the amount of open space. Additionally, the amount of open space would increase from approximately to approximately 275 acres. The amount of impervious area would therefore be less than for the proposed project. With less impervious area, the amount of stormwater runoff would also be reduced. From a water quality perspective, clustered development provides more opportunities to disconnect impervious areas, provide pervious areas for infiltration, retention/detention, or filtration, reduce runoff velocities, etc. Clustered development would reduce the amount of area potentially disturbed during construction and its associated impacts to water quality. Reduced density associated with this alternative would also reduce potential water quality impacts. There would be smaller population and therefore less wastewater generated and less effluent discharged from the Dry Creek WWTP into Dry Creek. Mitigation measures identified for the proposed project would be applicable to Alternative 4. Hydrology and water quality impacts would be less than significant. With respect to hydrology and water quality, Alternative 4 would result in a lesser degree of impact than the proposed project.

Public Utilities and Services

Water: Alternative 4 would not reduce the number of dwelling units. It would cluster development of the dwelling units and reduce the resultant demand for domestic water supply. This reduction in demand is related to the mix of housing unit types and construction of more high-density units, which use less water. Similarly, the placement of the dwelling units closer together would act to reduce the amount of recycled water needed for irrigation. Mitigation measures identified for the proposed project would be applicable to Alternative 4. Impacts to water supply and distribution, including recycled water, would be less than significant. With respect to water supply and distribution, including recycled water, Alternative 4 would result in a lesser degree of impact than the proposed project.

Wastewater: Under Alternative 4, the amount of wastewater produced would be similar to the proposed project, even though there would be a reduced demand for water, as described above. This is because most housing types produce approximately the same daily flows per dwelling unit. For these reasons Alternative 4 performs about the same as the proposed project with respect to wastewater. Mitigation measures identified for the proposed project would be applicable to Alternative 4. Impacts related to wastewater conveyance and treatment would be less than significant, similar to the proposed project.

Electricity/Gas/Energy: Alternative 4 would produce about the same demands for electricity/gas/energy as the proposed project. Fewer weekday daily vehicle trips are projected, resulting in a decrease in fossil fuel use as compared to the proposed project. Impacts related to electricity/gas/energy would be less than significant. With respect electricity/gas/energy, Alternative 4 would result in a slightly lesser degree of impact than the proposed project.

Public Services: Alternative 4 would introduce more new residents into the Plan Area than the proposed project, and this would result in a greater increased demand for public services provided by the County

and thus generate greater impacts. Accordingly, Alternative 4 would result in a greater degree of impact than the proposed project

Hazardous Waste/Materials

Under Alternative 4, the potential for accidental releases of hazardous waste due to existing conditions or construction activities would be less than for the proposed project, because the development footprint would be substantially reduced. The potential for these impacts to occur during project operation would be similar to the proposed project because the same number of dwelling units would be constructed. Because of the smaller construction footprint, impacts associated with existing site features, e.g., unused wells, abandoned septic systems and ACM in old site structures could be less than the proposed project, depending upon the actual development scenario, although impacts would be similar. Potential hazards from mosquitoes and other vectors would be similar to the proposed project. Mitigation measures identified for the proposed project would be applicable to Alternative 4. Impacts relating to hazardous waste/materials would be less than significant, similar to the proposed project.

16.1.3 Comparative Evaluation of the Project and Alternatives to Satisfy Proposed Project Objectives

This section examines how each of the alternatives selected for more detailed analysis meets the proposed project's objectives.

1. **Implement the County's General Plan and Dry Creek/West Placer Community Plan, which designate the proposed project area for urban development.** Alternative 1A, the no-development alternative, would not satisfy this objective. The remaining alternatives involve the development of urban uses on the project site, and would achieve this objective in a comparable manner. It is recognized that with the exception of Alternative 1B, the Community Plan Development alternative, the proposed project and the remaining alternatives would require amendments to the *Dry Creek/West Placer Community Plan* to be implemented.

2. **Preserve the scenic Dry Creek riparian corridor and enhance trail connectivity to complement a regional recreation corridor for bicycle, pedestrian, and equestrian users**. Because of the floodplain topography adjacent to Dry Creek, the riparian corridor would be preserved under all of the alternatives. However, under Alternative 1A, the no-development alternative, the objective of a connected recreational trail corridor would not implemented. A corridor trail does not currently exist along Dry Creek within the project area, and Alternative 1A would maintain the status quo in this regard. It is assumed that a trail facility would be constructed under any of the remaining alternatives, in light of Community Plan requirements for this facility.

3. **Provide a well-designed community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento Counties**. By retaining the project area as undeveloped land, Alternative 1A would not achieve this objective. Alternatives 1B and 3 would achieve this objective to a reduced extent when compared to the proposed project, in that fewer residents would be placed in close proximity to existing jobs and services in Placer and Sacramento Counties. Given the higher population of residents associated with the proposed project, Alternatives 2 and 4 would achieve this objective in a comparable manner. However, Alternatives 2 and 4, by eliminating Agricultural-10 parcels proposed by the project, represent a greater departure from the existing agricultural identity of the area that the project seeks to preserve.

4. **Create a high-quality environment containing a mix of residential, open-space, and recreational land uses in an overall design that advances "smart growth" principles**. By retaining the project area as undeveloped land, Alternative 1A would not achieve this objective. Alternatives 1B and 3 would achieve this objective to a reduced extent when compared to the proposed project. The smaller population associated with these alternatives would result in a reduced opportunity to capitalize on the location of the project area in relation to existing developed areas to reduce sprawl. While Alternative 4 could be said to exemplify "smart growth" principles among the alternatives analyzed, the net effect on a regional level would be the same as the proposed project, in that the number of proposed units would be the same.

5. **Design a project that minimizes encroachment into the existing 100-year floodplain in the plan area while balancing the housing needs and densities of the SACOG Blueprint process and the character of the local community**. The proposed project proposes minor encroachment and fill into the existing 100-year floodplain of Dry Creek. This fill is necessary in order to facilitate the roadway design of the project (including internal connection) and to provide building sites for residences on Agricultural-10 parcels. Alterative 1A would maintain the existing floodplain but would not meet any of the housing needs identified by the County General Plan, the Community Plan, or the SACOG Blueprint. Alternative 1B would avoid fill in the floodplain, allowing for a density transfer, but the realization of only 650 units under this alternative would reduce attainment of housing objectives to a significant degree. Alternative 2 would also avoid fill in floodplain areas but would increase density within developed areas to compensate for the reduction in developed acreage. This increase in development density would result in a greater departure from the character of the local community than the proposed project. Alternative 3 would involve fill in the floodplain to approximately the same extent as the proposed project (excluding the Agricultural-10 building pads), but similar to Alternative 1B would result in a reduced attainment of housing objectives. Alternative 4 would achieve the housing objectives to the same degree as the project but, as a result of the increase in High- and Medium-Density Residential uses, would do so at the expense of community character. Alternatives 1B, 2, 3, and 4 would not provide for Agricultural-10 parcels and would not preserve or maintain historical agricultural use within the Specific Plan, which is a defining characteristic of the local community.

6. **Provide for increased residential densities in areas presently planned for urban growth and development with accessible infrastructure, consistent with areawide infrastructure plans and growth policies identified in SACOG's Blueprint for Regional Growth**. The project area is currently planned for urban growth and development by the *Dry Creek/West Placer Community Plan*. By retaining the project area as undeveloped land, Alternative 1A would not achieve this objective. Alternatives 1B and 3 would achieve this objective to a reduced extent when compared to the proposed project, in that fewer residents would be placed in close proximity to existing jobs and services and existing accessible infrastructure. Given the higher population of residents associated with the proposed project, Alternatives 2 and 4 would achieve this objective in a comparable manner.

7. **Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project area to accommodate residential growth and development.** The project area is currently planned for urban growth and development by the *Dry Creek/West Placer Community Plan*. By retaining the project area as undeveloped land, Alternative 1A would not achieve this objective and would increase growth pressures on land farther from existing urbanized areas in Placer County. Alternatives 1B and 3 would achieve this objective to some extent, but would increase growth pressures on outlying areas when compared to the proposed project. Given the higher population of residents associated with the proposed project, Alternatives 2 and 4 would achieve this objective in a comparable manner.

8. **Incorporate an appropriate level of medium- and high-density residential development to take advantage of the proximity of the proposed project area to region-serving arterials and support opportunities for transit to serve the proposed development.** The project site is located along Watt Avenue, Walerga Road, and PFE Road, which are or will become major arterials as development of west Placer County continues. These arterials are expected to become transit routes. Watt Avenue is planned to provide Bus Rapid Transit lanes in each direction, dedicated exclusively to transit use. Alternative 1A would not provide any development of the site, and would not achieve this objective. Alternative 1B would retain the Commercial designation applicable to the parcel on the northeast corner of Watt and PFE Road, but the size of this parcel (3.2 gross acres) would not generally be suitable for commercial uses that could be served by transit patrons. Instead, it would be expected that commercial uses in this location would be in the form of a service station, fast food restaurant, or other service uses that would be visited by vehicles instead of transit users. As a result, Alternative 1 would not take advantage of future transit opportunities to the same extent as the project. Alternative 2 proposes High-Density Residential development in the same amount and at the same location as the proposed project and would achieve this objective to the same extent. By reducing the level of High-Density Residential development, Alternative 3 would achieve this objective to a reduced extent when compared to the proposed project or Alternative 2. Alternative 4 would provide substantially more High- and Medium-Density Residential development than the proposed project and would achieve this objective to a higher extent, albeit at the expense of achieving other project objectives.

9. **Provide for a cohesive plan of development that maximizes internal connectivity within the project area for pedestrian, bicycle, and vehicular travel**. A goal of the proposed project is to reduce vehicle trips on surrounding arterial roadways by creating internal connectivity within the Specific Plan area. Alternative 1A would not provide any development of the site and would not achieve this objective. It is noted that Alternative 1A does not contribute additional trips to arterial roadways because it would preserve existing conditions. Alternatives 1B and 2 would not provide a roadway connection over the Southern Tributary; they would require vehicle trips on PFE Road to connect the east and west development areas on the site, and would not provide internal connectivity to pedestrians. Alternatives 3 and 4 would provide this roadway and sidewalk connection, as does the proposed project, and would achieve this objective to a similar degree.

10. **Provide for a full range of housing densities and product choices affordable to all income levels**. Alternative 1A would not provide for development of additional housing on the project site and would not achieve this objective. Alternative 1B would provide for approximately 650 residential units. However, under the existing Community Plan, residential development would be exclusively large-lot single family parcels, which would not result in a range of densities or housing affordable to multiple income levels. Alternative 2 would provide for a mix of residential densities similar to the proposed project and would achieve this objective to a similar degree. Alternative 3 would provide a similar mix of densities as the project, but the reduction in the number of total units under this alternative limits the achievement of this objective when compared to the proposed project or Alternative 2. Alternative 4 would significantly increase High- and Medium-Density Residential housing on the site, while reducing Low-Density Residential development. This alternative would increase affordable housing opportunities when compared to other alternatives, at the expense of being a substantive departure from the Community Plan.

11. **Provide a comprehensively planned project that offers maximum feasible protection of sensitive environmental habitat and resources.** As Alternative 1A proposes to maintain existing conditions on the site, this alternative would likely maximize protection and preservation of existing habitat resources. However, it should noted be that this Alternative would not preclude intensification of agricultural operations on the site, including areas of existing sensitive habitat such as wetlands. Depending on the nature of future agricultural operations, the existing foraging value of grassland habitat throughout the site for the Swainson's Hawk could be reduced under

Alternative 1A without the need for agency approval or mitigation. The proposed project would convert existing grassland areas above the floodplain elevation to urban use but would preserve extensive areas of grassland in the floodplain area in perpetuity through dedication as open space or through land use restrictions applicable within the Agricultural-10 parcels. Alternative 1B would provide for development of upland areas at a similar extent of acreage, albeit at a reduced density, but would not necessarily provide for the preservation of foraging habitat values within the floodplain area through land use restrictions. Alternatives 2 and 3 would result in a slightly greater level of maintenance of existing habitat conditions within the floodplain area and, in this regard, satisfy this objective to a greater degree than the proposed project. Alternative 4 would maximize the amount of open space area preserved within the site and would achieve this objective to a higher degree than the proposed project, albeit at the expense of achieving other objectives.

12. **Create a community that recognizes, respects, and preserves historic agricultural uses of the project area through active management within Agricultural Residential parcels**. By maintaining existing conditions, Alternative 1A would achieve this objective as a general matter, depending on the level of agricultural activity that occurs in the future. Alternatives 1B, 2, 3, and 4 would not provide for active management of areas within the Specific Plan for agricultural purposes (with the exception of the Singh parcel) and would not achieve this objective.

13. **Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development with the proposed project area**. By maintaining existing conditions on the project site, Alternative 1A would neither necessitate nor provide for public facilities or services and would not contribute toward the achievement of this objective. Alternatives 1B and 3 would reduce development density and thus would reduce contributions to existing and proposed County fee programs for public facilities identified as needed to serve cumulative development in West Placer County. Alternative 2, by proposing a similar mix and degree of development as the proposed project, would achieve this objective to the same extent as the project. Alternative 4 would provide the same number of units as the proposed project but would be weighted heavily toward Medium- and High-Density Residential units, which typically maintain a lower property value and assessment on a per unit basis than Low-Density units or Agricultural-10 parcels.

14. **Provide a sufficient number of residential units within the project area to support necessary improvements to local and regional public facilities.** By maintaining existing conditions on the project site, Alternative 1A would neither necessitate nor provide for public facilities or services and would not contribute toward the achievement of this objective. Alternatives 1B and 3 would reduce development density and thus would reduce contributions to existing and proposed County fee programs for public facilities identified as needed to serve cumulative development in the West Placer County region. When compared to the proposed project, the public infrastructure demands of Alternatives 1B or 3 are not significantly reduced, which results in a significantly higher infrastructure cost on a per-unit basis under these alternatives. Alternative 2, by proposing a similar mix and degree of development as the proposed project, would achieve this objective to the same extent as the project. Alternative 4 would provide the same number of units as the proposed project but would be weighted heavily toward Medium- and High-Density Residential units, which typically maintain a lower property value and assessment on a per unit basis than Low-Density or Agricultural-10 parcels and a reduced ability to spread facilities and services costs in a feasible manner.

15. **Provide for dedication of land within the project area for the expansion of the Union Cemetery**. Alternative 1A would perpetuate existing conditions within the Specific Plan area, including the existing area of the Union Cemetery, and would not achieve this objective. Alternative 1B would provide for development under the existing Community Plan, which does

not envision nor require that additional land be dedicated for public use at no cost for cemetery purposes. Alternatives 2, 3, and 4 would designate an expansion area for future cemetery purposes, but dedication of the land at no cost to the public by the landowner has not been proposed under these alternatives.

