

6.0 ALTERNATIVES

As stated in the State CEQA Guidelines, Section 15126.6 [a]), the purpose of the EIR alternatives analysis is to “describe a range of reasonable alternatives to the proposed project, or to the location of the project, which would 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 to evaluate the comparative merits of the alternatives.” An EIR need not consider every conceivable alternative to a project, nor is it required to consider alternatives that are infeasible. The State CEQA Guidelines require that the discussion be focused on those alternatives that are capable of avoiding or substantially lessening any significant effects of the project, even if they impede the attainment of the project objectives to some degree or would be more costly (CEQA Guidelines section 15126.6[b]).

The State CEQA Guidelines direct that several factors need to be considered in determining the range of alternatives to be analyzed in an EIR and the level of analytical detail that should be provided for each alternative. These factors include: (1) the nature of the significant impacts of the proposed project; (2) the ability of alternatives to avoid or lessen the significant impacts associated with the project; (3) the ability of the alternatives to meet the objectives of the project; and (4) the feasibility of the alternatives. These factors are unique for each project.

The significant environmental impacts of the proposed project that the alternatives would seek to eliminate or reduce were determined and are based upon the findings contained within each technical section evaluated in Chapters 4.1 through 4.11 of this EIR.

According to the State CEQA Guidelines, “[t]he 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.” Further, the Guidelines state that “among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, jurisdictional boundaries, and whether the applicant can reasonably acquire, control or otherwise have access to alternative sites” (State CEQA Guidelines Section 15126.6). The Guidelines also specify that the alternatives discussion should not be remote and speculative but need not be presented in the same level of detail as the assessment of the proposed project.

CEQA requires an EIR to identify project alternatives and to indicate the manner in which a project’s significant effects may be mitigated or avoided. However, it does not mandate that the EIR itself contain an analysis of the feasibility of the various project alternatives or mitigation measures that it identifies (Public Resources Code, Sections 21002.1, subd (a): 21100 and

subd(b) 4, 2004). As the lead agency, Placer County bears the responsibility for the decisions that have to be made before the project can go forward. These decisions include but are not limited to the determinations of feasibility and whether the benefits of the project outweigh its significant effects on the environment (Public Resources Code Sections 21002.1, subd (b) and (c); Section 21082).

6.1 PROJECT OBJECTIVES

The objectives of the proposed project are used to effectively evaluate the reasonableness and feasibility of each alternative. As presented in Chapter 3, Project Description, the project objectives are as follows:

1. Develop a project that is consistent with the Granite Bay Community Plan goal of providing a diversity of housing choices that can support a full range of lifestyles in the community.
2. Provide a residential care home that serves local community needs by providing the senior population of Granite Bay/Placer County with a needed housing opportunity.
3. Create a senior housing opportunity that provides residents with accessible building design features, easily accessible common areas, onsite amenities and recreation opportunities with full-service amenities such as meals, transportation, laundry and housekeeping services.
4. Develop a residential care home that is consistent with the Granite Bay Community Plan Land Use Goals of protecting natural waterways and watersheds, wetlands, riparian areas, floodplains, and oak woodlands; and assure that all new buildings and residences are developed in a manner that minimizes disturbance to natural terrain and vegetation and maximizes preservation of (and/or enhances) natural beauty and open space.
5. Create a building and site design that minimizes impervious areas and grading impacts on the environment.
6. Provide a residential care home that minimizes impacts to surrounding neighbors through increased building setbacks and landscape buffering.
7. Establish a walkable site design that meets the needs of senior residents and is compatible with the surrounding neighborhood.
8. Utilize an undeveloped property on a major transportation corridor for senior housing that provides jobs and strengthens the county's tax base.
9. Develop a residential care home that can fund the infrastructure improvements and municipal costs required of the project.

10. Develop a project that would comply with the Granite Bay Community Plan policies and goals to achieve a high-quality design standard integrating design themes that would reduce grading, noise, and visual impacts to adjacent residential uses.
11. Minimize the potential for water quality issues by, where feasible, capturing and treating irrigation and stormwater runoff through natural, landscape-based processes.

APPROACH TO ALTERNATIVES ANALYSIS

In accordance with the alternatives analysis requirement of CEQA, project alternatives and a no project alternative were identified and analyzed. These alternatives represent viable options for development of the site, with varying densities of development. Each alternative was chosen as a way to potentially reduce one or more environmental impacts, while still achieving most of the project objectives. As presented in Chapters 4 and 5 of this EIR, the proposed project which includes the Modified Frontage Improvements option would not have any significant impacts. The Full Frontage Improvements option would have significant Aesthetics impacts and Cumulative Aesthetic impacts that could not be mitigated to less than significant.

In addition to attaining the majority of project objectives, reasonable alternatives to the project must be capable of reducing the magnitude of, or avoiding, identified significant environmental impacts of the proposed project. Significant environmental impacts (including cumulative impacts) of the proposed project that have been identified as requiring mitigation measures to ensure that the level of significance is ultimately less than significant include the following:

Air Quality. The EIR determined that implementation of the proposed project would result in significant impacts in regard to air quality. Construction activities associated with the proposed project would generate reactive organic gases (ROG) emissions at a level that would exceed the Placer County Air Pollution Control District (PCAPCD) significance threshold of 55 pounds per day. Therefore, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to a **less than significant** level.

Biological Resources. The EIR determined that implementation of the proposed project could result in potential adverse effects to special-status plants, special-status amphibians and reptiles, Swainson's hawk, other special-status birds and birds protected under the Migratory Bird Treaty Act (MBTA), and special-status bats. Given that the proposed project would involve the removal of trees protected by the County's Tree Preservation Ordinance, the project could conflict with local policies and/or ordinances that protect biological resources, including tree resources. Furthermore, the project could result in a substantial adverse effect on riparian habitat and/or other sensitive natural communities and/or have a substantial adverse effect on federal or State

protected aquatic resources. However, the EIR requires mitigation in order to ensure that impacts related to the aforementioned biological resources would be **less than significant**.

Geology and Soils. The EIR determined that implementation of the proposed project could expose people to unstable earth conditions or changes in geologic substructures. Furthermore, the proposed project could potentially create substantial risks to life and/or property associated with expansive soils. However, the EIR requires mitigation in order to ensure that the aforementioned impacts are reduced to **less than significant**.

Hydrology and Water Quality. The EIR determined that implementation of the proposed project could result in potential construction and operational impacts related to water quality, changes in drainage patterns, and increases in stormwater runoff rates, which could occur during operation of the proposed project. However, the EIR requires mitigation in order to ensure that impacts related to hydrology and water quality are reduced to **less than significant**.

The Initial Study prepared for the proposed project determined that the following impacts would be reduced to a less than significant level with implementation of mitigation (see Appendix A of this EIR):

Agriculture & Forest Resources. The Initial Study determined that the project could result in a conflict with General Plan and other policies regarding land use buffers for agricultural operations and could conflict with existing zoning for an agricultural use. The project would develop land that could otherwise be used for agricultural operations. However, the Initial Study requires mitigation in order to ensure that such impacts would be **less than significant**.

Cultural Resources. The Initial Study determined that the project could substantially cause adverse change in the significance of an historic resource; could cause adverse change in the significance of a unique archaeological resource; has the potential to cause a physical change which would affect unique cultural values; and could restrict religious or sacred uses within the potential impact area. Construction activities could result in the discovery of human remains or previously unknown archaeological resources. However, the Initial Study requires mitigation, including notifying the appropriate parties, agencies and offices of inadvertent resource discovery and steps to address the discovery, to ensure that such impacts would be **less than significant**.

Paleontological Resources. The Initial Study determined that the project could directly or indirectly destroy a unique paleontological resource, site or unique geologic feature. Site clearing, grading, and excavation at the site could result in significant adverse impact. However, the Initial Study requires mitigation, including retaining a qualified paleontologist to observe

grading activities, establish procedures and protocols in the event a resource is discovered, and salvage fossils to ensure such impacts would be **less than significant**.

Recreation. The Initial Study determined that the project could increase the use of existing and regional parks or require expansion of existing facilities. The project would result in approximately 160 new residents, which would result in an incremental increase in demand for public recreation facilities. However, the Initial Study requires mitigation, including the payment of in-lieu park fees at the time of building permit application to ensure impacts would be **less than significant**.

Tribal Cultural Resources. The Initial Study determined that the project could cause a substantial adverse change in the significance of a Tribal Cultural Resource. Ground disturbing activities could result in the discovery of previously unknown Tribal Cultural Resources. However, the Initial Study requires mitigation, including notifying the appropriate parties, agencies and offices of the resource discover and steps to address the discovery, to ensure that impacts would be **less than significant**.

