ASCENT

FINAL ENVIRONMENTAL IMPACT REPORT

SACRAMENTO STATE

Placer Center

SCH No. 2021060116

Prepared for:

SACRAMENTO STATE

California State University, Sacramento
Planning, Design, & Construction

January 2024

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LIST OF ABBREVIATIONS

°F	degrees Fahrenheit
2022 Scoping Plan	*Final 2022 Scoping Plan for Achieving Carbon Neutrality*
AB	Assembly Bill
ADC	alternative daily cover
afy	acre-feet per year
AMM	avoidance, minimization, and mitigation
AMR	American Medical Response
amsl	above mean sea level
BAAQMD	Bay Area Air Quality Management
BAM	Best Available Map
BEAP	building emergency action plan
BESS	Battery Energy Storage Systems
BMP	best management practice
BMP	Bicycle Master Plan
BTU/hr	British thermal units per hour
BUG	Backlight/Uplight/Glare
CAA	federal Clean Air Act
CAAA	Clean Air Act Amendments of 1990
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CalGEM	California Department of Conservation Geologic Energy Management Division
CalGreen	California Green Building Standards Code
Caltrans	California Department of Transportation
CAP	climate action plan
CAP	criteria air pollutant

CARB	California Air Resources Board
CARP	County Aquatic Resources Program
CBC	California Building Standards Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHP	California Highway Patrol
CHRIS	California Historical Resources Information System
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CPD	Commercial Planned Development
CPRR	Central Pacific Railroad
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CSU	California State University
CUPA	Certified Unified Program Agency
CVFPP	Central Valley Flood Protection Plan
CWA	Clean Water Act
DAS	distributed antenna systems
dBA	A-weighted decibels
dbh	diameter at breast height
diesel PM	exhaust from diesel engines
DOC	California Department of Conservation
DOT	U.S. Department of Transportation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources

EIR	environmental impact report
EO	Executive Order
EOP	Sacramento State Emergency Operations Plan
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning and Community Right-to-Know Act of 1986
ESA	Endangered Species Act
ESA	Environmental Site Assessment
EUI	Energy Use Index
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Maps
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
FTE	full-time equivalent
FTES	full-time equivalent students
GHG	greenhouse gas
GLO	General Land Office
GSF	gross square feet
GWh/year	gigawatt per hour per year
GWh/yr	gigawatt-hours per year
HAP	hazardous air pollutant
HC	headcount
HCD	California Department of Housing and Community Development
HCP/NCCP	Habitat Conservation Plan and Natural Community Conservation Plan
HOV	high-occupancy vehicle
HSIP	Highway Safety Improvement Program
Hz	hertz
I-80	Interstate 80
in/sec	inches/second

IPaC	Information for Planning and Consultation
ISO	Insurance Service Organization
JPA	Joint Powers Agreement
kV	kilovolt
kVA	kilovolt amps
lb/day	pounds per day
LBS	Location-Based Services
L_{dn}	day-night level
LED	light-emitting diode
LEED ND	Leadership in Energy and Environmental Design Neighborhood Development
LEED	Leadership in Energy and Environmental Design
L_{eq}	Equivalent Continuous Sound Level
LFG	landfill gas
LID	low impact development
L_{max}	Maximum Sound Level
LRA	Local Responsibility Area
LRSP	Local Roadway Safety Plan
MBTA	Migratory Bird Treaty Act
MGY	million gallons per year
MLD	most likely descendant
MMBH	million British thermal units per hour
$MMTCO_2e$	million metric tons of carbon dioxide equivalent
mPa	micro-Pascals
mph	miles per hour
MPO	metropolitan planning organizations
MRF	materials recovery facility
MRZ	Mineral Resource Zone
MS4	municipal separate storm sewer system
MSA	Metropolitan Statistical Area
MTP	metropolitan transportation plan

MTP/SCS	*2020 Metropolitan Transportation Plan/Sustainable Communities Strategy*
MW	megawatts
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCIC	North Central Information Center
NEU	Nevada-Yuba-Placer Unit
NFIP	National Flood Insurance Program
NIMS	National Incident Management System
NMTP	Neighborhood Traffic Management Program
NO	nitric oxide
NO_2	nitrogen dioxide
NOP	notice of preparation
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
OES	Office of Emergency Services
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
PCA	Placer Conservation Authority
PCACPD	Placer County Air Pollution Control District
PCCP	Placer County Conservation Program
PCEH	Placer County Environmental Health
PCFCWCD	Placer County Flood Control and Water Conservation District
PCFD	Placer County Fire Department
PCWA	Placer County Water Agency
PD	Planned Residential Development
PFE	Pacific Fruit Express Company
PG&E	Pacific Gas and Electric
PGWWTP	Pleasant Grove Wastewater Treatment Plant
PM	particulate matter
PM_{10}	respirable particulate matter with aerodynamic diameter of 10 micrometers or less
$PM_{2.5}$	fine particulate matter with aerodynamic diameter of 2.5 micrometers or less

Porter-Cologne Act	Porter-Cologne Water Quality Control Act of 1970
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRDS	Placer Ranch Development Standards
project	Sacramento State – Placer Center Master Plan Project
PRSP	Placer Ranch Specific Plan
PSE	Participating Special Entity
PV	Photovoltaic
RCSD	Roseville City School District
RGP	Regional General Permit
RHNA	Regional Housing Needs Allocation
RJUHSD	Roseville Joint Union High School District
RMS	root-mean-square
ROG	reactive organic gases
RTP	regional transportation plans
RV	recreational vehicle
RWQCB	regional water quality control boards
SACOG	Sacramento Area Council of Governments
SAP	Sunset Area Plan
SAP/PRSP EIR	Sunset Area Plan/Placer Ranch Specific Plan EIR
SARA Title III	Superfund Amendments and Reauthorization Act of 1986
SB	Senate Bill
SCR 93	the County's Highway Deficiencies Report
SCS	sustainable communities strategy
SEMS	Standard Emergency Management System
SGMA	Sustainable Groundwater Management Act of 2014
SHS	the California State Highway System
SIP	state implementation plan
SO_2	sulfur dioxide
SPCC	Spill Prevention, Control, and Countermeasure
SPL	sound pressure level
SPRR	Southern Pacific Railroad
SR 65	State Route 65

SR	State Route
SRA	State Responsibility Area
SRSP	Safe Routes to School Plan
S-SV EMS	Sierra-Sacramento Valley Emergency Medical Services Agency
State Water Board	State Water Resources Control Board
SUAM	State University Administrative Manual
SVAB	Sacramento Valley Air Basin
SWOP	site-wide odor plan
SWPPP	Storm Water Pollution Prevention Plan
TAC	toxic air contaminant
TCM	transportation control measures
TDM	Transportation Demand Management
TMDL	total maximum daily load
U.S. 50	Highway 50
UAIC	United Auburn Indian Community
UCMP	University of California Museum of Paleontology
UPD	University Police Department
UPRR	Union Pacific Railroad
US 50	Highway 50
USACE	U.S. Army Corps of Engineers
USC	U.S. Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
VdB	Vibration Decibels
VHFHSZ	Very High Fire Hazard Severity Zones
VMT	vehicle miles traveled
VOC	volatile organic compound
volt amps	kVA
VPC	vernal pool complex

WDR	Waste Discharge Requirement
WNV	West Nile virus
WPCGMP	*Western Placer County Groundwater Management Plan*
WPWMA	Western Placer Waste Management Authority
WQO	Water Quality Objectives
WRSL	Western Regional Sanitary Landfill
ZNE	zero net energy

PREFACE TO THE FINAL EIR

In compliance with California Environmental Quality Act (CEQA) Guidelines Section 15132, this document serves as the Final Environmental Impact Report (Final EIR) for the Sacramento State – Placer Center Master Plan (also referred to as the project) (State Clearinghouse [SCH] No. 2021060116). This Final EIR has been prepared under the direction of California State University (CSU) Board of Trustees (Trustees), acting as lead agency, in accordance with the requirements of CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15000, et seq.). In accordance with Sections 15087 and 15105 of the State CEQA Guidelines, the Draft EIR was circulated for public review and comment for a period of 45 days, from September 15, 2023 through October 30, 2023.

State CEQA Guidelines Section 15132 requires that the Final EIR consist of the following components:

1. The Draft EIR or a revision of the draft;
2. Comments and recommendations received on the Draft EIR either verbatim or in summary;
3. A list of persons, organization, and public agencies commenting on the Draft EIR;
4. The responses of the lead agency to significant environmental points raised in the review and consultation process; and
5. Any other information added by the lead agency.

This Final EIR contains the public comments received on the Draft EIR for the Sacramento State – Placer Center Master Plan, as well as all written responses to those comments. A list of the person, organizations, and public agencies who commented on the Draft EIR is provided in the "Responses to Comments" chapter of this document. In addition, this document also contains revisions to the Draft EIR with additions shown in underline and deletions shown in ~~strikethrough~~.

INTRODUCTION

This preface, which serves as an introduction to the Final EIR, provides a summary of the public review process; an overview of the Final EIR contents; and a summary of the changes made to the Draft EIR text in response to comments and community input received during the public comment period.

Public Review Process

The Trustees, acting as lead agency, prepared the Draft EIR to inform decisionmakers and the public of the potential significant environmental effects associated with the proposed Sacramento State – Placer Center Master Plan. The Draft EIR was circulated for public review and comment for at least 45 days, from September 15, 2023, through October 30, 2023. A Public Notice of Availability of the Draft EIR was published in the Sacramento Bee, a newspaper of general circulation, and mailed to all organizations and individuals previously requesting notice. Sacramento State provided copies of the complete Draft EIR with appendices to the State Clearinghouse, which, in turn, distributed the Draft EIR to all interested state agencies for review and comment. The Draft EIR and associated appendices were made available for review at the following locations:

- Online at https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html.
- Public Libraries: Roseville Library (225 Taylor Street); Rocklin Library (4890 Granite Drive); and Lincoln Library (485 Twelve Bridges Drive).
- Sierra College: Rocklin Campus Library (5100 Rocklin Road).
- Sacramento State: Office of Planning, Design, and Construction 6000 J Street Sacramento.

Interested persons and organizations had the opportunity to submit their written comments on the Draft EIR during the public review period. Comment letters received on the Draft EIR, reproduced in their entirety, and responses to those comments are provided in the "Responses to Comments" chapter following this preface.

Section 15088(c) of the State CEQA Guidelines specifies that the focus of the responses to comments shall be on the disposition of significant environmental issues. Responses are not required for comments regarding the merits of the Sacramento State – Placer Center Master Plan or on issues not related to potential physical environmental impacts and/or the Draft EIRs analysis of such impacts. Comments on the merits of the Sacramento State – Placer Center Master Plan or other comments that do not raise environmental issues are nevertheless included within the record for consideration as part of the Sacramento State – Placer Center Master Plan approval process. The responses address environmental issues and indicate where issues raised do not pertain to environmental impacts, analysis, or address the merits of the project. In the latter instance, no further response is provided.

Although some of the comments have resulted in changes to the text of the Draft EIR (see Chapter 4, "Corrections and Revisions to the Draft EIR"), none of the changes constitute "significant new information," which would require its recirculation. "Significant new information" is defined in Section 15088.5(a) of the State CEQA Guidelines as follows:

> (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
>
> (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
>
> (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
>
> (4) The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

None of these circumstances has arisen from comments on the Draft EIR; therefore, recirculation is not required.

As required by CEQA Section 21092.5 and State CEQA Guidelines Section 15088(b), at least 10 days before consideration of the Final EIR for certification, Sacramento State provided a written proposed response (hard or electronic copy) to each public agency that submitted written comments on the Draft EIR.

Overview of the Final EIR

The Final EIR consists of the following components, in the following order:

1. List of persons, organizations, and public agencies commenting on the Draft EIR;
2. Comments and Responses from persons, organizations, and public agencies; and
3. The Draft EIR (September 2023) with additions shown in underline and deletions shown in strikethrough.

REVISIONS TO THE DRAFT EIR

The entirety of the Draft EIR is reproduced in this Final EIR with clarifications, text edits, and edits to figures made to the EIR since public review. These changes are described in Chapter 00, "Comments and Responses to Comments" and are reflected throughout the Final EIR with additions shown in <u>underline</u> and deletions shown in ~~strikethrough~~ throughout the Final EIR. The following is a summary of these edits (not a comprehensive list of edits).

Chapter 2, "Project Description"

- Table 2-3 and text under "Non-Potable Water" was revised to update information on the agency to provide recycled water.

- Table 2-14 was updated per input on various agencies comments regarding their permits and approvals.
- Clarification was provided regarding the name of the City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area.
- Clarification was provided regarding Sacramento State not being subject to local government planning and land use plans, policies, or regulations. Sacramento State and the Trustees of the CSU have signed separate Memorandums of Understanding (MOU) with Placer Ranch, Inc. (succeeded in interest by JEN CA Placer Ranch LLC. [JEN]) and Placer County, that summarize the parties' respective commitments and mutual understandings relative to the development of the Sacramento State – Placer Center.

Section 3.3, "Air Quality"

- The text of Impact 3.3-6 was revised to strike text as requested by WPWMPA.
- The text of Table 3.3-4 was revised to update the total number of odor notifications and provide the number of notifications that were attributed to WPWMA.

Section 3.4, "Biological Resources"

- The newly mapped 100-year floodplain boundary as provided in the PRSP Drainage Master Plan Addendum dated October 2023 was added to Figure 3.4-4.
- Clarification is provided regarding ground disturbing activities throughout the mitigation measures.

Section 3.10, "Hydrology and Water Quality"

- The following reference was added to Methodology: King Engineering. 2023 (October). Placer Ranch Specific Plan Drainage Master Plan Addendum. Prepared for JEN CA Placer Ranch, LLC.
- The newly mapped 100-year floodplain boundary as provided in the PRSP Drainage Master Plan Addendum dated October 2023 was added to Figure 3.10-1 and addressed under "Issues Not Discussed Further."
- Updated stormwater flow estimates per the PRSP Drainage Master Plan Addendum dated October 2023 were provided in Impact 3.10-3. The impact conclusion remains the same.

Section 3.14, "Public Services and Recreation"

- Clarification is provided regarding the Placer County Sheriff's office, which would be contracted to provide police protection services to the off-campus center until the time of transition to the Sacramento State University Police Department (UPD), which would be at least through Phase 1 of the Master Plan.
- Clarification was provided regarding Sacramento State not being subject to local government planning and land use plans, policies, or regulations. Sacramento State and the Trustees of the CSU have signed separate Memorandums of Understanding (MOU) with Placer Ranch, Inc. (succeeded in interest by JEN CA Placer Ranch LLC. [JEN]) and Placer County, that summarize the parties' respective commitments and mutual understandings relative to the development of the Sacramento State – Placer Center.

Section 3.17, "Utilities and Service Systems"

- The following reference was added to Methodology: The King Engineering. 2023 (April). Placer Ranch Sewer Master Plan Addendum. Prepared for JEN CA Placer Ranch, LLC.
- Text in Table 3.17-1 and under South Placer Wastewater Authority was revised to update information on the agency to provide recycled water.
- The treatment capacities for the Foothill WTP and Sunset WTP were updated under Water Supply.
- Clarification regarding the 42-inch water transmission pipe was provided on pages 3.17-16 and 17 and Figure3.17-5 was revised to identify that this line would be in Placer Parkway rather than Campus Park Boulevard.

- Clarification regarding the sewer flow framework was provided on page 3.19-29.
- Clarification was provided in Impact 3.17-4 that the project-related solid waste would go to the Western Regional Sanitary Landfill rather than "landfills in the region."

Chapter 4, "Cumulative Impacts"

- Clarification regarding the wastewater collection and conveyance system was provided on page 4-31.

PROJECT DECISION PROCESS

This Final EIR will be considered by the Trustees prior to a decision on whether to approve the Sacramento State – Placer Center Master Plan. If the Trustees decide to approve the project, the Trustees, as required by State CEQA Guidelines Section 15090, must first certify that the Final EIR was completed in compliance with CEQA's requirements, was reviewed and considered by the Trustees, and reflects its independent judgment and analysis. The Trustees would then be required to adopt findings of fact on the disposition of each significant environmental impact, as required by State CEQA Guidelines Section 15091. If significant and unavoidable impacts (those that cannot feasibly be mitigated to less-than-significant levels) would result from implementing the Sacramento State – Placer Center Master Plan, the project can still be approved, but the Trustees must issue a "statement of overriding considerations" explaining in writing the specific economic, social, or other considerations that it believes, based on substantial evidence, make those significant effects acceptable (PRC Section 21002; State CEQA Guidelines Section 15093). A mitigation monitoring and reporting program, which is required by State CEQA Guidelines Section 15091(d) would be considered and adopted by the Trustees in conjunction with any project approval.

COMMENTS AND RESPONSES TO COMMENTS

This chapter of the final environmental impact report (Final EIR) contains the comment letters received during and after the close of the public review period for the Draft EIR, which concluded on October 30, 2023. In conformance with Section 15088(a) of the State CEQA Guidelines, written responses were prepared to address comments on significant environmental issues received from reviewers of the Draft EIR.

COMMENTERS ON THE DRAFT EIR

Table 1 lists the comment letters received, and the alpha-numerical designation, author, and date of each letter. Comment letters are numbered in the order in which they were received by California State University (CSU) Board of Trustees (Trustees).

Table RTC-1 List of Commenters

Letter Number	Commenter	Date	Agency/Organization
State			
S1	Gary Arnold, Branch Chief	10/10/2023	California Department of Transportation, District 3
S2	Lori Schmitz, Environmental Scientist, Division of Financial Assistance	10/30/23	State Water Resources Control Board, Division of Drinking Water
S3	Peter Minkel, Engineering Geologist	10/30/23	Central Valley Regional Water Quality Control Board
Local/Regional			
L1	Gary Gasperi, PE, TE, Senior Civil Engineer, Planning and Programs Division	10/2/2023	Sacramento County Department of Transportation
L2	Brian Rickards, P.E., Planning & Development Services Manager	10/20/2023	Placer County Water Agency
L3	Kevin Bell, P.E., Deputy Executive Director	10/30/23	Western Placer Waste Management Authority
L4	Brad Brewer, MS, PE, CFM, QSD/P, District Manager	10/30/23	Placer County Flood Control and Water Conservation District
L5	Daniel Chatigny, Acting Assistant County Executive Officer	10/30/23	Placer County
L6	Jessica Lynch, Environmental Coordinator	10/31/23	City of Roseville, Development Services
L7	Theresa Johnson, PCCP Program Biologist	11/1/23	Placer Conservation Authority
Organizations			
O1	Sheridon Evans, Development Project Manager	9/20/23	Buzz Oats Construction, Inc.
Individuals			
I1	Michael Garabedian	10/30/23	Placer County Tomorrow

COMMENTS AND RESPONSES ON THE DRAFT EIR

The written comments received on the Draft EIR and the responses to those comments are presented below. Each comment is reproduced in its entirety and is followed by the response. Comment letters in their original form are included in Appendix A; individual comments are bracketed and numbered, and correspond to the comments presented in this section.

State

Letter S1 California Department of Transportation, District 3

Gary Arnold, Branch Chief
October 10, 2023

COMMENT S1-1

Sacramento State – Placer Center Master Plan

Dear Ms. Nunez,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project is located on the 301-acre project site is in unincorporated Placer County, north of the City of Roseville. The site is located directly east of Fiddyment Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard. The site and neighboring lands are currently undeveloped pastureland and contain shallow drainages and seasonal wetland areas. The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddyment Road. The area east of the site consists of various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site. The project site is located approximately 30 miles northeast of the Sacramento State main campus, approximately 8 miles west of the Sierra College Rocklin campus, and approximately 8 miles northwest of the Sierra College Roseville campus.

Buildout of the off-campus center would include administrative buildings, student and faculty housing, a student center, recreation and athletic facilities, a performing arts center, a hotel and conference center, a continuing education center, academic, research, and industry buildings (academic mixed-use), support services, and parking. The campus would include open space areas for active and passive recreation and provide opportunities for workforce development. Buildout of Sacramento State – Placer Center is anticipated in four phases over a period of 35 years.

A CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035. Enrollment projections are projected to exceed planned capacity by 21 percent in the Sacramento region, including Placer County. Sacramento State - Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus and meet the needs of the Placer County population, which is growing faster than other regions in California. The Master Plan is designed to meet the identified space needs with appropriate facilities at each of four phases of development, eventually realizing an off-campus center that serves approximately 20,000 undergraduate students (headcount) or 12,000 full-time equivalent (FTE) students, including approximately 5,000 Sierra College FTE students and approximately 7,000 Sacramento State FTE students.

RESPONSE S1-1

The comment provides introductory language and a summary of the Master Plan; it does not address specific deficiencies with the Draft EIR. No further response is necessary.

COMMENT S1-2

Based on the Draft Environmental Impact Report (DEIR), Caltrans has the following comments.

Freeway Operations

The DEIR's Transportation section (3.15) doesn't cover any Transportation Impact study on SR-65 and I-80. As identified by Table 3.15-3 of the DEIR, the proposed project would have 12,000 full-time students and 3,846 employments. Due to its site location, it is anticipated this project would generation thousands of peak hour trips to nearby SR-65 and I-80. A supplemental Traffic Study is required to identify its traffic impact on State Highway System. The following scope of work need to be addressed in the study:

- A Microsimulation analysis that includes the local system and the SHS should be included to evaluate impacts and needed upgrades on the SHS in addition to the local system. Please include Caltrans D3 Freeway Operations team in the scoping of this analysis to ensure the scope captures all of the impacts.
- VMT impact Analysis on SHS and local network.
- Length of Queue Analysis on the off-ramps at Sunset Blvd/SR-65, and Blue Oak Blvd/SR-65 interchanges.
- Length of Queue Analysis on the SR65/I-80 Fwy to Fwy interchange A Fair-share contribution to upgrade Ramp Meters to current standards at Sunset Blvd/SR-65, and Blue Oak Blvd/SR-65 interchanges.

Please contact Caltrans if more information is needed regarding the scope of work for this study.

RESPONSE S1-2

Microsimulation analysis of freeway traffic operations is no longer required by CEQA. As described in Section 3.15, "Transportation", on page 3.13-1 of the Draft EIR, SB 743 was adopted in 2013, requiring the Governor's Office of Planning and Research (OPR) to develop new State CEQA guidelines that address transportation impact metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any." The amended CEQA Guidelines state that "generally, VMT is the most appropriate measure of transportation impacts" and the provisions requiring the use of VMT apply statewide as of July 1, 2020.

As described in Methodology in Section 3.15.3, "Environmental Impacts and Mitigation Measures," of the Sacramento State – Placer Center Master Plan EIR, all VMT metrics are estimated or forecasted using the SACOG regional SACSIM19 travel demand model (User Guide and Model Documentation for SACSIM19) (SACOG 2020). Therefore, the VMT impact analysis (see Impact 3.15-2) covers the California state highway system and local network (as it reflects the entire SACOG region).

The Sacramento State – Placer Center site is located in the center of the PRSP in a currently undeveloped area surrounded by other planned development in the approved PRSP and SAP. The proposed population of Sacramento State – Placer Center (12,000 full-time-equivalent student or 20,000 head count students) is less than the 30,000 students assumed for the University as evaluated as part of the PRSP in the SAP/PRSP EIR. The SAP/PRSP EIR evaluated the potential for buildout of these plan areas to cause traffic at an off-ramp maintained by Caltrans to queue back to the mainline or add traffic to an off-ramp that already queues back to the mainline. To the extent that the comment is related to a safety concern, as addressed in Impact 4.14-11, "Impacts to freeway off-ramp queuing," of the SAP/PRSP EIR, vehicle trips generated by the development of the SAP/PRSP, including the University, would increase queueing on freeway off-ramps. However, all queues on freeway off-ramps would remain within the length of the off-ramp and not extend beyond the ramp onto the mainline. Therefore, this was determined to be a less than significant impact at the SAP/PRSP level. Sacramento State – Placer Center is fully within, and less than, the

population evaluated for the University in the PRSP and would therefore not alter this less than significant conclusion. As such, queuing was not further evaluated in the Sacramento State – Placer Center EIR.

COMMENT S1-3

Forecasting & Modeling

Section 3.15 of the DEIR concludes that the project will generate significant daily and AM and PM peak trips. Also, it indicates that the project will have a significant impact on the VMT and the VMT impact would remain significant and unavoidable.

In addition, the document mentions that "Sacramento State shall develop and implement a TDM program designed to reduce campus generated VMT. The program shall be developed after construction of Phase 1 and include regular monitoring of VMT performance. The program shall include quantifiable VMT reduction strategies contained in the CAPCOA 2021".

In the draft EIR, the VMT mitigation strategies and plans are not discussed in detail. We are requesting a VMT mitigation plan with the strategies in details and the timeline and strategies proposed for each phase of the project. The plan shall discuss how the strategies will lower the VMT impact to a less than significant level.

RESPONSE S1-3

As discussed in Section 3.15 (see pages 3.15-17 to 18) of this EIR, a TDM plan would be developed for Sacramento State – Placer Center and would be funded, implemented, and updated every five years, in accordance with CSU regulations. As stated therein:

> The TDM plan would contain a mix of regionally appropriate transportation strategies, including but not limited to infrastructure and programs, to improve bicycle, pedestrian, and transit access; and to responsibly manage existing parking assets and reduce parking demand, as follows:
>
> A. The compact, walkable, pedestrian-oriented campus would minimize the need for auto use to travel within the campus.
>
> B. An on-campus shuttle system would carry people to and from remote parking.
>
> C. Parking would be located primarily at the campus edges, so that commuters and visitors would park once rather than drive between buildings.
>
> D. Carpooling, vanpooling, and carsharing (through options such as ZipCar and GIG) would be encouraged, and initiatives would be available for active participants (i.e., rewards through Sacramento Region Commuter Club).
>
> E. Bicycling and micromobility would be encouraged and facilitated by a comprehensive network of paths and abundant, well-located parking and security.
>
> F. Connections to regional transit would be provided in cooperation with Placer County Transit and Roseville Transit, with the anticipation that transit incentives for students such as fare discounts would be offered.

Impact 3.15-2 of the Sacramento State – Placer Center Master Plan Draft EIR evaluates the project-related VMT. As shown in Table 3.15-6 of the Draft EIR, the project would generate household VMT per resident, university employment work tour VMT per employee, and university school tour VMT per student at levels higher than the applicable project thresholds for each of these metrics. Therefore, the project VMT impact would be significant.

Mitigation Measure 3.15-2 requires development and implementation of a TDM Program that identifies specific VMT reduction strategies (i.e., those contained within CAPCOA's *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*); specific performance standards (i.e., applicable VMT thresholds); specific timing for establishing baseline values for each VMT metric (i.e., during the first year of operation of Phase 1 and at least every 2 years thereafter); and if VMT rates are not below the threshold during a survey period, Sacramento State will implement additional VMT reduction strategies from those identified in

the CAPCOA Handbook or that emerge over time from new research. This approach adapts to the needs of the off-campus center over time and is more effective than establishing specific TDM details right now to address VMT over such a long buildout period. In addition to the stated elements of the TDM plan, Sacramento State's review of the VMT metrics every two years, as required in Mitigation Measure 3.15-2, is responsive to likely changes in VMT performance resulting from surrounding development in the PRSP, SAP, and cities of Roseville, Rocklin, and Lincoln.

Although Mitigation Measure 3.15-2 would lessen the impact, it would remain significant and unavoidable. This conclusion is based on the expected effectiveness of VMT reduction strategies in a suburban land use context as documented in the CAPCOA Handbook and the VMT trends, which demonstrate the challenge of reducing VMT when background macro-level conditions are contributing to higher VMT generation rates.

COMMENT S1-4

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at satwinder.dhatt@dot.ca.gov.

Sincerely,

GARY ARNOLD, Branch Chief
Local Development Review, Equity and System Planning
Division of Planning, Local Assistance and Sustainability
Caltrans District 3

RESPONSE S1-4

Please see Response S1-3 regarding the TDM Program for the Sacramento State – Placer Center Master Plan. Sacramento State appreciates Caltrans's comments and will provide the proposed TDM program to Caltrans for one round of review and comment when it is developed after construction of Phase 1 of the off-campus center.

Letter S2 State Water Resources Control Board, Division of Drinking Water

Lori Schmitz, Environmental Scientist, Division of Financial Assistance
October 30, 2023

COMMENT S2-1

State Water Resources Control Board

October 30, 2023

California State University, Sacramento
Attn: Ms. Tania Nunez
6000 J Street
Sacramento, CA 95819

CALIFORNIA STATE UNIVERSITY, SACRAMENTO (CSUS), ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE SACRAMENTO STATE- PLACER CENTER MASTER PLAN PROJECT (PROJECT); STATE CLEARINGHOUSE #2021060116

Dear Ms. Tania Nunez:

Thank you for the opportunity to review the EIR for the proposed Project. The State Water Resources Control Board, Division of Drinking Water (State Water Board, DDW) is responsible for issuing water supply permits pursuant to the Safe Drinking Water Act. The Project is within the jurisdiction of the State Water Board, DDW's Sacramento District. DDW Sacramento District issues domestic water supply permit amendments to the public water systems serviced with a new or modified source of domestic water supply or new domestic water system components pursuant to Waterworks Standards (Title 22 CCR chapter 16 et. seq.). A public water system requires a new water supply permit

amendment for changes to a water supply source, storage, or treatment and for the operation of new water system components- as specified in the Waterworks Standards. The Placer County Water Agency will need to apply for a water supply permit amendment for this Project.

The State Water Board, DDW, as a responsible agency under California Environmental Quality Act (CEQA), has the following comments on the CSUS's EIR:

RESPONSE S2-1

Thank you for reviewing the Sacramento State – Placer Center Draft EIR. The comment provides introductory language regarding the location of the project within the State Water Board DDW's Sacramento District and the need for the Placer County Water Agency to apply for a water supply permit amendment for the Sacramento State – Placer Center Project.

COMMENT S2-2

- Under Section "2.6 Potential Permits and Approvals Required", Table 2-14 (page 2-81) please add to the State Water Resources Control Board's permits and approvals, the domestic water supply permit amendment from the Division of Drinking Water.

RESPONSE S2-2

The text of Table 2-14 on page 2-81 of Chapter 2, "Project Description," of the Draft EIR is hereby revised as follows. Please see Table 2-14 of the Final EIR for the full set of revisions to this table.

State Water Resources Control Board	▶ Statewide General Order Permit for use of recycled water ▶ Domestic water supply permit amendment from the Division of Drinking Water

COMMENT S2-3

- The EIR erroneously identifies the Sacramento Valley Groundwater Basin, South American Subbasin as the groundwater basin in the Project area and the Sacramento Central Groundwater Authority as the groundwater sustainable agency (PDF page 350). However, according to the Department of Water Resource's Sustainable Groundwater Management Act Basin Prioritization Dashboard the Project falls within Sacramento Valley- North American Subbasin and according to the Department of Water Resources Sustainable Groundwater Management Act Portal (DWR SGMA Portal) West Placer is the Groundwater Sustainability Agency. The Sacramento Valley-North American Subbasin is rated by DWR as a high priority basin on the SGMA Prioritization Dashboard. DWR approved the North American Subbasin 2022 Groundwater Sustainability Plan on July 27, 2023. Please discuss if the Project is consistent with the adopted North American Subbasin 2022 Groundwater Sustainability Plan.

RESPONSE S2-3

The commenter is correct. The Sacramento State – Placer Center site is located in the Sacramento Valley- North American Subbasin. The correct subbasin is described on pages 3.10-8, 3.10-10, 3.10-11, and 3.10-18, of the Draft EIR but was misidentified on page 3.10-30. This has been corrected in the Final EIR, as follows:

> The Sustainable Groundwater Management Act of 2014 (SGMA) applies to all groundwater basins in the state (Water Code Section 10720.3). By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction (Water Code Section 10720.1). ~~The Sacramento Central Groundwater Authority~~ West Placer Groundwater Sustainability Agency is the groundwater sustainability agency in the Sacramento State - Placer Center project site pursuant to Water Code Section 10723.8, and intends to undertake sustainable groundwater management in area roughly coincident with the Sacramento Valley Groundwater Basin, ~~South~~ North American Subbasin.

The recently adopted Groundwater Sustainability Plan (GSP) has been updated on page 3.10-8 of the Final EIR, as follows:

> Pursuant to the SGMA, any local agency that has water supply, water management or land use responsibilities within a groundwater basin may elect to be a "groundwater sustainability agency" for that basin (Water Code Section 10723). The West Placer Groundwater Sustainability Agency (WPGSA) was formed in 2017 to implement the Sustainable Groundwater Management Act in the area where the Sacramento State - Placer Center is proposed. Placer County, the cities of Roseville and Lincoln, Placer County Water Agency, and in participation with the California American Water Company, make up the WPGSA and manage a portion of the North American Subbasin of the Sacramento Valley Groundwater Basin. Pursuant to Water Code Section 10723.8, the final groundwater sustainability plan (GSP) for the North American Subbasin has been adopted (~~December~~ July 2023~~1~~) to help agencies maintain sustainable groundwater supplies.

The correct subbasin was analyzed in the document and the Sacramento State – Placer Center Master Plan remains consistent with the 2022 GSP; therefore, no other changes are required.

COMMENT S2-4

Once the EIR is adopted, please forward the following items in support of CSUS's permit application to the State Water Board, DDW Sacramento District Office at DWPDIST09@waterboards.ca.gov:

- Copy of the draft and final EIR and Mitigation Monitoring Reporting Plan (MMRP);
- Copy of any comment letters received and the lead agency responses as appropriate;
- Copy of the Resolution or Board Minutes adopting the EIR and MMRP; and
- Copy of the date stamped Notice of Determination filed at the Placer County Clerk's Office and the Governor's Office of Planning and Research, State Clearinghouse.

Please contact Lori Schmitz of the State Water Board at (916) 449-5285 or Lori.Schmitz@waterboards.ca.gov, if you have any questions regarding this comment letter.

Sincerely,

Lori Schmitz
Environmental Scientist
Division of Financial Assistance
Special Project Review Unit
1001 I Street, 16th floor
Sacramento, CA 95814
Cc:

Office of Planning and Research, State Clearinghouse
Austin Peterson
District Engineer
Sacramento District

RESPONSE S2-4

Sacramento State will continue to coordinate with State Water Board DDW Sacramento District regarding the Sacramento State – Placer Center Master Plan and will forward the requested CEQA documentation. Please note that, as a state agency, the CSU is not required to file CEQA Notices of Determination with County Clerks, only with the State Clearinghouse.

Letter S3 Central Valley Regional Water Quality Control Board

Peter Minkel, Engineering Geologist
October 30, 2023

COMMENT S3-1

Central Valley Regional Water Quality Control Board

30 October 2023

Tania Nunez
California State University, Board of Trustees
6000 J Street
Sacramento, CA 95819
tania.nunez@csus.edu

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, SACRAMENTO STATE – PLACER CENTER MASTER PLAN, SCH#2021060116, EL DORADO, NEVADA, PLACER, SACRAMENTO, SUTTER, AND YUBA COUNTY

Pursuant to the State Clearinghouse's 15 September 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the Request for Review for the Draft Environmental Impact Report for the Sacramento State – Placer Center Master Plan, located in El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

RESPONSE S3-1

Thank you for reviewing the Sacramento State – Placer Center Draft EIR. The comment provides introductory language regarding the Central Valley Water Board's delegated responsibility for protecting the state's surface and groundwaters. Specific comments are provided in the body of the letter and are addressed in individual responses below.

COMMENT S3-2

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the Water Quality Control Plan for the Sacramento and San Joaquin River Basins, please visit our website: http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

RESPONSE S3-2

The description of the jurisdiction of the Central Valley Regional Water Quality Control Board (Central Valley RWQCB) is noted, as well as the descriptions of the Basin Plan and Antidegradation Policy. The comment is largely introductory in nature, but states that the Draft EIR should evaluate potential impacts to both surface and groundwater quality. These impacts are evaluated in Section 3.10, "Hydrology and Water Quality," and specifically in Impacts 3.10-1 and 3.10-4.

COMMENT S3-3

II. Permitting Requirements

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits1

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/postconstruction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

1 Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving

over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "nonfederal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge. For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for Limited Threat Discharges to Surface Water (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

RESPONSE S3-3
This comment provides an overview of potential permitting requirements related to maintaining water quality that may apply to the Sacramento State – Placer Center. Applicable regulatory requirements are described in Section 3.10, "Hydrology and Water Quality," of the Draft EIR. As needed, Sacramento State – Placer Center would coordinate with CVRWQCB and acquire any necessary permits for future development.

Local/Regional

Letter L1 Sacramento County Department of Transportation

Gary Gasperi, PE, TE, Senior Civil Engineer, Planning and Programs Division
October 2, 2023

COMMENT L1-1
From: Gasperi. Gary <GasperiG@saccounty.gov>
Sent: Monday, October 02, 2023 2:14 PM
To: Nunez, Tania <tania.nunez@csus.edu>
Cc: Shew. Cameron <ShewC@saccounty.gov>; Darrow. Matthew <DarrowM@saccounty.gov>
Subject: the NOA and Public Comment Opportunity for a Draft EIR regarding Sacramento State

Hello Tania,

Thank you for the NOA and Public Comment Opportunity for a Draft EIR regarding Sacramento State – Placer County Master Plan.

Sacramento County Department of has reviewed the DEIR's Transportation Section (3.15) and we currently have no comments at this time.

We look forward to reviewing any future updates to the project's DEIR.

Sincerely,
Gary Gasperi, PE, TE
Senior Civil Engineer, Planning and Programs Division
Sacramento County Department of Transportation
4111 Branch Center Road | Sacramento, CA 95827
Office (916) 876-4108 | gasperig@saccounty.gov

RESPONSE L1-1
Thank you for reviewing the transportation section of the Sacramento State – Placer Center Draft EIR. The comment does not raise issues related to environmental impacts or the adequacy of the Draft EIR. Sacramento State will continue to coordinate with Sacramento County, as needed, in relation to this project.

Letter L2 Placer County Water Agency

Brian Rickards, P.E., Planning & Development Services Manager
October 20, 2023

COMMENT L2-1
October 20, 2023

File No. Planning sent via email

Tania Nunez, Project Manager
California State University, Sacramento
Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819
Tania.nunez@csus.edu

RE: Sacramento State – Placer Center Master Plan, Draft Environmental Impact Report (EIR)

Dear Mrs. Nunez,

In review of the subject document, Placer County Water Agency (PCWA) offers the following comments on the Draft Environmental Impact Report:

1.3 Relationship with Local Planning and Environmental Review

1. Page 1-3 The Sacramento State – Placer Center Master Plan EIR incorporates by reference the Sunset Area Plan and Placer Ranch Specific Plan (SAP/PRSP) EIR. Applicable information, analysis, and mitigation measures presented in the SAP/PRSP are summarized in the EIR, as appropriate and as relevant to the analysis of the proposed Sacramento State – Placer Center Master Plan (Project), which would include the 2017 Water Supply Assessment, groundwater wells, backbone infrastructure and other water supply needs for the Project.

RESPONSE L2-1
Thank you for reviewing the Sacramento State – Placer Center Draft EIR. The comment provides introductory language and summarizes information from Chapter 1, "Introduction," to the Draft EIR. Specific comments are provided in the body of the letter and are addressed in individual responses below.

COMMENT L2-2

2.5.9 Utilities

2. Table 2-3, Table 3.17-1, and Page 2-55 lists PCWA as a retailer of recycled water. PCWA supports the use of recycled water but is providing clarification that there is no plan in place for PCWA to be the recycled water purveyor. The County is evaluating being the recycled water purveyor under a cost-of-service study they are preparing.

RESPONSE L2-2

In response to the comment, the following text edits to Table 2-3, Table 3.17-1, and page 2-55 of Chapter 2, "Project Description," of the Draft EIR regarding the recycled water purveyor are appropriate.