16.1.4 Environmentally Superior Alternative

To determine the environmentally superior alternative, all alternatives were evaluated with respect to their ability to avoid or substantially lessen significant environmental effects of the proposed project. Both significant environmental effects that would be caused by each alternative and significant environmental effects that would be caused by the proposed project were considered. Table 16-6 outlines the overall impacts of the proposed project and the alternatives *after mitigation*. The table also identifies whether the proposed project or alternative is preferred with respect to a specific resource, or if no clear environmental preference is apparent. (The significant impacts of the proposed project for each resource topic are compared to the comparable level of significance for each alternative in Table 2-2 in Chapter 2, *prior to the implementation of mitigation.)*

The proposed project would result in significant unavoidable impacts in the areas of land use, visual resources, traffic congestion, air quality, and noise.

Alternative 1A, the No Development Alternative, would avoid all of the significant unavoidable environmental impacts of the proposed project as the Plan Area would remain in its current state. This alternative would be the environmentally superior alternative.

Alternative 1B, the Community Plan Development Alternative, assumes that the proposed project would not be constructed but that residential development as envisioned by the Community Plan would be built. All significant and unavoidable impacts of the proposed project would still occur under Alternative 1B, although the severity of impacts would be reduced as there would be fewer new residents than there would be with the proposed project. This alternative would also convert existing farmlands to urban uses and introduce new residents. While this alternative would generate less automobile trips and less air pollutant emissions than the proposed project would, impacts on increased traffic on regional roads and air emissions would still be considered significant. The impacts related to visual resources and noise under Alternative 1B would be significant, similar to the proposed project, but somewhat reduced.

Other less-than-significant impacts related to the proposed project that would be reduced under Alternative 1B include impacts to cultural resources, soils and geology, hydrology, public utilities and services, and hazardous materials. This alternative's smaller development footprint would reduce impacts to wetlands within the floodplain; reduce impacts to known, potentially important archaeological resources; reduce the impact on soils and geology because of the decreased amount of earthwork; reduce the amount of impervious areas which would produce less surface water runoff; and reduce the potential for hazardous waste accidents. This alternative's smaller population generation would decrease the demand for utilities and public services, and expose fewer people to pesticides and chemicals, as compared to the proposed project.

Alternative 2, the Floodplain Encroachment Avoidance Alternative, would concentrate development outside of the floodplain. All significant and unavoidable impacts of the proposed project would still occur under Alternative 2. Urbanization would occur on fewer acres than in the proposed project, and more acreage would be designated for open space. Under this alternative, land would be converted from farmlands to open space, resulting in more conversion of open space than the proposed project. Agricultural uses would not be protected, and the proposed project would be preferred with respect to land use. The amount of new automobile trips and air emissions would be slightly reduced under Alternative 2, but their impacts would still be considered significant. The impacts relating to visual resources and noise would be similar to the proposed project.

Table 16-6
Summary of Alternatives Analysis

Issue Area	Proposed Project	No Development Alternative (Alternative 1A)		Community Plan Development Alternative (Alternative 1B)		Floodplain Encroachment Avoidance Alternative (Alternative 2)		Reduced Density Alternative (Alternative 3)		Clustered Development Alternative (Alternative 4)	
Land Use	Significant	Less than significant	❑	Significant	●	Significant	■	Significant	●	Significant	●
Population, Employment, and Housing	Less than significant	Less than significant	●	Less than significant	●	Less than significant	●	Less than significant	●	Less than significant	●
Biological Resources	Less than significant	Less than significant	❑	Less than significant	●	Less than significant	❑	Less than significant	❑	Less than significant	❑
Cultural Resources	Less than significant	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑
Visual Resources	Significant	Less than significant	❑	Significant	❑	Significant	●	Significant	❑	Significant	❑
Transportation and Circulation	Significant	Less than significant	❑	Significant	❑	Significant	●	Significant	❑	Significant	❑
Air Quality	Significant	Less than significant	❑	Significant	❑	Significant	●	Significant	❑	Significant	❑
Noise	Significant	Less than significant	❑	Significant	❑	Significant	●	Significant	❑	Significant	❑
Soils, Geology, and Seismicity	Less than significant	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑
Hydrology and Water Quality	Less than significant	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑	Less than significant	❑
Public Services and Utilities	Less than Significant	Less than significant	❑	Less than Significant	❑	Less than Significant	●	Less than Significant	❑	Less than Significant	❑
Hazardous Materials	Less than significant	Less than significant	❑	Less than significant	❑	Less than significant	●	Less than significant	❑	Less than significant	●

Note: Significance levels presented are post-mitigation.

Key:
■ Proposed Project preferred over the alternative
❑ Alternative preferred over the Proposed Project
● No clear environmental preference between the alternative and the Proposed Project.

Other less-than-significant impacts related to the proposed project that would be reduced under Alternative 2 include impacts to biological resources, cultural resources, soils and geology, and hydrology. In avoiding the floodplains, this alternative would reduce impacts to wetlands and native trees, both of which are primarily located in the floodplain, thereby reducing impacts to wildlife. Additionally, this alternative's smaller development footprint would potentially reduce impacts to known, potentially important archaeological resources; reduce the impact on soils and geology because of the decreased amount of earthwork; and reduce the amount of impervious areas which would produce less surface water runoff. The impacts related to employment, population and housing, public services and utilities, and hazardous materials under Alternative 2 would be similar to the proposed project.

Under **Alternative 3,** the Reduced Density Alternative, fewer dwelling units would be constructed on slightly less land within the Plan Area. All significant and unavoidable impacts of the proposed project would still occur under Alternative 3, although the severity of impacts would be reduced as there would be fewer new residents than there would be with the proposed project. Less land would be urbanized, and the acreage designated for open space would increase. Under this alternative, land would be converted from farmland to open space, resulting in more conversion of open space than the proposed project and fewer acres in agricultural use. The proposed project would be preferred with respect to land use. While construction and operational traffic would be less under this alternative than under the proposed project because there would be fewer residential units, traffic impacts and air emissions would remain significant under this alternative. The impacts relating to visual resources and noise would be significant, similar to the proposed project but somewhat reduced.

Other less-than-significant impacts related to the proposed project that would be reduced under Alternative 3 include impacts to biological resources, cultural resources, soils and geology, hydrology, public services and utilities, and hazardous materials. The elimination of the agricultural/residential land uses and the increased acreage for open space under this alternative would reduce impacts to wetlands within the floodplain and the impact to native trees. This alternative's smaller development footprint would also potentially reduce impacts to known, potentially important archaeological resources; reduce noise levels because of the decreased amount of trips; reduce the impact on soils and geology because of the decreased amount of earthwork; reduce the amount of impervious areas which would produce less surface water runoff; reduce the demand for public utilities and services, and reduce the potential for hazardous waste accidents.

Under **Alternative 4,** the Clustered Development Alternative, the same number of dwelling units as in the proposed project would be constructed on substantially less land in the Plan Area. Because of the smaller footprint, Alternative 4 would convert a smaller amount of farmland loss as compared to the proposed project. This alternative would be similar to the proposed project with respect to land use. The amount of new automobile trips and air emissions would decrease under this alternative, but would still be considered significant. The impacts relating to visual resources and noise would be significant, similar to the proposed project but somewhat reduced.

Other less-than-significant impacts related to the proposed project that would be reduced under Alternative 4 include impacts to biological resources, cultural resources, soils and geology, hydrology, and public services and utilities. The elimination of agricultural/residential units and the increased acreage for open space would reduce impacts to the floodplain, thereby reducing impacts to wetlands and native trees which are primarily located within the floodplain. This alternative's smaller development footprint would also potentially reduce impacts to known, potentially important archaeological resources; reduce noise levels because of the decreased amount of trips; reduce the impact on soils and geology because of the decreased amount of earthwork; reduce the amount of impervious areas which would produce less surface water runoff; and reduce the potential for hazardous waste accidents. The impacts related to hazardous materials would remain the same under Alternative 4.

Identification of Environmentally Superior Alternative

The analysis above indicates that Alternative 1A, the No Development Alternative, would be the Environmentally Superior Alternative. Among the "build" alternatives, Alternative 3, the Reduced Density Alternative, was determined to be the Environmentally Superior Alternative, for the reasons discussed below.

Alternative 2 and Alternative 4 were eliminated from consideration as the Environmentally Superior Alternative because they would introduce a higher number of new residents than other alternatives, which would have ripple effects on traffic, air, noise, and public utilities and services. The development patterns in Alternative 2, the Floodplain Encroachment Avoidance Alternative, would avoid building in the floodplain and decrease associated impacts in many resource areas, including biological resources and hydrology. Its smaller footprint would also translate to decreased impacts to cultural resources, soils and geology, and hazardous materials. However, as Alternative 2 would generate the same number of new residents as the proposed project, it would therefore not reduce impacts on traffic, air quality, noise or public utilities and services as compared to most other alternatives.

Under Alternative 4, the Clustered Density Alternative, the only development in the floodplain would be at the Watt Avenue entrance to the Plan Area, near Walerga Road, at the internal roadway connection, with the Rural Residential flag lot, and with the ultimate widening of PFE Road. This alternative would allocate the most land for open space, which would decrease impacts to biological resources and hydrology. Like Alternative 2, its smaller footprint would translate to decreased impacts to cultural resources, soils and geology, and hazardous materials. But similar to Alternative 2, this alternative would generate nearly the same number of new residents as the proposed project and Alternative 2. While clustered development tends to reduce vehicle trips and corresponding emissions of criteria pollutants and noise, this alternative would nevertheless generate the second highest number of vehicle trips of all alternatives. Other impacts associated with Alternative 2 would be similar under Alternative 4.

Alternative 1B, the Community Plan Development Alternative, and Alternative 3, the Reduced Density Alternative, were the strongest candidates for the Environmentally Superior Alternative. Both would generate approximately 70 percent of the population of the build alternatives and of the proposed project, resulting in less demand on the transportation network and on public services. Both alternatives would concentrate most of their development outside of the floodplain, with Alternative 1B avoiding the floodplain entirely. Not building in the floodplain would decrease impacts to biological and cultural resources, soils and geology, and hazardous materials. Alternative 1B and Alternative 3 would also have less acreage devoted to farmlands than the proposed project and the other two build alternatives. This would result in loss of more farmland but would further reduce impacts on biological resources. Alternative 1B would make a greater contribution to the local economy, as it would allow for more commercial uses that would generate more jobs. What sets Alternative 3 apart is that it would generate substantially fewer vehicle trips than all of the other alternatives. This would reduce but not eliminate significant impacts of the proposed project and all of the other alternatives related to traffic congestion, air quality, and noise. It would also result in less demand on public utilities and services.

For these reasons, Alternative 3, the Reduced Density Alternative, would be the Environmentally Superior Alternative.

16.2 CUMULATIVE IMPACTS

16.2.1 Introduction

This Draft EIR provides an analysis of overall cumulative impacts of the proposed project taken together with other past, present, and probable future projects producing related impacts, as required by §15130 of the CEQA Guidelines. The goal of this analysis is twofold: first, to determine whether the overall long-term impacts of all such projects would be cumulatively significant; and second, to determine whether the proposed project itself would cause a "cumulatively considerable" (and thus significant) incremental contribution to any such cumulatively significant impacts. (See state CEQA Guidelines §§15130[a]-[b], §15355[b], §15064[h], §15065[c]; *Communities for a Better Environment v. California Resources Agency* [2002] 103 Cal.App.4th 98, 120.) In other words, the required analysis first creates a broad context in which to assess the project's incremental contribution to anticipated cumulative impacts, viewed on a geographic scale well beyond the project site itself, and then determines whether the proposed project's incremental contribution to any significant cumulative impacts from all projects is itself significant (i.e., "cumulatively considerable").

"Cumulative impacts" refers to two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts (CEQA, Section 15355, 1992). The individual effects may be changes resulting from a single project or many separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the proposed project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant impacts taking place over time.

Consistent with state CEQA Guidelines §15130(a), the discussion of cumulative impacts in this Draft EIR focuses on significant and potentially significant cumulative impacts. According to §15130(b) of the State CEQA Guidelines, in part, "The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided for the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact."

16.2.2 Cumulative Impact Scenario

The cumulative impact scenario for the proposed project is comprised of several elements.

First, the cumulative impact scenario considers development as identified in the *Placer County General Plan Update EIR* (Crawford Multari & Starr et al., 1994) and in the *Dry Creek/West Placer Community Plan,* which was adopted in 1990 and amended in 1994.

Second, to update and provide more specificity to this analysis, the development project in these plans is supplemented with a list of present and probable future projects, called prospective projects, that fall within the approximately 9,200 acres within the Community Plan area. These prospective projects were identified by the County in August 2006. They include both projects for which a development application was received by the County, as well as other pending projects identified by the County but for which an application had not yet been filed. The locations of these projects are shown on Figure 16-4, and the status of each project at the time the analysis was completed is shown in Table 16-7.

Third, for traffic impacts, the cumulative development scenario extends to 2025, and was based on the best estimates of 2025 "market levels" of development throughout the region, as determined through discussions with the staffs of Placer County and the cities of Roseville, Rocklin, and Lincoln. It also includes planned transportation improvements identified in the *Placer County General Plan* and Capital Improvement Plan (CIP), the General Plans and CIPs for Roseville, Sacramento County, and SACOG's *Metropolitan Transportation Plan* (MTP), as well as certain roadways that would be required under the estimated 2025 market levels of development (as described in Section 9.3.2). Table 9-17 in Chapter 9, Transportation and Circulation, is repeated below as Table 16-8, which shows the cumulative development scenario for traffic.

Finally, the individual projects identified in Table 16-8 were considered in all other technical analysis of cumulative impacts for the proposed project. These developments are graphically depicted on Figure 16-5, and described below.

These planned and proposed development are described further below.