PROJECT ALTERNATIVES CONSIDERED BUT DISMISSED FROM FURTHER EVALUATION IN THE DRAFT EIR

The analysis of alternatives to the proposed project must also address “whether any of the significant effects of the project would be avoided or substantially lessened by putting the project in another location.” (CEQA Guidelines, § 15126.6(f)(2)(A).) Only those locations that would avoid or substantially lessen any of the significant effects of the project need be considered. If no feasible alternative locations exist, the agency must disclose the reasons for this conclusion. (Section 15126.6(f)(2)(B).) In this case, while it is feasible that an alternative site could be selected for the project, an alternative site would entail either the same or new significant environmental effects as the proposed project site. For example, development of the project on any suitable alternative site in or around the County may not avoid or substantially lessen the project’s air quality or GHG impacts, as those impacts would occur no matter where the development is located and could be worse if located further away from a major transportation corridor or in areas with existing unacceptable traffic levels. Moreover, an alternative site that is not adjacent to already-developed lands would likely result in greater aesthetics and utilities impacts than the proposed project site.

Furthermore, viable alternative locations for the project are limited to those that would feasibly attain most of the project objectives. There are no other appropriately located and sufficient sized lots in Granite Bay along a major transportation corridor that would satisfy the project objectives and eliminate or reduce impacts from the proposed project. The proposed project

would offer a residential care facility in proximity to a major transportation corridor. Furthermore, the applicant has indicated that it does not own other lands in the Granite Bay community that could feasibly meet these project objectives.

In developing the proposed project and alternatives, consideration was given to the density of development that could meet project objectives and reduce significant impacts. Many of the anticipated significant impacts would result from the intensity of the development proposed.

6.2 PROJECT ALTERNATIVES

Alternative 1: No Project/No Build

Alternative 1 is the No Project alternative as required by CEQA Guidelines section 15126.6(e). Under the No Project alternative, no building or development would occur on the project site. The site is assumed to remain in its existing condition as a horse pasture, with no development.

Alternative 2: Existing Zoning

Alternative 2 would develop the project site under the existing zoning for Residential-Single-Family within an Agriculture combining district and Building Site combining district with a minimum lot size of 100,000 square feet (RS-AG-B-100). Under the existing zoning, the project site could be subdivided into 3 single family lots.

Access to and from the project site would likely be off Old Auburn Road in a location similar to the proposed project due to the site's location to the Old Auburn Road/Sierra College Boulevard intersection. Access onto Old Auburn Road or Sierra College Boulevard may be limited due to concerns about providing adequate sight distance for the proposed driveways. No intersection improvements at Old Auburn Road and Sierra College Boulevard would be proposed or required, but some limited frontage improvements may be required to ensure driveways are improved to County standards. No pedestrian-bike pathway would be constructed connecting Sierra College Boulevard and Old Auburn Road.

Alternative 3: Two Story Alternative

Alternative 3 would develop the project site with a 145-suite residential care home, but as a two-story building rather than a three-story building. The applicant has determined that 145 suites is what is required for the project. The proposed site plan for this alternative is shown in **Figure 6-1: Alternative 3 Site Plan**. Multiple comments from private citizens and the Granite Bay Community Association were received on the NOP (Appendix A) with concerns about the scale, height, and compatibility of the proposed project with the surrounding area. Specifically, concerns about a

3-story structure amidst one- and two-story residential development was discussed in the comment letters. The two-story alternative was analyzed as a result of these comments.

Alternative 3 includes the same number of project amenities and parking spaces as the proposed project. Under this alternative access off of Old Auburn Road with emergency vehicle access onto Sierra College Boulevard would be the same as the proposed project. This alternative would require the addition of two 10-foot high retaining walls on the project site. A 10-foot high retaining wall would be required along the northern edge of development area, and a 10-foot high retaining wall would be located along the southern edge of the development area. The walls would add an additional 440 linear feet of retaining walls to the project. Similar to the proposed project, the Modified Frontage Improvements would be proposed as part of Alternative 3.

COMPARISON OF PROJECT ALTERNATIVES

This section provides a comparison of the environmental impacts associated with each of the project alternatives, as well as an evaluation of each project alternative to meet the project objectives.

ALTERNATIVE 1: NO PROJECT/NO BUILD

Under Alternative 1, the project site would remain in its existing condition. There would be no changes to the existing terrain, and no infrastructure improvements would be made.

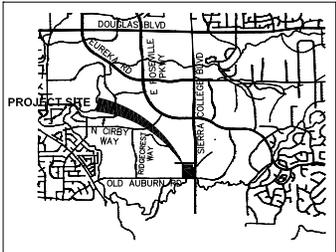
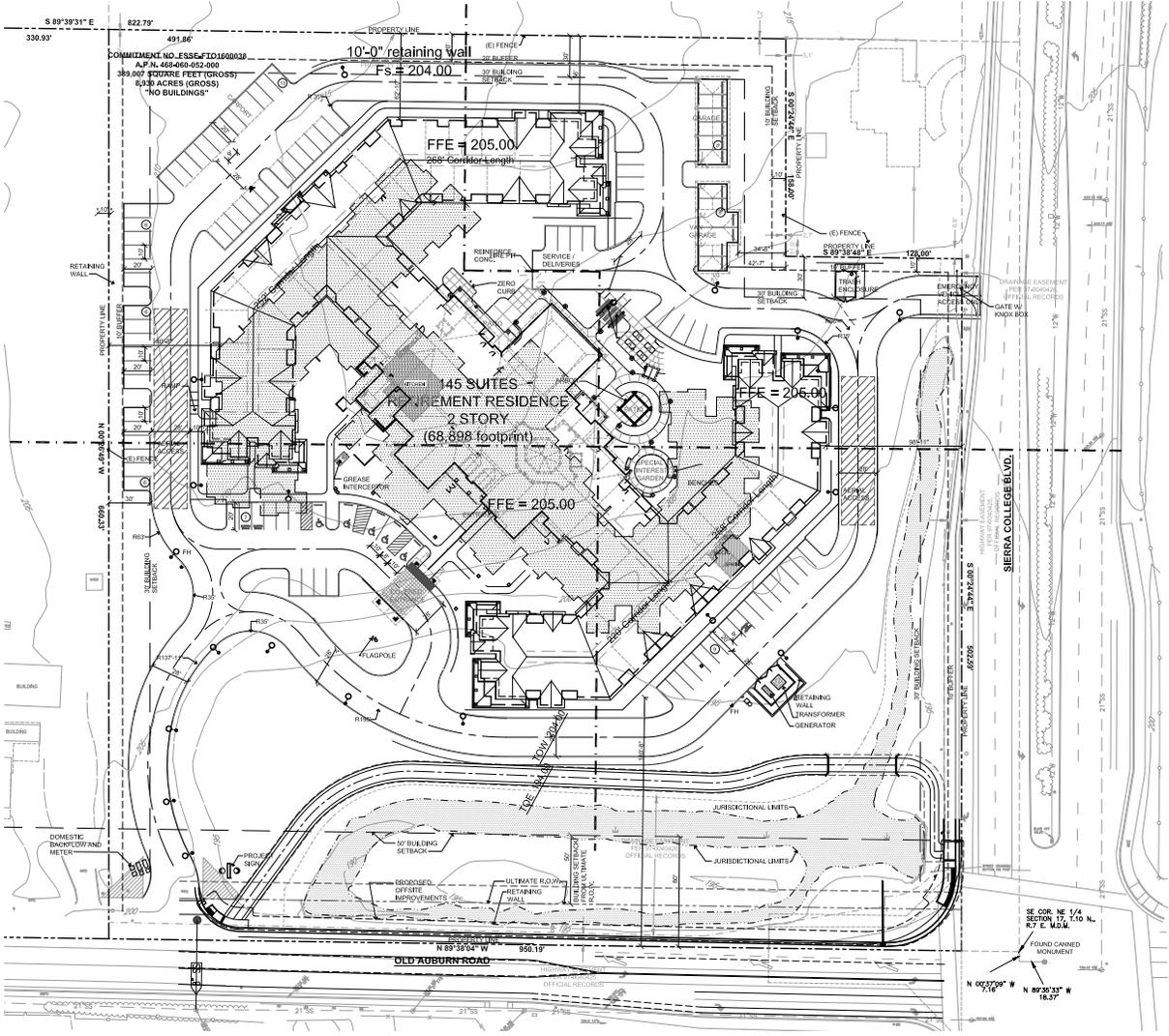
AESTHETICS

Alternative 1 would not cause any changes to the existing visual character because there would be no development on the project site. Views of the project site from surrounding properties would remain that of an open area dominated by rolling terrain and annual grasses. Under Alternative 1, there would be no new sources of glare or nighttime light on the project site. Therefore, Alternative 1 would have no impact on aesthetics.

AIR QUALITY

Because there would be no development of the project site, Alternative 1 would not result in any short-term construction emissions or operational emissions associated with vehicle trips or stationary sources. Without development as planned with the proposed project, this alternative would not hinder attainment of air quality standards. Because Alternative 1 would not generate any air emissions, this alternative would have no impacts related to air quality.

PLACER COUNTY



VICINITY MAP
SCALE: N.T.S.



