20 ALTERNATIVES

20.1 INTRODUCTION

Pursuant to CEQA Section 15126.6, an EIR shall describe "a range of reasonable alternatives to the project, or to the location of the project, which could feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The evaluation of alternatives shall explain why the proposed project was selected over other development scenarios, including the "no project" alternative and alternatives that would eliminate or reduce significant adverse environmental impacts. Less detailed discussion may occur where an alternative causes one or more significant impacts in addition to those described for the proposed project. In addition, this section will identify the "environmentally superior alternative" (CEQA).

The range of alternatives is limited by the "rule of reason," and the EIR should discuss the rationale for selecting the alternatives to be evaluated. The "rule of reason" is described in Section 15126.6(f):

> Rule of reason. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determines could feasibly attain most of the basic objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision-making.

In accordance with these guidelines, this discussion will not include consideration of alternatives determined to be remote or speculative, that would not avoid or lessen significant impacts, or that could not attain the basic objectives of the proposed project.

20.2 PROJECT OBJECTIVES

The primary objectives of the proposed Placer County Government Center (PCGC) PCGC Master Plan Update are set forth in Chapter 3, Project Description, of this Draft EIR. The fundamental objective of the proposed project is to update the 1993 Comprehensive Facilities Master Plan in a manner which identifies the long-term plan for the development of the county's 200-acre North Auburn campus. This plan would provide for the expected growth and relocation of county departments and customer services, allowing for an increase in the number of County employees located within the PCGC campus by approximately 922 full time employees, and for future possibilities for mixed uses such as commercial, professional office, and residential

development on the site. This is further expressed in the guiding principles described in the PCGC Master Plan Update and used to shape the conceptual land use plan; these principles include efficient delivery of government services, employee well-being, campus identity and connectivity, building community, diversity in land use, integrating sustainability, and adaptive reuse (County of Placer 2017a). In addition to the vision statement and guiding principles, the County has identified the following discrete objectives for adoption and implementation of a campus-wide plan that does the following:

- Accommodates the future facility needs required to support County services for the residents of the County.
- Creates a vibrant community and campus by incorporating a diversity of land uses across the campus that include retail, multifamily housing, office, and mixed-use opportunities.
- Consolidates government departments to provide efficient delivery of public services.
- Establishes best practices for sustainable design, improves energy efficiency, and reduces average water consumption rates within the site.
- Provides office space that offers the amenities necessary to support employee functionality, productivity, and collaboration.
- Identifies opportunities for development to maximize the value of the site.
- Identifies potential for public-private development opportunities at the site, best use being the PCGC commercially zoned areas.
- Determines campus-wide infrastructure and facility needs and the plan to upgrade, replace, or install new systems and buildings as anticipated over time to ensure adequate service to the proposed land uses and to reduce infrastructure inefficiencies.
- Defines a central green to help reinforce the campus identity and non-motorized connectivity throughout the site, including provision of sidewalks and bicycle facilities throughout the campus.
- Forms the design criteria that promote healthy, safe, productive, and comfortable indoor and outdoor environments for the hundreds of employees who work at the government center.
- Provides site and building design criteria that create long-term, lifecycle-based solutions and reinforce a cohesive civic appearance

20.3 ALTERNATIVES ANALYSIS

This section discusses eleven potential alternatives to the proposed project, including the No Project Alternative and project alternatives that were preliminarily considered but rejected from

further consideration. The No Project alternative is a required element of an EIR pursuant to Section 15126.6(e) of the CEQA Guidelines that examines the environmental effects that would occur if the project were not to proceed. The other alternatives are discussed as part of the "range of reasonable alternatives."

Development of Project Alternatives

The eleven alternatives below were identified based on a balancing of considerations of each alternative's ability to best meet the project objectives stated above and to avoid or substantially lessen the significant effects of the proposed project. The alternatives constitute a reasonable range of project alternatives due to their consideration of different locations and variations in the use and size of proposed project components. As noted previously, the intent of this alternatives analysis is to identify a means of avoiding or substantially lessening any of the significant effects of the proposed project. The proposed project has been found to result in several significant and potentially significant impacts that would be reduced to less-than-significant levels with implementation of the mitigation measures identified in this EIR. Further, the project has been found to result in the following significant and unavoidable impacts:

8-1: Cause a substantial adverse change in the significance of a historical resource.

8-5: Contribute to substantial adverse changes in historical, archeological, or tribal resources in the cumulative scenario.

10-1: Result in intersection operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

10-2: Result in roadway segment operations that conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system.

10-8: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system in a cumulative scenario.

10-9: Conflict with an applicable congestion management program in a cumulative scenario.

In developing the project alternatives to be considered in this EIR, the EIR preparers worked with the project design team, including County staff and Williams + Paddon Architects, to explore various modifications to the project that could reduce environmental effects. This effort

focused on reductions to the significant and unavoidable impacts related to loss of historic resources and increases in traffic. It also reflects consideration of the project objectives as described throughout the proposed PCGC Master Plan Update and in this EIR. As discussed in Section 3 of the proposed PCGC Master Plan Update, development of the proposed land use plan and the project alternatives reflects the goal of "creating a balance of different land uses throughout the campus and utilizes proposed site and building improvements to create or reinforce open spaces at a pedestrian-oriented scale."

Impacts 8-1 and 8-5 were determined to be significant and unavoidable because build-out of the proposed PCGC Master Plan Update would require demolition of structures that are identified as contributing features within the DeWitt General Hospital Historic District. Thus, in developing project alternatives, the design team explored options for retaining more of the existing buildings that are contributing features to the historic district. This included reviewing comments received on the Notice of Preparation for this EIR to identify specific buildings that were suggested to be retained, such as the theater, building 315, and auditorium, building 208. This also included consideration of the degree to which individual buildings have been modified over time. As a result, the design team identified two areas within the historic district where greater retention of existing buildings, with the limitations of repurposing the long narrow barracks/hospital ward building footprints, might potentially reduce the project's effects – retention of the buildings within the block of buildings numbered in the 100 series, which is referred to as the 100 ramp and is located between B Avenue and C Avenue, and retention of some of the buildings on the 300 ramp which is located between D Avenue and F Avenue, including the theater building. The 300 ramp buildings were identified as those that have been subject to relatively few modifications and therefore the area that retains a greater degree of the original construction of the historic district during its period of significance. However, as indicated in Chapter 3, Project Description, the 300 ramp buildings are vacant and the majority of these buildings have been vacant for many years. Due to the long period of their vacancy, these buildings have not been maintained for use and would require a substantial degree of rehabilitation to be usable. Due to the nature of 75 year-old unreinforced brick wall and wood-framed roof structure that is associated with the original semi-permanent construction type of the DeWitt General Hospital, most of the buildings within the historic district would require extensive structural and building-wide systems upgrades, hazardous materials abatement, and ADA improvements to meet new functional and programmatic needs, requirements of the California Building Code, in accordance with the Secretary of the Interior Standards for Historic Buildings. Modifications would be required for each of the structures to provide for the health, safety and welfare of the building occupants. The specific extent of the modifications necessary for each structure would be based on the proposed use and the existing conditions of the building.

Impacts 10-1, 10-2, 10-8, and 10-9 were determined to be significant and unavoidable because build-out of the proposed PCGC Master Plan Update would generate traffic that would increase

delays at several intersections during the PM peak hour. While feasible mitigation is available to address these impacts, implementation of the mitigation measures would be the responsibility of Caltrans. Because Placer County cannot guarantee the design and timing of roadway improvements that would be implemented by Caltrans, and therefore there is a lack of certainty that the impacts would be fully mitigated, these impacts are determined to be significant and unavoidable. Avoiding these impacts would require reducing traffic generated by the project to a level that does not require any mitigation on State Route 49.

In exploring opportunities to increase retention of the contributing features to the historic district, the design team sought to minimize the potential to increase impacts in other resource areas. For example, retaining a greater number of the existing buildings requires an intensification of the built environment in other portions of the campus, such as through increased building footprint and/or increased building height. Both of these modifications can increase the degree of change in visual character of the PCGC property. The design team also considered whether adding residential uses to other portions of the campus could allow for increased historic district retention but found that this could increase potential for land use conflicts internal to the site.

Summary of Project Alternatives

This section provides an evaluation of the environmental effects of each alternative relative to the environmental effects of the proposed project. These conclusions are listed in the alternatives summary matrix provided at the end of this discussion.

The alternatives addressed in this section are listed below and summarized in Table 20-1, followed by a more detailed discussion of each.

1. **Alternative 1: No Project/No Build Alternative.** This alternative assumes no development would occur, and the site would remain in its current condition. All buildings would be retained at existing locations. No changes to land use designations under the Auburn Bowman Community Plan would occur. Interior modifications could occur.
2. **Alternative 2: Greater Historic District Retention through Increased Residential Intensity Alternative.** This alternative seeks to reduce impacts to the DeWitt General Hospital Historic District by retaining more of the existing buildings. This is accomplished by increasing the intensity of the proposed residential land uses. The increased intensity is expressed through increased building height and introduction of structured parking. This increases the land coverage and floor-area-ratios through some of the residential and mixed use portions of the site. Further, the total number of dwelling units and therefore the overall residential density would increase compared to the proposed project. This alternative would develop 699 dwelling units, resulting in a

residential density across the PCGC property of 3.495 units per acre and a residential density within the mixed use and multi-family residential thematic areas of approximately 30 dwelling units per acre (compared to approximately 20 dwelling units per acre for this area under the proposed project).

In addition to retaining more of the contributing features to the DeWitt General Hospital Historic District, this alternative responds to public comments received in response to the Notice of Preparation for this EIR regarding residential opportunities within the project site, including comments that recommended increased residential densities within the site, concerns regarding the County's needs for affordable housing and workforce housing, concerns about how the project would contribute to or impair attainment of the County's Regional Housing Needs Allocation (RHNA), and a recommendation that between 10% and 20% of the project site should be used for housing.