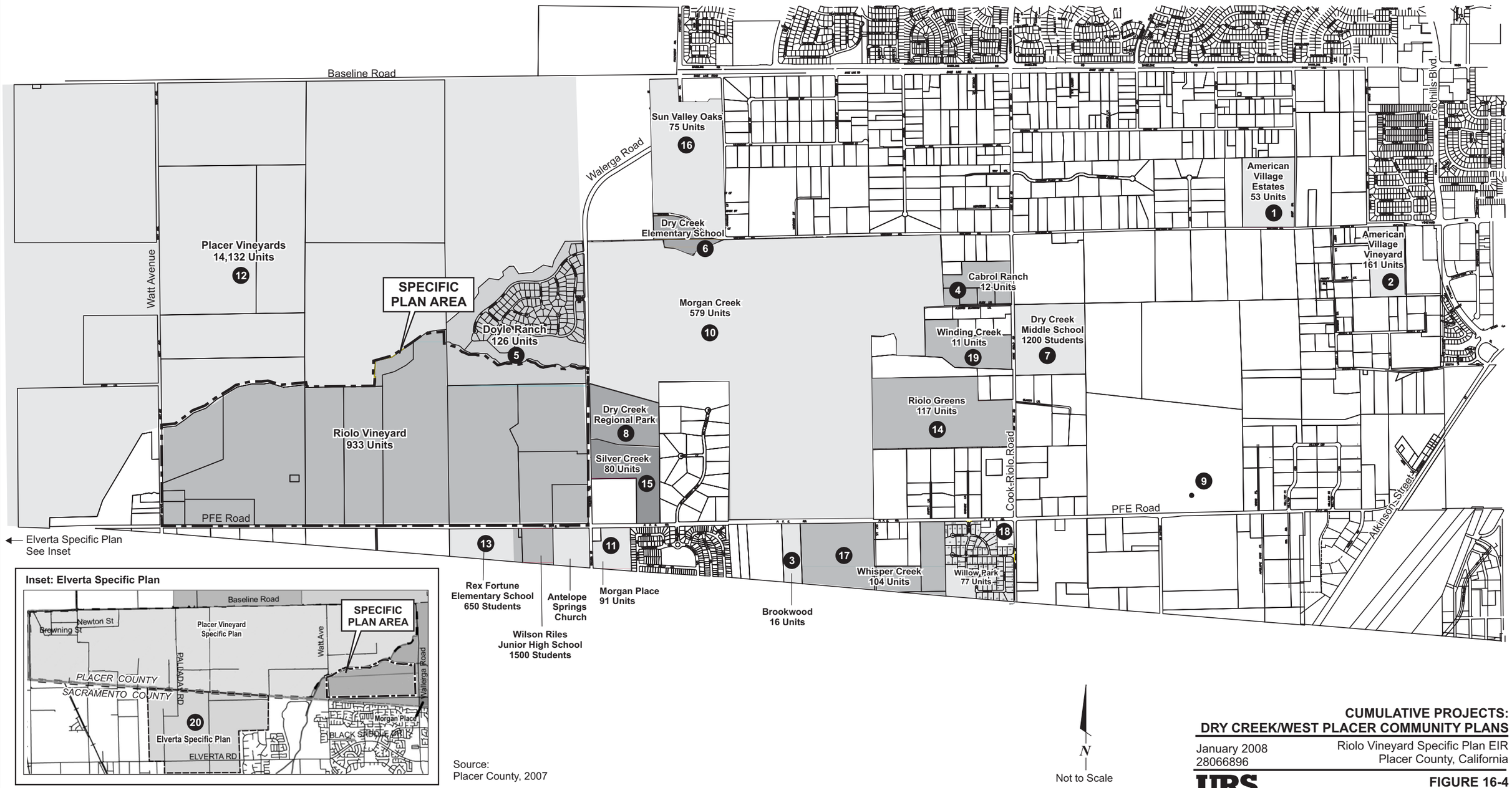
Planned Major Developments

West Roseville Specific Plan. The West Roseville Specific Plan (WRSP) area in the City of Roseville is north of the Riolo Vineyard Specific Plan area. The WRSP was approved by the Roseville City Council in February 2004 and annexed into the city on August 18, 2004. Table 16-9 shows the 14 different land use categories within the WRSP area by acreage.

The WRSP is planned primarily as a residential community with an overall mix and intensity of land uses similar to that found in adjacent portions of Roseville. The project incorporates a mix of commercial and residential uses into its village center concept, which forms the centerpiece of the planned community. Lands to the north, south, and west of the WRSP consist primarily of agricultural and rural residential uses within unincorporated Placer County. To the east, existing and planned neighborhoods are found in the city's Del Webb and North Roseville Specific Plan areas. The Pleasant Grove Wastewater Treatment Plant (WWTP) and the Roseville Energy Park, and other potential intensive public uses, are adjacent to, and partially surrounded by, the central portion of the WRSP. Industrial and light industrial uses are planned within the area adjacent to these uses to ensure compatibility with the adjacent Pleasant Grove WWTP and are intended to provide employment within the WRSP. A 1,000-foot non-residential buffer surrounds the WRSP to the south, east, and west of the Pleasant Grove WWTP. The plan area's employment district has regional access via Blue Oaks Boulevard, Pleasant Grove Boulevard, and West Side Drive, and expands the city's job base and industrial economic development potential.

Sunset Industrial Area Plan. The 8,883-acre Sunset Industrial Area Plan (SIAP) area is located in unincorporated Placer County north of Roseville, south of Lincoln, and west of the City of Rocklin. Development within this area is guided by the *Placer County General Plan* and the SIAP. West of the SIAP lies a large area of agricultural land within Placer County. The stated goal of the SIAP follows:

> To improve the opportunities for industrial and other employment-based development in the SIAP in order to attract new industries, retain existing industries, to allow existing industries to expand, and to provide the necessary public and private sector services and facilities for all area employers, businesses, and patrons.



Source:
Placer County, 2007

CUMULATIVE PROJECTS:
DRY CREEK/WEST PLACER COMMUNITY PLANS

January 2008
28066896

Riolo Vineyard Specific Plan EIR
Placer County, California

URS

FIGURE 16-4

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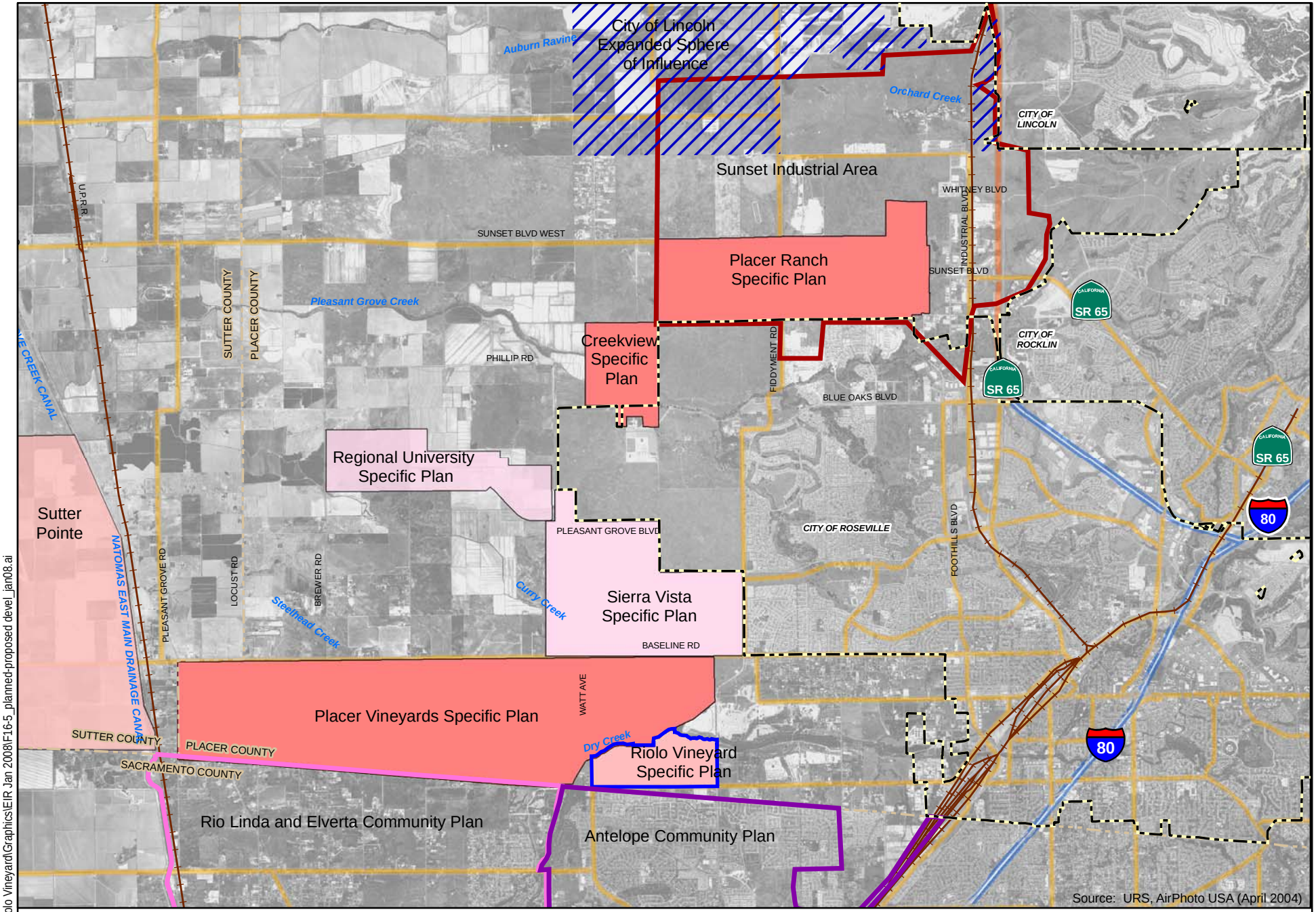
Table 16-7
Current and Prospective Projects List

Project Number	Project Name	Project Description	Status/Timing[1]	Location
1	American Vineyard Estates	25 units on 30 acres	Withdrawn	North side of Vineyard Road, 1 mile west of intersection with Foothill Blvd. (APN 474-070-015)
2	American Vineyard Village	161 units, 3000 square feet, 153 single-family residential subdivision with a 1.1 acre detention pond and 0.23 acre park site	Draft EIR released December 2007	South side of Vineyard Road 600 feet west of the intersection of Foothills Blvd., Roseville area of Placer County (APN 473-030-016)
3	Brookwood	16 units on 8.2 acres	Approved	South of PFE Rd, west of Cook-Riolo Road (APN 023-260-034)
4	Cabral Ranch	12 units on 13.0 acres	Withdrawn	South of Vineyard Rd, west of Cook-Riolo Road (APN 023-240-031)
5	Doyle Ranch	126 units, 2.3 acres of parks, 62 acres of open space on 125 acres	Approved	South of Baseline Rd, west of Walerga Road (APN 029-330-various; APN 029-340-various, and APN 029-340-various)
6	Dry Creek Elementary School	1,200 students on 20 acres	Approved	8810 Cook-Riolo Road (APN 474-080-012)
7	Wilson C. Riles Jr. High	1,400 students on 21.5 acres	Constructed	4747 PFE Road
8	Dry Creek Regional Park	22 acres of developed park land, including two 300-foot baseball fields, an adult soccer field, volleyball court, snack bar and restroom complex, group picnic area, playground, equestrian area, park shop, and staging area for Dry Creek Trail	Improvement plans approved. Park construction to begin in 2008, if financing allows	Walerga Road south of Dry Creek (APN 023-220-033)
9	Herrmann Equipment	14,560 square feet industrial building on half of site with parking	Initial Study complete	9220 Viking Place, Roseville (APN 474-110-004)
10	Morgan Creek	579 units on 196 acres	Approved	(APN 029-080-various)
11	Morgan Place	91 units on 12.5 acres	EIAQ-3362	Southeast corner of Walerga Road and PFE Road (APN 023-220-050)
12	Placer Vineyards	14,132 units on 5,200+ acres; 422.5 acres of employment centers; 140 acres of retail commercial centers; 930 acres of parks and open space	Approved	Bounded on the north by Baseline Road, on the south by the Sacramento/Placer county line, on the west by the Sutter/Placer county line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road. Various APNs.
13	Rex Fortune Elementary School	650 students on 14.6 acres	Construction to begin in 2009	PFE Road west of Wilson C. Riles Middle School (APN 023-22108-022)
14	Riolo Greens	172 single-family units, tennis courts, picnic area, multiple use trail, and park on 86.7 acres	Approved	Bounded on the north by Vineyard Road, on the west by Cook-Riolo Road, on the south by PFE Road, and on the east by Walerga Road (APN 029-030-various)
15	Silver Creek	79-lot single-family residential subdivision on lots ranging in size from 10,008 square feet to 17,702 square feet	Approved	Northeast corner of Walerga Road and PFE Road (APN 023-221-016, 050)

Table 16-7 (Continued)
Current and Prospective Projects List

Project Number	Project Name	Project Description	Status/Timing[1]	Location
16	Sun Valley Oaks	74 residential units, parks, open space, and school site on 92.8 acres	EIAQ-2792	Bounded on the north by Baseline Road, on the east by Crowder lane, on the south by the Placer/Sacramento county line, and extending westward about 1,330 feet towards Walerga Road (APN 029-210 to 029-300-various)
17	Whisper Creek	104 units, 104-lot subdivision ranging from 10,835 square feet to 27,297 square feet, 8 open space parcels, 1 recreational lot, and 1 private street lot	Approved	South side of PFE Road west of Don Julio Road, near the Sacramento County line (APN 023-260-002, -006, -007, -017)
18	Willow Park	76 units on ±40 acres	Approved	Southwest of intersection of PFE and Cook-Riolo Roads (APN 486-010-various; 486-020-various)
19	Winding Creek	11 units on 24.1 acres	Approved	APN 023-240-040
20	Elverta Specific Plan (Sacramento County)	4,950 dwelling units, public/quasi-public uses, commercial, office and professional uses, schools, parks, and open space on 1,756 acres	Approved	Bounded by Sixth Street and Palladay Road on the west, on the north by the Sacramento/Placer county line, 28th Street on the east, and J Street to the south. Consists of 104 APNs.

Notes:
APN = assessors parcel number
[1] Application filed unless otherwise noted. "Predevelopment" refers to projects identified by the County but for which an application had not yet been filed.



Specific Plan Boundary
Antelope Community Plan Area
Rio Linda and Elverta Community Plan Area
Sunset Industrial Area
City Boundary
County Boundary
City of Lincoln Expanded Sphere of Influence
Planned and Proposed Developments

N

0 0.5 1 Miles

PLANNED AND PROPOSED DEVELOPMENTS

January 2008
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Riolo Vineyard Specific Plan EIR
Placer County, California

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Figure 16-5

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URS Corporation L:\Projects\Placer_County_Riolo_Vineyards_28066896\MXD\Current Working Documents\Figure 16-Z_Planned_and_Proposed_Developments.mxd Date: 9/7/2006 5:12:42 PM Name: akkeele0

Table 16-8
Development Assumptions in Key Areas – 2025 No Project Alternative

Area		Dwelling Units	Floor Area (1,000 square feet)			College Enrollment
			Retail	Office	Industrial	
Riolo Vineyards Specific Plan Area		650	132	0	0	
Roseville	General Plan Area	60,002	14,400	15,319	17,401	
	Sierra Vista and Creekview Specific Plan Areas	12,600	780	1,020	0	
Rocklin	General Plan Area	28,606	4,586	2,848	6,494	23,000
Lincoln	General Plan Area	22,123	2,948	3,622	8,161	5,000
	SOI Expansion Area	15,000	1,875	4,000	0	
Placer Ranch		7,200	900	2,213	1,387	25,000
Remainder Sunset Industrial Area		0	357	912	7,851	
Regional University		4,387	215	75	0	6,000
Placer Vineyards		14,132	1,855	1,764	0	
Sutter Pointe		8,750	1,094	750	1,500	
Totals		173,450	29,142	32,523	42,794	59,000

Source: DKS Associates, 2006
Note:
SOI = sphere of influence

Table 16-9
West Roseville Specific Plan Land Uses

Land Use Designation	Area (Acres)
Low-Density Residential	1,354.0
Low-Density Residential (Age Restricted)	147.0
Medium-High Density Residential	143.0
High-Density Residential	110.0
Light Industrial	74.0
Industrial	34.0
Business Professional	19.0
Community Commercial	48.0
Open Space	670.0
Open Space/Paseo	14.0
Public/Quasi Public	148.0
Park	251.0
Pocket Parks	19.0
Right-of-Way (ROW)	128.0
Total	**3,159.0**

Source: City of Roseville, 2004b.