PROJECT STATISTICS:

APN: 468-060-052-000

PROJECT AREA:
TOTAL AREA 8.93 ACRES 388,999 SQ. FT.
BUILDING COVERAGE: 68,845 SQ. FT. 17.7%

AREA CALCULATIONS:

RETIREMENT BUILDING:	68,845 SQ. FT.	17.7%
GARAGES:	2,801 SQ. FT.	0.7%
ACCESSORY BUILDINGS:	64 SQ. FT.	0.1%
DRIVES / PARKING:	89,425 SQ. FT.	23.0%
WALKS AND PATIOS:	38,865 SQ. FT.	10.0%
LANDSCAPE / PONDS:	188,999 SQ. FT.	48.5%

PARKING:

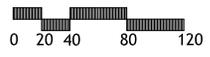
62 OPEN SPACES	PROPERTY OWNER:
34 COVERED SPACES	CIERRA AUBURN, LLC
5 ACCESSIBLE SPACES	P.O. BOX 293870
101 TOTAL SPACES	SACRAMENTO, CA 95829-3870
5 BIKE PARKING	APPLICANT:
	LENITY ARCHITECTURE
	3150 KETTLE CT. SE.
	SALEM, OR 97301

SETBACKS:

FRONT: 50'
SIDE: 30'
REAR: 30'

Site Plan

DATE: 01/03/2018
SCALE: 1" = 40'-0"



Source: Lenity Architecture., 2018

FIGURE 6-1: Alternative 3 Site Plan
Placer Retirement Residence
Placer County

COMPARISON OF PROJECT ALTERNATIVES

This section provides a comparison of the environmental impacts associated with each of the project alternatives, as well as an evaluation of each project alternative to meet the project objectives.

ALTERNATIVE 1: NO PROJECT/NO BUILD

Under Alternative 1, the project site would remain in its existing condition. There would be no changes to the existing terrain, and no infrastructure improvements would be made.

AESTHETICS

Alternative 1 would not cause any changes to the existing visual character because there would be no development on the project site. Views of the project site from surrounding properties would remain that of an open area dominated by rolling terrain and annual grasses. Under Alternative 1, there would be no new sources of glare or nighttime light on the project site. Therefore, Alternative 1 would have no impact on aesthetics.

AIR QUALITY

Because there would be no development of the project site, Alternative 1 would not result in any short-term construction emissions or operational emissions associated with vehicle trips or stationary sources. Without development as planned with the proposed project, this alternative would not hinder attainment of air quality standards. Because Alternative 1 would not generate any air emissions, this alternative would have no impacts related to air quality.

BIOLOGICAL RESOURCES

Under Alternative 1, land disturbance would be primarily limited to regular disking of the property to reduce wildfire risks. The project would likely remain as a developed lot with continued use as a horse pasture. Nonetheless, impacts on potential biological resources associated with construction and long-term use of the site as a residential care home would not occur. Therefore, impacts related to biological resources would be less under Alternative 1 as compared to the proposed project.

GEOLOGY AND SOILS

As noted above, ground-disturbing activities occurring under Alternative 1 would be primarily limited to disking to reduce fire hazard. Because Alternative 1 would not include constructing buildings, exposure of people to unstable earth conditions or changes in geologic substructures

would be reduced relative to the proposed project. Therefore, impacts related to geology and soils would be reduced under Alternative 1.

GREENHOUSE GAS EMISSIONS

Alternative 1 would not include any construction or development. Therefore, there would be no equipment or vehicles to emit greenhouse gases. Because this alternative would not generate any greenhouse gas emissions, Alternative 1 would have no impact.

HYDROLOGY AND WATER QUALITY

Alternative 1 would not include any development of the project site. The occasional flooding that is experienced in the area would still occur. Because Alternative 1 would not add any impervious surfaces or otherwise contribute to an increase in flooding or a decrease in water quality, this alternative would have no impact related to hydrology and water quality.

LAND USE

Alternative 1 would produce no changes on the project site. There would be no conversion of undeveloped land to residential development. There would be no potential for incompatibility between the project site and adjacent uses. Because no development would occur under Alternative 1, there would be no land use impacts. Alternative 1 would result in lesser land use impacts compared to the proposed project.

PUBLIC SERVICES

Because Alternative 1 would involve no development of the project site, there would be no increased demand for fire or law enforcement services and no increased demand for school services or public facilities. Alternative 1 would have no impact on public services.

NOISE

Alternative 1 would not introduce any new noise-sensitive receptors to the project site. Furthermore, because Alternative 1 would not involve construction activities, mitigation to reduce construction noise would not be required. Overall, impacts related to noise would not occur under Alternative 1.

TRANSPORTATION TRAFFIC AND CIRCULATION

Because Alternative 1 would involve no development of the project site, no new traffic would be generated under this alternative. Unlike the proposed project, Alternative 1 would not contribute

to already unacceptable LOS at the Sierra College Boulevard/East Roseville Parkway and Sierra College Boulevard/Old Auburn Road intersections. Therefore, Alternative 1 would result in no impacts related to transportation, traffic, and circulation. Additionally, under this alternative no bike lanes, sidewalks, or multi-purpose pathway would be built along the westbound side of Old Auburn Road.

ENERGY CONSERVATION

Alternative 1 would not increase the need for energy related to construction activities, energy demands associated with the operation of the proposed project or the need for potable water, wastewater conveyance and treatment, or solid waste hauling. Because Alternative 1 would not result in the need for energy, there would be no impact.

PROJECT OBJECTIVES

Alternative 1 would keep the project site as undeveloped land. As such, this alternative would not meet any of the project objectives.

ALTERNATIVE 2: DEVELOPMENT UNDER EXISTING ZONING

Under Alternative 2, the project site would be developed under the existing zoning for Residential-Single-Family within an Agriculture combining district and Building Site combining district with a minimum lot size of 100,000 square feet (RS-AG-B-100). Under the existing zoning the project site could be subdivided into 3 single family lots. This alternative would develop the project site at a lower intensity than the proposed project.

AESTHETICS

Construction of Alternative 2 would have reduced impacts on the temporary visual character of the site as compared to the proposed project due to less construction activity and less construction equipment on the project site at one time. At full buildout, Alternative 2 would have 3 single-family homes and each lot would have the right to develop secondary dwellings and residential accessory structures. Fewer residences would reduce the potential for glare of nighttime light from the project site and would reduce the massing associated with the proposed project. Alternative 2 would not include a pedestrian and bike trail that would connect Sierra College Boulevard and Old Auburn Road. Because development under Alternative 2 would occur consistent with existing policies and zoning, the aesthetics impacts from such development would likely be less than the proposed project because these new structures would be more visually consistent with the surrounding development. Visual impacts under Alternative 2 would be

reduced compared to the proposed project; however, visual impacts under the proposed project are less than significant as analyzed in Section 4.1.

AIR QUALITY

Alternative 2 would result in short-term construction emissions and long-term operational emissions from new residences. Because Alternative 2 would construct fewer residential units than the proposed project, Alternative 2 would result in a lower quantity of construction emissions. During operation, Alternative 2 would result in fewer vehicle trips, making for lower operational emissions when compared to the proposed project. Therefore, Alternative 2 would result in less air pollutant emissions than the proposed project, and, like the proposed project, would have less than significant air quality impacts.

BIOLOGICAL RESOURCES

It is assumed that during the Tentative Map process to create three single-family lots, the Linda Creek Treelake Tributary area and associated riparian habitat would be avoided similar to the proposed project. Development of the three single-family residences under Alternative 2 would impact a similar area compared to the proposed project. Similar to the proposed project, mitigation measures to protect special status species plants and animals as well as birds protected under the MBTA would be required. Overall, impacts on biological resources would be reduced compared to the proposed project.

GEOLOGY AND SOILS

Alternative 2 would have fewer residents onsite and smaller buildings than the proposed project, so fewer people would be exposed to unstable earth conditions when compared to the proposed project. However, similar to the proposed project, geotechnical measures would be required to ensure safe structures are built. Overall, potential impacts related to geology and soils would be reduced under Alternative 2 as compared to the proposed project.

GREENHOUSE GAS EMISSIONS

Alternative 2 would result in fewer residential units on the project site, which would result in fewer vehicle trips compared to the proposed project. Overall, greenhouse gas emissions would be less with Alternative 2 than with the proposed project because there would be fewer units, fewer residents, and fewer traffic trips. Impacts for Alternative 2 would be less than significant, the same as the proposed project.

HYDROLOGY AND WATER QUALITY

Alternative 2 would not include onsite stormwater drainage facilities. Water quality facilities would likely take the form of traditional storm drains, onsite swales or similar features, or a combination thereof. Like the proposed project, Alternative 2 would add impervious surfaces to the project site, which would inhibit the percolation of stormwater into the ground. However, this alternative would result in less impervious surface than the proposed project, and would thus have a decreased potential to change the amount and flow of surface water runoff. Potential impacts related to hydrology and water quality would be less than significant for Alternative 2 and the proposed project; however, Alternative 2 would have reduced impacts as compared to the proposed project.

LAND USE AND PLANNING

Alternative 2 would result in development of 3 single-family residences, subject to minimum lot size and setback requirements. Development under Alternative 2 would be consistent with existing zoning and would not require a zone change. Potential impacts related to land use would be less than significant for Alternative 2 and the proposed project; however, Alternative 2 would have reduced impacts as compared to the proposed project.