Consistent with the comment, Table 2-3 is revised as follows:

Table 2-3 Utility Providers

Utility	Agency/Provider
Water Supply	Placer County Water Agency
Recycled Water	Placer County Retailer to be determined ~~Placer County Water Agency (retailer)~~ City of Roseville (wholesaler)
Wastewater	South Placer Wastewater Authority (collection and conveyance) City of Roseville (treatment)
Stormwater Drainage and Flood Control	Placer County Flood Control District City of Roseville (stormwater retention)
Solid Waste Collection and Disposal	Western Placer Waste Management Authority Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company
Telecommunications	AT&T, Comcast, Consolidated Communications, Wave Broadband

Source: Information compiled by Ascent Environmental in 2021.

Consistent with the comment, Table 3-17-1 is revised as follows:

Table 3.17-1 Utility Providers for the Project Area

Utility	Agency/Provider
Potable Water ~~and Recycled Water~~	Placer County Water Agency
Recycled Water	Placer County Retailer to be determined City of Roseville (wholesaler)
Wastewater Collection, Conveyance, and Treatment	Placer County (County Service Area No. 28, Zone 2A3) South Placer Wastewater Authority
Solid Waste Collection	Western Placer Waste Management Authority Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company
Natural Gas	Pacific Gas and Electric Company
Communication	AT&T Comcast Consolidated Communications Wave Broadband

Source: Data compiled by Ascent Environmental in 2022.

Consistent with the comment, the text in Chapter 2, "Project Description", on page 2-55 of the Draft EIR is revised as follows:

NON-POTABLE WATER

Recycled water ~~, to be provided by PCWA,~~ is non-potable water that would be used for landscape irrigation, toilet flushing, and clothes washing. PCWA supports the use of recycled water but there is no plan in place for PCWA to be the recycled water purveyor. Placer County is evaluating being the recycled water purveyor and is preparing a cost-of-service study. The recycled water distribution system would be constructed in the same phased manner as the domestic and fire water system (Figure 2-18). Per state regulations, recycled and domestic water mainlines would maintain a 10-foot minimum separation and dual plumbing for potable water and recycled water would be included in all buildings. Recycled water (non-potable) demand would total approximately 36.5 MGY at buildout, as shown by phase in Table 2-5.

COMMENT L2-3

3. Page 2-17, It is not indicated who will own the on-site water infrastructure. PCWA assumes the campus will have a private water system for on-site infrastructure (potable and recycled water). PCWA will provide the treated water service for domestic and fire service upon terms and conditions outlined in a Facility Agreement. PCWA will require associated backflow prevention devices at the approved points of connection within the public right-of-way identified in each phase.

RESPONSE L2-3

On-site infrastructure for Sacramento State – Placer Center would be owned, operated, and maintained by the University. This would include the on-site potable water, recycled water, wastewater, and stormwater infrastructure for the off-campus center. The necessary appurtenant infrastructure, such as backflow prevention devices, would be installed by the University at the approved points of connection with the off-site infrastructure. The University would coordinate with the appropriate utility agencies, offer opportunities to review infrastructure plans to ensure compatibility between the on-site infrastructure and off-site infrastructure, and pay utility connection fees. Ownership of utility infrastructure does not relate to potential environmental impacts.

COMMENT L2-4

4. Page 2-55, sizing of mains will largely depend on fire flow requirements dictated by the primary fire authority. Maximum fire flow shall be confirmed as early as possible. EIR assumes a fire flow of 2,000 gpm.

RESPONSE L2-4

The text on page 2-55 of the Draft EIR is revised as follows, to provide additional clarification regarding fire flow requirements:

In accordance with the California Fire Code, all buildings would incorporate sprinkler systems, and fire hydrants would be installed throughout the campus. Fire hydrants would be located at intervals of 350 feet or less unless otherwise agreed with the Fire Marshal. Based on current building sizes and expected construction types, it is expected that no more than two fire hydrants would need to be accessible for each building. However, the Master Plan provides for up to four fire hydrants per building. A fire hydrant may serve more than one building. Fire hydrants would be located at distances of between 40 and 400 feet from the building served. Fire hydrants outside of these distances would not be considered available to serve the building. Anticipated demand for fire water at campus buildout would be 2,000 gallons/minute for two hours. However, the maximum fire flow requirements and the related sizing of the water mains would be confirmed with the Fire Marshal.

COMMENT L2-5

2.6 Potential Permits and Approvals Required

5. Table 2-14, PCWA should be included under Local Agencies for execution of a Facilities Agreement with PCWA.

RESPONSE L2-5

The text of Table 2-14 on page 2-81 of Chapter 2, "Project Description," of the Draft EIR is hereby revised as follows. Please see Table 2-14 of the Final EIR for the full set of revisions to this table.

Placer County Water Agency	▶ Facilities Agreement

COMMENT L2-6

3.17 Utilities and Service Systems

6. Page 3.17-6, Policy PFS-3.1, mentions the use of on-site wells for potable water but does not indicate the ownership. There is one anticipated off-site well at PR-96, capable of 2.0 million gallons per day (MGD), owned and operated by PCWA under dry year or emergency scenarios.

RESPONSE L2-6

Although Sacramento State is not subject to local government planning and land use plans, policies, or regulations, this text of Policy PFS-3.1 is quoted language from the SAP/PRSP policy, which is provided in the Draft EIR as guidance for the project-related utilities. Ownership of wells does not relate to potential environmental impacts. Further, the Sacramento State – Placer Center Master Plan does not propose any on-site wells.

COMMENT L2-7

7. Page 3.17-12,
   a. Treatment capacities of 60 mgd for Foothill WTP and 5 mgd for Sunset WTP
   b. PCWA plans to begin construction in 2025 on the first phase of the Ophir WTP
   c. UWMP section 7.1 covers supply; it appears multiple sections show 7-3 for Source.

RESPONSE L2-7

The text on page 3.17-12 of the Draft EIR is hereby revised as follows:

WATER SUPPLY

Based on PCWA's 2020 UWMP, discussed in Section 3.17.1, "Regulatory Setting," PCWA has adequate surface water entitlements to serve the project-related water demand. The primary water supply for the Sunset Industrial Pressure Zone, in which the project site is located, is Pacific Gas and Electric Company (PG&E) water from the Drum-Spaulding hydroelectric system. PCWA also uses water from the Middle Fork of the American River pursuant to its own water rights. PCWA pumps American River water near Auburn into the Auburn Tunnel, which connects to the Auburn Ravine where it can be distributed to irrigation water customers or pumped by the Ophir Pump Station. Sunset Industrial Pressure Zone receives treated water from the Foothill and Sunset water treatment plants (WTPs), which have treatment capacities of ~~58~~ 60 million gallons per day (mgd) and ~~8~~ 5 mgd, respectively, for a combined treatment capacity of ~~66~~ 65 mgd (Placer County 2017a:18). The existing demand for treated water from the Foothill WTP and Sunset WTP is approximately 63.5 mgd, which yields available capacity to treat an additional ~~2~~1.5 mgd (PCWA 20~~17~~23).

PCWA's Capital Investment Program outlines planned infrastructure necessary to provide safe drinking water to new areas within the SAP area (Placer County 2017a:18). Future planned PCWA improvements include the extension of the existing transmission pipeline in Whitney Ranch Parkway across SR 65 westerly in phases as three 24-inch mains. On the west side of SR 65, these 24-inch mains will manifold back together into the 42-inch main that will serve as the primary SAP area treated water supply. PCWA has plans to extend this major transmission pipeline westerly and southerly to a proposed treatment plant off the Sacramento River, which would supply water from the opposite direction as the current supply system. This added source will greatly improve supply reliability to the region and the Sunset Area (Placer County 2017a:18).

PCWA also plans to begin construction in ~~2018~~ 2025 on the first phase of the Ophir WTP and associated conveyance pipelines, which are currently under design and would provide treatment capacity of 10 mgd.

The Ophir WTP would be constructed in three phases, for a total treatment capacity of 30 mgd (PCWA 2016:3–4,39).

These clarifications in capacities do not alter the impact conclusions related to the construction of new or expanded utilities (Impact 3.17-1) nor the availability of wastewater treatment capacity (Impact 3.17-3) because wastewater from the Sacramento State – Placer Center project would be treated at the City of Roseville's PGWWTP.

The reference style used in the EIR provides the author and date of publication, followed by a colon and the page number where the information can be found in the respective document as appropriate. While the commenter correctly states that the 2020 PWCA UWMP addresses water supply in Section 7.1, the data referenced appears on page 7-3 of the 2020 PWCA UWMP. No changes were made in response to this comment.

COMMENT L2-8

8. Page 3.17-15,

    a. South Placer Wastewater Authority: The recycled water retailer for Sacramento State – Placer Center is expected to be under a private operating permit, with a recycled water purveyor being further evaluated by Placer County. PCWA has an adequate treated water supply to serve CSU-Placer Center.

RESPONSE L2-8

The text on page 3.17-15 of the Draft EIR is hereby revised as follows:

South Placer Wastewater Authority

The South Placer Wastewater Authority (SPWA) is a Joint Powers Authority composed of representatives of the City of Roseville, Placer County, and the South Placer Municipal Utility District. The City of Roseville recycles water at its regional Pleasant Grove Wastewater Treatment Plant (PGWWTP) and Dry Creek Wastewater Treatment Plant (DCWWTP) and distributes it within its service area, as described below under, "Wastewater." As a member agency of SPWA, the County discharges wastewater to the City of Roseville's wastewater conveyance and treatment facilities but does not currently share in the ability to reuse any of the recycled water generated at the PGWWTP.

The City of Roseville, which currently distributes water from its wastewater treatment plants, has stated that it will wholesale recycled water to another entity to retail within the project area. However, this is not a commitment or a will-serve letter from the City of Roseville, and the City and retailer will have to confirm the availability of recycled water, design details, delivery pressures, diurnal supply availability, and other considerations at the time when the project is being designed. The recycled water retailer for Sacramento State – Placer Center is expected to be ~~PCWA with a point of connection on Woodcreek Oaks Boulevard~~ under a private operating permit, with a recycled water purveyor being further evaluated by Placer County.

It is noted that PCWA has an adequate treated water supply to serve the Sacramento State – Placer Center Master Plan.

COMMENT L2-9

9. Page 3.17-16, 42-inch pipe is currently being designed to stay out of Placer Ranch streets; PCWA now plans to have the transmission main within Placer Parkway, with several points of connection to Placer One Specific Plan. This 42-inch pipe downsizes to 36-inches west of Foothills Boulevard, or when demands are determined to support a reduction in size.

RESPONSE L2-9

The text on page 3.17-16 and 3.17-17 of the Draft EIR is hereby revised as follows:

As discussed above, Sacramento State – Placer Center is located within the PRSP. As part of the PRSP, a Water Master Plan was approved that contains information related to the planned potable water transmission and system points of connections. The transmission mainline infrastructure is planned to be designed as a looped system with points of connection between Placer ~~Ranch~~ One and the existing and

proposed PCWA transmission and distribution system. The main transmission backbone is a 42-inch pipe that runs east to west ~~through Placer Ranch within Campus Park Boulevard~~ along the northern boundary of the PRSP within Placer Parkway, with several points of connection to Placer One. This 42-inch pipe downsizes to 36-inches ~~at the potable water tank site west of Fiddyment Road~~ west of Foothills Boulevard, or when demands are determined to support a reduction in size. Additional 18-inch pipelines travel east west through the property along Sunset Boulevard and College Park Drive. The two main north south alignments are 18-inches located in Fiddyment Road and Foothills Boulevard respectively. The pipeline in Foothills Boulevard north of Placer Parkway was upsized to 24-inch to provide water supply to the Sunset Area. As part of the Water Master Plan, Sacramento State – Placer Center will be bordered with a minimum of 18-inch mainlines on all sides. Multiple laterals from the main loop alignments extend along roadways to serve customers outside of the primary loops, these pipelines are mainly 12-inch. Figure 3.17-1 depicts the approved PRSP potable water infrastructure, which is under development.

Clarification that Placer Ranch is now called Placer One has also been made in text edits throughout Section 3.17, "Utilities and Service Systems."

COMMENT L2-10

10. Figures 3.17, PCWA no longer anticipates keeping the 42-inch pipeline within Campus Park Boulevard.

RESPONSE L2-10

Figure 3.17-5 of the Draft EIR has been revised to identify that the 42-inch water line would be in Placer Parkway rather than Campus Park Boulevard. Please see updated Figure 3.17-5 in Section 3.17, "Utilities and Service Systems," of the Final EIR. This clarification in capacities does not alter the impact conclusions related to the construction of new or expanded utilities (Impact 3.17-1) nor the availability of sufficient water supplies to serve Sacramento State – Placer Center (Impact 3.17-2).

COMMENT L2-11

11. Impact 3.17-1, page 3.17-21, Construction of new or expanded Utilities – The Project requires off-site facilities, currently anticipated to be constructed by others in advance of the Project, in accordance with the Placer Ranch Specific Plan.

If you have any questions or require additional information, please contact me at (530) 823-4845.

Sincerely,

Brian Rickards, P.E.
Planning & Development Services Manager
brickards@pcwa.net
BR:TF:sw:sn

CC:

Jeremy Shepard, jshepard@pcwa.net
Heather Trejo, htrejo@pcwa.net
Tony Firenzi, tfirenzi@pcwa.net
Michele Kingsbury, MKingsbu@placer.ca.gov

RESPONSE L2-11

The text of Impact 3.17-1 is hereby revised as follows:

Impact 3.17-1: Construction of New or Expanded Utilities (Threshold of Significance A)

The Sacramento State – Placer Center Master Plan requires connections to off-site utility infrastructure, currently anticipated to be constructed by Taylor Builders/JEN and County agencies in advance of the project, in accordance with the PRSP. The project would connect to backbone infrastructure to be developed as part of the PRSP, including electrical, water, and wastewater infrastructure. The potential impacts resulting from the extension of utility infrastructure to serve the project are considered to be evaluated within the scope of this EIR's analysis. No additional new or expanded infrastructure beyond those proposed as part of the project and for the project site would be required. This impact would be **less than significant**.

The project site is located within the PRSP area, part of the SAP, which was approved by Placer County in 2019 (see Section 2.3, "Local Planning Context" for additional information related to the SAP and PRSP). Sacramento State – Placer Center is intended to serve as a cornerstone of Placer ~~Ranch~~ One, providing the County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. The university's specific land use types and associated growth potential were considered as part of the larger vision for PRSP. This planning included consideration of how utility infrastructure would support the land uses within the overall SAP/PRSP and support the project.

The Sacramento State – Placer Center Master Plan requires connections to off-site utility infrastructure, currently anticipated to be constructed by Taylor Builders/JEN and County agencies in advance of the project, in accordance with the PRSP. Construction of the approved PRSP utility infrastructure will be implemented in phases to support development, with specific timing and funding obligations detailed in the *Placer Ranch Development Agreement*. Utility infrastructure would be constructed and dedicated easements would be provided consistent with the PRSP, the *Placer Ranch Development Agreement*, applicable requirements of Placer County, and relevant utility providers. As discussed in Section 2.5.12~~10~~, "Regional Infrastructure and Transportation Fees," the owner/developer of Placer ~~Ranch~~ One is responsible for development of the PRSP backbone infrastructure, including roadway, sewer, water, recycled water, and drainage facilities, required for the development of the PRSP. Construction of the first phase of the PRSP (Placer Ranch Phase 1A – Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of fall 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center.

As stated in Section 1.3, "Relationship with Local Planning and Environmental Review," the SAP/PRSP EIR has been incorporated by reference into this EIR.

Sacramento State will continue to coordinate with PCWA regarding the Sacramento State – Placer Center Master Plan.

Letter L3 Western Placer Waste Management Authority

Kevin Bell, P.E., Deputy Executive Director
October 30, 2023

COMMENT L3-1
October 30, 2023

Tania Nunez, Project Manager
California State University, Sacramento
Planning, Design & Construction
6000 J Street
Sacramento, CA 95819
SENT VIA EMAIL: tania.nunez@csus.edu

RE: SACRAMENTO STATE – PLACER CENTER DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Ms. Nunez:

The Western Placer Waste Management Authority (WPWMA) appreciates the opportunity to review and provide comments on the Draft Environmental Impact Report (DEIR) for the Sacramento State – Placer Center Project (the Project).

The WPWMA is a joint powers authority established in 1978 by the County of Placer and the cities of Lincoln, Rocklin, and Roseville (Member Agencies) governed by a Board of Directors comprised of elected officials from each Member Agency. The WPWMA provides recycling and waste disposal services to those communities as well as the cities of Auburn and Colfax and Town of Loomis. The WPWMA also provides recycling and waste disposal services to individuals, businesses and other governmental agencies in and around Placer County. The WPWMA's properties totaling roughly 960 acres are centered in the Sunset Area near Athens Avenue and Fiddyment Road; approximately 800 acres are entitled for landfilling, with 320 currently supporting active solid waste operations.

The WPWMA's facilities include the Western Regional Sanitary Landfill (WRSL) (the only active landfill in Placer County), a materials recovery facility (MRF) and composting operations, recycling drop-off and buy-back center and permanent household hazardous waste collection facility. The WPWMA's facilities provide for environmentally protective and sanitary disposal of solid wastes and ensure that municipalities, businesses and individuals utilizing the facility continue to comply with state and federal laws related to the diversion of materials from landfilling and the safe and proper handling of household hazardous wastes.

The WPWMA appreciates your consideration of the following:

RESPONSE L3-1

Thank you for reviewing the Sacramento State – Placer Center Draft EIR. The comment provides introductory language and summarizes WPWMA's responsibilities and facilities. Specific comments are provided in the body of the letter and are addressed in individual responses below.

COMMENT L3-2

1. Impact 3.3-6: Emissions of Objectionable Odors that Adversely Affect a Substantial Number of People

   The EIR states that, *"…it is possible that new residents, students, faculty, or staff within the project site…may periodically find odors from the landfill objectionable. Such complaints could create pressure for the Western Placer Waste Management Authority to implement additional odor control and reduction measures at the landfill, and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations."*

   The WPWMA is proceeding with expansion of landfilling and associated operations onto its western property pursuant to the Waste Action Plan EIR certified by the WPWMA Board of Directors in December 2022. The Waste Action Plan is necessary to accommodate regional solid waste management, recovery and disposal activities for future generations. EIRs and DEIRs prepared for the Sunset Area Plan, Waste Action Plan, and the Project independently conclude that odors are significant and unavoidable. Consequently, the WPWMA believes that the Sacramento State DEIR's assertion that odor complaints from the Project *"…could interfere with the ability of the landfill to expand or modify needed operations"* should be stricken from the DEIR. The WPWMA believes that through our continued collaborative efforts, the Project will not interfere with, nor have any bearing on, the WPWMA's planned and approved expansion. The WPWMA believes the DEIR should analyze the effects of the Project pursuant to CEQA, not the effects or potential effects of neighboring uses, including current and future WPWMA facilities, on the Project.

   Further, as noted in its July 7, 2021 letter to Sacramento State in response to the Notice of Preparation of this DEIR, the WPWMA reiterates its position that if mitigation measures are necessary beyond those identified in the WPWMA's EIR as a result of locating the Project proximate to the WPWMA's facilities, the Project should bear the costs of these additional mitigation measures. In 2019, the WPWMA entered into a Memorandum of Understanding (MOU) with the County of Placer concerning odors related to its Sunset Area/Placer Ranch

Specific Plan EIR. The WPWMA believes a similar arrangement could benefit both Sacramento State and the WPWMA and provide reasonable protections to both entities. WPWMA has included a copy of MOU as an attachment to this letter and would be interested in engaging further with Sacramento State.

RESPONSE L3-2

The text of Impact 3.3-6 is hereby revised as follows:

Impact 3.3-6: Emissions of Objectionable Odors That Adversely Affect a Substantial Number of People (Threshold of Significance F)

Construction activities and the odors they generate would be temporary and intermittent. New odor sources would be subject to PCAPCD's Rule 205, which regulates nuisances from odors. Sacramento State – Placer Center would not introduce large stationary sources of diesel-powered equipment, would reduce its contribution of waste to the Western Regional Sanitary Landfill through waste-reduction measures, and would not create objectionable odors affecting a substantial number of people.