The SIAP uses six land use designations to guide development within its plan area: Business Park, Industrial, General Commercial, Agriculture, Public Facility, and Open Space. No residential land uses are allowed within the plan area; however, the proposed Placer Ranch Specific Plan (discussed below) lies partially within the SIAP and includes a variety of densities of residential land uses and university land uses. According to the SIAP, the plan area is emerging as an important employment base for residents of South Placer County, North Sacramento, and the foothill communities. The economic development activity within the SIAP is recognized as a critical component of the county's future growth, due to the jobs and revenue that the area is expected to generate. The SIAP identifies additions to the transportation/circulation network in the vicinity that are necessary to serve development within the plan area. Table 16-10 identifies the land use designations by acreage in the SIAP.

Table 16-10
Proposed Land Uses for
Sunset Industrial Area Plan

Land Use Designation	Area (Acres)
Business Park	892.0
Industrial	3,479.0
General Commercial	49.0
Agriculture	3,503.0
Public Facilities	776.0
Open Space	184.0
Total	**8,883.0**

Source: Placer County, 1997

Placer Vineyards Specific Plan. The approved Placer Vineyards Specific Plan (PVSP) area is located in southwestern Placer County and is bounded on the north by Baseline Road, on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line, and on the east by Dry Creek and Walerga Roads. The majority of the 5,230-acre site was previously zoned for agriculture (80-acre minimum lot sizes), and a small portion of the site is zoned Residential Agriculture (10-acre minimum lot sizes). The *Placer County General Plan* identified this area as appropriate for urbanization following adoption and implementation of a comprehensive Specific Plan.

The PVSP includes Residential, Commercial, Public/Quasi-Public land uses and a Special Planning Area. Table 16-11 shows the land use summary for the PVSP. Approximately 2,377 acres of residential land uses are planned within the urbanized area of the plan. The Special Planning Area consists of 979 acres of existing rural residential development where no land use changes were approved. The PVSP may also incorporate 161 acres of commercial properties, including a 60-acre site for a regional retail "Power Center." The plan includes over 1,076 acres of open space, public facilities, and parkland. Lastly, the PVSP includes 34.5 acres for office space, 140 acres for new schools, and 330 acres for new roadways or improvements to existing roadways.

Proposed Major Developments

Placer Ranch Specific Plan. The Placer Ranch Specific Plan (PRSP) proposes the phased development of a mixture of industrial, commercial, office and professional, residential, and a branch campus of California State University (CSU), Sacramento, on approximately 2,213 acres within the boundaries of the SIAP. All corridor alignment alternatives of the proposed Placer Parkway would bisect the PRSP

Table 16-11
Approved Land Uses for Placer Vineyards Specific Plan

Land Use Designation	Area (±Acres)
Low Density Residential	991.0
Medium Density Residential	1,196.0
High Density Residential	190.0
Commercial	34.0
Commercial Mixed Use	67.0
Office	34.5
Business Park	98.5
Power Center	60.0
Town Center	33.5
Parks	217.0
School	140.0
Open Space/Public/Quasi-Public Facilities	859.5
Major Roads	330.0
Special Planning Area	979.0
Total	**5,230.0**

Source: Placer County Planning Department

area. The PRSP has common boundaries with the City of Roseville to the south and is bounded on the north by Sunset Boulevard West. The Western Regional Sanitary Landfill (WRSL) is located north of the PRSP on Athens Avenue. The project proposes approximately 980 acres of residential uses (including campus housing); approximately 290 acres for a university accommodating up to 25,000 students; approximately 9,612,000 square feet of industrial, commercial, office and professional land uses; and approximately 360 acres of institutional land uses (educational, parks, and open space). Roadway rights-of-way account for an additional 380 acres within the PRSP area. Table 16-12 shows proposed acreages by land use type in the Draft PRSP. Both the *Placer County General Plan* and the SIAP include policies that establish buffer zones around the WRSL to avoid siting of incompatible land uses in proximity to the landfill and to provide for future landfill expansion. Development of the site would require amendments to the existing land use designations and policies of the *Placer County General Plan* and SIAP.

Table 16-12
Proposed Land Uses for Placer Ranch Specific Plan

Land Use Designation	Area (Acres)
University	290.0
Residential	980.0
Professional/Commercial	203.0
Roadway Rights-of-Way	380.0
Open Space/Parks/Educational	360.0
Total	**2,213.0**

Source: Placer Ranch Draft Specific Plan, 2005

Sierra Vista Specific Plan. The proposed Sierra Vista Specific Plan (SVSP) area is 2,175 acres, located south of the West Roseville Specific Plan and about 2 miles north of the proposed project. The entire SVSP site is located in unincorporated Placer County; with the majority of the site situated within the City of Roseville's Sphere of Influence (SOI) and a portion located immediately west of Roseville's SOI. Although the land use plan has not been finalized, it currently proposes 9,995 dwelling units, mixed use commercial on 37 acres, mixed use commercial/office on 22.4 acres, community commercial on 195.2 acres, public/quasi-public on 82.4 acres, parks and recreation on 146.2 acres, open space on 214.1 acres, and urban reserves on 33.2 acres.

Creekview Specific Plan. The proposed Creekview Specific Plan (CSP) area is 511.5 acres, located in unincorporated Placer County within the City of Roseville's SOI. The CSP area is north of the West Roseville Specific Plan area and about 4 miles north of the proposed project. Although the land use plan has not been finalized, it currently proposes 2,361 dwelling units, mixed use commercial on 34.4 acres, community commercial on 9.6 acres, public/quasi-public on 58.4 acres, parks and open space on 154.4 acres, and urban reserves on 43.4 acres.

Regional University Specific Plan. The proposed Regional University Specific Plan (RUSP) area is composed of 1,100 acres of undeveloped agricultural land in Placer County situated between the western boundary of the WRSP area and Brewer Road. The RUSP project includes the completion of a private university and a new residential community. The university campus would encompass 600 acres of the project site and would serve a maximum of 6,000 students. Forty acres of the university campus would be used for development of a high school to serve 1,200 students. Residential land uses would occupy 365 acres of the site and would include a mixture of Low-, Medium-, and High-Density residential land uses. The remaining 135 acres of land within the RUSP would be designated with a mixture of Commercial, Parks, School, and Open Space land use designations. Table 16-13 summarizes the proposed land uses for the site.

Development of this project would require an amendment to the *Placer County General Plan* and Zoning Ordinance, and approval of the RUSP, among other entitlements. The current General Plan designation on the site is Agriculture/Timber (80-acre minimum), and the zoning is Farm (80-acre minimum).

Table 16-13
Proposed Land Uses for Regional University Specific Plan Area

Land Use Designation	Area (±Acres)
University	600.0
Low-Density Residential	245.0
Medium-Density Residential	80.0
High-Density Residential	40.0
Community Commercial	70.0
Neighborhood Commercial	3.0
Parks	31.0
School	11.0
Open Space/Parkway	20.0
Total	**1,100.0**

Source: Placer County Planning Department, 2006

Sutter Point Specific Plan. The Sutter Point Specific Plan is proposed on 7,500 acres within Sutter County's 10,500 acre Industrial-Commercial Reserve area. The Plan Area is bounded by the Sacramento/Sutter county line to the south, Natomas Road to the East, and by Powerline Road at its most westerly edge. The proposed Specific Plan includes a minimum of 3,600 acres for employment uses; a minimum of 1,000 acres for schools, parks, retail, and other community facilities; and a maximum of 2,900 acres for up to 17,500 residential dwelling units. Table 16-14 shows the land use summary for the Sutter Point Specific Plan.

Table 16-14
Proposed Land Uses for Sutter Pointe Specific Plan

Land Uses	Gross Acres	Dwelling Units	Non-Residential Planned Building Square Feet[1]	Public Facilities Overlays[2]	Approx. Acre Allocation
Residential					
Low	650	1,103	95,000	Neighborhood Park (NP)	66
Medium	2,994	12,721	474,000	K-8 School (K-8)	120
High	256	3,676	379,000	High School (HS)	42
Public Facilities[2]	(1,000)		0	Local Commercial (LC)	20
Subtotal	2,900	17,500	**948,000**	Open Space/Recreation/ Golf/Lake/ Community Buildings/Institutional/ Drainage	752
Employment					
Employment 1	1,157		9,784,077		
Employment 2	2,443		36,078,000	**Total**	**1,000**
Subtotal	3,600		45,862,077		
Total	7,500	17,500	**46,810,077**		

Notes:
[1] Non-residential Planned Building Square Feet found within residential areas are based on Local Commercial overlay uses.
[2] To allow for residential Public Facilities site planning implementation, residential zoning contains a minimum 1,000-acre Measure M mandated requirement.

City of Lincoln Sphere of Influence Expansion Area. The City of Lincoln is undergoing its General Plan Update, which includes a 50-year projection that increases its SOI from approximately 21,600 acres to about 35,500 acres. This is an increase of about 64 percent. Seven villages and two development areas totaling approximately 32,000 acres within the proposed new SOI area comprise the current proposal. This plan was proposed as an outcome of a study commissioned by the City of Lincoln to determine what population size it would need at buildout to attract businesses and be self-sustaining. This study determined that a population of 90,000 to 120,000 people was needed and a concomitant increase of land to support such a population.

16.2.3 Cumulative Impact Evaluation

The EIR for the *Placer County General Plan Update* states that, based on the assumptions in the 2010 scenario, "South Placer County becomes a more 'urban' area, with a relatively larger supply of jobs, services, and shopping opportunities for residents than currently exists [1994]. …This is an important objective of the Countywide General Plan, as well as of the general plans of Placer County cities…" (Crawford Multari & Starr et al., 1994). The proposed project contributes to meeting these objectives,

and also to some of the cumulative environmental impacts identified in the General Plan associated with the 2010 development scenario, and the buildout scenario of the *Dry Creek/West Placer Community Plan*.

The EIR for the *Placer County General Plan Update* concluded that in eight major areas the development considered in the General Plan, taken as a whole, will result in potentially significant or significant adverse impacts to land use, traffic congestion, cultural resources, loss of farmland, loss of agricultural reduction, habitat conversion and habitat quality reduction, increase in air pollutant emissions, and traffic noise.

The Final EIR for the *Dry Creek/West Placer Community Plan* (May 1990) concluded that development resulting from the buildout of the Community Plan's provisions might result in significant cumulative impacts on traffic/circulation, air quality, and drainage and flood control.

When considered with other reasonably foreseeable projects, cumulative impacts to some resources would be significant and more severe than those caused by the proposed project alone. The proposed project would contribute to cumulative impacts on land use, biological resources, visual resources, traffic congestion, air quality, noise, hydrology, water, wastewater, and schools (cumulative impacts to schools would be a short-term significant cumulative impact). The potential for the proposed project to contribute to cumulatively significant impacts for each resource area considered in this Draft EIR is discussed below.

Land Use

The *Placer County General Plan EIR* states that the County's General Plan will bring about changes to the existing land use in its unincorporated areas. The buildout scenario presented in the *Dry Creek/West Placer Community Plan* also presupposes that land uses will change as the Community Plan Area experiences growth and development. When these two documents were written, much of the land in unincorporated South Placer County was undeveloped and a good portion existed as farmland. It was envisioned that the conversion of these farmlands to urban use would also result in the loss of agricultural production. While the *Placer Countywide General Plan Final EIR* stated that the loss of farmland and agricultural production was considered a significant adverse impact, it noted that no mitigation measures are available to reduce the adverse impact to a less-than-significant level (Crawford, Multari & Starr et al., 1994b).

Development of the proposed project would convert approximately 395 existing acres of agricultural uses and Open Space designated land to urban and other uses, as more structures are placed on what is now primarily undeveloped land. While the County has long planned for development in the Specific Plan area, unlike many of the larger projects identified in the cumulative development scenario, the proposed project would still contribute many acres to the cumulative loss of farmland. The proposed project would also contribute to the overall decline in Williamson Act Contract lands, should immediate cancellation of this contract within the Specific Plan area be approved. In the context of rapidly accelerating loss of farmlands in western Placer County, the proposed project's impact would be cumulatively considerable. Therefore, the proposed project's cumulative impacts on permanent loss of farmland would be significant and unavoidable.

Population and Housing

Neither the EIR for the *Placer County General Plan* nor the *Dry Creek/West Placer Community Plan* identified cumulative impacts on population, employment, and housing. As discussed in Chapter 5, local and regional population forecasts have expected growth in the Community Plan area. Thus the population increase that would result from the proposed project and the development projects discussed below is

consistent with regional and local projections. An increase in population would affect other resources, such as traffic and the provision of public services. This is discussed in the sections below. Given that cumulative impacts related to increased population from the proposed project and related projects are not in themselves significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to population would therefore be less than significant.

Placer County has experienced a lag in providing affordable housing, as have most California counties. The proposed project would beneficially reserve 10 percent of its dwelling units for affordable housing. Consequently, the proposed project would have no adverse impact on the area's affordable housing supply.

Biological Resources

The *Placer County General Plan EIR* identified cumulative significant impacts related to habitat conversion and habitat quality reduction, and the *Dry Creek/West Placer Community Plan* identified cumulative impacts related to biotic resources (oak woodlands, wetlands, and wildlife). Development identified in the proposed project's cumulative impact scenario would result in a mix of land uses that would contribute to the loss of habitat and biological resources. The loss of vegetation and wildlife habitat throughout the *Dry Creek/West Placer Community Plan Area*, western Placer County, and southern Sutter County would be a cumulatively significant impact.

Approximately 1.95 acres of jurisdictional wetlands habitat and 1.81 acres of non-jurisdictional waters, at least 122 native trees that are regulated under the Placer County Code, 131 native oak seedlings on the Doyle Ranch Mitigation site, and approximately 185 acres of grasslands potentially used by foraging Swainson's hawks would be removed by the proposed project development. Mitigation for impacts to these resources would include onsite wetland creation, onsite replacement of native trees greater than 6 inches in diameter at breast height, and preservation of annual grasslands. These impacts would contribute to the cumulative effects on wetlands, native trees, and special-status species that include habitat fragmentation, and direct removal of suitable breeding and or foraging habitat. While mitigation would be required for other reasonably foreseeable projects, and while the proposed mitigation would reduce project-specific impacts to less-than-significant levels, the removal of trees, wetlands, and uplands would contribute to the significant cumulative loss of vegetation and wildlife habitat throughout the *Dry Creek/West Placer Community Plan Area*, and is considered cumulatively considerable. Considering the cumulative impact scenario of which the proposed project is a part, cumulative impacts to biological resources would be significant and unavoidable.

Cultural Resources

Available information indicates that Placer County is a rich source of cultural and paleontological material. Information from individual cultural and paleontological resources is most valuable to the archaeological and/or paleontological records collectively. A cultural and/or paleontological context for Placer County may be established by examining these individual resources collectively as a whole. The *Placer County General Plan* provides policies, which are essential to protecting these and other resources from future development. The *Placer County General Plan EIR* concluded that the cumulative impact of development on these resources is potentially significant. It concludes that no feasible mitigation measures beyond the policies and programs included in the General Plan Policy Document are available that would reduce the possibility of occasional inadvertent exposure of historic, unique archaeological, or paleontological sites to a less than significant level. The *Dry Creek/West Placer Community Plan EIR* concluded that impacts to cultural resource could be reduced to a less than significant level through

preservation of cultural sites. Considering the cumulative impact scenario of which the proposed project is a part, cumulative impacts to cultural resources would be significant and unavoidable.