PUBLIC SERVICES

With 3 single-family residences, Alternative 2 would have a reduced demand on fire, law enforcement, and public facilities. Demand on school and park services would be slightly increased with Alternative 2 compared to the proposed project, because school and park services are not intended to serve senior citizens. The proposed project would not generate a demand for school services, but Alternative 2 would. With three houses, Alternative 2 would have a smaller population than the proposed project and as such would have an incrementally reduced demand on fire and Sheriff protection services. This alternative would not create new demand such that new fire or Sheriff facilities would be required. The project would also have a reduced demand on schools and libraries compared to the proposed project and no new school or library facilities would be required as a result of this alternative. Similar to the proposed project impact fees would be collected at the time building permits would be issued. Potential impacts related to public services would be less than significant for Alternative 2 and the proposed project; however, Alternative 2 would have reduced impacts as compared to the proposed project.

NOISE

As with the proposed project, construction of Alternative 2 would result in temporary noise impacts from construction equipment for the development of the houses; however, the

construction of three single-family houses would involve less construction equipment over a shorter period than the proposed project. Although, like the proposed project, the addition of three single-family houses is not anticipated to generate a significant amount of noise. Like the proposed project, Alternative 2 would not add a significant amount of traffic to the existing roadway network. As such, that potential traffic noise impacts would be less than significant. Impacts for Alternative 2 would be less than significant, the same as the proposed project.

TRANSPORTATION TRAFFIC AND CIRCULATION

Because Alternative 2 would construct 3 single-family residences, Alternative 2 would generate less of an increase in traffic than the proposed project. However, similar to the proposed project, Alternative 2 would not be expected to cause a decline in LOS. The traffic analysis prepared for the proposed project determined that while the proposed project would add trips to area roadways, it would not result in a decline in the LOS. Alternative 2 would not interfere with any existing bicycle or pedestrian facilities, nor would it hinder development of future facilities within the area. Alternative 2 would result in less traffic generation as compared to the proposed project. Impacts from Alternative 2 would be less than significant, the same as the proposed project.

ENERGY CONSERVATION

With the construction of 3 single-family residences, Alternative 2 would have a reduced need for energy related to construction activities, energy related to use of the homes, need for potable water, wastewater conveyance and treatment, or solid waste hauling as compared to the proposed project. With fewer residents onsite, the energy demands for transportation would be reduced as well. Similar to the proposed project, Alternative 2 would have less than significant impacts on energy conservation.

PROJECT OBJECTIVES

Alternative 2 would develop the project site with 3 single-family residences. As such, this alternative would not meet any of the project objectives.

ALTERNATIVE 3: TWO-STORY ALTERNATIVE

Alternative 3 was proposed to address comments from the community that a three-story building on this site would be too large with regard to bulk and scale given the predominantly single-family residential development in the surrounding area. Similar to the proposed project, Alternative 3 would develop the project site with a 145-unit residential care home; however, as a two-story building rather than a three-story building. The same number of units are proposed under Alternative 3 in order to retain the project's feasibility. With 145 units, Alternative 3 would include

the same project amenities and number of parking spaces as the proposed project. The building footprint would be larger under this alternative. Under this alternative, the maximum building height would be 32 feet, 9 inches. These types of residential facilities have operational efficiencies and marketability factors that favor shorter hallways with the residents having short walks to elevators, the dining room, common areas, and recreational areas. The project design under Alternative 3 would have reduced efficiency with regard to this type of building design as compared to the proposed project. Table 6-1: Two Story Alternative Comparison provides a summary of how the development calculations compare to the proposed project.

In order to arrange the units in a functional layout, the total building size would increase to 68,845 square feet with two stories. This results in a 17,770-square foot or a 35% increase over the proposed project. **Figure 6-2: Alternative 3 Building Footprint Comparison**, provides an overlay of the building footprints of Alternative 3 with that of the proposed project. As a result, the larger footprint reduces the building setback from property line and brings the building and development area closer to the edge of the property. **Figures 6-3 through 6-8: Building Mass Comparisons**, illustrate how the view of the building mass compares from three different offsite viewpoints.

As mentioned above, the larger footprint would require construction to two additional retaining walls on the property. A 10-foot high retaining wall would be required along the northern edge of development area, and a 10-foot high retaining wall would be located along the southern edge of the development area. The construction of these walls would add a total of 440 linear feet of retaining walls on the project site.

AESTHETICS

Aesthetic impacts were determined to be less than significant under the proposed project. Under the proposed project, the building setback from the Sierra College Boulevard and Old Auburn Road would be 144 feet and 222 feet, respectively. Under Alternative 3 both of those setbacks would be reduced by over 40 feet. The reduction in setbacks and the addition of retaining walls would make the project more visible from those offsite roadways. Under Alternative 3, the setback from the northern property line is reduced by 30 feet bringing the building mass closer to the property line. As shown in Figures 6-3 through 6-8, the Alternative 3 building area covers a larger portion of the project site, which can be seen at a closer distance from offsite locations than the proposed project increasing the visibility of the developed areas from offsite. The walls would require additional landscape screening, which would increase the project's overall water demand.

Table 6-1: Alternative 3: Two Story Alternative Comparison

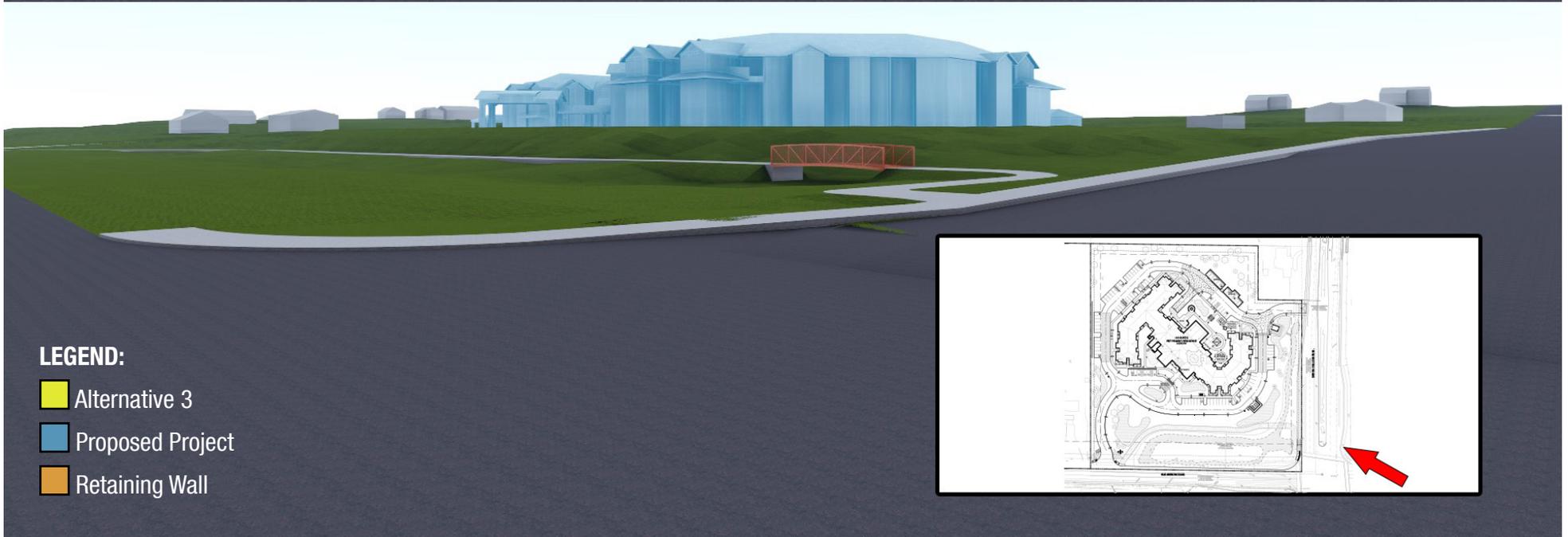
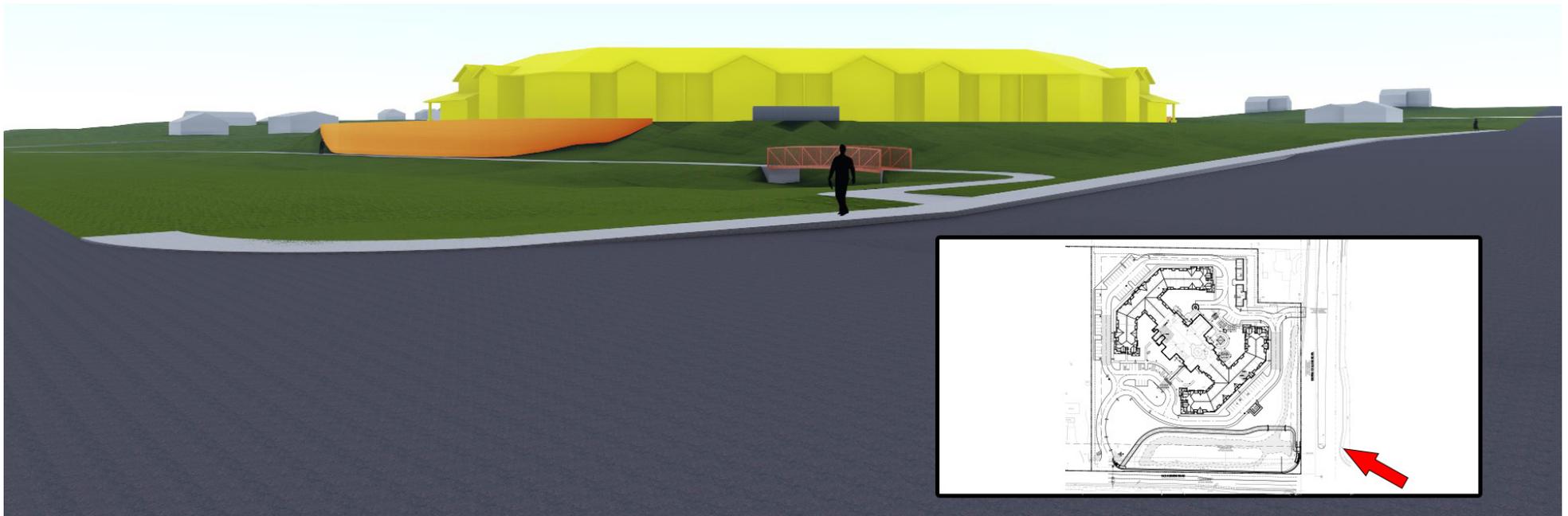
	Proposed Project (3-Story)	Alternative 3 (2-Story)	Change With 2-Story Site Plan + or -
Number of Units	145	145	0
Max. Building Height	34 feet, 4 inches	32 feet, 9 inches	-1 foot, 7 inches
Building Size	51,075 sq. ft.	68,845 sq. ft.	+35%
Building Coverage	13.1%	17.7%	+4.6%
Retaining Walls	<ul style="list-style-type: none"> One 6-foot high retaining wall along the western property boundary; Retaining walls around the transformer and generator enclosure 	<ul style="list-style-type: none"> One 6-foot high retaining wall along the western property boundary; Retaining walls around the transformer and generator enclosure; Two 10-foot high retaining walls totaling 440 linear feet 	Two 10-foot high retaining walls totaling 440 linear feet
Building Setback from Sierra College Blvd.	144 feet	99 feet	-45 feet
Building Setback from Old Auburn Road	222 feet	181 feet	-41 feet
Building Setback from Northern Property Line	86 feet	56 feet	-30 feet
Building Setback from Western Property Line	74	61 feet	-13 feet
Driveways and Parking Area	81,155 sq. ft.	89,245 sq. ft.	+8,090 sq. ft. (10%)
Walkways and Patios	29,601 sq. ft.	38,865 sq. ft.	+9,264 sq. ft. (31%)
Landscape Area/ Retention Basins	224,303 sq. ft.	188,999 sq. ft.	-34,304 sq. ft. (15%)
Parking Spaces	101	101	0
Garages	2,801 sq. ft.	2,801 sq. ft.	0