The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site. Although the off-campus center would implement waste-reduction measures, it would generate solid waste that would contribute to this landfill, which could exacerbate odors from the landfill. The proposed on-campus housing would be located approximately 4,000 feet from the landfill property line. The Placer County General Plan establishes a 2,000-foot buffer around the landfill for residential development, or 1,000 feet with the approval of a specific plan, master plan, or development agreement. Sacramento State – Placer Center would be consistent with (outside of) these buffers.

Nonetheless, based on past data regarding nuisance complaints from residents greater than one mile distant from the landfill, it is possible that new residents, students, faculty, or staff within the project site, as well as residents in communities a mile or more from the landfill, may periodically complain about odors from the landfill. Such complaints could create pressure for the Western Placer Waste Management Authority to implement additional odor control and reduction measures at the landfill ~~and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations~~. Impacts related to the consistency and compatibility of the proposed Sacramento State – Placer Center with the Western Regional Sanitary Landfill would be **potentially significant**.

As discussed in Impact 3.3-6, buildout and operation of Sacramento State – Placer Center would be consistent with the SAP's buffer requirements for the landfill. However, the project would contribute solid waste to the WRSL, which could potentially exacerbate odors, and would result in the placement of new people working and residing near a landfill. Regardless of the increased odor control technology at the WRSL, implementation of the project is likely to result in an increase in the number of odor complaints received by WPWMA and PCAPCD. Such complaints could lead to increased pressure for WPWMA to implement further odor control and reduction measures at the WRSL.

It is acknowledged in Impact 3.3-6 that the WRSL is operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. WPWMA has implemented the appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less than significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill.

Sacramento State is not subject to the MOU between WPWMA and Placer County, as the Sacramento State – Placer Center site is owned by CSU. However, the University looks forward to continued coordination with WPWMA as the off-campus center is developed.

COMMENT L3-3

2. Impact 3.17-4: Generate Solid Waste in Excess of the Capacity of Local Infrastructure

   The analysis and narrative contained in this section suggests waste materials generated by the Project would be delivered to the WPWMA's facilities. Further, in its January 11, 2022 comment letter to the WPWMA on its Renewable Waste Action Plan EIR, Sacramento State noted that it "…expects to join the list of Participating Agencies upon opening of the Sacramento State – Placer Center…"Sacramento State's conclusion related to Impact 3.17-4 states that, *"There is adequate capacity at landfills in the region for disposal of solid waste generated by this project."* As the WRSL is the only active landfill in Placer County and that the statement suggests the use of multiple landfills, the WPWMA is requesting clarification regarding Sacramento State's intent to utilize the WPWMA's facilities and be afforded the same priority use as the Participating Agencies.

RESPONSE L3-3

The text of Impact 3.17-4 is hereby revised as follows:

Impact 3.17-4: Generate Solid Waste in Excess of State or Local Standards or in Excess of the Capacity of Local Infrastructure or Otherwise Impair the Attainment of Solid Waste Reduction Goals or Requirements (Threshold of Significance D, E, and F)

At buildout, Sacramento State – Placer Center would include 5,844 full jobs (1,089 faculty staff, 3,312 FTE employees for academic mixed-used district, and 1,443 for community anchors) and approximately 1,200 beds. Considering disposal rates of 0.38 tons/employee/year and 1.28 tons/resident/year (Placer County 2019b), the project would generate approximately 3,760 tons/year or approximately 10 tons/day. There is adequate capacity at ~~landfills in the region~~ the Western Regional Sanitary Landfill for disposal of solid waste generated by this project. Additionally, the project would comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Thus, project would not generate solid waste in excess of state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. This impact would be **less than significant**.

In addition, the text on page 3.17-29 is hereby revised as follows:

Considering these measures, the relatively small contribution of the project to landfill acceptance rates, and the WPWMA plan to expand acceptance rate to 4,000 tons per day (Western Placer Management Authority 2021), there is adequate capacity at ~~landfills in the region~~ the Western Regional Sanitary Landfill for disposal of solid waste generated by this project. Additionally, the project would comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Thus, the project would not generate solid waste in excess of state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. This impact would be **less than significant**.

These minor text changes amplify and clarify the information presented in the Draft EIR and do not result in any changes to the overall analysis or impact conclusions.

COMMENT L3-4

3. Table 3.3-4 Western Regional Sanitary Landfill Odor Notifications by Year The source for Table 3.3-4 is cited as Table 6-5 of this Draft EIR; The WPWMA believes Sacramento State should clarify that Table 6-5 is in the WPWMA's 2022 Renewable Placer Waste Action Plan EIR and not the Project EIR. Table 6-5 in the WPWMA's EIR indicates the numbers of notifications received by the WPWMA as well as the numbers of those notifications that were attributed to the WPWMA. The WPWMA requests that Sacramento State should either clarify that the numbers presented in the table represent the total numbers of odor notifications received by the WPWMA, and not those attributed to the WPWMA's facilities, or revise the table to include the numbers of odor notifications attributed to the WPWMA's facilities. The WPWMA also requests Sacramento State update the table to include odor notifications received by and attributed to the WPWMA in 2021 and 2022 as

the WPWMA believes this more recent data demonstrates the efficacy of its efforts to reduce facility related odor impacts:

Year	Total Number of Notifications	Number of Notifications Attributed to WPWMA
2021	66	41
2022	37	27

RESPONSE L3-4

The text of Table 3.3-4 is hereby revised as follows:

Table 3.3-4 presents the number of odor nuisance complaint notifications per year between 2015 and ~~2020~~2022. It is the goal of the WPWMA to conduct field investigations in the reported areas for as many odor notifications as practicable (WPWMA 2020). The data from 2021 and 2022 demonstrate a reduction in odor complaints and the efficacy of WPWMA's efforts to reduce facility-related odors.

Table 3.3-4 Western Regional Sanitary Landfill Odor Notifications by Year

Year	Total Number of Notifications	Number of Notifications Attributed to WPWMA
2015	327	123
2016	113	84
2017	290	193
2018	382	331
2019	185	115
2020	283	177
2021	66	41
2022	37	27

Source: WPWMA 2022; see Chapter 6, Table 6-5, of ~~this Draft EIR.~~ WPWMA's 2022 Renewable Placer Waste Action Plan EIR; WPWMA comment letter on Sacramento State – Placer Center Draft EIR dated October 30, 2023.

In addition, the text on page 3.3-29, in Impact 3.3-6 is hereby revised as follows:

Considering the additional measures in place now at the WRSL to detect, monitor, and control odors, it is likely that odor nuisances can be better responded to and addressed. This is illustrated in the reduction of odor notifications in 2021 and 2022, as shown in Table 3.3-4, above. ~~; h~~However, as population increases in the area, coupled with increased awareness and technology to report odors (as a result of the approved SWOP and online tools), the number of odor nuisance reports could be increased compared to before these technologies were in place.

COMMENT L3-5

The WPWMA looks forward to continuing to work closely with Sacramento State to ensure the long-term viability and prosperity of both agencies' endeavors.

Please contact me at (916) 543-3984 should you wish to discuss these comments.

Sincerely,

Kevin Bell, PE
Deputy Executive Director
CC: WPWMA BOARD OF DIRECTORS
ATTACHMENT: WPWMA / PLACER COUNTY MOU

RESPONSE L3-5
Sacramento State will continue to coordinate with WPWMA in regard to the Sacramento State – Placer Center Master Plan. The comment provides concludes the letter and does not raise issues related to environmental impacts or adequacy of the Draft EIR

Letter L4 Placer County Flood Control and Water Conservation District

Brad Brewer, MS, PE, CFM, QSD/P, District Manager
October 30, 2023

COMMENT L4-1
October 30, 2023

Tania Nunez, Project Manager
California State University, Sacramento
Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819

RE: Sacramento State – Placer Center Master Plan, NOA of a DEIR

Tania:

We have reviewed the Notice of Availability (NOA) of the Draft Environmental Impact Report (DEIR) dated September 15, 2023 for the subject project and have the following comments:

a) Please have the applicant note that additional impervious areas are proposed within the university campus in addition to other facilities not previously evaluated such as a conference center, hotel, and a mixed-use/industry partnership zone. The impacts attributable to the proposed land use and density changes from the previous Sunset Area Plan/Placer Ranch Specific Plan and corresponding Storm Drain Master Plan dated July 2017 in addition to the Addendum dated October 2023 should be evaluated and discussed, including the need for any additional stormwater detention and volumetric retention mitigation.

RESPONSE L4-1
The stormwater volumes in the Draft EIR are based on the current Sacramento State – Placer Center Master Plan and include all currently anticipated impervious areas, which total approximately 130 acres. The 2019 SAP/PRSP EIR stated in Table 4.9-3 of Section 4.9, "Hydrology and Water Quality," that the estimated impervious area for the University were anticipated to be approximately 150 acres. This is more impervious area than is currently proposed for Sacramento State – Placer Center. Therefore, this impact is adequately evaluated in the Draft EIR, which was prepared to evaluate the proposed construction and operation of Sacramento State – Placer Center in greater detail than was contemplated by the County in its SP/PRSP EIR.

The 2019 SAP/PRSP EIR evaluated the University (UZ) land use designation for the approximately 300-acre site and the PRSP provided a conceptual campus plan (Exhibit 3-10) that illustrated the general land uses identified for the Sacramento State – Placer Center. However, the 2019 SAP/PRSP stated that a future comprehensive campus plan would be prepared to further define the land uses and provide the framework to guide development of the off-campus center. Sacramento State has prepared the Sacramento State – Placer Center Master Plan, which is now evaluated in this EIR. Phase 4 of the off-campus center (the industry partnership zone), the development of seven additional academic mixed-use buildings in the northeastern portion of the site, is within the 130 acres of impervious surface evaluated in the Draft EIR. As explained in Impact 3.10-1 in the DEIR, natural treatment facilities would provide the required stormwater treatment for impervious areas using green infrastructure BMPs per the Western Placer County Storm Water Quality Design Manual (Sherwood 2023). Stormwater biotreatment/infiltration systems are proposed throughout the project site, aligned with the existing drainage features of the project site. The stormwater treatment facilities would be designed with each phase of the off-campus center development to properly capture and treat the stormwater flows from the impervious surfaces that would result from that phase (Sherwood 2023)

(Figure 3.10-4). The bioretention areas are sized to accommodate runoff from the total proposed equivalent impervious area plus a small volume more as a buffer.

The PRSP Drainage Master Plan Addendum dated October 2023 was not available prior to publication of the Draft EIR. It states that Sacramento State - Placer Center would be required to retain 29.1 acre feet of water and would be required to detain 20.3 acre feet of water. These volumes differ from the Sherwood Report (2023) that was used in the Draft EIR analysis. However, the October 2023 Addendum confirms that the arch at Fiddyment Road would backwater University Creek to detain this amount of water as is stated in Impact 3.10-1 of the Draft EIR. The updated volumes and a reference to the October 2023 Addendum have been added to the Final EIR and the less than significant impact conclusion remains the same.

The text on page 3.10-28, in Impact 3.10-3: Increased Stormwater Runoff and Potential for Downstream Flooding, regarding on-site stormwater detention is hereby revised as follows:

> Flows for the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events are required to be attenuated within the University Creek corridor using in-stream detention and overbank flow areas primarily in the southwestern corner of the site (Figure 3.10-4). The 24-hour 100-year storm event would contribute ~~19.0~~ 20.3 acre-feet (~~828,000~~ 884,268 cubic feet) of stormwater over pre-project conditions with a maximum flow difference over pre-project conditions of 32.4 cubic feet per second (cfs) (King Engineering 2023b, Sherwood 2023). The undersized arch at Fiddyment Road would backwater University Creek, which would provide sufficient in-line detention (King Engineering 2023b).

The text on page 3.10-29, in Impact 3.10-3: Increased Stormwater Runoff and Potential for Downstream Flooding, regarding off-site stormwater retention is hereby revised as follows:

> Due to potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of existing runoff volume is required for the 100-year, 8-day event for the project. Sherwood Design Engineers calculated that the 100-year, 8-day storm event on the project site would create ~~24.1~~ 29.1 acre-feet (~~1,049,796~~ 1,267,596 cubic feet) of additional stormwater over pre-project conditions with an increase in maximum flow rate of 3.2 cfs (King Engineering 2023b, Sherwood 2023). This volume is based on many modeling parameters, including climate data, existing drainage conditions, vegetation types, and the infiltration capabilities of the soil (MacKay & Somps 2017).

COMMENT L4-2

b) Please have the applicant note the FEMA Zone A and DWR Awareness 100-year floodplain discussed within Flood Conditions from Section 3.10.2 of the DEIR entitled Hydrology and Water Quality and depicted on Figure 3.10-1 are only approximate (i.e., no detailed study with elevations determined). These floodplains have been further evaluated and mapped with additional detail, including establishing 100-year flood elevations, within the Storm Drain Master Plan dated July 2017 and the Addendum dated October 2023. We recommend the project utilize and reference the updated Storm Drain Master Plan Addendum dated October 2023 and the latest detailed floodplain mapping available as needed.

RESPONSE L4-2

The commentor requests that the project utilize the recently mapped 100-year flood elevations, as provided in the October 2023 PRSP Storm Drain Master Plan Addendum. This October 2023 Addendum was not available at the time the Draft EIR was published. The Final EIR has been revised to include the recent Drainage Master Plan Addendum. The October 2023 floodplain boundary has been added to Figure 3.10-1, Watersheds and 100-Year Flood Zone in the Project Area, and Figure 3.4-4, Aquatic Resource and Stream System Impacts, of the EIR. Figure 3.4-4 illustrates that the newly mapped 100-year floodplain boundary very closely coincides with the Placer County Conservation Program (PCCP) stream system boundary discussed in Section 3.4, "Biological Resources." As shown in Figure 3.4-4 (see "Not Developed" boundary), no Sacramento State - Placer Center building development is proposed within the stream system/floodplain boundary. The necessary infrastructure and roadway crossings of the stream system/floodplain would be designed in compliance with state and federal flood-proofing requirements. Therefore, this new floodplain boundary does not result in new environmental impacts nor does it require new mitigation measures.

The text in Section 3.10.2 Environmental Setting, under Flood Conditions, of the Draft EIR is hereby revised as follows:

> The California Department of Water Resources produces a Best Available Map (BAM) displaying the best available information available on flood hazards in the Sacramento-San Joaquin Valley as required by Senate Bill 5. The BAM does not replace existing FEMA regulatory floodplains shown on Flood Insurance Rate Maps (FIRM). The BAM maps a larger region of flood risk around University Creek on the project site as illustrated in Figure 3.10-1 (see "DWR Awareness 100-yr Floodplain").
>
> In October 2023, King Engineering mapped the 100-year floodplain in the project area and it is anticipated that FEMA will adopt these floodplain boundaries. The newly mapped 100-year floodplain boundary very closely coincides with the Placer County Conservation Program (PCCP) stream system boundary discussed in Section 3.4, "Biological Resources," and shown in Figure 3.4-4.
>
> The project site is not included in any dam breach inundation zone maps.

The text in Section 3.10.3 Environmental Impacts and Mitigation Measures, under Methodology, of the Draft EIR is hereby revised as follows:

METHODOLOGY

Evaluation of potential hydrologic and water quality impacts is based on a review of existing documents and studies that address water resources on and in the vicinity of the project site as well as the proposed Sacramento State – Placer Center Master Plan. Information obtained from these sources was reviewed and summarized to describe existing conditions and to identify potential environmental effects of the project, based on the standards of significance presented in this section. In determining the level of significance, the analysis assumes that the project would comply with relevant federal, state, and local laws, ordinances, and regulations. Existing documents and studies that were relied upon include:

- MacKay & Somps. 2017 (May 19). Placer Ranch Specific Plan Storm Drainage Master Plan. Final draft. Roseville, CA. Prepared for Placer County, Auburn, CA.
- Sherwood Design Engineers. 2023 (May). Memorandum re: CSU Sacramento Placer Center Master Plan - Stormwater Design Memo.
- King Engineering. 2023a (May). Placer One Placer Center Hydrology Calculation Memorandum. Prepared for JEN CA Placer Ranch, LLC.
- King Engineering. 2023b (October). Placer Ranch Specific Plan Drainage Master Plan Addendum. Prepared for JEN CA Placer Ranch, LLC.

The text in Section 3.10.3 Environmental Impacts and Mitigation Measures, under Issues Not Discussed Further, of the Draft EIR is hereby revised as follows:

ISSUES NOT DISCUSSED FURTHER

The Sacramento State - Placer Center site is not near the ocean or any large body of water, it ~~is~~ was not mapped by FEMA as being within a 100-year or 500-year flood zone when the Draft EIR was written (although the best available information available on flood hazards at the time of the Draft EIR was presented in Figure 3.10-1a, which identified the DWR Awareness 100-year floodplain), nor is it located in a dam breach inundation area. In October 2023, King Engineering mapped the 100-year floodplain in the project area and it is anticipated that FEMA will adopt these floodplain boundaries. The newly mapped 100-year floodplain boundary very closely coincides with the Placer County Conservation Program (PCCP) stream system boundary discussed in Section 3.4, "Biological Resources," and shown in Figure 3.4-4. No Sacramento State - Placer Center building development is proposed within the stream system/floodplain boundary and necessary infrastructure and roadway crossings of the floodplain would be designed in compliance with state and federal flood-proofing requirements. Therefore, the project would not result in increased risks related to

a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation (Threshold of Significance D) and these issues are not discussed further.

These minor text changes amplify and clarify the information presented in the Draft EIR and do not result in any changes to the overall analysis or impact conclusions.

COMMENT L4-3

c) Please have the applicant update the agency/provider in Table 2-3 on page 2-50 of the DEIR for the Stormwater Drainage and Flood Control from the 'Placer County Flood Control District' to the 'Placer County Roads Division'. The City of Roseville reference for stormwater retention can remain.

RESPONSE L4-3

The comment requests a text edit to Table 2-3 on page 2-50 of Chapter 2, "Project Description," of the Draft EIR regarding clarification of the agency/provider for stormwater drainage and flood control. Consistent with the requested edits, Table 2-3 is revised as follows (includes edits identified in previous responses to comments):

Table 2-3 Utility Providers

Utility	Agency/Provider
Water Supply	Placer County Water Agency
Recycled Water	Placer County Retailer to be determined ~~Placer County Water Agency (retailer)~~ City of Roseville (wholesaler)
Wastewater	South Placer Wastewater Authority (collection and conveyance) City of Roseville (treatment)
Stormwater Drainage and Flood Control	~~Placer County Flood Control District~~ Placer County Roads Division City of Roseville (stormwater retention)
Solid Waste Collection and Disposal	Western Placer Waste Management Authority Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company
Telecommunications	AT&T, Comcast, Consolidated Communications, Wave Broadband

Source: Information compiled by Ascent Environmental in 2021.

These minor text changes amplify and clarify the information presented in the Draft EIR and do not result in any changes to the overall analysis or impact conclusions.

COMMENT L4-4

d) Please have the applicant update the Stormwater Retention section on page 2-63 to specify the correct reference to the City of Roseville regional retention basin by changing the current reference from 'The Pleasant Grove Retention Basin Project' to the 'City of Roseville Al Johnson Wildlife Area (formerly known as Reason Farms Stormwater Retention Area)'. Please have the applicant note that the required project retention volume will ultimately need to be consistent with the methodology outlined by the City of Roseville has established for the Al Johnson Wildlife Area facility.

RESPONSE L4-4

The City of Roseville website uses the name "Pleasant Grove/Reason Farms Regional Stormwater Retention Basins Project" and states that the site is located within the Al Johnson Wildlife Area. Therefore, clarification is provided in the text on page 2-65 of Chapter 2, "Project Description," as follows:

Stormwater Retention

Stormwater retention is required for the 100-year, 8-day event for the project. The proposed Sacramento State - Placer Center Master Plan is designed such that the project's stormwater retention requirement would be met by using the approved offsite City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. The Pleasant Grove Retention Basin Project is an existing project in the City of Roseville's Capital Improvement Program (CIP) and it is a mandatory mitigation project that the City will ~~to~~ construct in the next 5 years. As of June 30, 2021, the City of Roseville has spent $12.8 million purchasing land, completing technical studies and environmental analyses, preparing reports regarding expected operating and maintenance costs and preferred options, and most recently, working with Placer County and Placer County developers on a memorandum of understanding to make the basin a regional facility that will mitigate for some of their projects through fair share contributions to the costs of the facilities (City of Roseville 2023:2-16).