Four recorded archaeological resources were identified in the study area, two of which could not be located during surveys conducted for this Draft EIR. No properties that meet the criteria for listing in either the National Register of Historic Places or California Register of Historic Resources were identified in the study area; hence, no historical resources occur within the Plan Area, or in areas that would be disturbed outside of the Plan Area for installation of infrastructure. No vertebrate paleontological sites are known to exist within the project site. Thus, there are few known cultural or paleontological resources in the study area. In Section 7.4 of this Draft EIR, mitigation is identified to reduce impacts to the four previously recorded archaeological sites to a less than significant level, and to address inadvertent damage to currently unknown cultural and/or paleontological resources during project construction. Based on the quantity of cultural resources that could be affected by the proposed project and the mitigation identified to manage them, as well as mitigation measures identified to manage the discovery of new resources that may be identified during construction, the proposed project's contribution to cumulative impacts on cultural and paleontological resources is not considered cumulatively considerable. Therefore, the proposed project's cumulative impact on cultural and paleontological resources would be less than significant.

Visual Resources

No cumulative impacts related to visual resources were identified in the *Placer County General Plan Update EIR* or the *Dry Creek/West Placer Community Plan.* The projects identified in the proposed project's cumulative impact scenario provide a mix of land uses that would reduce open space and urbanize West Placer County and the *Dry Creek/West Placer Community Plan* area. An areawide transformation in landscape character from rural to urban is an unavoidable consequence of the planned and proposed areawide transformation of land use to predominantly urban and suburban uses. Considering the cumulative impact scenario of which the proposed project is a part, cumulative impacts to visual resources would be significant and unavoidable.

Cumulative visual impacts related to the proposed project could include the incremental project contributions to a cumulative change in the existing areawide rural landscape character; project impacts on landscape character in combination with future County roadway improvements on PFE Road, Watt Avenue, and Walerga Road; and incremental project contributions to areawide night-sky light pollution.

Within the Community Plan area, transformation in landscape character from rural to urban is also an unavoidable consequence of the planned transformation of land use to predominantly suburban residential use. Mitigation Measures 8-2a, 8-2b, and 8-2c would preserve key aspects of local landscape character, particularly public access to Dry Creek, and preservation of native oak trees as a part of the characteristic local landscape image. The proposed project would be the second largest development in the Community Plan area, after the proposed Placer Vineyards Specific Plan.

Future cumulative impacts of planned County roadway improvements on PFE Road, Watt Avenue and Walerga Road in combination with project-specific roadway improvements to the same corridors would result in loss of trees and a decline in visual quality in the short term. These impacts are discussed under Impact 8-2 in Section 8.3 of this Draft EIR. Mitigation Measures 8-2a, 8-2b, and 8-2c (identified in Section 8.4 of this Draft EIR) address both project and cumulative impacts, and no additional mitigation is proposed or recommended. With these measures, anticipated cumulative visual impacts within the immediately affected public road corridors surrounding the site would be substantially mitigated in the long term.

Under Mitigation Measure 8-4b, in order to minimize project contributions to cumulative areawide night light pollution, no upward lighting would be permitted, all lighting would be of minimum brightness consistent with safety, and all light standards would be required to include shielding to direct illumination downward. An increase in ambient night sky illumination is an unavoidable adverse effect of the planned areawide transformation of land use from rural to urban. Mitigation Measure 8-4b would substantially limit, though not eliminate, project contributions to that impact.

Based on the above factors, the proposed project's contribution to cumulative impacts on visual resources is considered cumulatively considerable, even with implementation of mitigation measures proposed and recommended. Therefore, the proposed project's cumulative impact on visual resources would be significant and unavoidable.

Transportation and Circulation

The *Placer County General Plan Update EIR* identified adverse impacts on traffic congestion as significant, as did the *Dry Creek/West Placer Community Plan EIR*. Sections 9.3.3.6 and 9.3.3.7 describe the traffic impacts of the proposed project under Cumulative Plus Project Conditions. The Year 2025 traffic volumes were forecast using the Placer County travel demand forecast model, which is nested within the overall Sacramento metropolitan area's regional travel demand forecast model, SACMET99. The Placer County Traffic Model provides traffic projections for year 2025 in Placer County and the remainder of the region, which is regarded as the "cumulative" year of analysis for traffic associated with the proposed project.

Cumulative development assumptions for transportation and circulation impact analyses were prepared through discussions with the staffs of Placer County and the cities of Roseville, Rocklin, and Lincoln. Table 9-17 in Section 9.3.2 of this Draft EIR shows the key assumptions for the Cumulative No Project scenario. Roadway improvements that were assumed to be in place in 2025 include all the new roadways and roadway improvements described in the *Placer County General Plan EIR* and the Placer County CIP, plus those projects in the SACOG MTP that would be implemented by 2025. These improvements include the following:

- Widening of Baseline Road to four lanes from the Sutter County line to Watt Avenue and to 6 lanes from Watt Avenue to the City of Roseville
- Widening of Watt Avenue to four lanes from the Sacramento County line to Baseline Road
- Widening of Walerga Road to four lanes from the Sacramento County line to Baseline Road

The new and improved roadways that would be part of new development areas were assumed under the Cumulative No Project Scenario. This includes:

- Widening of Watt Avenue to six lanes from the Sacramento County line to Baseline Road
- Widening of Baseline Road to six lanes from the Sutter County line to Watt Avenue
- New traffic signals at the intersections of Locust Road and Baseline Road, and Watt Avenue and PFE Road

For Sacramento County, improvements contained in SACOG's 2025 MTP were assumed. This includes:

- Widening of Elverta Road from two lanes to four lanes from Rio Linda Boulevard to Watt Avenue

- Widening of Watt Avenue and Walerga Road from two lanes to four lanes from Elverta Road to the Placer County line

- Widening of Watt Avenue to six lanes from the Sacramento County line to Elverta Road

The analysis of the Cumulative No Project scenario in the City of Roseville assumed the improvements contained in Roseville's 2020 CIP, at their request.

The Cumulative No Project Scenario assumes the current land use, and does not include the estimated amount of development that could occur on the project site under the *Dry Creek/West Placer Community Plan*. The Community Plan densities would permit up to 650 dwelling units in the Plan Area. This includes the transfer of units out of the floodplain. For the purpose of this study it was assumed that the development of the Plan Area under Cumulative No Project conditions would use a similar roadway network as the proposed project within the Plan Area.

The Community Plan calls for the eventual closure of PFE Road west of Cook-Riolo Road. However, based on discussions with Placer County, the analysis of Cumulative Conditions has been performed with PFE Road both open and closed.

Cumulative traffic conditions would be cumulatively significant. Development of the proposed project would result in an increase in traffic. While project-specific mitigation measures have been identified to reduce the proposed project's effect on increased levels of service (LOS) on affected arterial segments and intersections within the study area, the addition of more traffic on already congested roadways would not alleviate the projected adverse cumulative condition.

Tables 16-15, 16-16, 16-17, and 16-18 identify the projected LOS for study area roadway segments and intersections under cumulative conditions, with and without the proposed project, with PFE Road open and closed.

The City of Roseville LOS policy calls for maintenance of a LOS C standard at 70 percent of all signalized intersections and roadway segments in the City during the p.m. peak hour. For this Draft EIR, LOSs were evaluated at all of the 159 existing and planned signalized intersections throughout the City of Roseville. The addition of the proposed project was not assumed to add any signals to the City of Roseville.

The LOS at the intersection of Galleria Boulevard with Antelope Creek Drive would degrade from LOS C to LOS D with the addition of the proposed project with PFE Road closed.

Based on the above factors, the proposed project's contribution to cumulative impacts on transportation and circulation would be cumulatively considerable, even with implementation of mitigation measures proposed and recommended. Therefore, the proposed project's cumulative impact on transportation and circulation would be significant and unavoidable.

Table 16-18 shows the number and percentage of intersections that would operate at LOS C or better under both Cumulative No Project and Cumulative Plus Project conditions, assuming no additional roadway improvements beyond the current City of Roseville CIP program.

Table 16-15
Roadway Segment Levels of Service
Cumulative Conditions

Roadway	Segment	Cumulative No Project Conditions		Cumulative Plus Project Conditions	
		PFE Road Open	PFE Road Closed	PFE Road Open	PFE Road Closed
Unincorporated Placer County					
Watt Avenue	South of Baseline Road	C	C	C	D
Watt Avenue	North of PFE Road	F	F	F	F
Walerga Road	South of Baseline Road	F	F	F	F
Walerga Road	North of PFE Road	F	F	F	F
Walerga Road	South of PFE Road	F	F	F	F
Baseline Road	West of Locust Road	D	D	**D**	D
Baseline Road	West of Watt Avenue	F	F	F	F
Baseline Road	West of Walerga Road	E	E	D	**E**
PFE Road	East of Watt Avenue	C	D	**E (B)[1]**	**E (B)[1]**
PFE Road	East of Walerga Road	D	A	E	A
Unincorporated Sacramento County					
Elverta Road	East of SR 70/99	B	B	B	B
Elverta Road	East of Rio Linda Boulevard	D	D	D	D
Elverta Road	East of 16th Street	C	C	C	C
Elverta Road	West of Watt Avenue	E	E	E	E
Watt Avenue	North of Elverta Road	F	F	F	F
Watt Avenue	North of Antelope Road	F	F	F	F
Watt Avenue	North of Elkhorn Boulevard	F	F	F	F
Walerga Road	North of Elverta Road	F	F	F	F
Walerga Road	North of Antelope Road	F	F	F	F
Walerga Road	North of Elkhorn Boulevard	E	E	E	E
Unincorporated Sutter County					
Riego Road	West of Pleasant Grove Road	D	D	D	D
State Highways (Caltrans)					
SR 70/99	South of Riego Road	F	F	**F**	**F**
SR 70/99	South of Elverta Road	F	F	**F**	**F**
SR 70/99	South of Elkhorn Boulevard	F	F	**F**	**F**
SR 65	North of Blue Oaks	F	F	F	**F**
SR 65	North of Pleasant Grove	F	F	F	**F**
SR 65	South of Pleasant Grove	F	F	F	**F**
SR 65	South of Galleria Blvd	F	F	F	F
I-80	West of Watt Ave	F	F	F	**F**
I-80	East of Watt Ave	F	F	**F**	**F**
I-80	West of Elkhorn Blvd	F	F	F	**F**
I-80	East of Elkhorn Blvd	F	F	**F**	**F**
I-80	West of Riverside Ave	F	F	**F**	**F**
I-80	East of Riverside Ave	F	F	**F**	**F**
I-80	West of Eureka Rd	F	F	**F**	**F**
I-80	East of Eureka Rd	F	F	F	**F**

Note: Significant impacts are highlighted in **bold**. See Section 9.3.1 for a definition of significant impacts.
[1]The project widens PFE Road to two lanes westbound, but only one lane eastbound. The daily roadway analysis is supposed to be used with an even number of lanes. There is likely to be enough capacity westbound but there could be not enough capacity eastbound. Therefore the mitigation measure would be to add the eastbound lane.

Table 16-16
A.M. Peak Hour Intersection Levels of Service
Cumulative Conditions

Roadway	Segment	Cumulative No Project Conditions		Cumulative Plus Project Conditions	
		PFE Road Open	PFE Road Closed	PFE Road Open	PFE Road Closed
Unincorporated Placer County					
Locust Road	Baseline Road	A	A	B	B
Watt Avenue	Baseline Road	F	F	**F**	**F**
Fiddyment Road	Baseline Road	F	F	**F**	F
Watt Avenue	PFE Road	C	C	**D**	**D**
Walerga Road	PFE Road	F	F	**F**	**F**
Cook-Riolo Road	PFE Road	F	F	**F**	F
Watt Avenue	"Riolo" Road			C	**D**
"West" Road	PFE Road			C	C
"East" Road	PFE Road			C	**F**
Walerga Road	"Riolo" Road			**E**	**E**
Unincorporated Sacramento County					
Watt Avenue	Elverta Road	F	F	F	F
Walerga Road	Elverta Road	F	F	F	F
Watt Avenue	Elkhorn Blvd	F	F	F	F
Walerga Road	Elkhorn Blvd	E	D	E	D
State Highways (Caltrans)					
SR 70/99 – SB	Riego Road	B	B	B	B
SR 70/99 – NB	Riego Road	A	A	A	A
SR 70/99 – SB	Elverta Road	C	C	C	C
SR 70/99 – NB	Elverta Road	A	A	A	A
SB SR 65	Pleasant Grove	B	B	B	B
NB SR 65	Pleasant Grove	C	C	C	C
WB I-80	Riverside Ave	C	C	B	C
Watt Avenue	I-80 WB	B	B	B	B

Note:
Significant impacts are highlighted in **bold**. See Section 9.3.1 for a definition of significant impacts.

Table 16-17
P.M. Peak Hour Intersection Levels of Service
Cumulative Conditions

Roadway	Segment	Cumulative No Project Conditions		Cumulative Plus Project Conditions	
		PFE Road Open	PFE Road Closed	PFE Road Open	PFE Road Closed
Unincorporated Placer County					
Locust Road	Baseline Road	E	E	E	E
Watt Avenue	Baseline Road	F	F	F	F
Fiddyment Road	Baseline Road	F	F	F	F
Watt Avenue	PFE Road	C	C	C	**D**
Walerga Road	PFE Road	F	F	**F**	**F**
Cook-Riolo Road	PFE Road	F	F	F	F
Watt Avenue	"Riolo" Road			C	C
"West" Road	PFE Road			**D**	**D**
"East" Road	PFE Road			**D**	**E**
Walerga Road	"Riolo" Road			**D**	**D**
Unincorporated Sacramento County					
Watt Avenue	Elverta Road	F	F	F	F
Walerga Road	Elverta Road	F	F	F	F
Watt Avenue	Elkhorn Blvd	F	F	F	F
Walerga Road	Elkhorn Blvd	F	F	F	F
State Highways (Caltrans)					
SR 70/99 – SB	Riego Road	A	A	A	A
SR 70/99 – NB	Riego Road	A	A	A	A
SR 70/99 – SB	Elverta Road	C	C	C	C
SR 70/99 – NB	Elverta Road	B	B	B	B
SB SR 65	Pleasant Grove	C	B	C	C
NB SR 65	Pleasant Grove	C	C	C	C
WB I-80	Riverside Ave	C	B	B	C
Watt Avenue	I-80 WB	B	B	B	B

Note:
Significant impacts are highlighted in **bold**. See Section 9.3.1 for a definition of significant impacts.