Source: Lenity Architecture, 2018



Source: Lenity Architecture., 2018

FIGURE 6-2: Alternative 3 Building Footprint Comparison
Placer Retirement Residence
Placer County

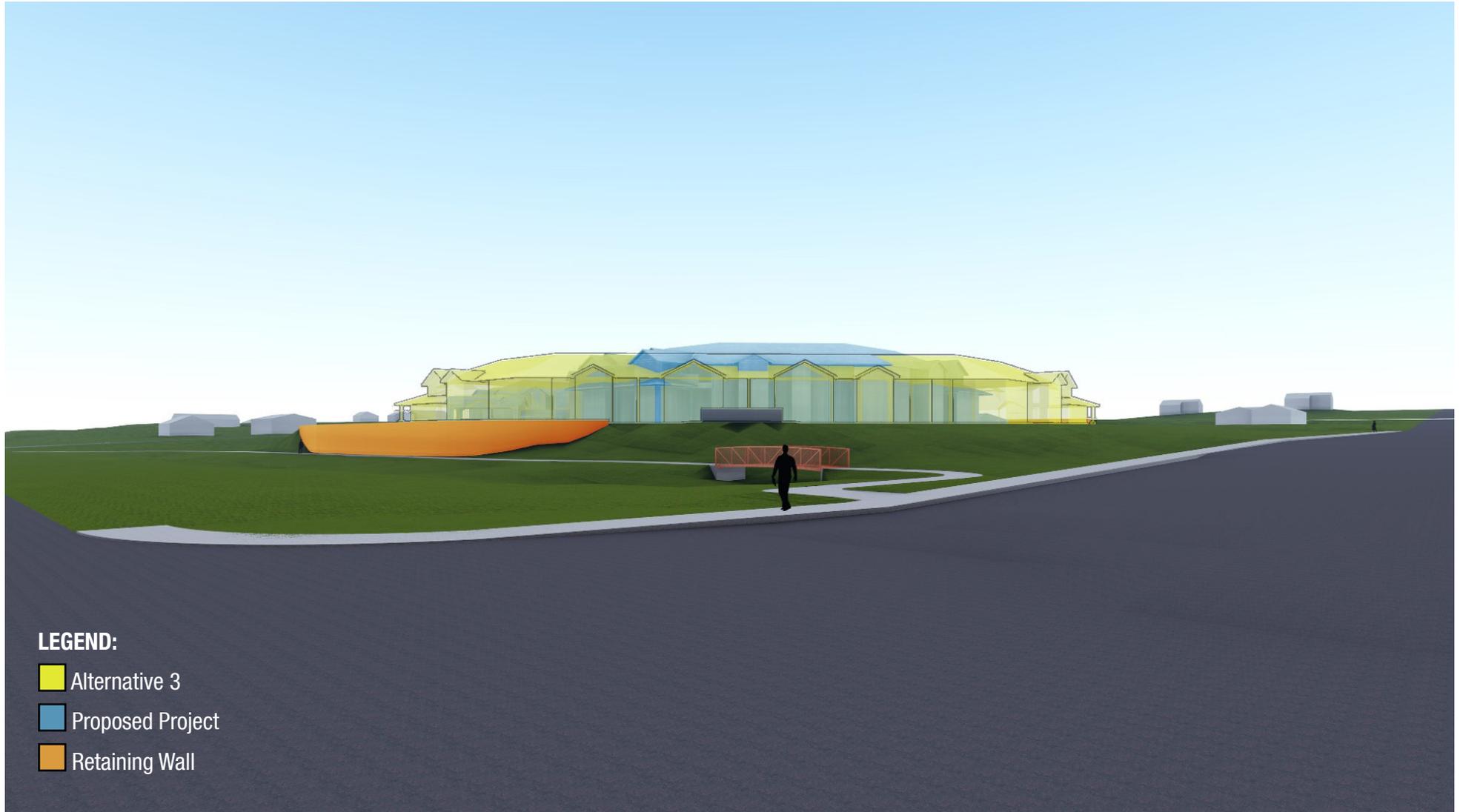


LEGEND:

- Alternative 3
- Proposed Project
- Retaining Wall

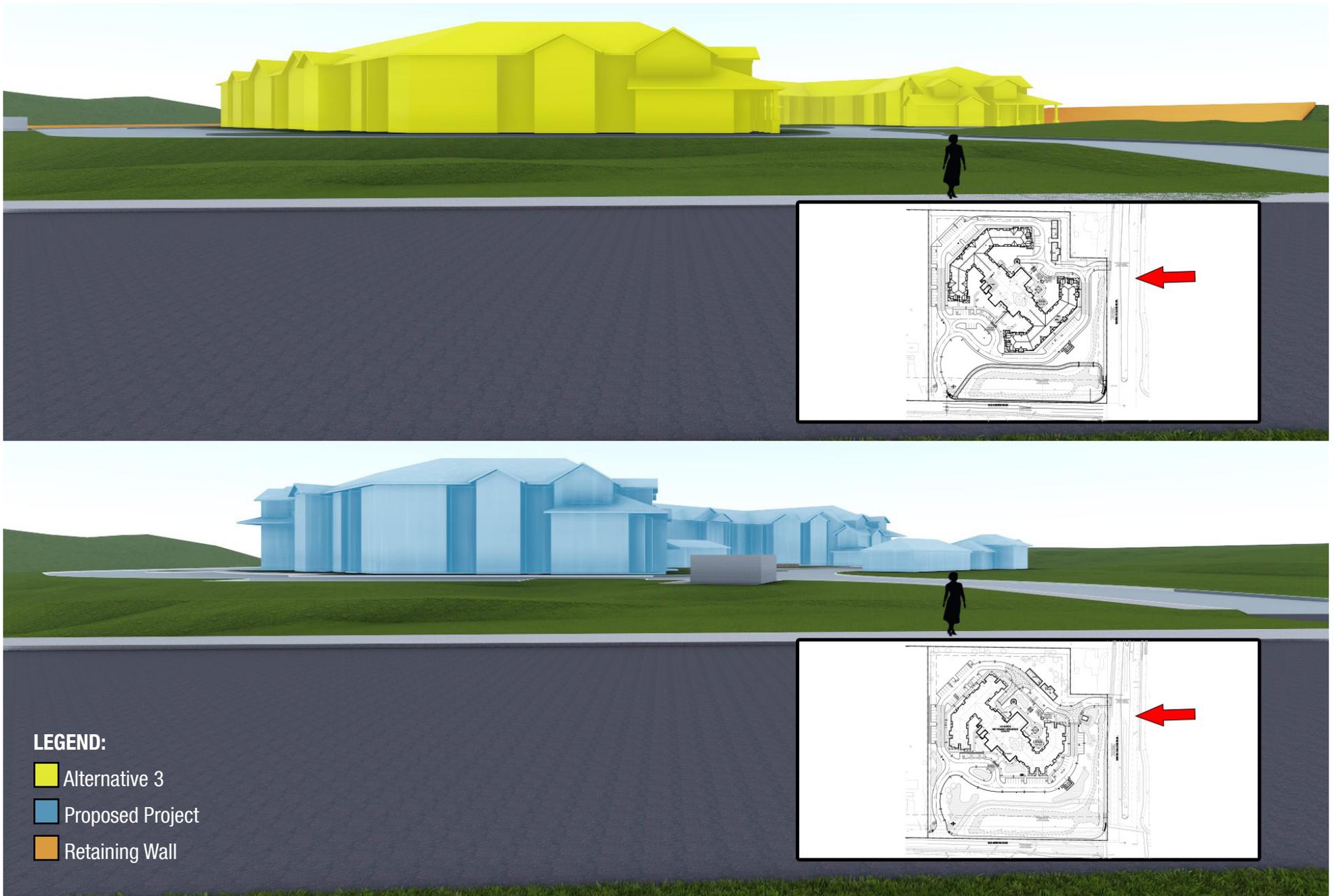
Source: Lenity Architecture., 2018

FIGURE 6-3: Building Mass Comparison - View from Old Auburn Road/Sierra College Blvd. Intersection
 Placer Retirement Residence
 Placer County



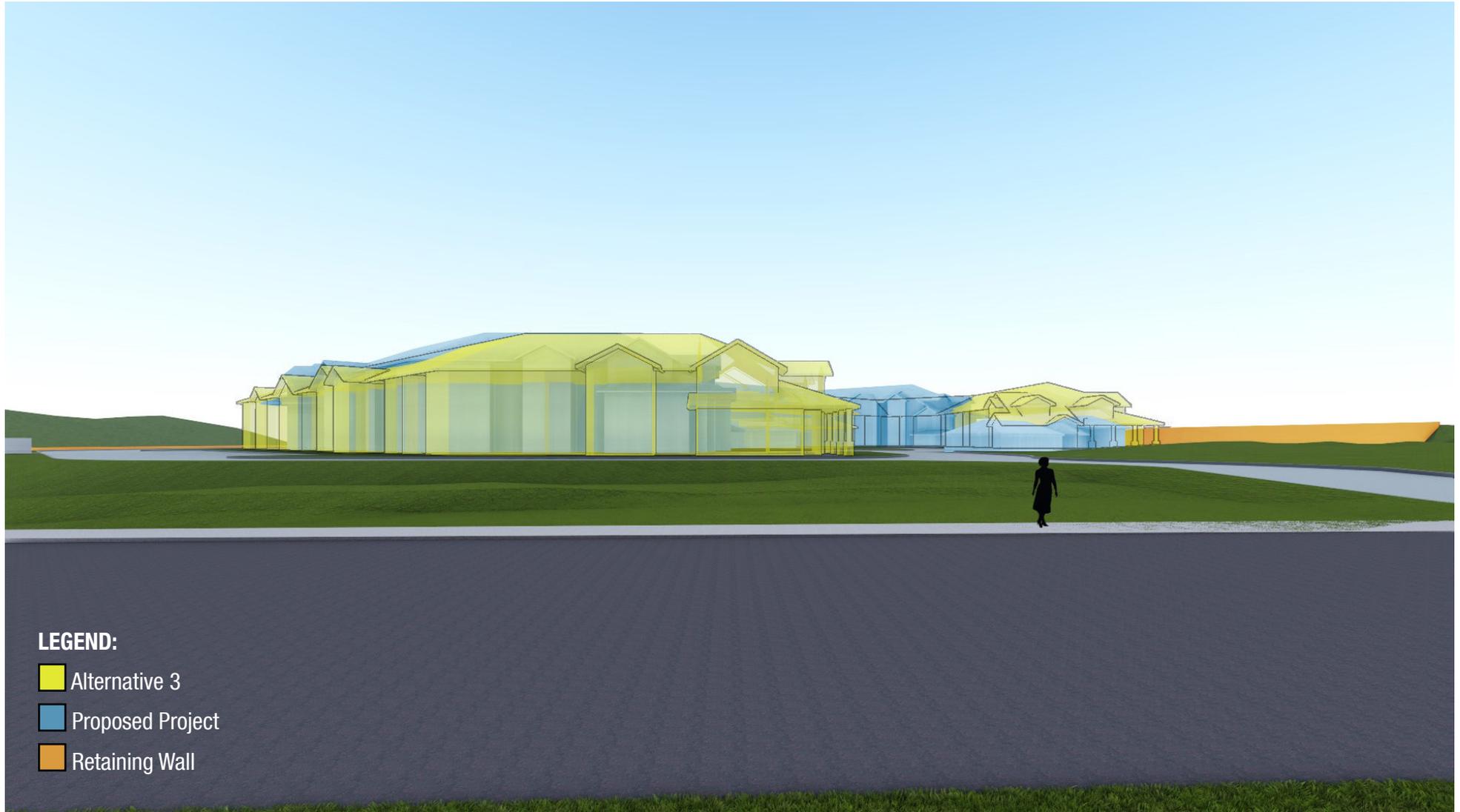
Source: Lenity Architecture., 2018

FIGURE 6-4: Building Mass Overlay - View from Old Auburn Road/Sierra College Blvd. Intersection
Placer Retirement Residence
Placer County



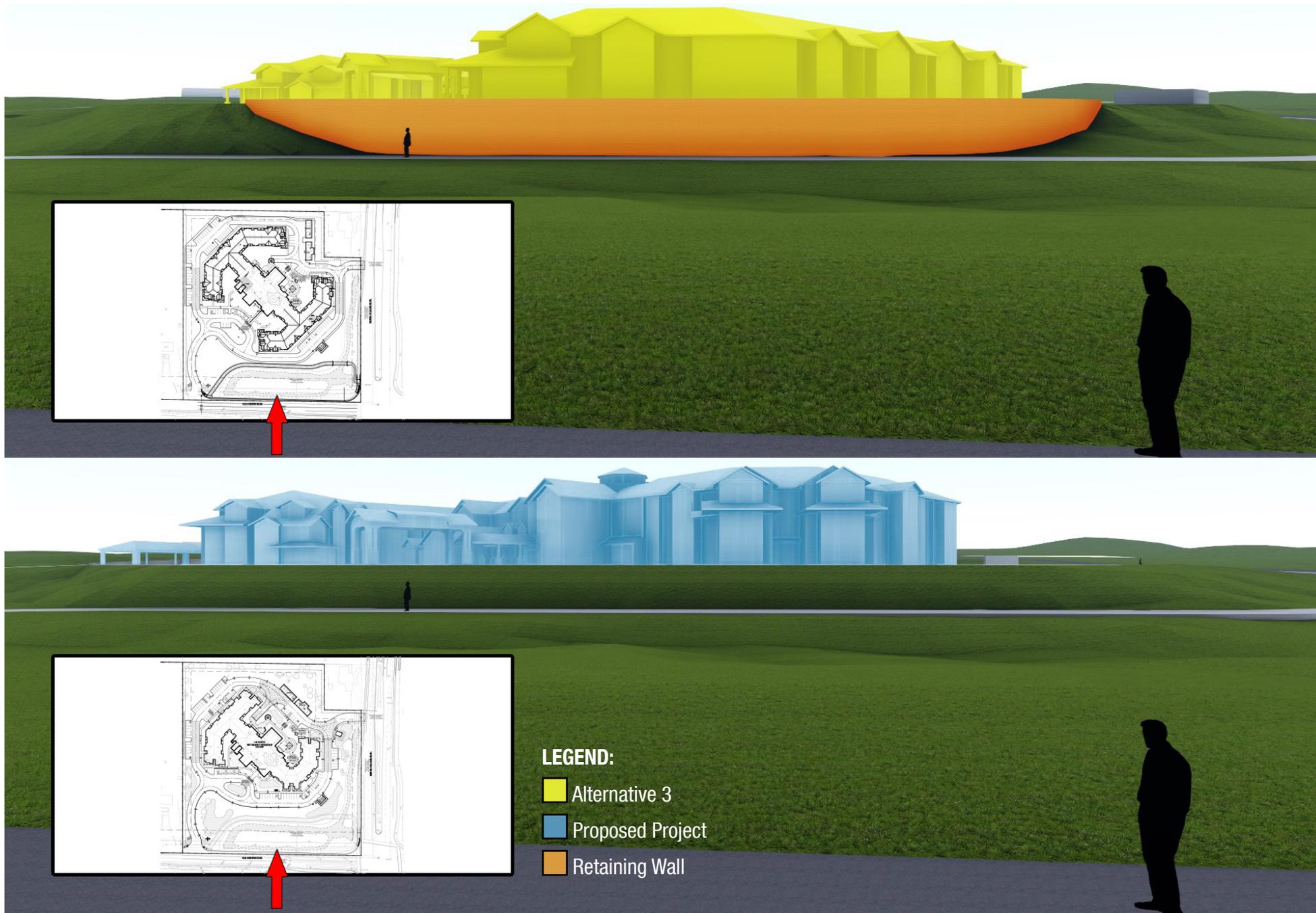
Source: Lenity Architecture., 2018

FIGURE 6-5: Building Mass Comparison - View from Sierra College Blvd.
 Placer Retirement Residence
 Placer County