This clarification has been made as necessary throughout Section 3.10, "Hydrology and Water Quality."

COMMENT L4-5

e) We noted the proposed detention stormwater calculations outlined in the Memorandum from Sherwood Design Engineers dated May 24, 2023 and Hydrologic Calculation Memorandum from King Engineering, Inc. dated May 2023 are not consistent with the methodology outlined within the Placer County Stormwater Management Manual (SWMM). Please update the Stormwater Management Design Parameters (Sherwood memo) and 24-hour, 100-year Storm Detention Volume Calculations (King Engineering memo) to be consistent with the SWMM methodology or provide justification that this proposed analysis yields similar peak flows to the SWMM methodology. These updates should include utilizing the kinematic wave transform method instead of the proposed SCS TR-20 methodology in addition to utilizing the infiltration loss rates (instead of Curve Numbers), precipitation amounts (i.e., SWMM IDF instead of NOAA IDF), and other hydrologic calculations parameters outlined within the SWMM.

Please call me at (530) 745-7541 if you have any questions regarding these comments.

Brad Brewer, MS, PE, CFM, QSD/P
District Manager

RESPONSE L4-5

The *Placer One, Placer Center Hydrology Calculation Memorandum* (November 2023) as well as the *Placer Ranch Specifical Plan Drainage Master Plan Addendum* (October 2023), prepared by King Engineering, were not available at the time the Draft EIR was published. The Final EIR has been revised to include the updated calculations. (Please refer to Response L4-1, above.) These memos provide technical and historical backup for the 8-day, 100-year storm event and design parameters to provide sufficient stormwater storage to address the increase in runoff volume caused by the project. As explained in the November 2023 *Placer Center Hydrology Calculations Memorandum*, the SCS Curve Number method is generally a conservative estimation and is adequate for master planning and EIR level analysis. The SCS Curve Number Method was utilized to create a simplified calculation that confirms the original retention volume estimates (by MacKay & Somps in 2017) and updates with current design information as the project proceeds. This methodology is incorporated in the *Storm Drain Master Plan Addendum* (King Engineering in October 2023) and is supported by County staff for the purposes of retention volume calculations. (King Engineering contacted County Flood Control and confirmed that the County supports using the SCS Curve Number method for retention volume calculations.) The HEC-HMS models prepared as part of the *Storm Drain Master Plan Addendum* utilize the Kinematic Wave transform method and Initial and Constant loss method to calculate existing and post-development flows. The numbers provided by the SCS Curve Number have been checked against the current Placer One Phase 1A development and found to be within approximately 3 percent of the volumes initially estimated by MacKay & Somps in 2017 so the method is sufficient for the purposes of determining an updated volume that is easily recreated as assumptions and parameters adjust with the project development. The Sacramento State – Placer Center Master Plan is designed to provide sufficient stormwater detention and retention volume for final designs to mitigate for the

increase in peak flows using kinematic wave method as discussed in Section 3.10, "Hydrology and Water Quality," of this EIR.

Letter L5 Placer County

Daniel Chatigny, Acting Assistant County Executive Officer
October 30, 2023

COMMENT L5-1

October 30, 2023

Tania Nunez, Project Manager via email: tania.nunez@csus.edu
California State University, Sacramento
Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819

SUBJECT: SACRAMENTO STATE – PLACER CENTER MASTER PLAN, DRAFT ENVIRONMENTAL IMPACT REPORT

Dear Ms. Nunez:

Placer County appreciates the opportunity to engage at this stage in the process and is excited about the progression of the California State University, Sacramento off-campus center in Placer County (Sac State – Placer Center). This is a considerable step towards realization of a public four-year university option for County residents. The Sac State – Placer Center will not only further public higher education opportunities, but also is a significant educational, social, and economic development project for the benefit of County residents.

The County appreciates the ongoing collaboration on this project and for review of the draft environmental impact report and provides the comments below for purposes of evaluation and consideration in order to strengthen the environmental analysis prior to consideration by the California State University (CSU) Board of Trustees, and to clearly explain the roles of the County and the CSU on this project.

PROJECT DESCRIPTION

The Sacramento State - Placer Center Draft Environmental Impact Report (SCH NO. 2021060116) (Sac State DEIR) describes the Sac State - Placer Center as accommodating a 20,000-student head count (12,000 full-time student equivalent) with 2,088,000 gross square feet of traditional higher education space, support facilities, and housing. In addition, the Placer Center is proposed to accommodate 893,000 gross square feet of community anchors such as a library, conference center, performing arts center, continuing education facility, forensics lab, hotel, childcare facility, and a fire station; 947,000 gross square feet for an industry partnership zone; and 1,019,000 gross square feet parking structure, totaling approximately 3,928,000 gross square feet of uses plus a parking structure.

On December 10, 2019, after collaboration with CSU and Sacramento State staff, the Placer County Board of Supervisors certified the Final Environmental Impact Report (EIR) for the Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP) and took action to approve the Area Plan/Specific Plan and related entitlement approvals to pave the way for the Sac State – Placer Center. The project approvals described the university component programmatically to include up to 30,000 student head count and 3,000,000 square feet of university supporting uses. The SAP/PRSP DEIR at exhibit 3-8 shows the conceptual campus plan, which illustrates the three general land uses identified for the Sac State – Placer Center as described below:

i. Academic Buildings and Support Facilities: These facilities include academic buildings, a student union, student/faculty-serving commercial areas, offices, a library, a performing arts center, housing, and similar University-related buildings.

ii. Sports/Recreation Facilities: This includes areas of the campus for sporting and recreational facilities, including outdoor athletic fields, a recreation building, and a lighted stadium.

iii. Open Space Preserves: This includes approximately 58 acres of land set aside within the 301-acre site for permanent preservation as open space. Because portions of the open space corridors contain sensitive wetland areas and drainage corridors, campus development would incorporate the corridors as natural open space areas.

RESPONSE L5-1

The comment provides introductory language, a summary of the Master Plan, and a summary of the university evaluated in the SAP/PRSP EIR. Specific comments on the Draft EIR are provided in the body of the letter and are addressed in individual responses below.

COMMENT L5-2

GENERAL COMMENTS

The SAP/PRSP DEIR included technical studies prepared by the County based upon the project description for the university component identified above, which were utilized to form the conclusions and mitigation measures in the SAP/PRSP EIR as well as to inform the negotiations and obligations associated with the university in the Placer Ranch Specific Plan (PRSP) development agreement. The change in square footage and uses may, in turn, require updates to those technical studies. One area of heightened importance to the County as noted in further detail below is the backbone infrastructure necessary to serve the project. Much of the backbone infrastructure is anticipated to be provided by the Placer One development pursuant to the development agreement and memorandums of understanding entered into between the parties in 2019. To the extent any changes are needed in size or scope of that infrastructure, the County asks that the CSU and the Placer One development work together to ensure the parties' respective obligations are still being met. In addition, if there are technical memos available for County review that support the equivalency conclusion made by the Sac State – Placer Center EIR, the County would welcome the opportunity to review them for concurrence.

RESPONSE L5-2

Sacramento State has been working in coordination with Taylor Builders/JEN to ensure the sizing, siting, implementation, and operation of the backbone infrastructure, including transportation facilities, installed as part of the Placer One development will also appropriately serve Sacramento State – Placer Center. Sacramento State had a representative from Placer Ranch Inc. (now Taylor Builders/JEN) on the steering committee for the Master Plan. This coordination with Taylor Builders/Jen will continue, particularly in relation to utility requirements and connections.

The Draft EIR evaluates the proposed Sacramento State – Placer Center Master Plan, as described in Chapter 2, "Project Description," of the Draft EIR. Section 1.3, "Relationship with Local Planning and Environmental Review," of the Draft EIR states:

> [T]he SAP/PRSP EIR certified by Placer County included analysis of the University Campus, identified as "Sac State – Placer Center," (now called "Sacramento State – Placer Center") at a program level based on the information available at the time (i.e., conceptual plan, land use and facility types, approximate floor area, and approximate numbers of students and employees). The proposed population of Sacramento State – Placer Center (12,000 full-time-equivalent student or 20,000 head count students) is less than the 30,000 students assumed for the University as evaluated as part of the PRSP in the SAP/PRSP EIR. The Sacramento State – Placer Center Master Plan is within (less than) the SAP/PRSP assumptions for the University as evaluated in the SAP/PRSP EIR, which has been incorporated by reference into this EIR. Applicable information, analysis, and mitigation measures presented in the SAP/PRSP are summarized in this EIR, as appropriate and as relevant to the analysis of the proposed Sacramento State – Placer Center Master Plan. To the extent there are any inconsistencies between the data, analysis, or conclusions set forth in this EIR and those in the SAP/PRSP EIR, this EIR, which has been prepared independently, will govern. As lead agency and primary decision maker, the Board of Trustees will consider both certification of this EIR and approval of the Sacramento State – Placer Center Master Plan.

While the University's student population is reduced, the Sacramento State – Placer Center Master Plan proposes a larger total building square footage (3,928,000 sq ft), which is an increase of approximately one million square feet

over the estimate of 3 million square feet for University building space in the SAP/PRSP EIR. The increase in square footage is primarily in Phase 4 related to the development of seven additional academic mixed-use buildings in the northeastern portion of the site, the industry partnership zone innovation district. The utility demands evaluated for the buildout of the off-campus center accounted for the total 3,928,000 square feet of building space currently proposed.

It should also be noted that floor area (i.e., square footage) is not the only metric for understanding development intensity, and floor area alone can be misleading for projects that include a mix of residential and non-residential use types. This is especially true when some of those uses have a low number of employees per square foot, such as light industrial and research and development uses (which are included in Phase 4 of the proposed Sacramento State – Placer Center project, but were not specifically identified as part of the University use assumed in the SAP/PRSP Draft EIR). A different way to understand development intensity is to examine the number of people associated with the project. After all, it is, for the most part, the people that use the utilities, not the building space. In this case, the total number of people attributed to the Sac State – Placer Center project would be the sum of the students and employees. Regarding students, as discussed above, the proposed Sacramento State – Placer Center project includes approximately 10,000 fewer than the University use described in the SAP/PRSP Draft EIR—a 33 percent reduction. Regarding employees, the PRSP estimates that the University would include 5,733 jobs (See Table 3-5 in SAP/PRSP Draft EIR, Chapter 2, "Project Description"). The proposed Sacramento State – Placer Center would include an anticipated 5,844 jobs. The Sacramento State – Placer Center EIR (p. 3.13-10) states that the off-campus center would support the generation of employment in the SAP and PRSP through approximately 1,089 full-time equivalent faculty and staff, approximately 3,312 full-time equivalent employees at the mixed-use district, and approximately 1,443 full-time equivalent employees in community anchor facilities. This is very close to the jobs estimate assumed for the University in the SAP/PRSP Draft EIR. Therefore, although the total floor area of the Sacramento State – Placer Center project is greater than assumed in the SAP/PRSP Draft EIR, the development intensity from an actual "people" standpoint is substantially lower given the 33 percent reduction in student population.

Importantly, the Sacramento State – Placer Center Draft EIR includes quantified demand estimates based on technical evaluations prepared specifically for the proposed project. These studies demonstrate a reduction in demand for utilities compared to the University use assumed in the SAP/PRSP EIR. The reduction in utility demand for the University from what was assumed the SAP/PRSP is due not only to the reduction in student population, but also the implementation of sustainable building and design practices to promote efficient buildings pursuant to CSU Sustainability Policy as the new campus facilities are constructed. Regardless, Sacramento State's current and ongoing coordination with Taylor Builders/JEN on the capacity of backbone infrastructure in the PRSP addresses not only the population of the University but the square footage of building space to ensure sufficient capacity is established with the development of Placer One to serve buildout of the off-campus center.

COMMENT L5-3
TRANSPORTATION AND TRAFFIC

1. The proposed land uses on the university campus are not completely consistent with the transportation analysis completed for the SAP/PRSP EIR. Updated trip generation assumptions should be incorporated into the required Transportation Impact Study (TIS) and Local Transportation Assessment (LTA) including an analysis of any updated conclusions based on the modified land uses.

RESPONSE L5-3
SB 743 and the corresponding changes to the CEQA Guidelines establish VMT as the metric to evaluate a project's transportation impacts for purposes of CEQA analysis; the project-related VMT was evaluated in Section 3.15, "Transportation" of this EIR. Level of Service (LOS) and similar metrics no longer constitute a significant environmental effect under CEQA. As explained in section "California State University Autonomy," of Chapter 3 of the Draft EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. Therefore, a trip generation analysis, as part of an LOS analysis, was not prepared for the

Sacramento State – Placer Center Master Plan EIR. Also see response to comment S1-2 related to SB 743 and CEQA's requirement for VMT analysis, rather than LOS.

The proposed population of Sacramento State – Placer Center (12,000 full-time-equivalent student or 20,000 head count students) is less than the 30,000 students assumed for the University as evaluated as part of the PRSP in the SAP/PRSP EIR. As shown in Table 3.15-3 of this EIR, the VMT analysis is based on the project-specific land use-related inputs for the SACSIM19 model that were used to forecast the project's VMT, including employment and on-site housing in addition to student population. Although the reduced student population would reduce the VMT generated by the off-campus center compared to the assumptions in the SAP/PRSP EIR, the project-related VMT discussed in Impact 3.15-2 of the Draft EIR is considered a significant and unavoidable impact, consistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.14-12 in the SAP/PRSP EIR (Placer County 2019b).

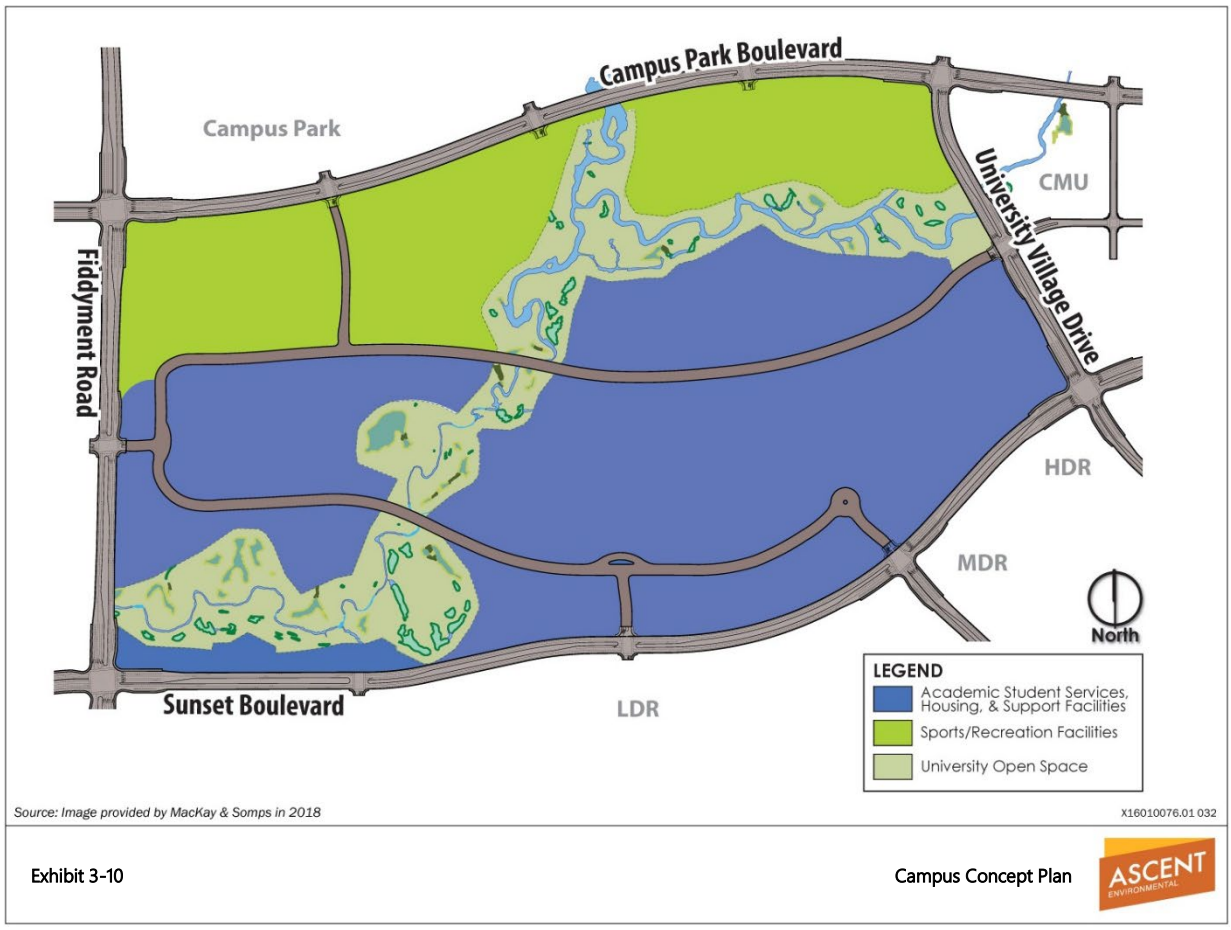
However, as stated in Impact 3.15-2, while the project's VMT generation rates for the specific project-related populations in Table 3.15-6 exceed the applicable thresholds, the overall or net effect of the project buildout on regional total VMT is to reduce baseline VMT from 79,360,081 to 79,268,673 because it would create new educational opportunities, employment, and housing in the study area, reducing the need for people to travel greater distances (such as to the Sacramento State University main campus or other destinations) to fulfill these needs. The collocation of these land uses in the study area would improve land use efficiency such that the origins and destinations of peoples' activities would be closer together, resulting in less total vehicle travel. This reduction of 91,409 daily VMT would be a benefit to the region that contributes to reduced energy consumption and total emissions from vehicular travel. Furthermore, as described on page 2-49 of Chapter 2, and as required in Mitigation Measure 3.15-2, Sacramento State would develop and implement a transportation demand management program for the off-campus center.

As evaluated in Section 3.15 of the Draft EIR, the Sacramento State – Placer Center Master Plan is designed in compliance with County design standards. Sacramento State will continue to coordinate with Taylor Builders/JEN regarding the transportation network that serves the project site and will coordinate with the County to ensure on-site and off-site access circulation are compatible.

COMMENT L5-4

2. Any additional transportation analysis should address the proposed land use and access changes as described below:

    a. The Sac State - Placer Center DEIR states that "Placer County identified the need for project roadways and intersections to be constructed consistent with the previously approved Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP)." The SAP/PRSP anticipated signalized access to the University parcel at the locations shown in the SAP/PRSP DEIR (Exhibit 3-10, below) and the PRSP (Figure 4-2, Figure 7-2). On-site vehicular connectivity was also anticipated. The proposed Sac State – Placer Center circulation network (Figure 3.15-4) does not propose the same circulation as the approved SAP/PRSP.



RESPONSE L5-4

Please see Response L5-2.

Exhibit 3-10, "Campus Concept Plan," from the SAP/PRSP EIR was a preliminary concept for the University site to allow for programmatic environmental review within that environmental document. Sacramento State has now prepared the Sacramento State – Placer Center Master Plan to guide development and operation of an off-campus center. As described in Section 2.5.8, "Mobility," of Chapter 2, "Project Description," in the Draft EIR, Sacramento State – Placer Center is intended to be a pedestrian-oriented campus with an accessible interconnected network of pedestrian-friendly routes to, from, and within the project site. The transportation system is intended to promote transit access to the campus and pedestrian and bicycle circulation once on campus (see Figure 2-10).

Sacramento State – Placer Center would include an internal system of vehicular and service access routes to facilitate on-campus movement and delivery of goods. The internal roadways would connect to Fiddyment Road, Sunset Boulevard, University Village Drive, and Campus Park Boulevard. All buildings would have loading, service, and emergency vehicle access. Vehicular speeds would be moderated by regulation (posted speed limits), the presence of pedestrians and cyclists, and traffic-calming design cues such as pavement treatments and relatively narrow travel lanes.