A sketch representing the proposed PCGC Master Plan Update is provided in Figure 20-1 for reference and ease of comparison to the alternatives. A sketch of Alternative 1 is shown in Figure 20-2. This alternative would retain buildings 114 through 118, consistent with the proposed project, and buildings in the 300 ramp, which is the area between D Avenue and F Avenue. Retained buildings would include the theater (building 315) and the 11 buildings to the west and southwest of the theater (buildings 309 through 314, 323, and 324). The retained buildings would be modified as necessary to ensure compliance with current building codes in accordance with the Secretary of the Interior standards to allow for adaptive reuse of the buildings. Buildings 114 through 117, 314, and 315 (the theater) would be used for commercial space; building 118 would be retained in its current chapel use; and buildings 309 through 313 and 320 through 323 would be used for residential space.

To accommodate retention of these buildings, this alternative would increase building intensity in the mixed use portion of the conceptual land use plan for the PCGC Master Plan Update. As noted in Chapter 3, Project Description, the conceptual land use plan reflects a reasonable development scenario for the PCGC property based on projected needs for County departments and the likely level of private development at the site as determined by market analyses. The conceptual land use plan and the development projections on which the analysis throughout this EIR is based do not reflect the maximum possible build-out of the property. For example, while the Development Standards allow a maximum building height of 50 feet (which would allow for a 4-story building), the conceptual land use plan and associated development projections assume that most new buildings onsite would be 2- and 3-stories in height, as shown in Figure 20-1.

As shown in Figure 20-2, this Alternative considers relocating the proposed hotel to the north side of D Avenue, slightly reducing the size of the community green, and introducing structured parking to the east of the community green. It also includes increasing the height of the buildings around the roundabout to 4 and 5 stories (compared to 2 stories under the conceptual land use plan), adding structured parking south of the 4-story buildings, and increasing the height of the buildings south of the structure parking to 5 stories (compared to 3 stories under the conceptual land use plan). The buildings around the roundabout would include retail and commercial uses on the ground floor to maintain a portion of the mixed use town center concept. This alternative would require modifying the proposed Development Standards to increase the maximum allowable building height so that the5-story buildings would be permitted.

Development of this alternative included consideration of increasing residential uses on the western portions of the project site, such as west of Richardson Drive between B Avenue and Bell Road, and increasing the density of the residential uses proposed for the southwest corner of the project site. These concepts were rejected from further consideration because of their potential to increase environmental impacts, including creating land use conflicts between the residential and government office land uses, increased visual impacts and change in visual character, and additional loss of biological resources in the southwest corner of the site.

Alternative 2 would result in the following land uses: 97,156 square feet of retained buildings that are contributing features to the historic district, approximately half of which would be used for residential space and half of which would be used for private commercial and government offices, 242,100 square feet of new government office buildings, 652,900 square feet of new residential space (in combination with the retained buildings in the historic district, this alternative would accommodate 699 dwelling units), 64,900 square feet of new mixed use buildings, 60,600 square feet of hotel space, and 30,000 square feet of event center.

3. **Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity Alternative.** This alternative seeks to reduce impacts to the DeWitt General Hospital Historic District by retaining more of the existing buildings, which is accomplished by increasing the intensity of the new non-residential uses within the project site. The increased intensity is expressed through increased building height and introducing structured parking. This increases the land coverage and floor-area-ratios through some of the non-residential portions of the site. A sketch representing this alternative is shown in Figure 20-3. This alternative would retain most of the 100 ramp buildings (buildings 107 through 118), and a portion of the 300 ramp buildings, including the theater (building 315) and the 6 buildings to the west and southwest of the theater

(buildings 311 through 314, 321, and 322). The retained buildings would be modified as necessary to ensure compliance with current building codes in accordance with the Secretary of the Interior standards to allow for adaptive reuse of the buildings, with office uses anticipated for the 100 ramp buildings and a potential for office, commercial, and/or residential in the 300 ramp buildings. To accommodate retention of these buildings, this alternative would increase building intensity in the government offices portion of the PCGC property and reorienting the community green. This includes shifting the proposed Health and Human Services building to the west, allowing retention of buildings 107, 108, and 109, incorporating the Agricultural Commissioner's office within the same structure, and introducing structured parking to the land north of the Richardson Drive/D Avenue intersection. The event center would be constructed north of the retained 100 ramp buildings, and the community green would be separated from the event center and reoriented to extend from west to east between County Center Drive and 1st Street. The County Administration building would have a smaller footprint but would be 3 stories tall rather than 2 stories as proposed. The proposed annex to the Finance Administration Building would be reduced in footprint and building height; much of the uses proposed for the annex would be located within the 100 ramp buildings instead. The mixed use town center area proposed to the south of the roundabout at Willow Creek Drive and 1st Street would remain largely the same as proposed, with the addition of a parking structure to the southwest of the roundabout.

Alternative 3 would result in the following land uses: 145,562 square feet of retained buildings that are contributing features to the historic district, all of which would be used for private commercial and government offices, 220,200 square feet of new government office buildings, 318,800 square feet of new residential space (providing 319 dwelling units), 79,800 square feet of new mixed use buildings, 60,600 square feet of hotel space, and 30,000 square feet of event center.

Table 20-1

Summary of Land Uses in Each Alternative

Land Use	Proposed PCGC Master Plan Update	Alternative 2: Greater Historic District Retention through Increased Residential Intensity Alternative	Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity Alternative
New County Office Buildings	242,100 square feet	242,100 square feet	220,200 square feet
Residential			
Adaptive Reuse	0 square feet	45,948 square feet (46 dwelling units)	0 square feet

Land Use	Proposed PCGC Master Plan Update	Alternative 2: Greater Historic District Retention through Increased Residential Intensity Alternative	Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity Alternative
New Construction	446,300 square feet (446 dwelling units)	652,900 square feet (653 dwelling units)	318,800 square feet (319 dwelling units)
Mixed-Use, Commercial, Governmental			
Adaptive Reuse	41,077 square feet	46,077 square feet	145,562 square feet
New Construction	122,600 square feet (39 dwelling units)	64,900 square feet (0 dwelling units)	79,800 square feet (0 dwelling units)
Hotel	60,600 square feet (101 rooms)	60,600 square feet (101 rooms)	60,600 square feet (101 rooms)
Event Center	30,000 square feet	30,000 square feet	30,000 square feet
Total Building Space	**820,077 square feet**	**1,082,756 square feet**	**775,162 square feet**
Total Dwelling Units	**485 dwelling units**	**699 dwelling units**	**319 dwelling units**

Alternatives Considered but Rejected:

In addition to the alternatives selected for additional analysis, the following alternatives were initially considered but rejected from further consideration. The CEQA Guidelines provide that reasons to eliminate potential alternatives from detailed consideration in an EIR can include (1) failure to meet most of the basic project objectives, (2) infeasibility, and (3) inability to avoid significant environmental impacts. Factors that may be considered to determine if an alternative is feasible include site suitability, economic viability, and general plan consistency. The following alternatives were preliminarily considered but rejected from further evaluation for the reasons described below.

4. **Site Alternative – Option 1.** This alternative would develop the Site Alternative Option 1 identified in the proposed PCGC Master Plan Update. Under this option, modifications to existing street patterns, building sites and utility infrastructure would be minimized. Access to the site would be provided by the existing County Center Drive, which would enter the site and end at the Central Green Space. C Avenue would bisect the Central Green, and this street could be used during events and for vendors and food trucks. County buildings would be located along Richardson Drive, and extend to the west of the site along B Avenue. The west edge of the site along 1st Street and F Avenue would support residential, retail and mixed use projects. Housing would also be provided at the southwestern corner of the site off of Atwood Road. This alternative was rejected from further consideration because it would develop largely the same amount of office,

commercial, and residential uses as the proposed project and would not retain any more of the contributing features to the historic district than proposed. Thus, this alternative was rejected from further consideration because it would not reduce impacts associated with loss of contributing features to the historic district, and would not reduce traffic impacts compared to the proposed project.

5. **Site Alternative – Option 2.** This alternative would develop the Site Alternative Option 2 identified in the proposed PCGC Master Plan Update. Under this option, County Center Drive would extend to F Avenue, terminating in a roundabout at the intersection of the two streets. County buildings would be arranged around this roundabout to create a plaza space. This point would also mark the western end of F Avenue, and allow for the separation of Corporation Yard functions from other campus uses. In order to accommodate the Central Green, a portion of C Avenue would be removed. The Central Green and Community Events Center would be located between 1st Street and County Center Drive. D Avenue would be used during events and for vendors and food trucks. Non-county uses would be consolidated in the southeastern corner of the site. Site Alternative Option 2 provides for more retail uses than Site Alternative Option 1. This alternative was rejected from further consideration because it would develop largely the same amount of office and residential uses as the proposed project but would increase retail uses. It would not retain any more of the contributing features to the historic district than proposed. Thus, this alternative was rejected from further consideration because it would not meet the project objectives related to land use planning and the desired mixture of land uses, would not reduce impacts associated with loss of contributing features to the historic district, and would not reduce traffic impacts compared to the proposed project.

6. **Site Alternative – Option 3.** This alternative would develop the Site Alternative Option 3 identified in the proposed PCGC Master Plan Update. Under this option, County Center Drive would be extended to F Avenue and the County Administrative Center would be located along Bell Road. The Central Green would be located along County Center Drive, and the Community Events Center would be placed at the intersection of D Avenue and County Center Drive. The Community Development Resource Center and County Administrative Center would surround County Center Drive to provide a primary gateway to the Government Center. F Avenue would support mixed use and retail uses, with residential uses located along the southeast end of the site. F Avenue would be extended through the Corporation Yard to Atwood Road. This alternative provides a large percentage of non-County residential uses that would be located along 1st Street. This alternative was rejected from further consideration because it would develop largely the same amount of office and residential uses as the proposed project. It would not retain any more of the contributing features to the historic district than proposed. Thus,

this alternative was rejected from further consideration because it would not meet the project objectives related to land use planning and the desired mixture of land uses, would not reduce impacts associated with loss of contributing features to the historic district, and would not reduce traffic impacts compared to the proposed project.