Table 16-18
City of Roseville Intersections Operating at LOS C or Better
Cumulative Conditions

Level of Service	Cumulative No Project Conditions				Cumulative Plus Project Conditions			
	PFE Road Open		PFE Road Closed		PFE Road Open		PFE Road Closed	
LOS A-C	117	73.6%	118	74.2%	118	74.2%	117	73.6%
LOS D	23	14.5%	21	13.2%	22	13.8%	22	13.8%
LOS E	15	9.4%	15	9.4%	15	9.4%	16	10.1%
LOS F	4	2.5%	5	3.1%	4	2.5%	4	2.5%
Total Intersections	159	100%	159	100%	159	100%	159	100%

Air Quality

The *Placer County General Plan Update EIR* identified significant cumulative impacts associated with development, and particularly identified substantial increases in emissions of nitrogen oxide (NO_X) and particulate matter (PM_{10}) that would result in violations of ambient air quality standards. The *Dry Creek/West Placer Community Plan* identified significant cumulative air quality impacts related to construction activity, as well as stationary sources and mobile emission sources. Development identified in the proposed project's cumulative impact scenario would result in a mix of land uses that would increase air quality emissions from both construction and operation of these projects.

Construction activity resulting from the proposed project and other development assumed in the *Placer County General Plan Update* and the *Dry Creek/West Placer Community Plan*, and projects identified in the cumulative impact scenario, would result in construction emissions from earthmoving activities and heavy-duty equipment operations. This is a cumulatively significant impact.

Earthmoving activities related to proposed project construction could result in substantial fugitive dust (PM_{10}) emissions and may generate localized concentrations that exceed the federal and state standards identified in Section 10.2 of this Draft EIR. Construction equipment operation and employee vehicle trips would generate exhaust emissions, including reactive organic gases (ROG), NO_X, carbon monoxide (CO), PM_{10}, and sulfur dioxide (SO_2). Even with feasible mitigation measures, the proposed project's incremental contribution to this impact is considered cumulatively considerable. Therefore, the proposed project's cumulative impact on air quality related to construction emissions would be significant and unavoidable.

The *Placer County General Plan Update* includes policies aimed at reducing ozone precursor and particulate emissions associated with cumulative development in Placer County. These policies are of particular importance since the portion of Placer County surrounding the proposed project site is currently designated as being in nonattainment for the state and federal 1-hour average ozone standard and the state PM_{10} standard. The proposed project would result in an increase in regional criteria pollutant emissions. The increases, as compared to the federal and state standards, are identified in Section 10.3 of this Draft EIR. Four pollutant emissions resulting from operation of the proposed project would exceed the most stringent standards: ROG, PM_{10} $NO_{X,}$ and CO. Mitigation measures included in this Draft EIR would reduce project-related emissions. However, the mitigation measures would not reduce emissions below the significance thresholds. Even with feasible mitigation measures, the proposed project's incremental contribution to regional criteria pollutant emissions is considered cumulatively considerable. Therefore,

the proposed project's cumulative impact on regional criteria pollutant emissions would be significant and unavoidable.

Unlike regional emissions, CO concentrations are localized, based on traffic conditions at individual intersections. Cumulative CO concentrations at study area intersections were evaluated for the year 2025. As discussed in Section 10, localized CO concentrations were modeled with the California Department of Transportation (Caltrans) CALINE4 roadway dispersion model. The eight intersections selected for modeling were:

- Cook-Riolo Road and PFE Road
- Fiddyment Road and Baseline Avenue
- Walerga Road and Elkhorn Boulevard (only with PFE road open)
- Walerga Road and Elverta Road
- Walerga Road and PFE Road
- Watt Avenue and Baseline Avenue
- Watt Avenue and Elkhorn Boulevard
- Watt Avenue and Elverta Road

By 2025, other intersections that would be potentially impacted by the proposed project are not expected to experience CO concentrations higher than the highest predicted among these eight intersections. By 2025, the cumulative LOS at these eight intersections will be LOS F. Therefore, one of these intersections is expected to represent the cumulative, worst-case intersection. The predicted CO concentrations at these eight intersections in the year 2025 are presented in Tables 16-19 and 16-20. A description of the dispersion modeling used to calculate these values are provided in Appendix G.

Table 16-19
Maximum Predicted 1-Hour Average CO Concentrations without Background (ppm)

Intersection	Year 2025	
	No Project	With Project
Cook-Riolo Rd & PFE Rd	8.5	8.5
Fiddyment Rd & Baseline Ave	9.6	9.6
Walerga Rd & Elkhorn Blvd	9.1	9.1
Walerga Rd & Elverta Rd	9.5	9.5
Walerga Rd & PFE Rd	9.3	9.3
Watt Ave & Baseline Ave	9.6	9.6
Watt Ave & Elkhorn Blvd	9.5	9.5
Watt Ave & Elverta Rd	9.6	9.6
State Standard	20	20
Federal Standard	35	35

Table 16-20
Total 8-Hour Average CO Concentration (ppm)

Intersection	Year 2025	
	No Project	With Project
Cook-Riolo Rd & PFE Rd	4.4	4.4
Fiddyment Rd & Baseline Ave	5.0	5.0
Walerga Rd & Elkhorn Blvd	4.7	4.7
Walerga Rd & Elverta Rd	4.9	4.9
Walerga Rd & PFE Rd	4.8	4.8
Watt Ave & Baseline Ave	5.0	5.0
Watt Ave & Elkhorn Blvd	4.9	4.9
Watt Ave & Elverta Rd	5.0	5.0
State Standard	*9.0*	*9.0*
Federal Standard	*9*	*9*

Note:
Based on a persistence factor of 0.52 as recommended in the Transportation Project-Level Carbon Monoxide Protocol (Caltrans, 1997).

The Year 2025 condition considered cumulative traffic conditions based on the transportation and circulation analysis described in Chapter 9 of this Draft EIR. Based on that analysis, the proposed project, when added to projected future traffic, would not result in cumulatively significant impacts related to local CO concentrations. Since cumulative impacts from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. Therefore, the proposed project's cumulative impact on local CO concentrations would be less than significant.

Noise

The *Placer County General Plan Update EIR* and the *Dry Creek/West Placer Community Plan* identified the potential for cumulative impacts related to traffic noise and other fixed sources, depending on location and type of development. The cumulative impact analysis for year 2025 incorporates permitted and probable 2025 projects within the Dry Creek/West Placer Community Plan Area in order to estimate the 2025 traffic conditions on Watt Ave, PFE Road and Walerga Road. Increases in noise levels would occur by 2025 due to the increases of traffic volumes that are not offset by reductions in speeds, changes of traffic composition, or changes to intersection controls.

Section 11.3.3.1 and Impact 11-3 in Chapter 11 describe the noise impacts of the proposed project under Cumulative Plus Project Conditions, using forecasted Year 2025 traffic volumes as described under Transportation and Circulation, above. The 2025 impact analysis references noise prediction locations identified on Figure 11-3 in Chapter 11 of this Draft EIR. Tables 16–21a and 16-21b show the results for the projected 2025 noise environment both with and without the proposed project, for the PFE Road Open scenario and for the PFE Road Closed scenario, respectively.

Table 16–21a
Calculated Noise Levels for Future (2025) No Project and Future Plus Project Conditions with PFE Road Open

Receptor	Calculated Noise Levels, L_{dn}, dBA							
	Future Level, No Project		Future Level, Plus Project w/out Walls		Future Level, Plus Project w/ Walls		Change w/ Walls[1]	
	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*
R01	51	34	51	34	49	34	-2	0
R02	49	31	49	31	49	31	0	0
R03	48	31	49	32	49	32	0	0
R04	**61**	43	**62**	44	**62**	44	0	0
R05	58	41	59	42	59	42	0	0
R06	57	41	58	42	57	42	-1	0
R07	55	40	56	41	54	38	-2	-3
R08	54	42	55	43	52	36	-3	-7
R09/LT1	45	28	46	28	45	28	-1	0
R10	53	35	54	36	49	36	-5	0
R11	49	31	49	32	48	31	-1	-1
R12	**62**	42	**63**	43	**63**	43	0	0
R13	**62**	43	**63**	44	54	44	-9	0
R14	50	33	51	34	50	32	-1	-2
R15	62	44	63	45	**63**	45	0	0
R16	52	34	52	35	51	35	-1	0
R17	53	36	54	37	49	36	-5	-1
R18	**68**	**46**	**68**	**46**	59	**46**	-9	0
R19	**67**	45	**67**	45	58	44	-9	-1
R20	49	31	49	31	48	30	-1	-1
LT2	54	38	54	38	54	38	0	0
NP7/ST1	**69**	**51**	**69**	**51**	**69**	**51**	0	0
NP9/ST2	**61**	44	60	44	**61**	44	1	0
NP1/ST3	**61**	43	**61**	44	**61**	44	0	0
NP5/ST4	58	40	59	41	59	41	0	0
NP2	56	39	56	39	56	39	0	0
NP3	47	30	48	31	48	31	0	0
NP4	46	28	46	29	46	29	0	0
NP6	**63**	**46**	**63**	**46**	**63**	**46**	0	0
NP8	**65**	**49**	**66**	**49**	**65**	**49**	-1	0
Elementary School	56	40	57	41	57	41	0	0

Notes:
* Equivalent to 2nd floor exterior façade level minus 20 dB for structural noise reduction
dBA = A-weighted decibels
L_{dn} = Day-night-average noise level (noise exposure over a 24-hour period)
R01 through R20 represent future representative receiver locations; NP7 through NP9 represent receiver locations for existing structures within the Plan Area; NP1 through NP6 represent receiver locations for existing offsite receptors. Receivers are identified on Figure 11-3.
ST represents short-term measurement location.
[1] Comparing Future Calculated Plus Project L_{dn} with and without walls.
Bold text indicates exceedance of noise exposure thresholds identified in County Plan.

Table 16–21b
Calculated Noise Levels for Future (2025) No Project and Future Plus Project Conditions with PFE Road Closed

Receptor	Calculated Noise Levels, L_{dn}, dBA							
	Future Level, No Project		Future Level, Plus Project w/out Walls		Future Level, Plus Project w/ Walls		Change w/ Walls[1]	
	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*	Exterior Property Line	2nd Floor Interior*
R01	52	34	51	34	49	34	-2	0
R02	49	31	49	31	49	31	0	0
R03	49	32	49	32	48	32	-1	0
R04	**62**	44	**61**	43	**61**	43	0	0
R05	59	42	58	41	58	41	0	0
R06	58	42	57	41	56	41	-1	0
R07	56	41	55	40	53	38	-2	-2
R08	55	43	54	42	51	36	-3	-6
R09/LT1	46	28	45	28	44	28	-1	0
R10	54	36	53	35	48	35	-5	0
R11	49	32	49	32	47	30	-2	-2
R12	**63**	43	**62**	42	**62**	42	0	0
R13	**63**	44	**62**	43	53	43	-9	0
R14	51	34	50	34	49	32	-1	-2
R15	**63**	45	**62**	44	**62**	44	0	0
R16	52	35	52	35	51	34	-1	-1
R17	54	37	54	36	49	36	-5	0
R18	**68**	**46**	**68**	**47**	59	**46**	-9	-1
R19	**67**	45	**67**	44	58	44	-9	0
R20	49	31	49	31	48	30	-1	-1
LT2	54	35	54	39	54	39	0	0
NP7/ST1	**69**	**51**	**69**	**51**	**69**	**51**	0	0
NP9/ST2	**61**	44	**61**	44	**61**	44	0	0
NP1/ST3	**61**	44	**61**	43	**61**	43	0	0
NP5/ST4	59	41	58	41	58	41	0	0
NP2	56	39	56	39	56	39	0	0
NP3	48	30	47	30	47	30	0	0
NP4	46	29	46	28	46	28	0	0
NP6	**64**	**46**	**64**	**46**	**64**	**46**	0	0
NP8	**65**	**49**	**65**	**49**	**65**	**49**	0	0
Elementary School	57	41	56	41	56	41	0	0

Notes:
* Equivalent to 2nd floor exterior façade level minus 20 dB for structural noise reduction
dBA = A-weighted decibels
L_{dn} = Day-night-average noise level (noise exposure over a 24-hour period)
R01 through R20 represent future representative receiver locations; NP7 through NP9 represent receiver locations for existing structures within the Plan Area; NP1 through NP6 represent receiver locations for existing offsite receptors. Receivers are identified on Figure 11-3.
ST represents short-term measurement location.
[1] Comparing Future Calculated Plus Project L_{dn} with and without walls.
Bold text indicates exceedance of noise exposure thresholds identified in County Plan.

With respect to the proposed project's contribution to the predicted 2025 noise conditions, Tables 16-21a and 16-21b show the proposed project would result in cumulative impacts as follows:

- Due to 2025 exterior levels exceeding 60 dBA – R04, R12, R13, R15, R18, R19, NP1, NP6, NP7, NP8, NP9
- Due to 2025 exterior levels being +3 dBA higher than existing (2005) exterior levels – R18, NP7
- Due to 2025 interior levels exceeding 45 dBA – R18, NP6, NP7, NP8

These impacts are described in more detail in Chapter 11. Mitigation Measures 11-2a/11-3a and 11.2b/11-3b are identified in Chapter 11 to reduce noise impacts under cumulative (2025) conditions. Mitigation Measure 11-2b/11-3b would require the Applicant and all other landowners submitting tentative maps to implement a setback and/or submit sound barrier design that has been reviewed and approved by a noise consultant to attenuate potential noise impacts along PFE road at the property line of the sensitive receptors. The noise consultant's analysis and subsequent report of the proposed mitigation shall meet the requirements of Table 9-2 of the Placer County Noise Element and shall be submitted to the County for review and approval. If noise cannot be adequately attenuated at the property line, per the General Plan, additional conditions could be implemented upon approval by the County. Such conditions could include implementing feasible mitigation to reduce noise impacts and property owner notification. This impact would be considered significant and unavoidable, because sufficient mitigation to reduce impacts to a less-than-significant level may not be available.

Even with implementation of these mitigation measures, the proposed project's contribution to 2025 traffic noise impacts could be cumulatively considerable. Therefore, the proposed project's 2025 impact on noise would be significant and unavoidable.

Soils, Geology, and Seismicity

No cumulative impacts related to soils, geology, or seismicity were identified in the *Placer County General Plan EIR or the Dry Creek/West Placer Community Plan EIR,* because it was determined that these impacts would be reduced to less than significant levels through implementation of the goals and policies contained in both the *Placer County General Plan* and the *Dry Creek/West Placer Community Plan.* The potential for seismic activity in western Placer County is low. Development identified in the proposed project's cumulative impact scenario would result in a mix of land uses that would alter topography and increase the potential for erosion. Because these developments would be required to comply with the goals and policies of the *Placer County General Plan* and the *Dry Creek/West Placer Community Plan,* cumulative impacts would not be significant.

In the Plan Area, onsite grading would alter the site topography in the southern one-half of the Plan Area to achieve a level grade for construction of residential units, roads, the commercial site, and park facilities. These impacts would be mitigated by implementation of identified mitigation measures. These measures include submittal of Improvement Plans, specifications, and cost estimates (per the requirements of Section II of the Land Development Manual that are in effect at the time of submittal) to the Placer County ESD for review and approval (Mitigation Measure 12-1a); implementation of General Grading Concepts in Article 12.48 of the Placer County Code and adhering to Placer County ordinances for grading, drainage, and construction (Mitigation Measure 12-1b); identification of stockpiling and vehicle staging areas on Improvement Plans (Mitigation Measure 12-3a); compliance with NPDES requirements for construction and NPDES Phase II requirements (Mitigation Measures 12-3b and 12-3c; and preparation and implementation of a stormwater pollution prevention plan for construction. These mitigation measures are fully described in Chapter 12.