Campus gateways would provide vehicular access for the campus community, visitors, and the general public. The main gateway would be on the southern edge of the center along Sunset Boulevard, with a signalized intersection, and would lead to the campus core, visitor parking, and the mobility hub that would welcome and orient visitors. Off Fiddyment Road, a new signalized intersection would provide access to commuter parking, support buildings, and the proposed Placer County Fire Station and Training Facility. A secondary right in, right out non-signalized intersection is planned further north along Fiddyment Road. Two additional signalized intersections are planned along Campus Park Boulevard, both of which would provide access to parking structures. A number of additional non-signalized intersections are planned around the perimeter of the off-campus center to support both service and secondary vehicular access (see

Figure 2-12). To regulate vehicular circulation within the campus and prevent cut-through traffic, control gates may be installed along the internal east-west road, which could be operated remotely for transit and other authorized access.

Sacramento State has been working in close coordination with Taylor Builders/JEN to ensure the sizing, siting, implementation, and operation of the backbone infrastructure, including transportation facilities, installed as part of the Placer One development will also appropriately serve the Sacramento State – Placer Center Master Plan.

The specific points of entry as shown on the site plans and Figure 2-12, "Sacramento State – Placer Center Vehicular and Parking Network," in Chapter 2 of the EIR have been refined in coordination with Taylor Builders/JEN for the Placer One development to support both the site plan for Sacramento State – Placer Center as well as the safe flow of vehicular traffic on the surrounding roadways. The first phase of the Placer One development, Phase 1A to the south of the project site, includes development of Sunset Boulevard, located along the southern boundary of the University site. The current transportation planning for Sunset Boulevard in Placer One Phase 1A is addressing the off-campus center points of vehicular entry (the signalized main ceremonial gateway and two non-signalized intersections). Sacramento State and the Taylor Builders/JEN team are and will continue to coordinate on this planning to address County concerns regarding vehicular points of entry for the University.

COMMENT L5-5

b. Any updates to the TIS should address potential CEQA impacts of the proposed changes to multi-modal users (increased conflict points, unprotected crossings, etc.), transit facilities (conflicts with approved transit stops, funding, etc.), and safety (increased conflict points on adjacent roadways, intersection design, turn lane storage, etc.).

RESPONSE L5-5

Impact 3.15-1 of the Draft EIR documents that the Sacramento State – Placer Center Master Plan would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities. Impact 3.15-3 documents that the roadway network would be consistent with applicable CSU and Placer County standards and that the project would not substantially increase hazards due to a geometric design feature. Impact 3.15-4 documents that the project would be designed and constructed in compliance with applicable design standards for adequate emergency access, both during periods of construction and operation of the off-campus center.

Section 3.15, "Transportation" of the Draft EIR properly evaluates the potential transportation impacts of the Sacramento State – Placer Center Master Plan, including potential conflicts to programs and plans associated with multi-modal systems, such as transit and bicycle and pedestrian facilities, and the roadway system. Please also see response L5-3 regarding Sacramento State's coordination with Taylor Builders/JEN and the County on TIS/LTA requirements.

COMMENT L5-6

c. An LTA is needed to determine consistency with applicable Sunset Area Plan policies (TM-1.2 Level of Service, TM-1.6 Right-of-Way Preservation, TM-1.7 Internal Street Connectivity, TM-2.3 Pedestrian and Bicycle Safety, etc.) and the adequacy of the proposed circulation plan to support the Sacramento State - Placer Center uses. The LTA should address the adequacy of the existing and proposed infrastructure to support each phase of the campus development (Table 2-1, Figures 2-6 to 2-9).

RESPONSE L5-6

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this Draft EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. See responses to comments L5-3 regarding Sacramento State's coordination with Taylor Builders/JEN and the County and S1-2 related to SB 743 and CEQA's requirement for VMT analysis, rather than LOS. Response to

comment L5-5 discusses the Draft EIR's analysis of potential conflicts with programs and plans associated with multi-modal systems, including pedestrian and bicycle safety.

COMMENT L5-7

3. The Backbone Improvement Plans for Placer One - Phase 1A show the construction of one stub and signal for the University Parcel (the proposed signalized intersection per this DEIR). Any additional encroachments would need to construct dedicated right turn lanes. Please include the transportation analysis to determine the required right turn lane lengths at these intersections as well as any additional improvements required to accommodate the associated U-turns at adjacent intersections. Additional Highway Easements would likely also be needed to accommodate any required improvements.

RESPONSE L5-7

See responses to comments L5-3 regarding Sacramento State's coordination with Taylor Builders/JEN and the County on TIS/LTA requirements and S1-2 related to SB 743 and CEQA's requirement for VMT analysis, rather than LOS. Response to comment L5-5 discusses the Draft EIR's analysis of potential conflicts with programs and plans associated with the roadway system, as well as multi-modal transportation systems. Impact 3.15-3 of the Draft EIR evaluates the project's potential to substantially increase traffic safety hazards due to a geometric design feature and concludes the project would result in a less-than-significant impact. The Draft EIR properly evaluates the potential transportation impacts of the Sacramento State – Placer Center Master Plan.

COMMENT L5-8

4. The site plans provided show two roadway connections on the north side of Campus Park Boulevard, west of University Village Drive, that are located 138.9' apart (Figure 2-5). This intersection spacing is not consistent with County requirements. A single, signalized intersection at that location should be coordinated between Placer One and Sacramento State.

RESPONSE L5-8

The 138.9-foot distance cited is the distance that Placer One's roadway connection has shifted to ensure alignment of the roadway with the Sacramento State – Placer Center entry point. The points of entry from Campus Park Boulevard as shown on the site plans and Figure 2-12, "Sacramento State – Placer Center Vehicular and Parking Network," in Chapter 2 of this EIR have been refined in coordination with Taylor Builders/JEN for the Placer One development to support both the site plan for Sacramento State – Placer Center and the safe flow of vehicular traffic on the surrounding roadways.

COMMENT L5-9

DRAINAGE

1. The DEIR analysis appears to be based on the approved County Storm Drainage Master Plan. The Storm Drainage Master Plan is currently being revised and updated by the County and is anticipated to be approved within the next couple months. We ask that you work with the County to make the project consistent with the updated Revised and Updated Storm Drainage Master Plan, if and when it is approved.

RESPONSE L5-9

Please refer to responses to comments from the Placer County Flood Control and Water Conservation District in Letter L4, above, which address the consistency with the Placer Ranch Specific Plan Drainage Master Plan Addendum prepared by King Engineering, dated October 2023. Sacramento State will coordinate with Placer County and Taylor Builders/JEN for the Placer One development regarding further revisions to the County's Storm Drainage Master Plan to ensure consistency of the Sacramento State – Placer Center drainage plans with the surrounding drainage system.

COMMENT L5-10

2. The Placer Center Hydrology Calculation Memorandum prepared by King Engineering dated May 2023 does not appear to reflect the detention requirements in the Sunset Area Plan. The proposed detention should be revised to be consistent with the Sunset Area Plan Policy PFS-5.5 (and MM 4.9-1b) below:

PFS-5.5: **Stormwater Detention.** The County shall require that new development mitigate increases in stormwater peak flows to obtain an objective post-project mitigated peak flow that is equal it the estimated pre-project peak flow, less 10 percent of the difference between the pre-project and unmitigated post-project peak flows. Projects that have impacts on surface water runoff shall allocate land on site as necessary for detaining post-project peak flows to meet this requirement. Detention facilities shall be constructed on the project site or within a larger project development are where joint facilities are warranted and approved by the County.

RESPONSE L5-10

The detention requirements in the SAP/PRSP are based on the County's SAP/PRSP EIR Mitigation Measure 4.9-1b. The following is the text of that mitigation measure:

> "Demonstrate, through the preparation of technical engineering studies, that stormwater run-off peak flows obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow, less 10 percent of the difference, through the installation of detention facilities; and, Demonstrate, through the preparation of technical engineering studies, that stormwater volumetric increases are mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200- feet, unless another methodology has been agreed upon by Placer County. The project proponent shall either provide permanent on-site retention or participate in a regional stormwater retention program, if established by the County, by paying retention mitigation fees including maintenance and operation costs, as deemed appropriate, to mitigate the project's increases to stormwater volume. If interim retention facilities are constructed within the PRSP and net SAP areas on parcels zoned for development, the development project would also be subject to payment of the retention fee, in order to fund construction of the ultimate regional retention facility.
>
> Retention and detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division, and shall be shown in the improvement plans. No retention/detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals."

The "less 10 percent of the difference" statement in the mitigation measure is based on Placer County's standard policy. The *Placer Ranch Drainage Master Plan* by MacKay & Somps (2017) and the *Drainage Master Plan Addendum* by King Engineering (2023) met the intent of this mitigation measure by providing points of compliance at various locations along the PRSP boundary or just outside of the boundary. Compliance Point 1 (CP-1) for University Creek is located at the westerly PRSP boundary and compliance point 2 (CP-2) for Pleasant Grove Creek North Branch Tributary is located at the southeasterly corner.

The Sacramento State – Placer Center stormwater detention utilizes in-line detention in University Creek at the plate arch crossing structures to reduce post-development flows and strictly meet the mitigation measure at Compliance Point 1. The plate arch at Fiddyment Road at the western boundary of the project site is one of these locations. Engineering and Survey Division staff, Flood Control staff, and Management at Placer County have stipulated that the intent of the mitigation measure was that post-development flows be equal to or less than the pre-development flows at the Compliance Points in the Placer Ranch Drainage Master Plan. Placer County ESD and Flood Control staff have reviewed the Drainage Master Plan Addendum dated October 2023 and concur that the mitigation measure is met at both compliance points. Consequently, the Sacramento State - Placer Center meets the detention requirements of the mitigation measure and the SAP/PRSP by demonstrating that flows would be reduced for the 100-year 24-hour storm events and by maintaining or lowering the 100-year water surface elevation at the Compliance Points.

Please also refer to responses to comments from the Placer County Flood Control and Water Conservation District in Letter L4, which address consistency with the PRSP Drainage Master Plan Addendum prepared by King Engineering, dated October 2023.

COMMENT L5-11

3. On page 3.10-17 of the Sac State – Placer Center DEIR it is noted that "The environmental impacts of the Pleasant Grove Retention basin were appropriately disclosed, evaluated, and mitigated through the SAP/PRSP EIR, which as stated above, is incorporated by reference into this EIR." The use of the Pleasant Grove Retention Basin for offsite retention mitigation would be subject to separate agreements with the City of Roseville and may include obligations to fund proportionate shares of operation and maintenance costs of the facility.

RESPONSE L5-11

Placer County has coordinated with Roseville for the retention needs related to the entirety of Placer One (formerly called Placer Ranch), which included calculations for the University's retention volume, and the University is included in the Placer One contributions to support the City of Roseville *Reason Farm Nexus Study Update* (per October 2023 correspondence). Sacramento State will continue to coordinate with Taylor Builders/JEN, Placer County, and the City of Roseville regarding the stormwater retention facility. Mitigation Measure 3.10-3, "Design, Construct, and Maintain Retention Facilities or Pay Retention Mitigation Fees," requires that, if the regional retention facility is not completed prior to construction of the off-campus center, the Sacramento State - Placer Center final Design Plan and final Drainage Report shall provide details on how stormwater retention requirements will be met. Implementation of the Mitigation Measures 3.10-3 would reduce the potential impact associated with increased surface runoff through the design and construction of stormwater detention and retention facilities and ensure that post-project runoff does not exceed the capacity of the stormwater drainage system or cause downstream flooding.

COMMENT L5-12

SEWER

1. Placer County will be the purveyor of wastewater leaving the property, until it is conveyed to regional South Placer Water Agency (SPWA) pipelines downstream. The City of Roseville will provide wastewater treatment. City infrastructure is referenced but Placer County infrastructure is the immediate downstream system. The Placer Center Master Plan and the DEIR Utilities discussions should be updated consistent with this framework.

RESPONSE L5-12

The text in the second paragraph on page 3.17-29 of the Draft EIR is revised as follows, to provide clarification regarding the sewer flow framework related to the Sacramento State – Placer Center Master Plan:

> Wastewater from the Sacramento State – Placer Center project would be conveyed via Placer County pipelines to the regional South Placer Water Agency (SPWA) pipelines downstream. Treatment of ~~W~~wastewater generated by buildout of the PRSP area would be provided by the City of Roseville's ~~treated entirely at the~~ PGWWTP. The PGWWTP was recently upgraded and has a total capacity to treat 12 mgd average dry weather flow (ADWF). The PGWWTP presently treats 8.0 mgd ADWF, leaving an estimated 4 mgd ADWF of available capacity (Sick pers. comms. 2023).

The text in the fourth paragraph on page 3.17-29 of the Draft EIR is revised as follows, to provide clarification regarding wastewater conveyance and treatment capacity:

> Mitigation 3.17-3: Confirm Wastewater Conveyance and Treatment Infrastructure Capacity
> Prior to improvement plan approval for each development phase of the project, Sacramento State shall receive confirmation from Placer County, SPWA and the City of Roseville that there is sufficient conveyance infrastructure and treatment capacity to serve the final design plan flows for the proposed off-campus center. As proportionally appropriate, Sacramento State shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into ~~CSA-28, Zone 2A3~~ a new zone to be created by Placer One. Sacramento State shall also obtain approval by the SPWA for expansion of the service area boundary. It is understood that Sacramento State must rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.

COMMENT L5-13

2. The Placer County Water Agency (PCWA) may not be the provider of recycled water. It may be Placer County or some other entity. The Master Plan and DEIR should be updated to note the potential providers.

RESPONSE L5-13

Please refer to Response L2-2.

COMMENT L5-14

3. The DEIR states that "The necessary wastewater collection and conveyance facilities would be constructed and accepted by the County prior to building occupancy and in accordance with requirements of the Agency providing service." The statement could use clarification on the location(s) being referenced, as well as which agency is anticipated to review, approve, and maintain the facilities. The County's understanding is that offsite sewer will be constructed by Placer One, within public roads such as Sunset Blvd, Fiddyment Rd, Campus Park, and University Village Dr., while onsite sewer will be constructed by Sac State Placer Center. Regardless, since Placer County will not be constructing sewers, the section should be removed or clarified. In addition, the permitting and acceptance process for onsite buildings and construction should be provided to the County so that it can review for consistency with County sewer and recycled water standards and also to determine appropriately charged connection fees.

RESPONSE L5-14

The text on page 4-31 in Chapter 4, "Cumulative Impacts," is hereby revised as follows:

Wastewater Conveyance Infrastructure

Wastewater flows of 11.76 mgd PWWF and 5.95 mgd PWWF generated by buildout of the net SAP and the PRSP areas, respectively, would be served by new facilities within the plan areas and new off-site sewer lines that would connect to existing sewer conveyance infrastructure to carry wastewater to the PGWWTP. As stated in Chapter 2, Project Description," wastewater collection and conveyance would be provided by the South Placer Wastewater Authority and the Placer County sewer service area. The City of Roseville would provide wastewater treatment at the Pleasant Grove Wastewater Treatment Plant (PGWWTP), located approximately 3 miles southwest of the project area. The existing Pleasant Grove Regional Transmission Pipeline would convey flows from the campus to the PGWWTP. The necessary wastewater collection and conveyance facilities would be constructed by Placer One and accepted by the County prior to building occupancy and in accordance with requirements of the agency providing service. ~~With proposed upsizing of the 24-inch pipe crossing Pleasant Grove Creek, t~~The existing City of Roseville sewer lines downstream from the net SAP and PRSP areas have sufficient capacity to convey wastewater flows from the project (HydroScience 2017:6), and the planned wastewater collection system would be designed to accommodate wastewater flows from the net SAP and PRSP areas.

The project is included in the PRSP and project-related wastewater collection and conveyance facilities would be connected to PRSP backbone infrastructure. Because the wastewater collection system would be designed to accommodate wastewater flows from the net SAP and PRSP areas, including the 0.125 mgd from Sacramento State – Placer Center, the project would not result in a considerable contribution to a significant cumulative impact. This cumulative impact would be **less than significant**.

As stated in Response L2-3, above, on-site infrastructure for Sacramento State – Placer Center would be owned, operated, and maintained by the University. This would include the on-site potable water, recycled water, wastewater, and stormwater infrastructure for the off-campus center. The necessary appurtenant infrastructure, such as backflow prevention devices, would be installed by the University at the approved points of connection with the off-site infrastructure. The University would coordinate with the appropriate utility agencies, offer opportunities for providers to review infrastructure plans to ensure compatibility between the on-site infrastructure and off-site infrastructure, and pay utility connection fees.

COMMENT L5-15

4. Once campus buildings are constructed, Maintenance and Operations (M & O) fees will be direct billed to the Sac State Placer Center. This will be different than the usual mechanism for County sewer M & O Fees, which are usually placed on the tax roll.

RESPONSE L5-15

As a sovereign state entity, Sacramento State is not subject to local agency development or operations and maintenance fees and it does not pay property taxes on its state-owned land. As stated in Response L2-3, above, on-site infrastructure for Sacramento State – Placer Center would be owned, operated, and maintained by the University. This would include the on-site potable water, recycled water, wastewater, and stormwater infrastructure for the off-campus center. The necessary appurtenant infrastructure, such as backflow prevention devices, would be installed by the University at the approved points of connection with the off-site infrastructure. The University would coordinate with the appropriate utility agencies, offer opportunities to review infrastructure plans to ensure compatibility between the on-site infrastructure and off-site infrastructure, and pay utility connection fees.

COMMENT L5-16

5. See additional redline comments in attached PDF (Attachment A).

RESPONSE L5-16

The requested text edits have been made in the Final EIR.

Figure 3.17-7 of the Draft EIR presents the figure from the SAP/PRSP EIR (2018) for the approved PRSP sewer system. It is recognized that the Placer Ranch Sewer Master Plan Addendum dated April 2023 has refined the sewer system plan, including the sizing of the gravity sanitary sewer lines. The April 2023 Addendum does not alter the impact related to the construction of new or expanded utilities (Impact 3.17-1) nor the availability of wastewater treatment capacity (Impact 3.17-3). As planning and construction of the surrounding development with the PRSP evolves, the University's connections to backbone infrastructure will be planned accordingly. As discussed in Section 3.17.3, "Environmental Setting," of the Draft EIR, the wastewater generated by the project was considered as part of the *Placer Ranch Specific Plan Sanitary Sewer Master Plan* (Placer County 2018), which accounted for an estimated ADWF of 0.58 mgd for the University land use as planned in the PRSP (Placer County 2018: 4.15-49). However, the project is estimated to generate 0.125 mgd of wastewater, which is less than assumed for the University site in the PRSP and EIR. In review of the April 2023 Addendum, of the ten flow rates, only one changed; one node increased flows with the corresponding proposed pipe upsizing, which would provide more capacity for the University. The University will continue to review the wastewater capacity needs in coordination with the infrastructure being provided by Placer One to remain consistent with approved County documents and calculation methods. As the County noted, if additional connection points to sewer mains are necessary, they will occur at an existing or new manhole.

Impact 3.17-3 of the Draft EIR addresses the project-related demand for wastewater treatment and the treatment capacity. As evaluated therein, while the PGWWTP treatment capacity has sufficient remaining capacity to serve the project, the plant would not have sufficient capacity to treat the ultimate wastewater flows from buildout of the SAP/PRSP areas. Therefore, Mitigation Measure 3.17-3 is imposed. Sacramento State is required to pay their fair share of the costs of the PGWWTP expansion through the payment of sewer connection fees. Expansion of the PGWWTP was identified as part of the Wastewater Master Plan EIR (WWMP EIR) and West Roseville Specific Plan EIR (WRSP EIR). The WWMP EIR identified expansion of the PGWWTP to treat and discharge up to 29.5 mgd ADWF (City of Roseville 1996:2-10, 2-34 and 2-35). The WRSP EIR also analyzed expanding the PGWWTP onto a 20-acre city-owned parcel on the south side of the PGWWTP to treat and discharge up to 24.7 mgd ADWF (City of Roseville 2004:4.11-70 through 4.11-75). If the capacity expansion cannot be completed in time to serve buildout of the off-campus center, then development may continue until existing capacity has been exhausted and the remaining development shall be curtailed until sufficient wastewater treatment and discharge capacity becomes available.

COMMENT L5-17

6. Chapter 2 – Project Description

    a. Column headings and units should be added to Table 2-2.