7. **Combined Building Alternative.** Proposed County buildings would primarily range from between one to three stories in height, with the Health and Human Services building expected to be three stories in height. Construction of substantially taller buildings could allow for a reduction in the project footprint while still accommodating the anticipated level of public and private development. However, the project's goals of locating buildings strategically to provide sensible access points and to utilize site and building improvements to maintain a pedestrian-oriented scale would be difficult to accomplish with larger buildings. Additionally, the extensive use of five story-buildings would not be consistent with the Design Guidelines and Development Standards adopted for the PCGC campus and would not retain the visual character of the project site, which provides a transition from urban uses near State Route 49 to the rural residential uses west of the PCGC property and the height of the new structures could create incompatibilities with the existing built environment throughout the property. Furthermore, the project proposes to construct buildings within disturbed areas, and therefore the Combined Building Alternative would not retain additional open space. This alternative could reduce impacts to historic resources by allowing greater retention of the contributing features to the DeWitt General Hospital Historic District. However, Alternatives 2 and 3 accomplish this goal while providing a land use plan that more closely meets the project objectives and the land use planning concepts advanced in the proposed PCGC Master Plan Update. Further this alternative could avoid impacts to some of the biological resources within the project site, particularly the wetlands located near B Avenue and Richardson Drive. However, those wetlands were created artificially through past land management practices and do not provide important habitat or hydrologic function, and the impacts of the proposed project to these wetlands would be reduced to a less than significant level with implementation of the mitigation measures identified in Chapter 7, Biological Resources. Thus, this alternative was rejected from further consideration because it would impair the County's ability to attain some of the basic project objectives, it has the potential to increase visual impacts, it would not substantially reduce impacts to biological resources, and other alternatives provide appropriate consideration of opportunities to reduce impacts to historic resources.

8. **Off-Site Alternative.** CEQA requires that consideration be given to locating a proposed project at an alternate site. The proposed project site is the existing location of the Placer County Government Center. As discussed in Chapter 3, Project Description, the County-owned project site includes approximately 200 acres of mostly developed land and

supports approximately 960,000 square feet of existing County offices, government services, and building space leased to private entities. Implementation of the proposed PCGC Master Plan Update would result in retention of approximately 650,000 square feet of existing building space and construction of approximately 390,000 square feet of new County facilities, 30,000 square feet of community uses, and 670,000 square feet of new mixed use, including commercial and residential elements. This proposed mix of land uses reflects the square footage needed to support future County facility needs and the County's ability to capitalize on likely market opportunities for the County's existing property. Constructing all of the proposed new buildings and land uses on another project site would allow for avoiding impacts to the DeWitt General Hospital Historic District. However, retaining proximity among existing and new government buildings is an essential objective of the proposed project that would not be possible to achieve if the new government buildings were located on an offsite location. The other County-owned properties in the region, such as the Fulweiler property, do not have sufficient open space to accommodate a substantial portion of the proposed new government buildings. Relocating all of the existing government buildings to a new site would increase the amount of development in the region, because the existing building space at the PCGC property would be unlikely to be demolished and therefore would be available for other uses, and would alter traffic patterns in a way that could increase the severity of or cause new impacts related to transportation and circulation. This relocation would also involve substantial additional costs related to property acquisition, construction to replace the existing 650,000 square feet of building space proposed to be retained, and could involve extension of infrastructure or infrastructure improvements to increase capacity. Given the unique characteristics of the existing PCGC property, and the proposal to retain a substantial amount of the existing building space within the property, an offsite alternative would not be capable of meeting most of the basic project objectives. Further, such an alternative could avoid impacts to historic resources but would be likely to increase impacts in several other environmental resource areas.

9. **Historic Building Relocation Alternative.** This alternative would contemplate relocating the existing buildings that are contributing features to the DeWitt General Hospital Historic District to allow for implementation of the proposed land use plan. To avoid any adverse effect, all of the 50 contributing features to the historic district would have to be relocated. This includes approximately 419,183 square feet of building space. To maintain the integrity of the historic district, relocated buildings would need to be arranged in a pattern that mimics the existing street grid and building layout within the district. Retaining the layout of the pavilion plan would help maintain the significance of the district, although changes in the location and setting could reduce the integrity depending on the degree to which the setting (such as topography, vegetation, and hydrologic features) of the new location varies from the existing site. This alternative

was rejected from further consideration due to infeasibility and the potential to increase rather than decrease environmental effects. The existing buildings are constructed of unreinforced masonry. Relocation would expose the buildings to substantial risk of structural damage and/or require substantial and costly reinforcement in advance of relocation. Relocating these buildings to an offsite location would involve substantial costs for property acquisition, site preparation, building improvements to meet current building code requirements for life and safety in accordance with the Secretary of the Interior Standards for adaptive reuse of historic buildings, and potentially extension of or capacity upgrades to infrastructure. Further, relocation to a new site could involve impacts to biological and cultural resources that may be greater than the impacts of the proposed project. Relocating these buildings within the PCGC property would not be feasible because there is not sufficient contiguous open space within the property to accommodate all of the buildings.

10. **Full Transportation Impact Avoidance.** This alternative would develop the PCGC campus in such a way to avoid all transportation impacts. As discussed in Chapter 10, Caltrans considers a project impact to be significant if it would cause an intersection that is currently (or projected to be) operating at an unacceptable LOS during the a.m. or p.m. peak hours to experience an increase in overall average intersection delay of 1 second or greater or cause a roadway under Caltrans jurisdiction that is currently (or projected to be) operating at an unacceptable LOS on a daily basis to experience an increase in v/c ratio of 0.01 or greater. As it is unlikely for any development within the PCGC campus to cause a less than significant impact under these criteria due to its proximity to State Route 49 and its existing unacceptable operating conditions, this alternative is rejected. Further, it is noted that most of the significant transportation impacts of the proposed project would be reduced to less-than-significant levels with construction of the improvements identified in mitigation measures included in Chapter 10, Transportation. However because these improvements are within Caltrans' jurisdiction and Placer County cannot guarantee the design and timing of roadway improvements that would be implemented by Caltrans, there is a lack of certainty that the impacts would be fully mitigated and these impacts are determined to be significant and unavoidable for the purposes of CEQA. Based on Caltrans' existing plans for improvements along State Route 49, and ongoing coordination between Caltrans and Placer County, it is expected that the necessary improvements would be constructed. Thus an alternative that reduces development within the PCGC property to a level that avoids the identified transportation impacts would not meaningfully change the level of transportation impacts or need for roadway improvements in the region. Further, this alternative would not be capable of achieving several of the basic project objectives, such as creating a vibrant community and campus that includes retail, housing, and mixed-use opportunities, includes

development opportunities to maximize the value of the site, and allows for public-private development opportunities.

11. **Full Historic District Retention Alternative.** This alternative would retain all existing contributing features to the DeWitt General Hospital Historic District. There are 55 buildings located within the boundary of the Historic District, with 49 of these buildings and swimming pool being contributing features. The existing buildings within the district comprise 419,184 square feet of area in total. The proposed PCGC Master Plan Update contemplates demolition of approximately 272,203 square feet of existing historic buildings and retention of approximately 146,981 square feet of these buildings. Under this alternative, none of the contributing features to the historic district would be demolished. County buildings planned within this area under the proposed project include the Health and Human Services building and the Agricultural Commissioner and Farm Advisor building. The event center, community green, hotel, residential uses, and parking lots are also planned within the historic district boundaries.

    As discussed under Alternatives 2 and 3, the retained buildings within the historic district would be modified according to the California Building Code and Secretary of the Interior Standards for Historic Buildings to accommodate a wide range of adaptive reuses. Under this alternative all new construction would occur outside of the historic district. To accommodate construction of the approximately 950,000 square feet of new uses included in the proposed project, this alternative would involve intensification of both the office and residential/mixed use portions of the proposed project. This would involve the modifications to the proposed land use plan shown under both Alternative 2 and Alternative 3. It would also require retention of the 200 ramp buildings, which would substantially reduce the amount of space available to develop the community green. It would also require retention of buildings 208, 209, and 210, which would require modifications to the road network, specifically the proposed southward extension of County Center Drive and the proposed alignment of D Avenue. This would require relocation, reduction in size, or elimination of the proposed hotel use. This alternative was determined to be incapable of meeting most of the basic project objectives because it would require substantial increases in the land use intensity on other portions of the project site, which would not allow the project design to meet the land use planning concepts advanced in the proposed PCGC Master Plan Update, specifically the objectives related to creating a pedestrian-orientated scale of development, it would increase the degree of change in the existing visual conditions of the project site by substantially increasing building heights and requiring construction of several parking structures, and it would not decrease other environmental effects.

20.3.1 Alternative 1: No Project/No Build Alternative

Under the No Project/No Build Alternative, the project site would remain in its current condition. No building demolition, grading or new construction would occur. The site would remain vacant, and the existing non-native grassland, riparian habitat, and woodlands would not be removed. No changes to land use designations under the Auburn Bowman Community Plan would occur. It is expected that modifications to building interiors would occur to allow for more efficient office and government service operations.

Land Use

The PCGC Master Plan Update would result in no impact to land uses within the PCGC campus. The No Project/No Build Alternative would result in no changes to land uses in the project vicinity and no impacts to land use. This alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government office construction or leasing would be needed offsite. However, it is reasonable to expect that it would be possible to identify additional offsite space that could accommodate government office operations without causing land use conflicts, although these locations may not be in proximity to the existing government services at the PCGC property. Further, the No Project/No Build Alternative would preclude provision of high-density residential or mixed use land uses that may be capable of meeting some of the County's need for affordable housing within the project site. Attainment of the County's affordable housing and workforce housing goals would need to be met offsite. Therefore, the No Project/No Build Alternative would result in increased impacts in comparison to the proposed project.

Population and Housing

The PCGC Master Plan Update would not result in any significant impacts associated with the provision of housing nor would the project induce substantial growth elsewhere in the County. The No Project/No Build Alternative would not contribute to any impacts to housing or induce growth because there would be no change to the existing conditions and there would be no new construction. Under this alternative, impacts to population and housing would be reduced compared to the proposed project. However, this alternative would not provide the County with additional space needed to provide government services to a growing population and would not achieve the project benefits of providing increased housing opportunities, including affordable housing, within the project region, as discussed above. Thus, this alternative would result in increased impacts related to population and housing compared to the proposed project.