Given that cumulative impacts related to geology, soils, and seismicity from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to soils, geology, or seismicity would therefore be less than significant.

Hydrology and Water Quality

As acknowledged in the *Placer County General Plan Update EIR* and the *Dry Creek/West Placer Community Plan EIR*, cumulative development within the Dry Creek watershed would result in a significant increase in the risk of flooding due to an increase in surface drainage from new development, and potentially from new development encroaching on the 100-year floodplain. The *Placer County General Plan* identifies policies and programs designed to mitigate the increased risk of flooding due to cumulative development. In particular, the Dry Creek Watershed Drainage Improvement Zone Ordinance (Article 15.32 of the Placer County Code) requires fees for new development, and the expansion of existing development, within portions of the Dry Creek watershed within Placer County that imposes a burden on the creeks and drainage infrastructure within the watershed by adding additional impervious surface and accelerating runoff, thereby adding more runoff and increasing discharge rates. Mitigation Measures 13-2c and 13-2d have been identified to reduce this impact. However, since this volume would contribute to an existing significant risk of flooding, it is considered cumulatively considerable. Therefore, this would be a cumulatively significant and unavoidable impact of the proposed project. No additional mitigation has been identified.

As urban development replaces historic groundwater-irrigated agriculture, PCWA is planning to develop groundwater resources to supplement its surface water supplies as part of its *Integrated Water Resources Plan* (PCWA, 2006). To ensure that there will be no adverse long-term impacts to groundwater during dry years, PCWA is required to reduce basin-wide consumption in multiple drought years and/or dry years by 25 percent and 50 percent, respectively. This would therefore not be likely to result in a cumulatively significant impact on the groundwater supply in the basin.

Cumulative development within the Dry Creek watersheds is expected to increase the potential for cumulative groundwater and surface water quality impacts. These impacts will result primarily from contaminated storm water runoff. These impacts can be expected to occur with cumulative development. Mitigation Measures 12-1b, 12-3c, and 12-3d in Section 12.4 and Mitigation Measures 13-4a through 13-4c and 13-4e in Section 13.4 of this Draft EIR would reduce proposed project impacts to less than a significant level. NPDES II requirements in particular are focused on protection of groundwater and surface water quality, and all new projects would be subject to the same requirements. Given the County's General Plan policies and new NPDES II requirements to protect water quality, the existing potential for cumulative groundwater and surface water quality impacts would be expected to be reduced, and the proposed project's contribution to them would not be cumulatively considerable. The proposed project's cumulative impacts related to groundwater and surface water quality impacts would therefore be less than significant.

Impacts associated with increased effluent discharge from Dry Creek WWTP to Dry Creek on were found to be less than significant in the *Dry Creek WWTP Master Plan EIR*, which considered future development, including the proposed project, in its evaluation. Recent analysis (Merritt Smith, 2005) has determined that continued compliance with the mitigation measures identified in the *Dry Creek WWTP Master Plan EIR* (City of Roseville, 1996) is sufficient to reduce impacts related to temperature change, introduction of trace metals and organics, and changes in dissolved oxygen to a less than significant level. These mitigation measures include:

- Install advanced treatment facilities: *Dry Creek WWTP Master Plan EIR* Mitigation Measure No. 7-2

- Institute metals source controls/pre-treatment: *Dry Creek WWTP Master Plan EIR* Mitigation Measure No. 7-3
- Install cooling towers if necessary: *Dry Creek WWTP Master Plan EIR* Mitigation Measure No. 7-4

Therefore, cumulative impacts to Dry Creek associated with increased effluent discharge would be expected to be less than significant. The proposed project's contribution to these discharges are included in the WWTP's NPDES permit, and would not therefore be cumulatively considerable. Given that cumulative impacts related to increased effluent discharge to Dry Creek from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to increased effluent discharge to Dry Creek would therefore be less than significant.

Public Utilities and Services

Water: PCWA provides domestic water to the Plan Area. PCWA has provided an SB 610 evaluation of its ability to provide water to the Plan Area, and has concluded that it has sufficient water supplies to serve the Plan Area through 2030. The sources of water to PCWA are varied but are primarily surface water-based. These include supply from the American and Bear Rivers, the Folsom Reservoir and several other sources and represent 255,400 AF/yr of permanent supply in normal years, not including disbursements to several municipalities for consumption and/or groundwater stabilization (PCWA, 2006a). Through December 15, 2005, PCWA has committed approximately 113,557 acre feet per year (AF/yr) to meet the needs of its Zone 1 and 5 customers plus the 55,000 AF/yr committed to Roseville and San Juan Water Districts. Subtracting these amounts from PCWA's entitlements leaves 86,843 AF/yr of surface water available in normal years for use in Western Placer County to meet future demands.

The cumulative impacts of the long-term water supply were considered in the *Environmental Impact Report for the Water Forum Agreement*, State Clearinghouse #95082041. In the Water Forum EIR, a cumulative analysis was completed for the period of the Water Forum Agreement, or on the order of 30 years. There were several impacts summarized in the Water Forum EIR related to diversion of water from the Sacramento River, including Central Valley Project hydropower generation; Folsom Reservoir level; State Water Project deliveries; Central Valley Project deliveries; Central Valley Project operations; and, Delta water quality. All of these impacts were found to be less than significant.

The cumulative impact scenario identifies on the order of 217,800 dwelling units, of which the majority would be supplied by PCWA, the largest of which would be the Placer Vineyards Specific Plan area. Depending on which order projects are developed and which ones are allowed to connect to existing and planned water distribution system, the cumulative impacts to the overall water supply system would be potentially significant.

The Plan Area's estimated potable water demand is small in comparison with the overall quantity of flows potentially supplied by PCWA. Considering that the Plan Area estimate of less than 0.7 mgd is on the order of 1 percent of the current available supply and only on the order of 0.5 percent of the cumulative impact scenario, the project's potential impact to the identified PCWA supplies is not considered to be cumulatively considerable. The proposed project's cumulative impacts related to the water supply system would therefore be less than significant.

Wastewater: The total estimated future flow from the Dry Creek WWTP was originally estimated in the 1996 Master Plan EIR and West Roseville Specific Plan EIR to be approximately 24.9 mgd. The Dry Creek WWTP was designed and built with sufficient capacity to treat wastewater generated within its service area (see Figure 14-6 in Chapter 14 for service area boundaries) and is currently permitted to treat

18 mgd. Based on actual flow measurements in 2004, the flows directed to the Dry Creek WWTP were documented to be 14.4 mgd.

Studies performed in 2005 revised the 1996 estimate future flow projection to 19.3 mgd, including 14.05 mgd for the then-current 2005 contributions and 5.28 mgd for estimated future contributions. These future estimates included 1.09 mgd for the South Placer Municipal Utility District, of which 0.2 mgd was attributed to the Plan Area at full buildout. The current Plan Area estimate for wastewater generation is approximately 6 percent less than what was included in the Dry Creek WWTP 1996 Master Plan due to recent evaluation of flow generation rates and associated reduction in the unit rates used to estimate wastewater flows (RMC, 2005b). Further, a portion of the flows directed to Dry Creek WWTP are now directed to the Pleasant Grove WWTP, reducing current flows to Dry Creek WWTP to on the order of 10.5 mgd (RMC, 2006).

If only projects identified within the plan area are served by Dry Creek WWTP, on the order of 14.8 mgd would be directed to the plant. Since the plant is permitted for 18 mgd, it has capacity sufficient to treat all wastewater currently projected to be produced and directed to Dry Creek WWTP. However, if additional areas not within the current Service Area are allowed to discharge to the Dry Creek WWTP, that would act to reduce the available plant capacity for in-Service Area projects. The cumulative impact scenario identifies on the order of 217,800 dwelling units, of which approximately 115,000 dwelling units would direct their wastewater flows to the Dry Creek WWTP, the largest of which would be Placer Vineyards. Depending on which order projects are developed and how many projects or project components outside of the current service area are allowed to connect to the Dry Creek WWTP, the potential flows to the Dry Creek WWTP are a potentially significant cumulative impact.

The Plan Area's estimated wastewater flows are small in comparison with the overall quantity of flows potentially treated by Dry Creek WWTP. Because flows from the Plan Area are included in the current Dry Creek WWTP Master Plan at level greater than projected for the proposed project, and considering that the Plan Area wastewater estimate of 0.198 mgd is on the order of 2 percent of the Dry Creek WWTP permitted capacity, or 5 percent of the remaining capacity, the project's potential impact to the Dry Creek WWTP is not considered to be cumulatively considerable. This would be a less-than-significant impact on wastewater treatment capacity.

Recycled Water: Although no impacts to recycled water per se are identified, recycled water is a component that warrants consideration with respect to both water supply and wastewater. As background, PCWA provides domestic water to the Plan Area. The majority of domestic water is provided from surface water sources. PCWA manages the groundwater resource in the event of dry years and/or multiple year droughts as a backup to the primary surface water supply system (PCWA, 2006a). To integrate management of surface and groundwater resources, PCWA has developed the Integrated Water Resources Plan (PCWA, 2006a). Overall extraction of groundwater for irrigation has been monitored and, according to semiannual well data, the groundwater levels in the vicinity of the Plan Area have been relatively stable since the early 1980s (PCWA, 2006a). As described under cumulative impacts to Hydrology and Water Quality, above, PCWA is required to reduce basinwide consumption in multiple drought years and/or dry years by 25 percent and 50 percent, respectively, to ensure that there will be no adverse long-term impacts to groundwater during dry years. Cumulatively significant impacts on groundwater supply in the basin are therefore not likely to occur.

Use of recycled water for irrigation by projects within a reasonable service perimeter of reclaimed water supplies is assumed in the Integrated Water Resources Plan (PCWA, 2006a). The Plan Area would obtain recycled water from the Dry Creek WWTP to use as its primary source of irrigation. Based on preliminary discussions with the Dry Creek WWTP operator (the City of Roseville), it appears that the proposed project may receive up to the amount of wastewater delivered to the Dry Creek WWTP on an

average basis, or on the order of 0.21 mgd (HSe, 2007). Currently, the Dry Creek WWTP is receiving on the order of 10.4 mgd of wastewater, and therefore could provide a similar volume to recycled water customers if the demand and/or distribution system were present.

As development in the vicinity of the Plan Area progresses, use of recycled water for irrigation is expected to expand in the area. Therefore, the City of Roseville has generally been limiting commitments to providing recycled water to what it receives from any individual project in the form of wastewater during an "average July day." The City will commit to providing recycled water in an amount equal to the amount of wastewater treated from a specific plan area for planning purposes. If recycled water is available, the City will provide additional recycled water. Historically, the City has used the average wastewater generation estimate for each project as a maximum daily volume they will provide, but less could be available at any given time due to operational or maintenance constraints. This would likely result in extraction of groundwater to supplement recycled water supply in summer months by at least some of the projects considered in the cumulative impact scenario. An important aspect of groundwater management is the concept of "in-lieu" recharge, or the practice of reducing groundwater extraction for use as irrigation water, instead using surface water supplies. The use of recycled water for irrigation supports this concept. Since management of the groundwater resource and overall groundwater withdrawal must be practiced over the entire basin, it is assumed that PCWA and the City of Roseville will collaborate on the operation of the groundwater wells in the overall basin. For the purposes of this cumulative evaluation, it is assumed that the actual and planned annual volume of groundwater would be incorporated into the broader basin management to evaluate if operation of the onsite well at annual extraction rates greater than this historic annual volume would create an impact from the project on groundwater. However, for dry years and/or for multiple year droughts, it is assumed that this could be a potentially significant cumulative impact.

Considering that the Dry Creek WWTP may provide less recycled water to the Plan Area during the summer months, the proposed project may be required to supplement the recycled water it receives from the Dry Creek WWTP for irrigation purposes. To make up the difference between available recycled water and irrigation demand, potable water would be used.

Electricity/Gas/Energy: Numerous new development projects are proposed for the area. The cumulative context for electricity is the area served by PG&E and SMUD. A new substation would be constructed on the project site by SMUD. PG&E and SMUD would build and/or contract for additional capacity on a continuing basis as development occurs in the area. Similarly, PG&E provides natural gas to the area. PG&E builds additional natural gas capacity as development occurs. Therefore, cumulative impacts to the electric/gas/energy infrastructure and supply would be less than significant. Given that cumulative impacts related to electric/gas/energy from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to electric/gas/energy would therefore be less than significant.

Parks and Recreation: No cumulative impacts related to parks or recreation were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR* because it was determined that these impacts would be reduced to less than significant levels through implementation of the goals and policies contained in both the General Plan and the Community Plan. The General Plan requires a minimum of 5 acres of active-use parkland and 5 acres of open space (passive recreation) per 1,000 residents to reduce anticipated impacts on parks and recreational facilities. The projects identified in the proposed project's cumulative impact scenario provide a mix of land uses that would introduce new residents and a demand for additional parks and recreational opportunities in West Placer County and the Community Plan area. The County requires that new development meet the requirements for provision of new parks and open space as a condition of approval.

The proposed project would provide a mix of parks and open space that would meet County requirements; the open space within the Plan Area would substantially exceed it. The proposed Dry Creek trail on the northern portion of the Plan Area would provide an areawide amenity by providing a component of a regional trail system. The open space portions of the Plan Area would be able to be viewed from this trail, affording enjoyment of this passive recreational feature by regional trail users. Since the proposed project would provide park and open space acreage in excess of that required, it would not contribute to cumulative impacts on parks. Given that cumulative impacts related to parks and recreation from the proposed project and related projects are not significant, the proposed project, by itself, would not cause a cumulatively considerable incremental impact. There would be no cumulatively significant impact on parks and recreation as a result of the proposed project.

Schools: No cumulative impacts related to schools were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR* because it was determined that these impacts would be reduced to less-than-significant levels by designating future school sites and adopting other district measures as needed to increase the ability of the school district to meet increased enrollments. The projects identified in the proposed project's cumulative impact scenario provide a mix of land uses that include substantial new residential land uses, which would generate demand for schools beyond that anticipated when the *Placer County General Plan EIR* and the *Dry Creek/West Placer Community Plan EIR* were prepared. In the long-term, the goals and policies in these plans would result in accommodation of the new student population that would be generated by these developments.

The proposed project is projected to generate 684 new students, who would attend schools in immediate proximity to the Plan Area: the proposed Rex Fortune Elementary School, Wilson Riles Middle School, and Center High School. All of the existing schools are already at capacity (Winters, 2006). The planned Rex Fortune Elementary School would accommodate up to 725 children from grades K-6, which may accommodate the estimated 308 children in those grade levels who are projected to live in the Plan Area. However, the school district would not be able to accommodate the estimated 376 students in grades 7-12 who would reside in the Plan Area without additional school facilities. The statutorily required payment of school impact fees by all projects, including the proposed project, would reduce impacts to a less than significant level. Because cumulative impacts of the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. There would be no cumulatively significant impact on schools as a result of the proposed project.