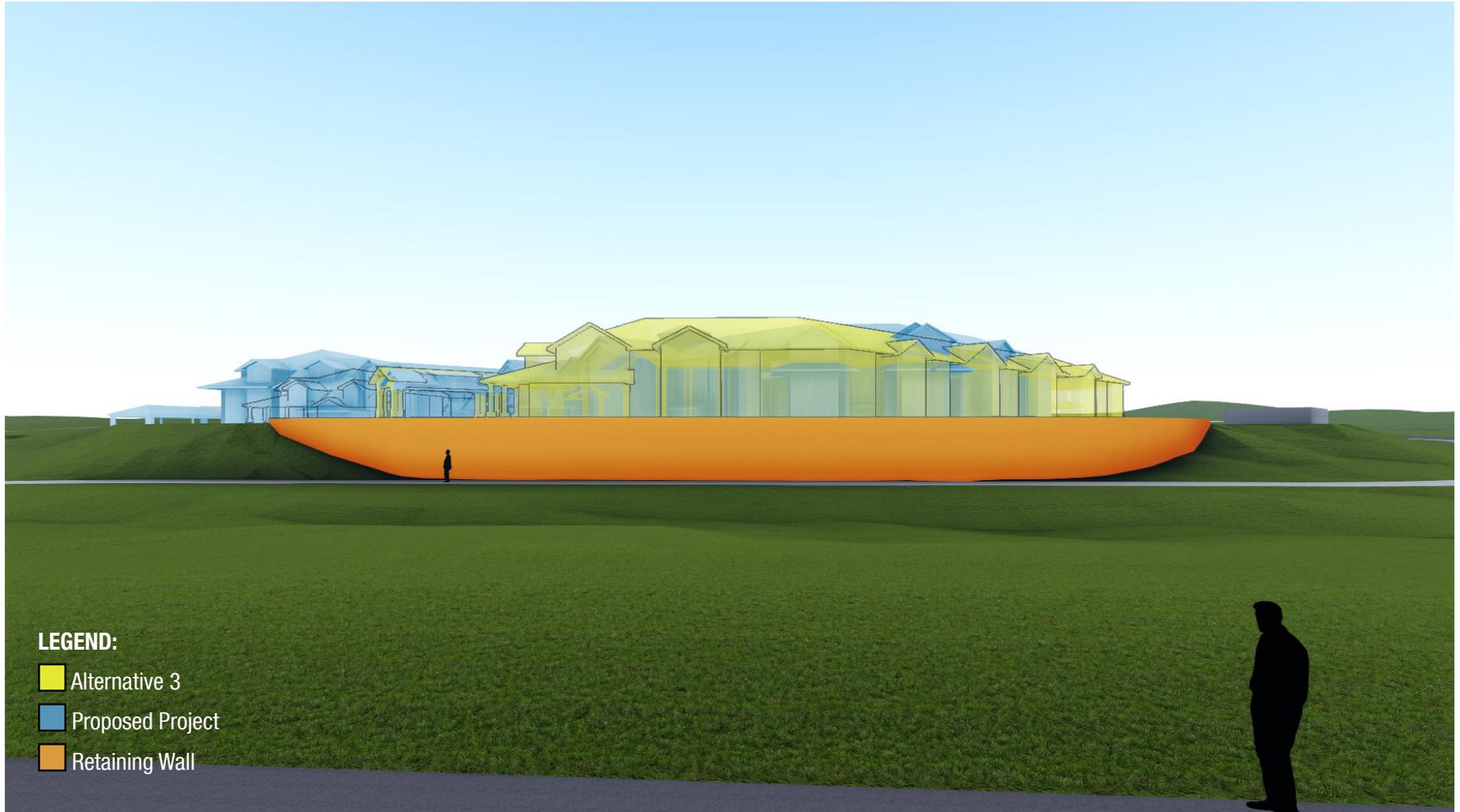
Source: Lenity Architecture., 2018

FIGURE 6-6: Building Mass Overlay - View from Sierra College Blvd.
Placer Retirement Residence
Placer County



Source: Lenity Architecture., 2018

FIGURE 6-7: Building Mass Comparison - View from Old Auburn Road
 Placer Retirement Residence
 Placer County



LEGEND:

- Alternative 3
- Proposed Project
- Retaining Wall

Source: Lenity Architecture., 2018

FIGURE 6-8: Building Mass Overlay - View from Old Auburn Road
Placer Retirement Residence
Placer County

With the larger footprint, the building would be 45 feet closer to Sierra College Boulevard, 41 feet closer to Old Auburn Road, and 30 feet closer to the north property line. While the two-story alternative would still be within the structural setbacks for the Residential Agriculture zone district, the increase in size and closer proximity to the property lines would make the structure more visible than the proposed three-story project. Aesthetic impacts would be greater under Alternative 3 as compared to the proposed project because of the increased visibility of the buildings and retaining walls.

AIR QUALITY

Like the proposed project, Alternative 3 would result in short-term construction emissions and long-term operational emissions from site development. Because Alternative 3 would have a larger building footprint and require the construction of additional retaining walls, construction emissions would be incrementally greater than the proposed project. The difference in grading would result in an approximate 10% increase in cut material and approximately 40% increase in fill material. However, with a bigger building footprint more soil could be used onsite to backfill the retaining walls resulting in approximately 2,000 cubic yards less soil having to be exported offsite. This would reduce the construction emissions compared to the proposed project.

Alternative 3, with the same number of units would have similar operational emissions as the proposed project. Similar to the proposed project, Alternative 3 would not have a significant effect related to odors. Like the proposed project, these air quality impacts would be less than significant.

BIOLOGICAL RESOURCES

Similar to the proposed project, Alternative 3 would have the option of preserving the existing riparian habitat in the southeastern portion of the project site as undeveloped open space if the Board of Supervisors approves the Modified Frontage Option. If the Board of Supervisors approves the Full Frontage Option, Alternative 3 would have the same impacts to the riparian area as the proposed project. However, this alternative would significantly decrease the amount of landscaped areas in other areas of the project site by 34,304 square feet (approximately 0.8-acre). In addition, the overall amount of impervious area would be increased by approximately 15 percent with this alternative. Alternative 3 would require the same mitigation measures as the proposed project to reduce potential impacts to less than significant. Given that Alternative 3 would develop a larger area of the project site compared to the proposed project, overall impacts to special-status species, aquatic resources, and other biological resources would be greater.

GEOLOGY AND SOILS

Alternative 3 would have a larger development footprint as compared to the proposed project. The potential for development to be exposed to unstable soils and seismic activity would be incrementally greater. However, Alternative 3 would require the same mitigation measures as the proposed project to reduce potential impacts to less than significant. Overall, potential impacts related to geology and soils would be similar under Alternative 3 as compared to the proposed project.

GREENHOUSE GAS EMISSIONS

While Alternative 3 would have a larger footprint with the same number of units as the proposed project it would likely have a decreased amount of greenhouse gas emissions because less soil export would be required under this alternative. With the incorporation of retaining walls onsite, soil that was excess under the proposed project would be used to backfill the retaining wall onsite.

Operationally, Alternative 3 would result in a greater amount of the greenhouse gas emissions than the proposed project. The increased building size would require more energy for heating and cooling, and lighting. Overall potential impacts related to greenhouse gas emissions are greater under Alternative 3 than compared to the proposed project.

HYDROLOGY AND WATER QUALITY

Because Alternative 3 would increase the amount of land disturbance during construction, construction activities associated with Alternative 3 would result in increased impacts related to short-term construction-related water quality. Alternative 3 would be subject to the same storm water quantity and quality requirements (e.g., NPDES/MS4) as the proposed project, and both this alternative and the proposed project would be required to mitigate any increase in peak flow discharges from the site. Impacts related to substantially altering the drainage pattern of the site or area or increasing the rate or amount of surface runoff could be slightly increased as a result of the increase in impervious surface area (a 15% increase) associated with Alternative 3. The additional square footage of a two-story alternative would create additional impervious surface and would reduce the amount of space available for landscaping and detention areas by 34,304 square feet. Overall, impacts related to hydrology and water quality could be slightly greater under Alternative 3 compared to the proposed project. Mitigation measures would be required for Alternative 3 to reduce hydrology and water quality impacts to less than significant, the same as the proposed project.

LAND USE AND PLANNING

Similar to the proposed project, Alternative 3 would result in the construction of a 145-unit residential facility on the project site. Alternative 3 would require the same land use entitlement (a Minor Use Permit) as the proposed project including a zone change from the RS (Residential Single Family) to the RA (Residential Agriculture) zone and removal of the -AG combining district designation. Like the proposed project, Alternative 3 would include setbacks between the project site and adjacent properties; however, these setbacks would be significantly reduced compared to the proposed project.