Biological Resources

The PCGC Master Plan Update would result in potentially significant impacts to biological resources associated with the loss of annual grasslands and protected trees, possible disturbance to nesting birds and roosting bats, and loss of sensitive habitat, including riparian vegetation and wetlands. With implementation of mitigation measures specified in Chapter 7, these impacts would be reduced to less than significant levels. Because no demolition or construction would occur, the No Project/No Build Alternative would result in no changes to biological resources. No nesting birds or roosting bats would be disturbed, all existing trees would remain in place, and no impacts to wetlands or habitat would occur.

While all of the PCGC Master Plan Update's impacts to biological resources identified in this EIR would be reduced to less than significant levels with implementation of mitigation measures, no development would occur under the No Project/No Build Alternative and there would be no loss of or disturbance to habitat and oak trees. Therefore, the No Project/No Build Alternative would have reduced biological resources impacts within the project site compared to the proposed project. However, this alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government office construction would be needed offsite, which could result in increased impacts to biological resources, depending on the characteristics of the offsite location(s).

Cultural Resources

The PCGC Master Plan Update would result in a significant and unavoidable impact associated with the demolition of buildings determined to be contributing features to the DeWitt General Hospital Historic District, as listed on the National Register of Historic Places and eligible for listing on the California Register of Historical Resources. The potential for disturbance to unknown subsurface prehistoric or historic resources and human remains is considered low; however, mitigation is included in Chapter 8 that would reduce potential impacts to a less than significant level. The No Project/No Build Alternative would result in no potential to disturb or demolish existing buildings or subsurface cultural resources or human remains and would avoid these potential impacts.

Impacts to cultural resources would be less than significant with implementation of mitigation measures under the proposed project with the exception of the removal of buildings determined to be contributing features to the historic district. No impacts to cultural resources would occur under the No Project/No Build Alternative. Therefore, the No Project/No Build Alternative would have reduced cultural resource impacts compared to the proposed project. However, this alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government

office construction would be needed offsite, which could result in increased impacts to cultural resources, depending on the characteristics of the offsite location(s).

Visual Resources

The PCGC Master Plan Update would result in less than significant impacts to visual resources of the PCGC campus. The PCGC Master Plan Update would alter the visual conditions at the site by increasing the land use intensity throughout the project site, which would require demolition of existing structures and loss of biological resources. However, compliance with the proposed Design Guidelines and Development Standards would ensure that the overall change in character and visual quality of the PCGC campus site would be less than significant. Under the No Project/No Build Alternative, no demolition or construction would occur; as a result, the No Project/No Build Alternative would result in no changes to existing visual conditions and visual character of the site. The grasslands, riparian habitat, and oak woodlands would not be changed or altered under this alternative. Therefore, the No Project/No Build Alternative would have reduced aesthetic impacts compared to the PCGC Master Plan Update. This alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government office construction or leasing would be needed offsite. However, it is reasonable to expect that it would be possible to identify additional offsite space that could accommodate government office operations without causing visual resource impacts.

Transportation

The PCGC Master Plan Update would increase traffic in the project vicinity as a result of the new trips generated by the individual projects. Implementation of mitigation measures would be necessary to ensure that impacts to traffic and circulation in the vicinity are reduced to less than significant levels. The project would result in significant and unavoidable impacts on State Route 49. Since the No Project/No Build Alternative would not introduce any development to the project site, this alternative would result in no changes to transportation and circulation conditions in the project vicinity compared to existing conditions. The No Project/No Build Alternative would have no impacts on transportation and circulation. Therefore, the No Project/No Build Alternative would have reduced transportation and circulation impacts compared to the proposed project. This alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government office construction or leasing would be needed offsite, which could increase the project's impacts to transportation depending on the location and vehicular access to such offsite locations.

Noise

With implementation of mitigation measures for individual construction projects within the proposed PCGC Master Plan Update, the project would result in less-than-significant impacts associated with noise generated during project construction and operation. The No Project/No Build Alternative would avoid all noise generation from construction and increases in traffic associated with the PCGC Master Plan Update. Therefore, the No Project/No Build Alternative would have reduced noise impacts compared to the PCGC Master Plan Update.

Air Quality

The PCGC Master Plan Update would result in less than significant air quality impacts during destruction, construction and operation. Under the No Project/No Build Alternative, no demolition or construction would occur, and the No Project/No Build Alternative would neither increase nor decrease emissions of air pollutants. Thus, the No Project/No Build Alternative would result in no impacts to air quality.

Greenhouse Gas Emissions

The PCGC Master Plan Update would result in less than significant impacts related to greenhouse gas (GHG) emissions during project construction and operation. Under the No Project/No Build Alternative, no demolition or construction would occur, and the No Project/No Build Alternative would neither increase nor decrease emissions of GHGs. Thus, the No Project/No Build Alternative would result in no impacts associated with GHG emissions.

Geology, Soils, Seismicity, and Paleontological Resources

The PCGC Master Plan Update would not expose future residents to risks due to earthquakes or unstable soils and impacts would be less than significant. The PCGC Master Plan Update is also not located in an area known to support paleontological resources; therefore, there would be no impacts, nor would the project substantially alter existing topography and landforms. Compliance with existing state and local regulations would ensure that substantial erosion or loss of topsoil would be less than significant.

No impacts to geology or soils or paleontological resources would occur under the No Project/No Build Alternative because there would be no site disturbance, grading, or project construction. Therefore, the No Project/No Build Alternative would have reduced impacts to geology, soils, seismicity, and paleontology compared to the PCGC Master Plan Update.

Hydrology and Water Quality

The PCGC Master Plan Update would contribute to an increase in stormwater runoff and a potential degradation of water quality during project operation. Mitigation would reduce the

impact to less than significant. The PCGC Master Plan Update would not result in any significant impacts to groundwater supply, increase in stormwater flows that could exceed capacity of stormwater infrastructure, or increase in sediment and erosion on local waterways during construction. All of these impacts were determined to be less than significant.

There would be no impacts to hydrology or water quality related to an increase in stormwater, loss of groundwater, or inadequate stormwater infrastructure under the No Project/No Build Alternative because there would be no increase in impervious surfaces under this alternative and no development. Therefore, impacts would be reduced compared to the PCGC Master Plan Update.

Hazards and Hazardous Materials

The PCGC Master Plan Update would not result in any significant impacts related to hazards and hazardous materials. Two impacts would be potentially significant but reduced to less than significant with mitigation: the use, transport, or handling of hazards and hazardous materials during project demolition, construction and operation and construction on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The No Project/No Build Alternative would result in no changes to hazardous conditions. No building materials would be disturbed through demolition and no new hazardous materials (such as fuel for construction equipment and cleaning products) would be used at the project site.

Impacts related to hazards and hazardous materials would be less than significant under the PCGC Master Plan Update with mitigation, but because there would be no site disturbance or building demolition under the No Project/No Build Alternative, impacts would be less severe than those identified for the PCGC Master Plan Update.

Public Services and Recreation

The PCGC Master Plan Update would have less than significant impacts related to existing public services including police, fire, emergency access, parks, libraries, or schools. The PCGC Master Plan Update would increase demand for these services but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The No Project/No Build Alternative would not develop new housing or commercial, County, and office space that would generate an increase in population requiring public services to accommodate the increase in demand. Therefore, the No Project/No Build Alternative would have reduced public services and utilities impacts compared to the proposed project.

Utilities and Service Systems

The PCGC Master Plan Update would have less than significant impacts related to existing public services including solid waste disposal, water treatment facilities, wastewater facilities, stormwater facilities, or dry utilities. The PCGC Master Plan Update would increase demand for these utilities but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The No Project/No Build Alternative would not develop new housing or commercial, County, and office space that would generate an increase in population requiring public utilities to accommodate the increase in demand. Therefore, the No Project/No Build Alternative would have reduced public services and utilities impacts compared to the PCGC Master Plan Update.

Energy Conservation

Both construction and operation of the PCGC Master Plan Update would result in less-than-significant impacts associated with energy consumption. The No Project/No Build Alternative would result in no changes in existing levels of energy consumption on the project site. Further, no energy consumption associated with construction, vehicle trips, or on-site operation would occur. However, this alternative would not accommodate the increase in government space necessary to serve the anticipated increases in County population, thus it is likely some amount of new government office construction would be needed offsite, which could result in additional energy consumption. Additionally, the existing buildings within the PCGC property that are proposed to be demolished and replaced with new construction are not energy-efficient. The proposed project would construct buildings that meet or are designed to meet Zero Net Energy concepts, which would improve the overall energy-efficiency of the built environment within the PCGC property.

Impacts related to energy consumption would be less than significant under the PCGC Master Plan Update. Because the proposed project would improve the overall energy-efficiency within the property, and this benefit would not be achieved under the No Project/No Build Alternative, impacts related to energy conservation would be increased under this alternative compared to the proposed PCGC Master Plan Update.

20.3.2 Alternative 2: Greater Historic District Retention through Residential Uses.

The Greater Historic District Retention through Increased Residential Intensity Alternative, considers retaining a larger portion of the DeWitt General Hospital Historic District by increasing the intensity of the proposed residential land uses while providing for development of a similar mix of land uses as the proposed PCGC Master Plan Update. This alternative would

retain buildings 114, 115, 116, 117 and 118 (the chapel), 301, 302, 303, 304, 305, 403, 419, 420, 423, and 430 consistent with the proposed project. In addition, this alternative would also retain buildings 309, 310, 311, 312, 313, 314, and 315 (the theater), 318, 319, 320, 321, 322, and 323. These buildings would be modified consistent with the Secretary of the Interior's standards for treatment of historic resources to attain compatibility with current building code standards and accommodate adaptive reuse of the buildings for office, commercial, and residential land uses, similar to the uses anticipated under the proposed PCGC Master Plan Update.