RESPONSE L5-17

Column headings and units are provided in Table 2-2 of Chapter 2, "Project Description," in the Draft EIR, as follows: Building Number, Building Use, Building Name, Floor Area (in gross square feet), Building Footprint (in square feet), and Beds.

COMMENT L5-18

b. Placer One is currently in the process of creating a Sewer Maintenance County Service Area. The Sacramento State - Placer Center property will be required to annex into this sewer maintenance district, once created. The project's surveyor is required to prepare appropriate legal exhibits for the annexation request, which will go to the Placer County Board of Supervisors. The annexation requirement should be included in Table 2-14.

RESPONSE L5-18

Please see Mitigation Measure 3.17-3 of the Draft EIR, which has been revised, as follows:

> **Mitigation 3.17-3: Confirm Wastewater Conveyance and Treatment Infrastructure Capacity**
> Prior to improvement plan approval for each development phase of the project, Sacramento State shall receive confirmation from Placer County, SPWA and the City of Roseville that there is sufficient conveyance infrastructure and treatment capacity to serve the final design plan flows for the proposed off-campus center. As proportionally appropriate, Sacramento State shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into ~~CSA 28, Zone 2A3~~ a new sewer maintenance zone to be created by Placer One. Sacramento State shall also obtain approval by the SPWA for expansion of the service area boundary. It is understood that Sacramento State must rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.

The text of Table 2-14 on page 2-81 of Chapter 2, "Project Description," of the Draft EIR is hereby revised as follows. Please see Table 2-14 of the Final EIR for the full set of revisions to this table.

Placer County	▶ Encroachment permits ▶ Food service approvals ▶ Annexation into a new Sewer Maintenance County Service Area zone (to be created by Placer One)

COMMENT L5-19

c. Sewer connection permits and fees will apply when connections are made to Placer County sewer infrastructure, and when additional uses are added/expanded internal to the Sacramento State - Placer Center. Sewer connection permits and fees should be added to Table 2-14, to be paid to Placer County. A portion of the fees are regional fees, which will be passed on to SPWA and/or the City of Roseville.

RESPONSE L5-19

Please see Response L5-18, above.

The text of Table 2-14 on page 2-81 of Chapter 2, "Project Description," of the Draft EIR is hereby revised as follows. Please see Table 2-14 of the Final EIR for the full set of revisions to this table.

Placer County	▶ Encroachment permits ▶ Food service approvals ▶ Sewer connection permits

COMMENT L5-20

7. Chapter 3 – Project Description

a. Figure 3.17-7 should be revised to be consistent with the Placer Ranch Sewer Master Plan Addendum, April 2022.

RESPONSE L5-20
Please refer to Response L5-16.

COMMENT L5-21
8. Sewer Improvements

a. As noted above, the current project description, including the student count, building square footage, and use types, differs from the PRSP. Updated assumptions and sewer flows should be provided and incorporated into the PRSP Sewer Master Plan Addendum, April 2022. Assumptions should be consistent with SPWA and Placer County standards.

RESPONSE L5-21
Please refer to Response L5-16.

COMMENT L5-22
b. Points of connection will need appurtenances such as metering manholes, telemetry, and power, as determined by the service provider.

RESPONSE L5-22
The necessary appurtenant infrastructure, such as metering, telemetry, and power, would be installed by the University at the approved points of connection with the off-site infrastructure. This comment relates to infrastructure details and does not raise issues related to environmental impacts or the adequacy of the Draft EIR. No further response is necessary.

COMMENT L5-23
c. Offsite sewer frontage improvements to be constructed by Placer One may affect timing of the sewer availability immediately offsite, for some of the points of connection. Coordination with Placer County Environmental Engineering, Placer One, and the Placer Center should be organized early in Phase 1 in order to keep timelines on track.

RESPONSE L5-23
Sacramento State is working in coordination with Taylor Builders/JEN to ensure the proper sizing, siting, implementation, timing, and operation of the backbone infrastructure. Sacramento State had a representative from Placer Ranch Inc. on the steering committee for the Master Plan. Since Placer Ranch transitioned to Taylor Builders/JEN for Placer One, Sacramento State has shared the Sacramento State – Placer Center Master Plan with that team. This coordination with Taylor Builders/JEN will continue, particularly in relation to utility requirements and connections.

This comment relates to infrastructure details and does not raise issues related to environmental impacts or the adequacy of the Draft EIR. No further response is necessary.

COMMENT L5-24
9. Sewer Future Design Parameters - Note the vertical datum of Placer County sewer is on NGVD 29; a conversion factor to 29 will required if any other datum is used by the design engineer.

RESPONSE L5-24
Sacramento State appreciates the note regarding the vertical datum and conversion factor and will ensure that the design engineer uses the correct sewer design parameters. This comment relates to infrastructure details and does not raise issues related to environmental impacts or the adequacy of the Draft EIR. No further response is necessary.

COMMENT L5-25
RECYCLED WATER IMPROVEMENTS

1. The assumption of the PRSP recycled water final reports was that recycled water usage would only be for parks and landscape parcels. The Sac State DEIR states that recycled water usage at the Sac State - Placer Center will be for other uses as well, which may mean demands will be higher. Updated assumptions and demands should be provided and incorporated into the PRSP recycled water final reports.

RESPONSE L5-25
As described under "Non-Potable Water" within Section 2.5.9, "Utilities," in Chapter 2, "Project Description," of the EIR, recycled water (non-potable) demand for the off-campus center would total approximately 36.5 MGY (112 acre-feet per year) buildout, as shown by phase in Table 2-5 of the EIR.

The SAP/PRSP EIR anticipated and evaluated a recycled water demand for the University of 244 acre-feet per year. The refined demand for recycled water of 112 acre-feet per year, based on the proposed Sacramento State – Placer Center Master Plan, is less than half the demand anticipated for the University in the PRSP.

COMMENT L5-26
2. Recycled water demands expected with each phase should be included in the EIR.

RESPONSE L5-26
Please see Table 2-5 in Chapter 2, "Project Description," of the Draft EIR, which provides the anticipated recycled water demand for Sacramento State – Placer Center by phase:

Table 2-5 Recycled Water Demand

Project Phase	Non-Potable Water Demand (MGY) (Load)
Phase 1	3.8
Phase 2	9.8 (+6.0)
Phase 3	25.6 (+15.8)
Phase 4	36.5 (+10.9)

Notes: MGY = million gallons per year

Source: Sasaki 2022.

COMMENT L5-27
3. Points of connection will need appurtenances such as backflow preventors, metering stations, telemetry, and power, as determined by the service provider.

RESPONSE L5-27
The necessary appurtenant infrastructure, such as backflow preventors, metering, telemetry, and power, would be installed by the University at the approved points of connection with the off-site infrastructure. This comment relates to infrastructure details and does not raise issues related to environmental impacts or the adequacy of the Draft EIR. No further response is necessary.

COMMENT L5-28
ODORS

1. The EIR addresses the potential for incompatibility issues that could arise when there are not sufficient measures taken to buffer sensitive receptors – such as the on-campus housing – to odor-generating land uses, such as the Western Regional Sanitary Landfill (WRSL). The nearest non-residential building associated with Sacramento State - Placer Center would be located over 1,000 feet from the landfill and the closest on-site residential uses would be approximately 4,000 feet away. These are consistent with the Placer County General Plan Table 1-5, "Minimum Public Facility Buffer Zone Standards Width."

RESPONSE L5-28

As stated in Impact 3.11-2: Consistency and Compatibility with Existing and Planned Development of the Draft EIR:

> "The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwestern edge of the Sacramento State – Placer Center site. The proposed on-campus housing, concentrated in the southern part of the off-campus center, would be approximately 4,000 feet (three-quarters of a mile) from the landfill property line. The Placer County General Plan Table 1-5, "Minimum Public Facility Buffer Zone Standards Width," shown above, requires minimum buffers around solid waste disposal sites of 2,000 feet for residential, 1,000 feet for commercial, and 500 feet for industrial. Placer County Policy 4.G.11 states that residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. Although a sovereign State entity, Sacramento State has designed the Sacramento State – Placer Center Master Plan in compliance with these buffers. (Please see Section 3.3, "Air Quality," of this EIR for the evaluation of the project's contribution to solid waste and the resultant potential to contribute to odors from the landfill.)"

COMMENT L5-29

Although it is not mentioned in the EIR, Mitigation Measure 4.10-2 of the SAP/PRSP EIR requires certain measures that would improve land use compatibility with the WRSL by reducing land use conflicts related to undesirable odor from the WRSL, such as building design (e.g. orientation, air filtration), landscape design (e.g. tree screens), and deed notifications. Such measures were not included in the DEIR – stating that as a sovereign state entity Sac State is not subject to local general plans. The EIR finds that the potential for odor complaints to increase exists and this impact would remain significant and unavoidable, which is consistent with the conclusion in the SAP/PRSP EIR. Nonetheless, comparable measures to those included in mitigation measure 4.10-2 should be evaluated and considered.

RESPONSE L5-29

During preparation of the Draft EIR, Sacramento State reviewed Mitigation Measure 4.10-2 and determined that the specific measures (including those identified by the commenter) are either already included in the Master Plan or are infeasible for a campus use. For example, the Sacramento State – Placer Center Master Plan would be implemented in compliance with Title 24 standards, including those for building air filtration. The Master Plan is already designed to place most housing as far as possible from the WRSL. The off-campus center would include substantial landscaping, including trees. As stated in Chapter 2, "Project Description," it is estimated that approximately 2,000 trees would be planted on-site, including approximately 1,000 trees lining roads and approximately 1,000 non-street trees. Finally, on-campus housing does not involve "deeds"; therefore, such notifications cannot be provided.

As explained in Impact 3.3-6, Emissions of Objectionable Odors That Adversely Affect a Substantial Number of People, buildout and operation of Sacramento State – Placer Center would be consistent with the SAP's buffer requirements for the landfill. While measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Regardless of the buffer distance established through policy, implementation of the project is likely to result in an increase in the number of odor complaints received by WPWMA and PCAPCD. Such complaints could lead to increased pressure for WPWMA to implement further odor control and reduction measures at the WRSL. However, the WRSL is now operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. The WRSL has implemented the appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less than significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill.

Also, although the project site would not violate local land use buffer requirements, the project site would be within the PCAPCD-recommended 1-mile buffer for landfills, within a distance to the landfill where odor complaints currently occur. Thus, because the project would contribute solid waste to the WRSL, which could potentially

exacerbate odors, and would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and this impact would remain significant and unavoidable.

COMMENT L5-30
FIRE SERVICES

Page 2-30, Section 2.56, bullet point 8 - "Fire Station and Training Center" notes that the "5 acre site would be leased to Placer County…" while several other sections note the site to be granted to the County. Please update to be consistent with Section 4 of the Memorandum of Understanding between the CSU and the County (MOU 2) which currently requires a ground lease from the University for $1 for a period of 99 years.

RESPONSE L5-30
As stated in Section 2.5.10, Fire Protection Services, of Chapter 2 in the Draft EIR, the Sacramento State – Placer Center Master Plan identifies a 5-acre site that would be leased to Placer County for a fire station and training center, sited on the western boundary of the site off Fiddyment Road. The construction and operation of the fire station and training center is evaluated at a programmatic level in this EIR; however, its design, construction, and operation would be the responsibility of Placer County.

Consistent with MOU 2, the term "grant" has been revised to the term "lease" throughout the Final EIR in relation to the 5-acre fire station and training center site.

COMMENT L5-31
POLICE PROTECTION

The County has appreciated the opportunity to work closely with the Sacramento State Police Department to discuss police protection services for the campus. The Sac State DEIR notes that increased demand for law enforcement facilities and services associated with the Sac State–Placer Center would be met through law enforcement staff, facilities, and services provided by CSU Sacramento on the campus (Sac State DEIR page 4.13-29). MOU 2 notes that:

> The University shall provide its own police protection force under the primary jurisdiction of the California State University Police as provided in section 89560 of the California Education Code. If the university elects not to provide its own police protection force during any period after acquisition of the property, the County and the University agree to enter into a memorandum of understanding to clarify the scope and duration of the County Sheriff's Office's jurisdiction over the University Property, and to provide the means by which the County will bill the University for costs associated with police protection on the University Property. This memorandum of understanding shall include any period prior to development and implementation of the Sacramento State – Placer Center in which police protection is not provided by the California State University Police. (Section 5).

The County looks forward to continued discussions with the Sacramento State Police Department to agree upon terms for interim service.

RESPONSE L5-31
The University is in the process of drafting a MOU with Placer County for interim police services for Sacramento State – Placer Center. Once development reaches a certain stage and the off-campus center is occupied, Sacramento State anticipates taking over police services. However, collaboration would continue with the Sheriff's Office. Sacramento State looks forward to continued coordination with the County regarding the terms of interim and long-term police services for Sacramento State – Placer Center.

COMMENT L5-32
OTHER COMMENTS

1. Page 2-30, last bullet point, second sentence references "Sunrise Boulevard." It should be changed to reference to "Sunset Boulevard."

RESPONSE L5-32

The text on page 2-30 of the Draft EIR, last bullet point, second sentence is hereby revised as follows:

- Housing. To support the future demand of student and faculty/staff housing over the course of over 15 years, the Master Plan plans for 1,200 beds along the south and west edges of the campus core near the ~~Sunrise~~ Sunset Boulevard alignment and public land use elements to the east. In total, the campus would include 250 traditional beds (e.g., dorm-style rooms with one to three students sharing a room and shared bathrooms between multiple rooms), 450 mini-suites (e.g., four to six double rooms that share a bathroom with several fixtures and often a kitchenette), and 500 apartment beds (e.g., one to two bedrooms that are double occupancy with a full size kitchen and one to two bathrooms). In addition, 20 faculty housing units are provided in the plan, located west of the student housing facilities. Traditional beds would be placed closest to the campus core, followed by mini-suites, and then apartments, creating opportunities for increased independence over time. The housing would include active ground floor functions and would be located adjacent informal courts and fields. Twenty faculty housing units would also be provided, located west of the student housing facilities. In total, the Master Plan would establish an estimated 539,000 GSF of housing.

COMMENT L5-33

2. Reference is generally made in Section 2.5.12 and in multiple subsequent sections of the Sac State – Placer Center DEIR to agreements between Placer County and CSU and between Placer One and CSU for implementation of infrastructure and payment of fees otherwise attributable to Sac State - Placer Center. Specific binding agreements including MOUs and Development Agreements should be clearly referenced by name and date and included in applicable mitigation measures.

RESPONSE L5-33

The text of Section 2.5.12 is hereby revised as follows:

2.5.12 Regional Infrastructure, Transportation, and Other Fees

The Sacramento State – Placer Center site is located within the PRSP and encompassed by PRSP development, as described above. ~~As established by agreement between the PRSP owner/developer (JEN), Placer One (formerly Placer Ranch) would be responsible for implementing certain support infrastructure and payment of certain fees otherwise attributable to Sacramento State – Placer Center.~~ Sacramento State and the Trustees of the CSU have signed separate Memorandums of Understanding (MOU) with Placer Ranch, Inc. (succeeded in interest by JEN CA Placer Ranch LLC. [JEN]) and Placer County, that summarize the parties' respective commitments and mutual understandings relative to the development of the Sacramento State – Placer Center. The MOUs further reflect the parties' agreement on financial terms, including a commitment by JEN to pay for certain backbone infrastructure and development fees as identified in the Development Agreement between the County of Placer and Placer Ranch, Inc. Pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU. The MOUs further state that, as a sovereign state entity, Sacramento State is not subject to the county public facilities fee, supplemental sheriff facilities fee, county park fee, offsite park improvement costs, community recreation fee, school mitigation fees, or fire fees.

As established by Memorandum of Understanding 1 ("MOU 1") between and among Placer Ranch, Inc. (succeeded in interest by JEN) and Trustees of the California State University and California State University, and Memorandum of Understanding 2 ("MOU 2") between the County of Placer and Trustees of the California State University and California State University, Sacramento, ~~agreement between~~ the ~~PRSP~~ owner/developer of ~~(JEN),~~ Placer One (formerly Placer Ranch, Inc.) (JEN) would be responsible for

implementing certain support infrastructure and payment of certain fees. ~~otherwise attributable to Sacramento State – Placer Center.~~

COMMENT L5-34

Again, the County looks forward to continued partnership with Sac State and is available to meet anytime to review comments or studies. Thank you again for the opportunity to comment on the Draft Environmental Impact Report for the Sacramento State – Placer Center Master Plan project. Should you have any questions, please contact Michele Kingsbury, Deputy Director, Community Development Resource Agency at mkingsbu@placer.ca.gov or 530-745-3044 or Leigh Chavez, Environmental Coordinator at lchavez@placer.ca.gov or 530-745-3077.

Sincerely,

Daniel Chatigny
Acting Assistant County Executive Officer

Attachments
Attachment A – Sewer Redline Comments

RESPONSE L5-34

Sacramento State appreciates the County's comments and will continue to coordinate with Placer County regarding the Sacramento State – Placer Center Master Plan.

Letter L6 City of Roseville, Development Services

Jessica Lynch, Environmental Coordinator
October 31, 2023

COMMENT L6-1

October 31, 2023
Tania Nunez, Project Manager
California State University, Sacramento, Planning, Design & Construction
6000 J Street
Sacramento, CA 95819

RE: Sacramento State – Placer Center Draft EIR Comments

Dear Ms. Nunez,
The City of Roseville appreciates the opportunity to review the Draft EIR for the Sacramento State – Placer Center California State University project (CSU EIR) and acknowledges that it addresses most of the comments in the City's letter in response to the NOP dated July 7, 2021. The City offers the following additional comments on the Draft EIR.

Chapter 2 Project Description

- Section 2.5.12, Regional Infrastructure, Transportation, and Other Fees. The City had previously questioned how the Roseville Traffic Mitigation Fee would be formalized for the proposed project, and while the Draft EIR acknowledges that the PRSP owner/developer would be responsible for payment of certain fees attributable the project, City staff have expressed concern that the language in the Draft EIR may be too vague. The City requests that the traffic impact fees should be more clearly defined, quantified in the current dollar amounts with language regarding no objection of future fee updates, and that payment shall occur at permit issuance based upon the current approved fee rates. This is consistent with language that the City uses in its development agreements.

RESPONSE L6-1

Please refer to Response L5-33, which provides text edits to Section 2.5.12, "Regional Infrastructure, Transportation, and Other Fees." As established by Memorandum of Understanding 1 ("MOU 1") between and among Placer Ranch, Inc. and Trustees of the California State University and California State University, and Memorandum of

Understanding 2 ("MOU 2") between the County of Placer and Trustees of the California State University and California State University, Sacramento, the PRSP owner/developer (Taylor Builders/JEN) would be responsible for implementing certain support infrastructure and payment of certain fees. Placer One, or their successors or assigns, is responsible for County and Regional Traffic Fees, which include any applicable Placer County traffic mitigation fee and the City of Roseville traffic impact fee.

COMMENT L6-2

3.10 Hydrology and Water Quality (Stormwater)

- Please clarify in the Executive Summary that the proposed project peak stormwater flows require both the in-project detention basin and Regional Retention Basin (RRB) project to mitigate peak flows because the Placer Center has no physical connection to the RRB except through a network of natural channels whose capacity would be impacted prior to reaching the RRB.

RESPONSE L6-2

Please see Impact 3.10-3: Increased Stormwater Runoff and Potential for Downstream Flooding in Table ES-2 in the Executive Summary of the Draft EIR, which states that although project-related low impact development and on-site stormwater detention facilities would reduce stormwater runoff such that peak runoff flow rates are reduced to predevelopment levels, off-site stormwater retention would still be necessary at the planned City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area.

COMMENT L6-3

3.12 Noise and Vibration

- Mitigation Measure 3.12-1 and page 3.12-11 (Noise) - Thank you for noting the City of Roseville's noise ordinance and construction related noise exemption differ from the County's and the CSU system. The City requests that, to the extent construction related noise can reach the City boundaries, the project comply with the City noise ordinances as well.