Fire Protection: No cumulative impacts related to fire protection were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR,* because it was determined that these impacts would be reduced to less-than-significant levels through implementation of the goals and policies contained in both the General Plan and the Community Plan. These policies require provision of adequate funding and an adequate water supply as a component of new development approval. The projects identified in the proposed project's cumulative impact scenario provide a mix of land uses that would reduce open space and urbanize West Placer County and the Community Plan area. Cumulative development would increase the need for fire protection.

New residential and commercial land uses and public parks are proposed within the Plan Area. These facilities would introduce new residents, commercial buildings and associated employees and patrons, and a variety of materials and products that could lead to fire incidents if not handled appropriately. This would create additional demand for fire protection services within the Plan Area. Payment of mitigation fees to fund additional firefighter and support positions to meet fire protection requirements would ensure that there would be no diminution of fire service to the community as a result of the proposed project (Albertazzi, 2006). Placer County Fire Conservation District (PCFCD) requirements, 2000 Uniform Fire Code standards, the 2001 California Fire Code, and the requirement for the commercial business to prepare Hazardous Materials Business Plans also serve to provide a fire-protective environment, allow adequate

access for firefighters and equipment as needed, and regulate commercial operations. These requirements, standards and regulations are intended to be protective of the public by proactive prevention of activities that could cause fires. Development within the Plan Area would be required to comply with all such requirements and regulations under the direction of the PCFCD. Since the proposed project would be constructed in accordance with all applicable regulations, and would fund additional firefighter and support positions to meet fire protection requirements, the proposed project would not materially contribute to cumulative impacts. Given that cumulative impacts related to fire protection from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to fire protection would therefore be less than significant.

Law Enforcement: No cumulative impacts related to law enforcement were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR* because it was determined that these impacts would be reduced to less-than-significant levels through implementation of the goals and policies contained in both the General Plan and the Community Plan. These policies require provision of adequate funding as a component of new development approval. As required by the Placer County Sheriff's Department on a case-by-case basis, this funding could include providing locations for stations or substations, and/or funding for additional personnel, equipment, and resources. The projects identified in the proposed project's cumulative impact scenario provide a mix of land uses that would reduce open space and urbanize West Placer County and the Community Plan area. Cumulative development would increase the need for law enforcement.

The proposed project would increase the potential for crime incidence and the demand for emergency services due to the addition of employees and patrons in a location that currently has a very low level of development. Increased traffic associated with the proposed project may also increase the potential for traffic accidents and violations, thereby requiring law enforcement services. Payment of mitigation fees to fund additional law enforcement personnel to meet law enforcement requirements would ensure that there would be no diminution of law enforcement services to the community as a result of the proposed project (Albertazzi, 2006). Mitigation has been proposed to implement the concepts of "Crime Prevention Through Environmental Design" to reduce the potential crime problems dealing with circulation systems and structures (Albertazzi, 2006). Since the proposed project would fund additional personnel to meet law enforcement requirements, the proposed project would not materially contribute to cumulative impacts. Given that cumulative impacts related to law enforcement from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to law enforcement would therefore be less than significant.

Solid Waste: No cumulative impacts related to solid waste were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR* because it was determined that these impacts would be reduced to less-than-significant levels through implementation of the goals and policies contained in both the General Plan and the Community Plan. As described for cumulative school impacts, above, the projects identified in the proposed project's cumulative impact scenario identify substantially more land uses than anticipated when the *Placer County General Plan EIR* and the *Dry Creek/West Placer Community Plan EIR* were prepared. The estimated closure date and service life of the existing landfill is 2036. The EIR for the largest of the projects in the cumulative impact scenario, the *Placer Vineyards Specific Plan*, estimates that this project would, by itself, reduce the life of the existing landfill by 1 to 2 years (Quad Knopf, 2006), and concludes that cumulative impacts on the landfill would be significant.

The Western Placer Waste Management Authority (WPWMA) also owns approximately 465 acres of land located west of the Athens Avenue and Fiddyment Road intersection, located directly west of the existing

landfill. WPWMA plans to expand the WRSL into this expansion area when the current WRSL site reaches its full capacity. This expansion area is currently leased from WPWMA by the City of Lincoln for treated wastewater effluent disposal. The environmental impacts that would result from the expansion area are contained in the Placer County Western Regional Landfill Expansion Draft Supplemental EIR (State Clearinghouse No. 1985120208). Preliminary projections by the WPMWA estimated that the potential site life of the expansion area could be approximately 45 years, using a modest growth factor of 3 percent and assuming the expansion landfill would begin accepting waste in 2036 (WPMWA, 2005).

The proposed project would generate approximately 5.7 tons of solid waste per day, which is less than 1 percent of currently accepted tonnages at either the landfill or the MRF. Based on this small volume, and the planned expansion of the landfill, the proposed project's contribution to this cumulatively significant impact would not be cumulatively considerable. Therefore, the proposed project's cumulative impact on solid waste disposal would be less than significant.

Other Community Services (Libraries, Telephone, and Cable Services, etc.): No cumulative impacts related to libraries, telephone and cable services, and other community services were identified in either the *Placer County General Plan EIR* or the *Auburn/Bowman Community Plan EIR*. Development identified in the proposed project's cumulative impact scenario would result in a mix of land uses that would increase demand for these services.

The proposed project would result in increased demand for libraries, telephone and cable services, and other community services, including public health services. Residents and commercial tenants would pay taxes that would support libraries and other community services within Placer County. They would pay directly for telephone and cable service through service providers should they elect to subscribe to such services. The proposed project would not materially contribute to cumulative impacts. Given that cumulative impacts related to community services from the proposed project and related projects would not be significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to community services would therefore be less than significant.

Hazardous Waste/Materials

No cumulative impacts related to hazardous materials or wastes were identified in either the *Placer County General Plan EIR* or the *Dry Creek/West Placer Community Plan EIR*. Development identified in the proposed project's cumulative impact scenario would result in construction in areas containing existing hazardous wastes that would be disturbed. Development would also introduce hazardous materials and waste to the areas being developed, both through construction vehicles, equipment, and supplies, and through the use of hazardous materials and generation of hazardous wastes during operation of these developments. The proposed project would expose people to pesticides and chemicals associated with agricultural uses. Given the localized nature of many of these potential impacts, many of which are short-term construction impacts, and because the handling of both hazardous materials and wastes is highly regulated and each future project would undergo its own CEQA review and include mitigation based on these regulations, no cumulatively significant impacts related to hazardous wastes or materials are expected.

The Plan Area includes 11 Recognized Environmental Conditions (RECs), most of which are related to the possible presence of contaminated soil due to past activities, including the application of chlorinated pesticides. The County requires that such areas are tested and, if required, remediated in accordance with applicable regulations, as identified in Mitigation Measure 15-2a. During operation of the commercial site, the potential for accidental release of hazardous materials would be controlled by implementation of a Hazardous Materials Business Plan, as required under the California Health and Safety Code. Because

the handling of both hazardous materials and wastes is highly regulated, and with implementation of the mitigation measures identified in this Draft EIR, the proposed project would not materially contribute to cumulative impacts. Given that cumulative impacts related to hazardous materials and waste from the proposed project and related projects are not significant, the proposed project, by itself, cannot cause a cumulatively considerable incremental impact. The proposed project's cumulative impacts related to hazardous materials and waste would therefore be less than significant.

16.3 GROWTH-INDUCING IMPACTS OF THE PROPOSED PROJECT

The CEQA Guidelines require an EIR to evaluate indirect or secondary effects of a project, which may include growth-inducing effects. Section 15126(d) of the CEQA Guidelines states that a project could be considered growth inducing if it could "foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment." A development project may have growth-inducing potential if, for example, it extends infrastructure (e.g., water, sewer, roads) to undeveloped areas or increases the capacity of existing infrastructure; promotes similar development to occur on adjacent parcels; increases the area's housing supply; or introduces new employment to an area.

In the absence of other favorable conditions, however, it is unlikely that any one of these components could induce significant growth. A mix of economic, political, physical, and social factors ultimately determines the magnitude, location, and timing of growth. Variables, including regional economic trends, housing demand, land availability and cost, quality of infrastructure and public services, proximity to employment centers, and regulatory considerations, affect the way in which growth occurs.

Section 15126 of the CEQA Guidelines identifies criteria for evaluating the extent to which growth could be induced, accelerated, intensified, or shifted as a result of the proposed project. Subsection (d) provides the framework for a discussion of these potential growth-inducing impacts, as follows:

- Would the project foster economic or population growth or the construction of additional housing?
- Would the project remove obstacles to population growth?
- Would the project tax existing community facilities?
- Would the project encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively?

16.3.1 Growth Anticipated in the *Dry Creek/West Placer Community Plan*

The *Dry Creek/West Placer Community Plan* provides for development of land within the Riolo Vineyard Specific Plan area and within the Community Plan area. The development visions for the specific plan area expressed in the Community Plan include low-density residential development and two commercial centers, located along PFE Road with its intersections with Watt Avenue and Walerga Road.

The proposed project would provide for a level of growth beyond that anticipated in the Community Plan by allowing up to 933 dwelling units, as opposed to the approximately 650 units envisioned in the Community Plan. This would introduce an unanticipated increase in population of approximately 670 persons within the proposed project area.

Small parcels of undeveloped or vacant land lie south of PFE Road, west of Watt Avenue, and within the Dry Creek floodplain. The lands surrounding the proposed Plan Area are currently undergoing rapid development, as described in Section 16.2 above. Except for areas within the 100-year floodplain of Dry Creek, surrounding lands are identified for low-density residential development. The largest component of envisioned development identified for the immediately surrounding area in the Community Plan is the Planning Reserve area that today is called the Placer Vineyards Specific Plan area. As approved, Placer

Vineyards will change the character of the western portion of the Community Plan area from rural to urban.

16.3.2 Current Constraints to Growth

Constraints to growth in the vicinity of the proposed Plan Area were evaluated qualitatively based on existing land use designations and land uses, and the capacity and extent of proposed infrastructure improvements. Based on direction provided in the CEQA Guidelines, these elements were determined to be key in ascertaining whether the proposed project would induce additional growth beyond the amount anticipated in the General and Community Plans.

There are few principal constraints to substantial new growth in the vicinity of the study area. Surrounding parcels are designated for Low-Density Development or the aforementioned Planning Reserve area. Such land use designations anticipate growth; they do not provide a constraint to growth. Portions of the surrounding area rely on individual septic systems. Water and sewer pipelines serve portions of the Community Plan area from the west, up to Walerga Road. Additional growth would require extensions of these services, including (depending on location) annexation into PCWA's Zone 1 and into the West Dry Creek (Basin 5A) service area of the Dry Creek Wastewater Treatment Plant. These are modest constraints, as are the existing two-lane roadways in the Community Plan area that cannot adequately support a substantial increase in traffic. Therefore, the lack of infrastructure is not considered a substantial constraint to growth.

16.3.3 Removal of Growth Constraints

If the Applicant constructs the necessary infrastructure to extend water, sewer, gas and electricity to support the specific plan area, the modest constraint to growth afforded by lack of water and sewer service would be removed. More substantively, if planned improvements to roadways surrounding the Plan Area are constructed, the additional capacity of improved roadways would remove a constraint to growth.

16.4 UNAVOIDABLE SIGNIFICANT ENVIRONMENTAL IMPACTS

The potential environmental impacts that would result from implementation of the proposed project are summarized in Table 2-2 in Chapter 2 of this Draft EIR. In some cases, impacts that have been identified would be less than significant. In other instances, incorporation of mitigation measures identified in this Draft EIR would reduce the impacts to levels that are less than significant. Those impacts that cannot be feasibly mitigated to a less-than-significant level would remain as unavoidable significant environmental impacts. They are listed below.

- Permanent loss of farmland
- Williamson Act Contract cancellation
- Inconsistency with plans and policies, if the Placer County General Plan and *Dry Creek/West Placer Community Plan* Amendments are not adopted
- Temporary and long-term visual impacts due to construction
- Contribute to traffic volumes on regional roadways and intersections that would exceed their capacity with or without the proposed project
- Additional transit patrons would not be accommodated by existing transit service

- Construction activities would increase short-term criteria air pollutant emissions
- Operational air quality impacts, including significant PM_{10}, ROG, and NO_X emissions in the short-term and significant PM_{10} and ROG emissions in the long-term
- Inconsistent with the *Placer County Air Quality Attainment Plan*
- Emissions of greenhouse gases potentially contributing to global warming
- Construction equipment would generate short-term noise level increases at noise-sensitive locations
- Transportation noise sources in excess of an L_{dn} of 60 dBA externally at the property line and in excess of 45 dBA internally at second floor elevations.
- Cumulative impacts:
    - Permanent loss of farmland
    - Loss of vegetation and wildlife habitat
    - Transformation in landscape character from rural to urban
    - Increase in ambient night sky illumination
    - Unacceptable levels of service along some roadway segments and at some intersections within the transportation analysis study area:
        - With PFE Road open, the proposed project would cause PFE Road east of Watt Avenue to operate at LOS E. Walerga Road south of PFE Road and Baseline Road west of Locust Road would have an increased volume to capacity ratio of more than 1 percent at an already substandard LOS;
        - With PFE Road closed, the proposed project would cause Watt Avenue south of Baseline Road and PFE Road, east of Watt Avenue, to operate at LOS E. Walerga Road south of PFE Road and Baseline Road from Watt Avenue Walerga Road would have an increased volume to capacity ratio of more than 1 percent at a substandard LOS.
        - With PFE Road open or closed, the proposed project would cause the intersection of Watt Avenue at PFE Road to operate at LOS D, and the following intersections to have an increase in the volume to capacity ratio of more then 1 percent at a substandard LOS: Watt Avenue at Baseline Road, Fiddyment Road/Walerga Road at Baseline Road, Walerga Road at PFE Road, and Cook-Riolo Road at PFE Road;
        - With PFE Road closed, the proposed project would cause the intersection of Galleria Boulevard and Antelope Creek Drive to operate beyond acceptable LOS thresholds;
        - With PFE Road open, the proposed project would contribute traffic to the freeway segment between Riego Road and Elkhorn Boulevard on SR 70/99, and between Watt Avenue and Eureka Road on I-80, which would be operating at LOS F;
        - With PFE Road closed, the proposed project would cause the freeway segment of SR 70/99 between Riego Road and Elkhorn Boulevard, SR 65 between Blue Oaks Boulevard and I-80,

and I-80 between Watt Avenue and Eureka Road to operate beyond acceptable LOS thresholds;

- Increase in regional criteria pollutant emissions during construction and operation
- Increase in noise
- Increased risk of flooding due to an increase in surface drainage

16.5 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL CHANGES

Implementation of the proposed project would result in the short-term commitment of nonrenewable and/or slowly renewable energy resources, and natural resources including lumber and other forest products, sand and gravel, asphalt, steel, copper, lead, other metals, and water due to construction activities. As the Plan Area develops, it would require further commitment of energy resources in the form of natural gas and electricity generated by coal or hydroelectric power. Increased motor vehicle travel would also be required as a result of the increased commitment of social services and public maintenance services.

Development of the Plan Area would result in an irreversible environmental effect, as the site would not be likely to revert to its original condition. Developing currently vacant or land used for agriculture would result in a significant, irreversible environmental effect on biological resources and farmland.