In comparison to the proposed PCGC Master Plan Update, Alternative 2 would retain 56,079 more square feet of buildings that are contributing features to the historic district, which would be adapted for residential use. Including the adaptive reuse areas, this alternative would increase the amount of residential space within the PCGC property by 206,600 square feet, allowing a total of 699 dwelling units, compared to the 485 units under the proposed project. Residential land uses would remain within the maximum allowable desnity of 30 dwelling units per acre. This alternative would also decrease the amount of mixed use building space to 64,900 square feet, compared to the 122,600 square feet under the proposed project. This alternative would introduce three parking structures to the project site and would increase the height of several of the buildings shown on the conceptual land use plan, including constructing four 5-story residential buildings. This alternative would develop the same amount of government office space in the same building heights and configurations as identified on the proposed conceptual land use plan, and the same amount of hotel space, at 60,600 square feet, and event center space, at 30,000 square feet, as the proposed project.

Under Alternative 2, the PCGC property would support a total of 1,082,756 square feet of land uses, which is an increase of 262,749 square feet compared to the proposed project. The same changes to land use designations under the Auburn/Bowman Community Plan and similar impacts to existing non-native grassland, riparian habitat, and woodlands would occur. Those buildings that are retained would be subject to internal and external building modifications to ensure appropriate upgrades for life and safety are made commensurate with the adaptive reuse intent of the building, and in accordance with the Secretary of the Interior standards for historic structures.

Land Use

The proposed PCGC Master Plan Update would result in no impact to land uses within the PCGC campus. The Greater Historic District Retention through Increased Residential Intensity Alternative would result in similar changes to land uses in the project vicinity. This alternative would have similar land use impacts as the PCGC Master Plan Update because it would develop a similar mixed-use project, with government office land uses concentrated in the central portion of the project site, and a mixed-use town center area in the southeast portion of the site. By increasing

the building intensity in the southeast corner of the project site, which includes increasing residential building height to 5 stories and introducing structured parking, this alternative could create land use conflicts with the neighboring single-family residential neighborhood to the southeast due to greater changes in the visual character of the area and increased noise from project operation. This project would increase the number of dwelling units within the project site, providing greater support for attainment of the County's housing goals than the proposed project. Because this alternative could increase land use conflicts with existing adjacent land uses, this alternative would have greater impacts to land use and planning than the proposed project.

Population and Housing

The proposed PCGC Master Plan Update would not result in any significant impacts associated with the provision of housing nor would the project induce substantial growth elsewhere in the County. Under the Greater Historic District Retention through Residential Intensity Alternative, the PCGC property would support 214 more dwelling units than the proposed project. This would increase the ability of the project to support the County's attainment of the housing goals identified in the General Plan Housing Element. Under this alternative, environmental impacts associated with population and housing would be similar to the impacts of the proposed project.

Biological Resources

The proposed PCGC Master Plan Update would result in potentially significant impacts to biological resources associated with the loss of annual grasslands, protected trees, possible disturbance to nesting birds, loss of protected habitat, and fill of riparian habitat and wetlands. With implementation of mitigation measures specified in Chapter 7, these impacts would be reduced to less than significant levels. The Greater Historic District Retention through Increased Residential Intensity Alternative would involve the same development footprint as the proposed project and would therefore result in the same biological resources impacts and necessitate implementation of the same mitigation measures as the proposed project.

All of the PCGC Master Plan Update's impacts to biological resources identified in this EIR would be reduced to less than significant levels with implementation of mitigation measures, therefore, it is expected the same would occur under the Greater Historic District Retention through Increased Residential Intensity Alternative. Therefore, Alternative 2 would have similar biological resources impacts compared to the proposed project.

Cultural Resources

The proposed PCGC Master Plan Update would result in a significant and unavoidable impact associated with the demolition of historical buildings determined eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The

potential for disturbance to unknown subsurface prehistoric or historic resources, tribal cultural resources, and human remains is considered low; however, mitigation is included Chapter 8, Cultural Resources, that would reduce potential impacts to a less than significant level.

The Greater Historic District Retention through Increased Residential Intensity Alternative would have the same potential to disturb subsurface cultural resources, tribal cultural resources, and/or human remains as the proposed project. However, this alternative would result in retention of an additional 13 structures that are contributing features to the DeWitt General Hospital Historic District compared to the proposed project. This would substantially reduce the project's adverse effects on the historic district. Therefore, the Greater Historic District Retention through Increased Residential Intensity Alternative would have reduced cultural resource impacts compared to the proposed project, however the impacts would remain significant and unavoidable because some of the contributing features to the historic district would be demolished.

Visual Resources

The proposed PCGC Master Plan Update would result in less than significant impacts to the visual character of and visual resources within the PCGC property. The PCGC Master Plan Update would result in changes to the visual conditions at the site by replacing existing structures and open space areas with new structures, which would intensify the level of development within the site. However, the project also includes adoption of site-specific Development Standards and Design Guidelines that recognize and require compatibility with the existing visual themes within the PCGC property. The overall change in character and visual quality of the PCGC campus site would be less than significant.

Under the Greater Historic District Retention through Increased Residential Intensity Alternative, the degree of visual change throughout the project site would be similar to that of the proposed project. This alternative would not alter the footprint of development within the project site and thus would not alter the visual impacts associated with loss of biological resources. While retaining the 300 ramp buildings would reduce visual changes in that portion of the site, the increase in building height and reduction in size of the community green would increase the degree of visual changes in other portions of the project site. This would include introducing built environment elements adjacent to the retained 300 ramp and 100 ramp buildings that could adversely affect the feeling or character of those areas due to the new building height (including a range of buildings from 3 to 5 stories in height) and uses (including structured parking). Therefore, the Greater Historic District Retention through Increased Residential Intensity Alternative would have similar aesthetic impacts compared to the proposed PCGC Master Plan Update.

Traffic and Circulation

The proposed PCGC Master Plan Update would increase traffic in the project vicinity as a result of the new trips generated by build-out of the proposed master plan. Implementation of mitigation measures would be necessary to ensure that impacts to traffic and circulation in the vicinity are reduced to less than significant levels. The project would result in significant and unavoidable impacts on State Route 49, as discussed previously. The Greater Historic District Retention through Increased Residential Intensity Alternative would increase the amount of development within the PCGC property, which would increase the project's effects on transportation facilities in the project region. However, with a maximum of 699 dwelling units and reduction of 57,700 square feet of office and mixed use space, this alternative is not expected to result in an increase in severity of impacts to intersections and roadway segments along State Route 49. The same mitigation measures identified for the proposed project would be sufficient to provide sufficient capacity for traffic generated under this alternative, but the same uncertainty regarding the ultimate design and timing of improvements to State Route 49 would exist and the Greater Historic District Retention through Increased Residential Intensity Alternative would result in the same significant and unavoidable impacts to transportation as the proposed project.

Noise

The proposed PCGC Master Plan Update would result in less-than-significant impacts associated with noise generated during project construction and operation, with implementation of mitigation measures associated with management of construction noise. The Greater Historic District Retention through Increased Residential Intensity Alternative would result in a similar level of new development within the PCGC property and would generate noise from construction and increases in traffic similar to the noise generation expected under the proposed PCGC Master Plan Update. Therefore, the Greater Historic District Retention through Increased Residential Intensity Alternative would have similar noise impacts compared to the proposed PCGC Master Plan Update.

Air Quality

The proposed PCGC Master Plan Update would result in less than significant air quality impacts during demolition, construction and operation. Under the Greater Historic District Retention through Increased Residential Intensity Alternative, demolition activities would be reduced and construction activities would be increased compared to the proposed project. Thus Alternative 2 would result in a similar level of air pollutant emissions and would result in similar impacts to air quality as the proposed project.

Greenhouse Gas Emissions

The proposed PCGC Master Plan Update would result in less than significant impacts related to greenhouse gas (GHG) emissions during project construction and operation. Under the Greater Historic District Retention through Increased Residential Intensity Alternative, demolition activities would be reduced and construction activities would be increased compared to the proposed project. Thus Alternative 2 would result in a similar level of GHGs emissions and similar impacts associated with GHG emissions as the proposed project.

Geology, Soils, Seismicity, and Paleontological Resources

The proposed PCGC Master Plan Update would not expose future residents to risks due to earthquakes or unstable soils and impacts would be less than significant. The proposed PCGC Master Plan Update is also not located in an area with paleontological resources; therefore, there would be no impacts to these resources, nor would the project substantially alter existing topography and landforms. Compliance with existing state and local regulations would ensure that substantial erosion or loss of topsoil would be less than significant.

Similar impacts to geology or soils or paleontological resources would occur under the Greater Historic District Retention through Increased Residential Intensity Alternative because there would be a similar level of site disturbance, grading, and construction. Therefore, Alternative 2 would have similar impacts to geology, soils, seismicity, and paleontology compared to the proposed PCGC Master Plan Update.

Hydrology and Water Quality

The proposed PCGC Master Plan Update would contribute to an increase in stormwater and a potential degradation of water quality during project operation. Mitigation would reduce the impact to less than significant. The proposed PCGC Master Plan Update would not result in any significant impacts to groundwater supply, increase in stormwater flows that could exceed capacity of stormwater infrastructure, or increase in sediment and erosion on local waterways during construction. All of these impacts were determined to be less than significant.

There would be similar impacts to hydrology or water quality related to an increase in stormwater, loss of groundwater, or inadequate stormwater infrastructure under the Greater Historic District Retention through Increased Residential Intensity Alternative because there would be a similar increase in impervious surfaces and development under this alternative. Each individual construction project undertaken in implementation of the alternative would be subject to the engineering requirements, development standards, and requirements of the Master Drainage Report, consistent with the proposed project. Therefore, the impacts of Alternative 2

related to hydrology and water quality would be similar to those of the proposed PCGC Master Plan Update.