However, the building size would be 17,770 square feet larger under this alternative. The total building size would be 68,845 square feet, which amounts to approximately a 35% increase with two stories. Under this alternative the maximum building height would be 32 feet, 9 inches, a difference of one foot, seven inches between the two-story alternative and the proposed project. The bigger building footprint would result in the parking area shifting closer to the riparian area, which would require retaining walls in order to avoid the impacts to sensitive habitats. Because of the larger building footprint, two additional 10-foot high retaining walls would be required (the proposed project and Alternative 3 each have one proposed 6-foot retaining walls on the western property boundary and retaining walls around the transformer and generator enclosure).

Alternative 3 would be consistent with the goals and policies of the General Plan and the Granite Bay Community Plan. Additionally, while Alternative 3 would develop the site at a higher density and intensity than is currently designated, it would be consistent with the overarching themes of each of the policies and goals of the Granite Bay Community Plan. For these reasons, Alternative 3 would have similar impacts related to land use as compared to the proposed project, and any impacts related to land use would be less than significant.

NOISE

The building proposed under Alternative 3 would have reduced setbacks compared to the proposed project. Overall, impacts related to noise could be similar under Alternative 3 as compared to the proposed project because not add a significant amount of traffic to the existing roadway network. Impacts from noise would be less than significant, the same as the proposed project.

Like the proposed project, construction of Alternative 3 would result in temporary noise impacts from construction equipment. Impacts from vibration from heavy equipment operation during

construction under Alternative 3 would be similar to the impacts under the proposed project. In both cases, the impact from construction noise and vibration would be less than significant.

PUBLIC SERVICES

With the same number of units and residents living at the facility under Alternative 3 as the proposed project, the demand for public services would be similar to the proposed project. Like the proposed project, potential impacts would be less than significant.

TRANSPORTATION TRAFFIC AND CIRCULATION

The larger development footprint under Alternative 3 could result in increased amount of construction traffic, but it would not likely result in a significant amount that would affect traffic conditions in the surrounding area. As mentioned above, Alternative 3 would require two additional 10-foot retaining walls. Material excavated from the site would be used to backfill the walls; thus, construction-related traffic would be reduced as export trips to transport excavated dirt would be reduced as compared to the proposed project. With the same number of units and residents living at the facility under Alternative 3 as the proposed project, the amount of traffic generated would be similar to the proposed project. Like the proposed project, potential impacts would be less than significant.

ENERGY CONSERVATION

The amount of energy consumed during the construction period of Alternative 3 would be similar or slightly less when compared to the proposed project. More construction equipment may be required, but less soil export would be required, which would result in a reduction in fuel use from less trucks trips hauling soil offsite. Operationally, Alternative 3 would use more energy in the form of electricity, gas, and water use as a result of the larger building area. Heating and cooling the building would be less efficient under the Alternative 3 design compared to the proposed project. Overall, energy impacts would be greater under Alternative 3 compared to the proposed project.

6.3 PROJECT OBJECTIVES

Alternative 3 would meet many of the project objectives, including:

- Develop a project that is consistent with the Granite Bay Community Plan goal of providing a diversity of housing choices that can support a full range of lifestyles in the community.

- Provide a residential care facility that serves local community needs by providing the senior population of Granite Bay/Placer County with a needed housing opportunity.
- Establish a walkable site design that meets the needs of senior residents and is compatible with the surrounding neighborhood.
- Utilize an undeveloped property on a major transportation corridor for senior housing that provides jobs and strengthens the county's tax base.

However, the larger development footprint and less efficient building layout would not meet the following project objectives:

- Create a senior housing opportunity that provides residents with accessible building design features, easily accessible common areas, onsite amenities and recreation opportunities with full-service amenities such as meals, transportation, laundry and housekeeping services.
- Create a building and site design that minimizes impervious areas and grading impacts on the environment.
- Provide a residential care facility that minimizes impacts to surrounding neighbors through increased building setbacks and landscape buffering.
- Develop a project that would comply with Granite Bay Community Plan policies and goals to achieve a high-quality design standard integrating design themes that would reduce grading, noise, and visual impacts to adjacent residential uses.
- Minimize the potential for water quality issues by, where feasible, capturing and treating irrigation and stormwater runoff through natural, landscape-based processes.

6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

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

Based on the summary of information presented in *Table 6-2: Comparison of Project Alternatives Environmental Impacts with the Proposed Project*, the environmentally superior alternative is Alternative 1: No Project/No Build. Because Alternative 1 would leave the project site essentially unchanged and would not have the operational effects that would be associated with any of the alternatives, this alternative has fewer environmental impacts than the proposed project or any of the other alternatives.

Section 15126.6(e)(2) of the State CEQA Guidelines states that if the “No Project” alternative is found to be environmentally superior, “the EIR shall also identify an environmentally superior alternative among the other alternatives. Aside from Alternative 1, Alternative 2 would have the least environmental impacts because it would develop a total of 3 single-family homes and would have a reduction in all identified impacts.

The context of an environmentally superior alternative is based on the consideration of several factors including the reduction of environmental impacts to a less than significant level, the project objectives, and an alternative’s ability to fulfill the objectives with minimal impacts to the existing site and surrounding environment. According to Table 6-2, the “No Project” alternative would be the environmentally superior alternative because it would eliminate all of the potentially significant impacts of the proposed project. However, while the “No Project” alternative is the environmentally superior alternative, it is not capable of meeting any of the basic objectives of the proposed project.

After the “No Project” alternative, the environmentally superior alternative to the proposed project is the one that would result in the fewest or least significant environmental impacts. Based on the evaluation undertaken, Alternative 2: Development Under Existing Zoning is the environmentally superior alternative. This is the environmentally superior project alternative because it a less intense development and has a reduced development footprint compared to the proposed project. However, the development of three single-family homes proposed under this alternative would not meet any of the project objectives.

Table 6-2: Comparison of Project Alternatives Environmental Impacts with the Proposed Project

EIR Chapter	Alternative			
	Proposed Project - Level of Impact After Mitigation	Alternative 1- No Project	Alternative 2- Development Under Existing Zoning	Alternative 3- Two Story Building
4.1 – Aesthetics	Less Than Significant	-	-	+
4.2 – Air Quality	Less Than Significant	-	-	+
4.3 – Biological Resources	Less Than Significant	-	-	+
4.4 – Geology and Soils	Less Than Significant	-	-	=
4.5 – Greenhouse Gases and Climate Change	Less Than Significant	-	-	+
4.6 – Hydrology and Water Quality	Less Than Significant	-	-	+
4.7 – Land Use and Planning	Less Than Significant	-	-	=
4.8 – Noise	Less Than Significant	-	-	=
4.9 – Public Services	Less Than Significant	-	-	=
4.10 – Traffic and Circulation	Less Than Significant	-	-	=
4.11 – Energy Conservation	Less Than Significant	-	-	+
Attainment of Project Objectives	Meets all of the Project Objectives	Meets none of the Project Objectives	Meets none of the Project Objectives	Meets some of the Project Objectives

Notes:

A minus (-) sign means the Project Alternative has reduced impacts than the proposed project.

A plus (+) sign means the Project Alternative has increased impacts than the proposed project.

An equal sign (=) means the Project Alternative has similar impacts than the proposed project.

6.5 ROADWAY FRONTAGE IMPROVEMENTS

As discussed in Chapter 3.0, Project Description, two roadway frontage improvement options were co-analyzed as part of the proposed project. The proposed project includes the Modified Frontage Improvement option (Option 2). Option 1: The Full Frontage Improvements represents the standard roadway improvements recommended by the Granite Bay Community Plan. The project proposes Option 2: Modified Frontage Improvements as a modified road widening option

to reduce one or more environmental impacts while still achieving the roadway and intersection level of service required of the project. The improvements associated with each option are detailed in Chapter 3.0 and options are reviewed equally in each section of Chapter 4.

The purpose of including the two options in the EIR analysis is to provide the public and County decision makers with information regarding potential impacts on the environment associated with each option and to analyze the overall impacts of each option on the project as a whole.

COMPARISON OF PROPOSED PROJECT AND FULL FRONTAGE ROADWAY OPTION

Based on the summary of information presented in *Table 6-3: Comparison of Environmental Impacts For Frontage Improvement Options*, the environmentally superior roadway option is the proposed project with the Option 2: Modified Frontage Improvements.

Table 6-3: Comparison of Environmental Impacts for Frontage Improvement Options

EIR Chapter	Option 1: Full Frontage Improvements	Option 2: Modified Frontage Improvements (Proposed Project)
4.1 – Aesthetics		+
4.2 – Air Quality		+
4.3 – Biological Resources		+
4.4 – Geology and Soils		+
4.5 – Greenhouse Gases		+
4.6 – Hydrology and Water Quality		+
4.7 – Land Use and Planning		+
4.8 – Noise		+
4.9 – Public Services	Same	Same
4.10 – Traffic and Circulation	Same	Same
4.11 – Energy Conservation		+

Note: An + in the column identifies the option that is the Environmentally Superior Option for that resource area.

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