Hazards and Hazardous Materials

The proposed PCGC Master Plan Update would not result in any significant impacts related to hazards and hazardous materials. Two impacts would be potentially significant but reduced to less than significant with mitigation: the use, transport, or handling of hazards and hazardous materials during project demolition, construction and operation and construction on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Greater Historic District Retention through Increased Residential Intensity Alternative would result in similar changes to conditions associated with hazardous materials. The reduction in the amount of demolition activities would reduce the overall potential for individuals within and near the project site to be exposed to emissions of asbestos-containing and lead-based materials, however this potential would remain associated with the demolition that would occur under this alternative and the mitigation measures identified in this EIR would continue to be required. Thus the impacts of the Greater Historic District Retention through Increased Residential Intensity Alternative would be similar to those of the proposed PCGC Master Plan Update.

Public Services and Recreation

The proposed PCGC Master Plan Update would have less than significant impacts related to existing public services including police, fire, emergency access, parks, libraries, or schools. The proposed PCGC Master Plan Update would increase demand for these services but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The Greater Historic District Retention through Increased Residential Intensity Alternative would develop more housing and less commercial space than the proposed project. The amount of government office space and community space would be consistent with that of the proposed project. The increased residential population within the project site would require additional increases in public services to the site compared to the proposed project. As discussed in Chapter 17, the increase in demand for public services would be offset by the facilities impacts fees for new development. Therefore, the Greater Historic District Retention through Increased Residential Intensity Alternative would have similar public services impacts compared to the proposed project.

Utilities and Service Systems

The proposed PCGC Master Plan Update would have less than significant impacts related to existing public services including solid waste disposal, water treatment facilities, wastewater facilities, stormwater facilities, or dry utilities. The proposed PCGC Master Plan Update would increase demand for these utilities but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The Greater Historic District Retention through Increased Residential Intensity Alternative would develop more housing and less commercial space than the proposed project, with the same amount of government offices and community space as the proposed project. The increased population within the project site would require a greater increase in the capacity of public utilities within the project site. However, consistent with the proposed project these capacity upgrades would be constructed to meet the demands of the new development and concurrent with each individual construction project in accordance with the utility plan that would be developed for this alternative. Therefore, the Greater Historic District Retention through Increased Residential Intensity Alternative would have similar public services and utilities impacts compared to the proposed PCGC Master Plan Update.

Energy Conservation

Both construction and operation of the proposed PCGC Master Plan Update at full build-out would result in less-than-significant impacts associated with energy consumption. The Greater Historic District Retention through Increased Residential Intensity Alternative would retain a larger amount of the existing buildings within the DeWitt General Hospital Historic District. These buildings are much less energy-efficient than new construction. Although some upgrades to energy efficiency would be completed as part of the overall modifications needed to accommodate adaptive reuse of these buildings, it is unlikely that the existing buildings could be retrofitted to achieve a similar energy efficiency as new construction. Thus this alternative would result in an increase in the total energy consumption within the PCGC property. However, all new construction would be subject to the same energy-efficiency requirements of the proposed project, and thus Alternative 2 would result in similar changes in energy consumption within the project site as the proposed project.

20.3.3 Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity

The Greater Historic District Retention through Increased Non-Residential Intensity Alternative considers retaining a larger portion of the DeWitt General Hospital Historic District by increasing the intensity of the proposed office land uses while providing for development of a similar mix of land uses as the proposed PCGC Master Plan Update. This alternative would retain buildings 114, 115, 116, 117 and 118 (the chapel), 301, 302, 303, 304, 305, 403, 419, 420,

423, and 430 consistent with the proposed project. This alternative would also retain buildings 311, 312, 313, 314, 315 (the theater), 322, and 323. These buildings would be modified consistent with the Secretary of the Interior's standards for treatment of historic resources to attain compatibility with current building code standards and accommodate adaptive reuse of the buildings for office and commercial land uses, similar to the uses anticipated under the proposed PCGC Master Plan Update.

In comparison to the proposed PCGC Master Plan Update, Alternative 3 would retain 104,485 more square feet of buildings that are contributing features to the historic district. It would also reduce the amount of residential space within the PCGC property by 127,500 square feet, allowing a total of 319 dwelling units, compared to the 485 units under the proposed project, and decrease the amount of mixed use building space to 79,800 square feet, compared to the 122,600 square feet under the proposed project. As shown in Figure 20-3, the retained buildings would be used for office and commercial space. This alternative would also introduce two parking structures to the project site. This alternative would develop the same amount of hotel space, at 60,600 square feet, and event center space, at 30,000 square feet, as under the proposed project.

Under Alternative 3, the PCGC property would support a total of 775,162 square feet of land uses, which is a decrease of 44,915 square feet compared to the proposed project. The same changes to land use designations under the Auburn Bowman Community Plan and similar impacts to existing non-native grassland, riparian habitat, and woodlands would occur. Those buildings that are retained would be subject to internal and external building modifications to ensure appropriate upgrades for life and safety are made commensurate with the adaptive reuse intent of the building, and in accordance with the Secretary of the Interior standards for historic structures.

Land Use

The proposed PCGC Master Plan Update would result in no impact to land uses within the PCGC campus. The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would result in similar changes to land uses in the project vicinity. This alternative would have similar land use impacts as the PCGC Master Plan Update because it would develop a similar mixed-use project, with government office land uses concentrated in the central portion of the project site, and a mixed-use town center area in the southeast portion of the site. The increase in building intensity in the central portion of the project site, which includes increasing the height of some of the proposed government office buildings by one additional story and introducing structured parking, would not create land use conflicts with any offsite land uses as these changes in visual character of the area would not be visible from any offsite residential areas. This alternative would decrease the number of dwelling units within the project site, reducing the degree to which the project would support the County's attainment of the General Plan housing

goals compared the proposed project. Because this alternative would not increase land use conflicts with existing adjacent land uses, this alternative would have similar impacts to land use and planning compared to the proposed project.

Population and Housing

The proposed PCGC Master Plan Update would not result in any significant impacts associated with the provision of housing nor would the project induce substantial growth elsewhere in the County. Under the Greater Historic District Retention Alternative through Increased Non-Residential Intensity, the PCGC property would support 166 fewer dwelling units than the proposed project. This would decrease the ability of the project to support the County's attainment of the housing goals identified in the General Plan Housing Element. However, both the proposed project and Alternative 3 would accommodate more dwelling units than are anticipated under the Housing Element to be developed at the project site, thus this alternative would not impair the County's ability to achieve its housing element goals. Therefore, environmental impacts associated with population and housing under Alternative 3 would be similar to the impacts of the proposed project.

Biological Resources

The proposed PCGC Master Plan Update would result in potentially significant impacts to biological resources associated with the loss of annual grasslands, protected trees, possible disturbance to nesting birds, loss of protected habitat, and fill of riparian habitat and wetlands. With implementation of mitigation measures specified in Chapter 7, these impacts would be reduced to less than significant levels. The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would involve the same development footprint as the proposed project and would therefore result in the same biological resources impacts and necessitate implementation of the same mitigation measures as the proposed project.

All of the PCGC Master Plan Update's impacts to biological resources identified in this EIR would be reduced to less than significant levels with implementation of mitigation measures, therefore, it is expected the same would occur under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative. Therefore, Alternative 3 would have similar biological resources impacts compared to the proposed project.

Cultural Resources

The proposed PCGC Master Plan Update would result in a significant and unavoidable impact associated with the demolition of historical buildings determined eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. The potential for disturbance to unknown subsurface prehistoric or historic resources, tribal cultural

resources, and human remains is considered low; however, mitigation is included Chapter 8, Cultural Resources, that would reduce potential impacts to a less than significant level.

The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have the same potential to disturb subsurface cultural resources, tribal cultural resources, and/or human remains as the proposed project. However, this alternative would result in retention of an additional 14 structures that are contributing features to the DeWitt General Hospital Historic District compared to the proposed project. This would substantially reduce the project's adverse effects on the historic district. Therefore, the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have reduced cultural resource impacts compared to the proposed project but impacts would remain significant and unavoidable because a portion of the historic district would be demolished.

Visual Resources

The proposed PCGC Master Plan Update would result in less than significant impacts to the visual character of and visual resources within the PCGC property. The PCGC Master Plan Update would result in changes to the visual conditions at the site by replacing existing structures and open space areas with new structures, which would intensify the level of development within the site. However, the project also include adoption of site-specific Development Standards and Design Guidelines that recognize and require compatibility with the existing visual themes within the PCGC property. The overall change in character and visual quality of the PCGC campus site would be less than significant.

Under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative, the degree of visual change throughout the project site would be similar to that of the proposed project. This alternative would not alter the footprint of development within the project site and thus would not alter the visual impacts associated with loss of biological resources. While retaining all of the remaining 100 ramp buildings and several of the 300 ramp buildings would reduce visual changes in those portions of the site, the increase in building height and reduction in size of the community green would increase the degree of visual changes in other portions of the project site. This would include introducing built environment elements adjacent to the retained 300 ramp and 100 ramp buildings that could adversely affect the feeling or character of those areas due to the new building height (including a range of buildings from 3 to 5 stories in height) and uses (including structured parking). Therefore, the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have similar aesthetic impacts compared to the proposed PCGC Master Plan Update.

Traffic and Circulation

The proposed PCGC Master Plan Update would increase traffic in the project vicinity as a result of the new trips generated by build-out of the proposed master plan. Implementation of mitigation measures would be necessary to ensure that impacts to traffic and circulation in the vicinity are reduced to less than significant levels. The project would result in significant and unavoidable impacts on State Route 49, as discussed previously. The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would decrease the total amount of development within the PCGC property, which would decrease the project's effects on transportation facilities in the project region. Alternative 3 would develop 166 fewer dwelling units and 42,800 fewer square feet of new mixed use space within the project site compared to the proposed project.

As discussed in Chapter 10, Transportation, the thresholds of significance for impacts resulting from increased traffic on State Route 49 define a significant impact as occurring when increased traffic results in an increased intersection delay of 1 second and/or an increased volume to capacity ratio of 0.01. Based on the sensitivity of these thresholds, the reductions in land use under Alternative 3 compared to the proposed project are not expected to result in a substantial decrease in severity of impacts to intersections and roadway segments along State Route 49. The same mitigation measures identified for the proposed project would be sufficient to provide sufficient capacity for traffic generated under this alternative, but the same uncertainty regarding the ultimate design and timing of improvements to State Route 49 would exist and the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would result in the same significant and unavoidable impacts to transportation as the proposed project.

Noise

The proposed PCGC Master Plan Update would result in less-than-significant impacts associated with noise generated during project construction and operation, with implementation of mitigation measures associated with management of construction noise. The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would result in a similar level of new development within the PCGC property and would generate noise from construction and increases in traffic similar to the noise generation expected under the proposed PCGC Master Plan Update. Therefore, the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have similar noise impacts compared to the proposed PCGC Master Plan Update.

Air Quality

The proposed PCGC Master Plan Update would result in less than significant air quality impacts during demolition, construction and operation. Under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative, demolition and construction activities would be reduced compared to the proposed project. Thus Alternative 3 would result in slightly

lower levels of air pollutant emissions and associated impacts to air quality compared to the proposed project.

Greenhouse Gas Emissions

The proposed PCGC Master Plan Update would result in less than significant impacts related to GHG emissions during project construction and operation. Under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative, demolition and construction activities would be reduced compared to the proposed project. Thus Alternative 3 would result in slightly lower levels of GHGs emissions and impacts as the proposed project.

Geology, Soils, Seismicity, and Paleontological Resources

The proposed PCGC Master Plan Update would not expose future residents to risks due to earthquakes or unstable soils and impacts would be less than significant. The proposed PCGC Master Plan Update is also not located in an area with paleontological resources; therefore, there would be no impacts to these resources, nor would the project substantially alter existing topography and landforms. Compliance with existing state and local regulations would ensure that substantial erosion or loss of topsoil would be less than significant.

Similar impacts to geology or soils or paleontological resources would occur under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative because there would be a similar, though slightly reduced, level of site disturbance, grading, and construction. Therefore, Alternative 3 would have similar impacts to geology, soils, seismicity, and paleontology compared to the proposed PCGC Master Plan Update.

Hydrology and Water Quality

The proposed PCGC Master Plan Update would contribute to an increase in stormwater and a potential degradation of water quality during project operation. Mitigation would reduce the impact to less than significant. The proposed PCGC Master Plan Update would not result in any significant impacts to groundwater supply, increase in stormwater flows that could exceed capacity of stormwater infrastructure, or increase in sediment and erosion on local waterways during construction. All of these impacts were determined to be less than significant.

There would be similar impacts to hydrology or water quality related to an increase in stormwater, loss of groundwater, or inadequate stormwater infrastructure under the Greater Historic District Retention through Increased Non-Residential Intensity Alternative because there would be a similar increase in impervious surface and development under this alternative. Each individual construction project undertaken in implementation of the alternative would be subject to the engineering requirements, development standards, and requirements of the Master

Drainage Report, consistent with the proposed project. Therefore, the impacts of Alternative 3 related to hydrology and water quality would be similar to those of the proposed PCGC Master Plan Update.

Hazards and Hazardous Materials

The proposed PCGC Master Plan Update would not result in any significant impacts related to hazards and hazardous materials. Two impacts would be potentially significant but reduced to less than significant with mitigation: the use, transport, or handling of hazards and hazardous materials during project demolition, construction and operation and construction on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would result in similar changes to conditions associated with hazardous materials. The reduction in the amount of demolition activities would reduce the overall potential for individuals within and near the project site to be exposed to emissions of asbestos-containing and lead-based materials; however, this potential would remain associated with the demolition that would occur under this alternative and the mitigation measures identified in this EIR would continue to be required. Thus the impacts of the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would be similar to those of the proposed PCGC Master Plan Update.

Public Services and Recreation

The proposed PCGC Master Plan Update would have less than significant impacts related to existing public services including police, fire, emergency access, parks, libraries, or schools. The proposed PCGC Master Plan Update would increase demand for these services but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would develop less housing and commercial space than the proposed project. The amount of government office space and community space would be consistent with that of the proposed project. The decreased residential population within the project site would require smaller increases in public services to the site compared to the proposed project. As discussed in Chapter 17, the increase in demand for public services relative to existing conditions would be offset by the facilities impacts fees for new development. Therefore, the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have similar public services and utilities impacts compared to the proposed project.

Utilities and Service Systems

The proposed PCGC Master Plan Update would have less than significant impacts related to existing public services including solid waste disposal, water treatment facilities, wastewater facilities, stormwater facilities, or dry utilities. The proposed PCGC Master Plan Update would increase demand for these utilities but the demand would be within the levels anticipated by the applicable service providers and impacts would remain less than significant.

The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would develop less housing and commercial space than the proposed project, with the same amount of government offices and community space as the proposed project. The decreased population within the project site would require lesser increases in the capacity of public utilities within the project site. However, consistent with the proposed project these capacity upgrades would be constructed to meet the demands of the new development and concurrent with each individual construction project in accordance with the utility plan that would be developed for this alternative. Therefore, the Greater Historic District Retention through Increased Non-Residential Intensity Alternative would have similar public services and utilities impacts compared to the proposed PCGC Master Plan Update.

Energy Conservation

Both construction and operation of the proposed PCGC Master Plan Update at full build-out would result in less-than-significant impacts associated with energy consumption. The Greater Historic District Retention through Increased Non-Residential Intensity Alternative would retain a larger amount of the existing buildings within the DeWitt General Hospital Historic District. These buildings are much less energy-efficient than new construction would be. Although some upgrades to energy efficiency would be completed as part of the overall modifications needed to accommodate adaptive reuse of these buildings, it is unlikely that the existing buildings could be retrofitted to achieve a similar energy efficiency as new construction. Thus this alternative would result in an increase in the total energy consumption within the PCGC property. However, all new construction would be subject to the same energy-efficiency requirements of the proposed project, and thus Alternative 3 would result in similar changes in energy consumption within the project site as the proposed project.

20.4 SUMMARY MATRIX

A matrix displaying the major characteristics and significant environmental effects of each alternative is provided in Table 20-2 to summarize the comparison with the proposed project.

Table 20-2
Project Alternatives Impacts Summary

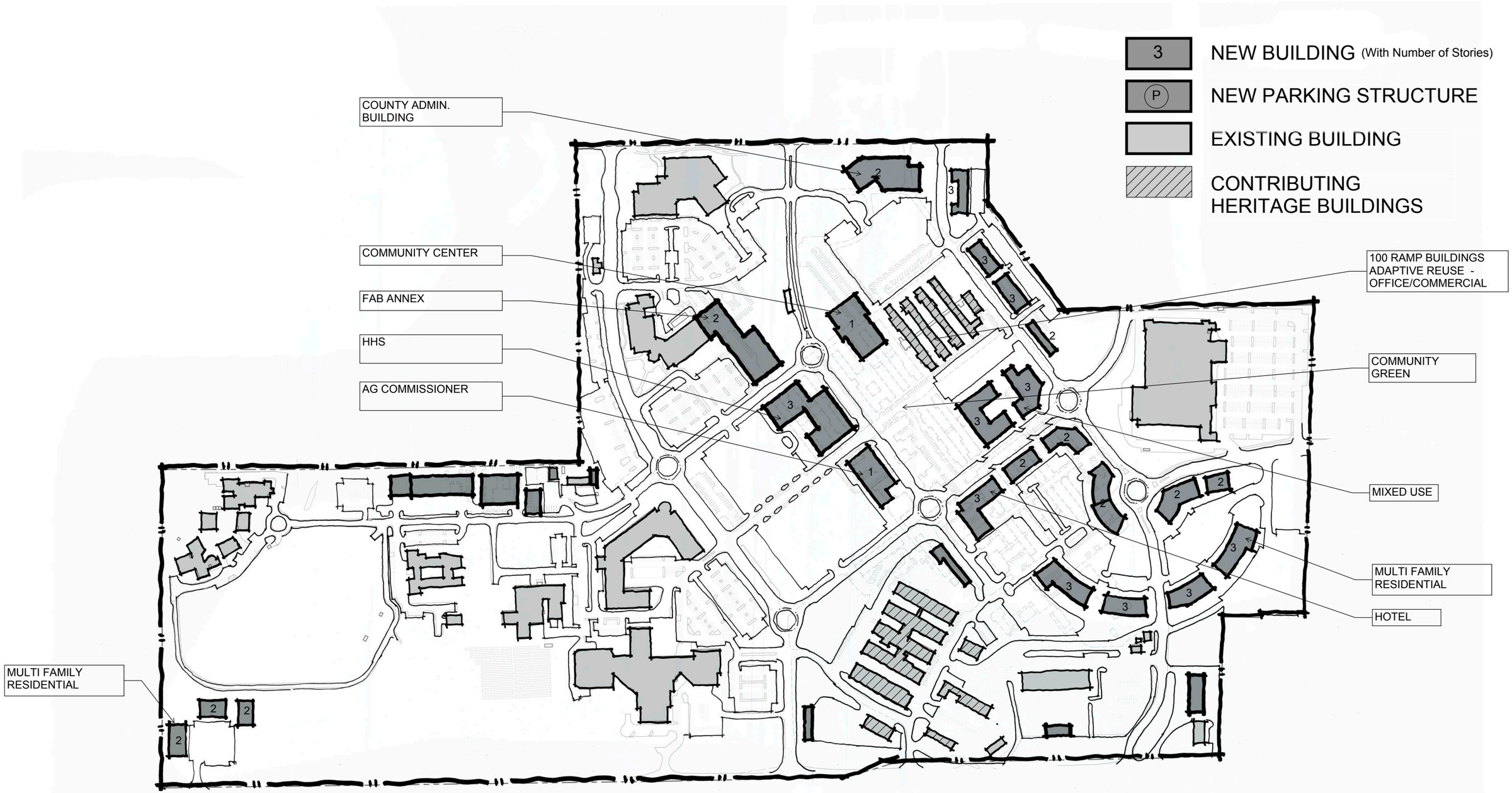
Environmental Issue	Proposed Project Impacts	Alternative 1: No Project/No Build	Alternative 2: Greater Historic District Retention through Increased Residential Intensity	Alternative 3: Greater Historic District Retention through Increased Non-Residential Intensity
Land Use	LTS	▲ (remains LTS)	▲ (remains LTS)	—
Population and Housing	LTS	▲ (remains LTS)	—	—
Biological Resources	LTS with mitigation	▼	—	—
Cultural Resources	SU	▼	▼ (remains SU)	▼ (remains SU)
Visual Resources	LTS	▼	—	—
Transportation and Circulation	SU	▼	▼ (remains SU)	▼ (remains SU)
Noise	LTS with mitigation	▼	—	—
Air Quality	LTS with mitigation	▼	—	▼
Greenhouse Gases	LTS	▼	—	▼
Hydrology and Water Quality	LTS with mitigation	▼	—	—
Hazards and Hazardous Materials	LTS with mitigation	▼	—	—
Public Services and Recreation	LTS	▼	—	—
Utilities and Service Systems	LTS	▼	—	—
Energy Consumption	LTS	▲	—	—

▲ Alternative is likely to result in greater impacts to issue when compared to proposed project.
— Alternative is likely to result in similar impacts to issue when compared to proposed project.
▼ Alternative is likely to result in reduced impacts to issue when compared to proposed project.
LTS = Less than significant impact.SU = Significant and unavoidable impact.

20.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

As indicated in Table 20-2, the No Project/No Build Alternative would result in the least environmental impacts and would be the environmentally superior alternative because it would avoid all impacts associated with the proposed project for all resource areas. However, Section

15126.6(e)(2) of the CEQA Guidelines states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. In this case, the environmentally superior alternative is the Greater Historic District Retention through Increased Non-Residential Intensity Alternative because it would slightly reduce the potential for impacts in two of the resource areas evaluated (air quality and GHGs) and would not increase the potential for any impact. The reductions in impacts to air quality and GHGs would be a result of the reduced overall intensity of development and amount of construction within the project site. This alternative would also reduce the impact to cultural resources as more of the historical district would be retained; however, this impact would remain significant and unavoidable because some buildings that are contributing features to the historic district would still be demolished.



SOURCE: Williams + Paddon 2018

FIGURE 20-1

Proposed PCGC Master Plan Update

Placer County Government Center Master Plan Update

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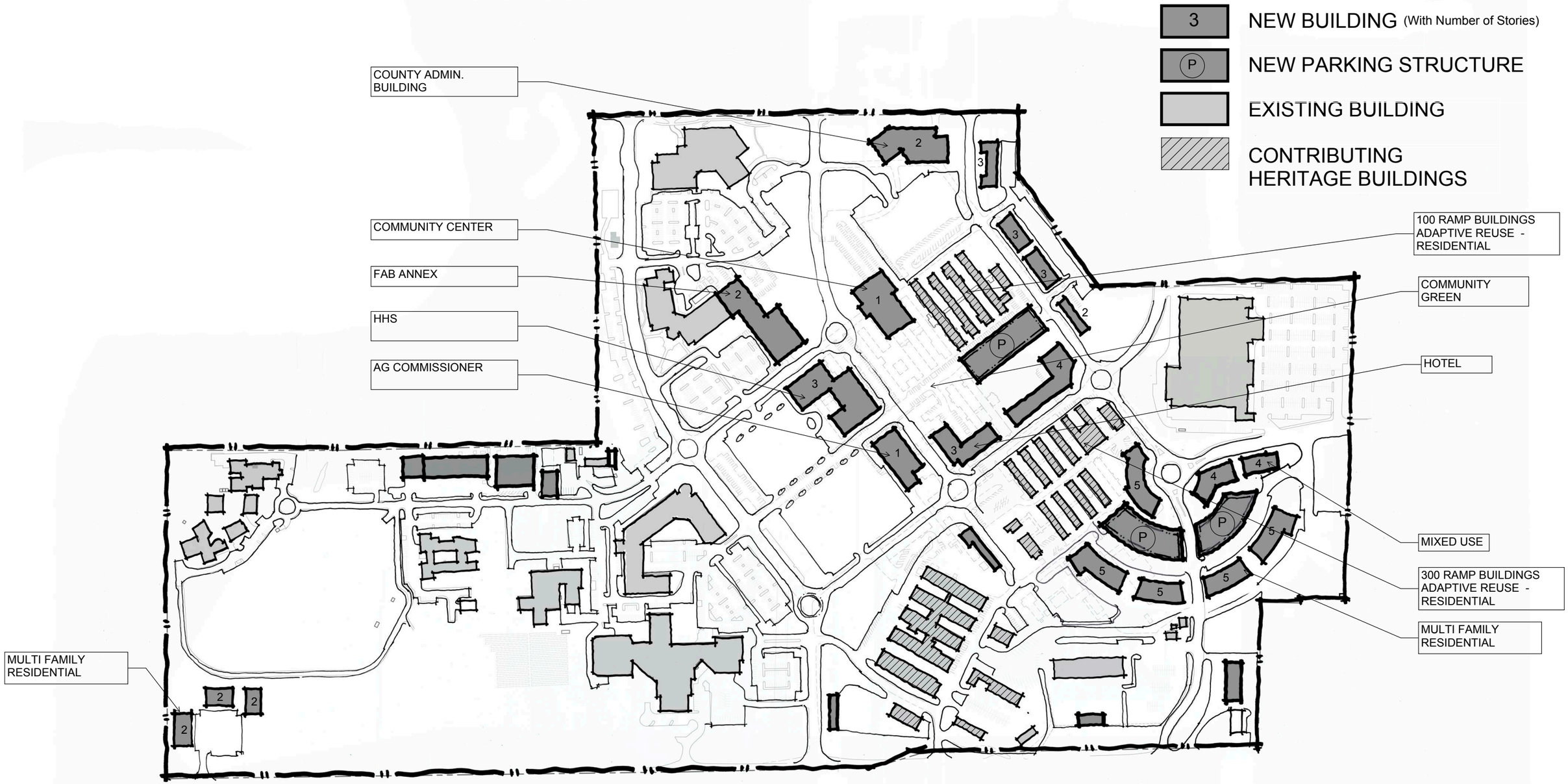

SOURCE: Williams + Paddon 2018

FIGURE 20-2

Increased Residential Intensity Alternative

Placer County Government Center Master Plan Update

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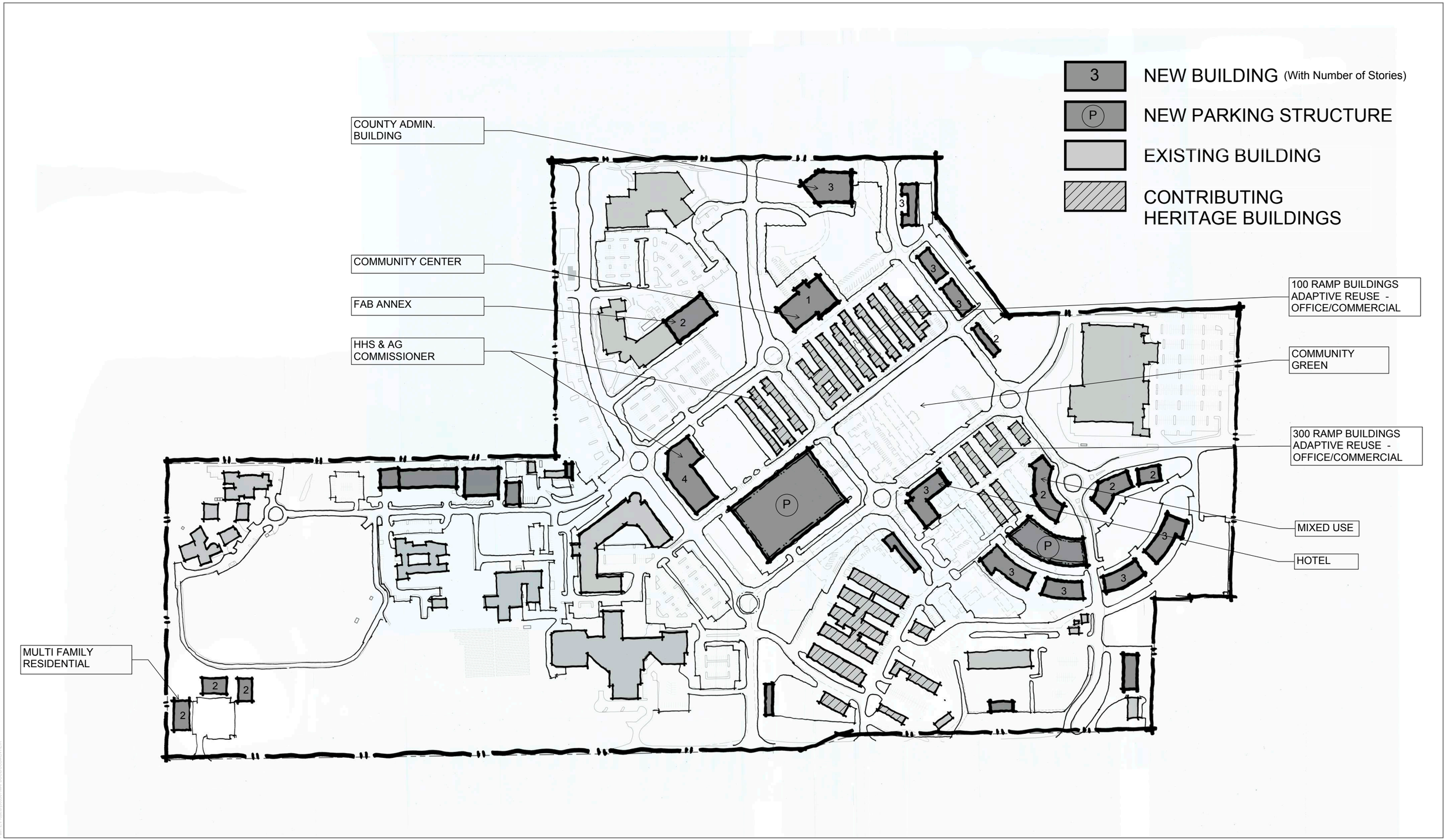

SOURCE: Williams + Paddon 2018

FIGURE 20-3

Increased Non-Residential Intensity Alternative

Placer County Government Center Master Plan Update

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