RESPONSE L6-3

As explained on page 3.12-17 of the Draft EIR, under "Thresholds of Significance," the CSU does not have adopted noise standards or policies. Therefore, although state projects are exempt from local ordinances and standards, this analysis relies on adopted noise standards in the SAP/PRSP and other local standards, as applicable, as well as other appropriate agencies (e.g., FTA) where local standards are not available. It is considered appropriate to use these standards because they were adopted to protect the community from excessive noise exposure and associated adverse effects. Therefore, Impact 3.12-1: Exposure of Existing Sensitive Receptors to Short-Term Construction Noise, Impact 3.12-3: Generate Substantial Increase in Long-Term Traffic Noise Levels, and Impact 3.12-4: Generate Substantial Long-Term Increase in Stationary Noise and all feasible mitigation measures were imposed. However, construction noise would still exceed ambient levels by 5 dBA or more. Additionally, with implementation of Mitigation Measure 3.12-1, if construction occurred outside of allowed hours at nighttime, construction noise would exceed the City and County nighttime noise threshold of 45 dBA Leq. In such instances, construction noise would be distinctly perceptible at nearby sensitive land uses. This impact would be significant and unavoidable. Additionally, the CSU does not have jurisdiction to require roadway improvements to reduce traffic noise; however, the County is required to implement Mitigation Measures 4.11-5a, 4.11-5b, and 4.11-5c from the Placer County SAP/PRSP EIR to reduce traffic noise. As stated in the SAP/PRSP EIR, not all traffic noise reduction measures would be feasible in all circumstances, and property owners of existing land uses impacted by increased traffic noise may not agree to installation of sound walls or other noise reduction features on their property. Because the CSU does not have jurisdiction to implement mitigation to reduce roadway noise and mitigation that would be implemented under the SAP/PRSP EIR would not reduce traffic noise in all instances, this impact would be significant and unavoidable.

COMMENT L6-4

- Mitigation Measure 3.12-2 (Vibration) – Similar to the Noise comment above, the City requests the project comply with the City ordinance to the extent the impacts have the potential to reach the City boundaries.

RESPONSE L6-4

For construction vibration levels, FTA's recommended standards with respect to the prevention of structural building damage (i.e., 0.2 PPV in/sec for non-engineered timber and masonry building) or FTA's maximum-acceptable-vibration standard with respect to human response/sleep disturbance (i.e., 80 VdB for residential uses) at nearby existing vibration-sensitive land uses were utilized to determine significance of construction vibration impacts. Impact 3.12-2: Exposure of Sensitive Receptors to Construction Vibration was determined to be less than significant after implementation of Mitigation Measure 3.12-2. Implementation of Mitigation Measure 3.12-2 would reduce vibration by locating equipment as far away from receptors as possible, monitoring of vibration during construction, and reducing vibration exposure to daytime hours. The maximum acceptable vibration standard of 80 VdB for residential uses is based on human response to sleep disturbance. Therefore, limiting construction with vibratory rollers to daytime hours and ensuring construction activity within 110 feet of sensitive receptors is monitored, so an exceedance of 80 VdB during nighttime hours and sleep disturbance would not occur within the City of Roseville limits.

COMMENT L6-5

3.17 Utilities and Service Systems

- Impact 3.17-3 (WWTP Capacity) – Please report the wastewater generation rate in terms of Average Dry Weather Flow and Peak Wet Weather Flow, and how these rates were determined. In the response, please separately identify what portion of flow comes from any new project elements not previously considered in the PRSP sewer studies, such as the Placer County Fire Station and Training Center, and the impact part time students, staff or part time facility uses have on peak wastewater flows.

RESPONSE L6-5

The wastewater demand for the sanitary sewer system was included in the Sacramento State – Placer Center Master Plan (see Functional Planning Frameworks page 257), which identifies the load by phase, resulting in a total of 45.7 million gallons per year for all of the proposed buildings.

As stated in Impact 3.17-3, Sacramento State – Placer Center project would require 0.125 mgd of the remaining 4 mgd capacity at PGWWTP. While this indicates that sufficient treatment capacity is available at PGWWTP to accommodate development of Sacramento State – Placer under the existing and post-expansion conditions, the plant would not have sufficient capacity to treat the ultimate wastewater flows of 5.77 mgd ADWF from buildout of the SAP/PRSP areas. Because wastewater treatment services from PGWWTP are provided on a first-come, first-served basis, it is unknown if capacity would be available over Sacramento State – Placer Center's 35-year buildout period because the rate at which capacity is required for other development within the SAP/PRSP is unknown. Therefore, because the availability of treatment capacity at PGWWTP may not be available over the buildout period of the project. However, implementation of Mitigation Measure 3.17-3 would reduce the impact on demand for wastewater treatment capacity to a less-than-significant level because the measure would ensure that sufficient treatment capacity is available at the PGWWTP.

It should be noted that the SAP/PRSP EIR identified a daily wastewater flow of 0.58 mgd for the University (see SAP/PRSP Draft EIR page 4.15-49), which is over four times greater than the project's current estimated demand of 0.125 mgd. Therefore, any minor differences in the specific uses identified on the University site would not result in exceedance of the wastewater flow levels assumed for the University in the PRSP.

COMMENT L6-6

- Page 3.3-27 (Solid Waste) The project is said to rely on WPWMA for recycling but will also follow a CSU Master Plan for waste handling and increased composting to limit its impact to a potentially significant impact. Please indicate how the effectiveness of the CSU Master plan method of handling solid waste will be measured and describe the impact to the WPWMA facilities or where Placer Center intends to conduct this additional composting and waste sorting.

RESPONSE L6-6

As stated in Chapter 2, under "Project Objectives," it is a stated goal of the Master Plan to meet the CSU goal for 80 percent of solid waste to be diverted from landfills, and strive for 90 percent diversion, through reduction of single-use materials, expanding composting, and expanding material recovery programs. As stated under "Utilities: Solid Waste" in Chapter 2 and in Section 3.17, "Utilities and Service Systems", of the Draft EIR, The Sacramento State – Placer Center Master Plan aims to meet the CSU's Sustainability Policy goal of diverting 80 percent of waste from landfills and Sacramento State's goal of zero-waste by 2030. In addition, California Senate Bill 1383 mandates the collection and diversion of all food waste from landfill, as well as the rescue of at least 25 percent of edible food that would otherwise be disposed of. The Master Plan aims to meet these goals through the following waste-reduction measures:

- utilizing right-sized trash receptacles;
- implementing waste management programs, such as upcycling, food donation;
- proper handling of hazardous materials in lab buildings;
- composting; and
- waste consolidation, sorting, dehydrators, and shredders.

The Master Plan aligns with the CSU Single-Use Plastics Policy 5236.00, which requires the following:

- elimination of single-use plastic water bottles;
- elimination of plastic straws;
- elimination of single-use plastic carryout bags;
- elimination of single-use polystyrene (e.g., Styrofoam) foodservice items; and
- replacement of single-use plastic items with materials that are reusable, locally compostable, and/or recyclable.

The Master Plan contemplates the on-site composting with the polyculture garden in the southeastern portion of the project site.

As documented in Section 3.17 of the Draft EIR, in Impact 3.17-4: Generate Solid Waste in Excess of State or Local Standards or in Excess of the Capacity of Local Infrastructure or Otherwise Impair the Attainment of Solid Waste Reduction Goals or Requirements, there is adequate capacity at the Western Regional Sanitary Landfill for disposal of solid waste from Sacramento State – Placer Center construction and operations.

COMMENT L6-7

Thank you for considering the City's comments. The City of Roseville is supportive of the project and looks forward to working in partnership with CSU as the project moves forward. Please feel free to contact me at (916) 774-5352 Or jjlynch@roseville.ca.us, if you have any informational needs or questions.

Sincerely,
Jessica Lynch
Environmental Coordinator

cc: Ryan DeVore, Assistant City Manager
Mike Isom, Development Services Director
Greg Bitter, Planning Manager
Jason Marks, Principal Engineer
Marc Stout, Engineering Manager
Stephanie Kemen, Engineering Manager
Lauren Hocker, Senior Planner

RESPONSE L6-7
Sacramento State appreciates the City's comments and will continue to coordinate regarding the Sacramento State – Placer Center Master Plan.

Letter L7 Placer Conservation Authority

Theresa Johnson, Placer County Conservation Program, Program Biologist
October 30, 2023

COMMENT L7-1
October 30, 2023

Tania Nunez
California State University, Sacramento Planning, Design, and Construction
600 J Street
Sacramento, CA 95819

Via Email: tania.nunez@csus.edu

Subject: Sacramento State – Placer Center Master Plan DRAFT EIR – September 2023 (#2021060116)

Dear Ms. Nunez:

This letter provides the Placer Conservation Authority's (PCA) comments on the Draft Environmental Impact Report (EIR) for the Sacramento State's proposed Placer Center Master Plan Project (Placer Center). The PCA is a joint exercise of powers agency composed of the County of Placer and the City of Lincoln that was formed in cooperation with the Placer County Water Agency, South Placer Regional Transportation Authority and state and federal wildlife and regulatory agencies to assume primary responsibility for implementing and achieving the conservation and mitigation goals and objectives of the Placer County Conservation Program (PCCP).

The PCCP includes both a regional habitat conservation plan under the federal Endangered Species Act and a natural community conservation plan under the California Natural Community Conservation Planning Act which covers western Placer County, including the proposed site of the Placer Center, the "Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan" (HCP/NCCP).

Based on the Draft EIR, the PCA acknowledges that Sac State may apply to the PCCP as a Participating Special Entity (PSE) to utilize the incidental take of species habitat covered by the HCP/NCCP for the Placer Center Project. Participation in the PCCP requires the implementation of avoidance, minimization, and mitigation measures that comply with the HCP/NCCP, as well as with the County Aquatic Resources Program (CARP). The following edits and comments are submitted to provide more clarity on the how the PCCP characterizes the habitat of the Project and implementation of those avoidance, minimization, and mitigation measures.

RESPONSE L7-1
The comment provides introductory language related to the PCA and PCCP. Sacramento State appreciates PCA's review of the Draft EIR and clarifications provided below, as the University intends to apply to the PCCP as a Participating Special Entity.

COMMENT L7-2
1. Section 3.4.2 - Vernal Pool Complex Land Cover

Table 3.4-1 correctly identifies the PCCP Community and Land Cover Types for the Project, but then the habitat description identifies the area as Annual Grassland. The PCCP has a distinction between Vernal Pool Complex and Grassland that is significant enough in species associations to warrant the habitat description include a label of Vernal Pool Complex Grassland. The distinct habitats of vernal pools, seasonal wetlands, and seasonal wetland swales are all constituent habitats with the Vernal Pool Complex Grassland. We ask that the use of Annual Grassland be changed to

Vernal Pool Complex Grassland throughout the document to make it clear that there are not separate annual grasslands within the Project area.

RESPONSE L7-2

In response to this comment, the term "Annual Grassland" has been revised to "Vernal Pool Complex (VPC) Grassland" throughout Section 3.4, "Biological Resources," of the EIR.

COMMENT L7-3

2. Section 3.4.3 – Methodology

The PCA requests that the citation for the Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan under the list of 'Specific data and reports reviewed in preparation of this analysis include' add the following bolded text:

"Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan **and EIR/EIS** (PCCP 2020)"

The PCA requests the following bolded text in regard to PSE participation:

"Participation in the PCCP **is subject to state and federal regulatory and wildlife agency concurrence, approval by the Placer Conservation Authority Board, and** will include incorporation of species conditions (e.g., survey requirements, protection measures) and permitting requirements under the CARP into project design and payment of applicable fees."

RESPONSE L7-3

In response to this comment, the text in Section 3.4.3, "Biological Resources: Environmental Impacts and Mitigation Measures," under Methodology, is hereby revised as follows:

METHODOLOGY

This impact evaluation is primarily based on the Biological Resources Assessment conducted by Madrone Ecological Consulting, LLC in 2023, which was prepared to support this EIR as well as to meet the requirements of PCCP because Sacramento State intends to apply for coverage as a Participating Special Entity under the PCCP (Appendix D). A 2021 verified jurisdictional determination from the U.S. Army Corps of Engineers (USACE) provides the basis for the characterization of aquatic resources for the project site (Attachment B to the Biological Resources Assessment provided in Appendix D). In addition, this analysis is supported by data collected during a reconnaissance-level field survey conducted by Ascent Environmental, Inc. on September 10, 2021, review of aerial photographs, review of existing databases that address biological resources in the project vicinity, and review of previous environmental documentation that evaluated the project site.

Specific data and reports reviewed in preparation of this analysis include:

- Results of California Natural Diversity Database (CNDDB) record search of the Sheridan, Lincoln, Gold Hill, Pleasant Grove, Roseville, Rocklin, Rio Linda, Citrus Heights, and Folsom U.S. Geological Survey (USGS) 7.5-minute quadrangles (CNDDB 2022);
- Results of California Native Plant Society (CNPS), Inventory of Rare Plants search of the Sheridan, Lincoln, Gold Hill, Pleasant Grove, Roseville, Rocklin, Rio Linda, Citrus Heights, and Folsom USGS 7.5-minue quadrangles (CNPS 2022);
- Results of U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) electronic records search (USFWS 2022);
- Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan and EIR/EIS (PCCP 2020);
- Sunset Area Plan/Placer Ranch Specific Plan Draft EIR (Placer County 2019b);

- Placer Ranch University Site Draft Biological Resources Assessment (Madrone 2023, provided in Appendix D);
- Approved Jurisdictional Determination (U.S. Army Corps of Engineers, Sacramento District 2021) (Attachment B to the Biological Resources Assessment provided in Appendix D).
- Reconnaissance-level survey of the project site by an Ascent Environmental wildlife biologist on September 10, 2021;
- Protocol-level plant surveys conducted in 2005 and 2023 (Madrone 2023, provided in Appendix D); and
- Aerial photographs of the project site and region.

It is the intent of Sacramento State to apply to participate in the PCCP as a Participating Special Entity. Participation in the PCCP is subject to state and federal regulatory and wildlife agency concurrence, approval by the Placer Conservation Authority Board, and will include incorporation of species conditions (e.g., survey requirements, protection measures) and permitting requirements under the CARP into project design and payment of applicable fees. The mitigation measures included in the analysis below are consistent with PCCP species conditions and CARP permitting requirements, where applicable.

As noted in Chapter 2, "Project Description," of this EIR, Placer One (formerly Placer Ranch), or its successors or assigns, is responsible for paying the costs associated with mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, generally applicable to the areas labeled Academic Student Services Housing & Support Facilities, and Sports/Recreation Facilities identified in the SAP/PRSP Draft EIR, Exhibit 3-10 "Campus Concept Plan," either through an individual permitting process with applicable state and federal resource agencies or participation in the adopted Placer County Conservation Plan.

COMMENT L7-4

3. Section 3.4.3 – Environmental Impacts and Mitigation Measures

The PCA requests that for all mitigation measures identifying participation in the PCCP that the beginning of the measure read as follows (edits in bold text):

Example Mitigation Measure 3.4-2a

Mitigation Measure 3.4-2a: Participate in the PCCP**, and avoid and minimize, and mitigate through payment of** ~~Pay~~ Land Conversion and Special Habitat Fees or equivalent, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation

RESPONSE L7-4

In response to this comment, the title of Mitigation Measure 3.4-2a is hereby revised as follows:

> Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation

COMMENT L7-5

The main purpose of these comments is to support an efficient and uniform review of the Placer Center Project such that when Sacramento State applies as a PSE for coverage under the PCCP, the terms and conditions are consistent with the Final EIR.

We look forward to working with you to ensure compliance with PCCP terms and conditions as well as provide support during the PCA Board approval process, while ensuring that the Placer Center Project avoids any conflict with the HCP/NCCP.

Sincerely,
Theresa Johnson

PCCP Program Biologist
cc: Gregg McKenzie, PCA Executive Director

RESPONSE L7-5
Sacramento State appreciates PCA's review of the Draft EIR and clarifications. Sacramento State will continue to coordinate with PCA as it looks forward to applying for coverage under the PCCP. The comment provides conclusory language and does not address specific deficiencies with the Draft EIR. No further response is necessary.

Organizations

Letter O1 Buzz Oats Construction, Inc.

Sheridon Evans
September 20, 2023

COMMENT O1-1
Sheridon Evans, Development Project Manager
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814

September 20, 2023

Tania Nunez, Project Manager
California State University, Sacramento
Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819

Letter of Support for the Sacramento State – Placer Center Master Plan

Dear Tania,

On behalf of the Buzz Oates Group of Companies, I am writing to express our wholehearted support for the proposed Master Plan development of the CSU Sacramento – Placer Center. CSU Sacramento has consistently demonstrated a commitment to academic excellence, diversity, and fostering a supportive learning environment. Expanding to Placer County is an exciting opportunity to make higher education more accessible to a broader range of students, while strengthening the university's overall impact on our region.

The benefits of this expansion are numerous. It will not only provide greater access to education for local students but also create economic opportunities for our community by attracting businesses and increasing local investments. Furthermore, the new campus will enrich our intellectual landscape by providing a space for research and development, innovation, and collaboration that will benefit not only the university itself, but also neighboring developments such as Placer Ranch and the Placer Commerce Center. I am confident that the thoughtful planning and execution of this Master Plan will reflect the values and standards for which CSU Sacramento is renowned.

Please consider this letter as our formal endorsement of the CSU Sacramento – Placer Center Master Plan. Thank you for your dedication to higher education and your commitment to the betterment of our community. We look forward to witnessing the positive impact this expansion will have on our region.

Stingers Up!!!

Sincerely,
Sheridon Evans
Development Project Manager
Buzz Oates Construction, Inc.

RESPONSE O1-1
This comment provides support for and opinions on the merits of the proposed Sacramento State – Placer Center Master Plan. The comment does not raise any environmental issues related to the adequacy of the EIR analysis, and no further response is required. The comment is included within the record for consideration by the decisionmakers as part of the Master Plan approval process.

Individuals

Letter I1 Michael Garabedian, Placer County Tomorrow

October 30, 2023

COMMENT I1-1
From: Michael Garabedian <michaelgarabedian@earthlink.net>
Sent: Oct 30, 2023 5:00 PM
To: <tanianunez@csus.edu>
Subject: Placer Center Master Plan of California State University Sacramento
State DEIR Comment
To: Tania Nunez, Project Manager

Thank you for the opportunity to comment on the Placer Center Master Plan DEIR. It is recommended that Sacramento State significantly engage its faculty and students in its CEQA and related review of this project.

RESPONSE I1-1
Thank you for your review of and comments on the Sacramento State – Placer Center Draft EIR.

Faculty and student engagement occurred during the Sacramento State – Placer Center Master Planning process, including a survey and virtual open house. There was an Academic Working Group, which was comprised of University Deans, and faculty were included in the Industry Partnership Working Group. Students were represented by the Associated Students president in the Student Experience Working Group. These working groups and the virtual engagement was also extended to faculty, staff, and students at Sierra College.

The distribution of the Notice of Preparation (to receive scoping input) and the Notice of Availability of the Draft EIR (to receive input on the content of the Draft EIR) included faculty and students through Associated Students, Sacramento State College Deans, and University Alumni Association. The Community Advisory Group was also included in the NOP and NOA distribution.

In recent weeks, a Sacramento State biology professor reached out to the project team on how faculty could better engage with the vernal pool complex for research opportunities that engage students. Such conversations are only beginning at this stage of planning, but this type of dialogue is happening and is welcomed.

COMMENT I1-2
CSU and CSUS are proposed to be core facilitators enabling the ongoing failure to provide landscape level ecosystem protection that is required by the California Natural Community Conservation Plan (NCCP) law in the 450 square mile area Placer County Conservation Plan (PCCP).

RESPONSE I1-2
As stated on page 3.4-4 of the Draft EIR, the goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining environmental permitting for Covered Activities. The PCCP Plan Area encompasses approximately 201,000 acres in western Placer County and specific conservation activity areas in neighboring Sutter County, of which 50,000 to 60,000 acres would become part of a reserve system.

As stated in "Methodology" in Section 3.4.3 of Chapter 3.4, Biological Resources" of the Sacramento State – Placer Center Master Plan Draft EIR, it is the intent of Sacramento State to apply to participate in the PCCP as a Participating Special Entity. Participation in the PCCP will include incorporation of species conditions (e.g., survey requirements, protection measures) and permitting requirements under the Western Placer County Aquatic Resources Program (CARP) into project design and payment of applicable fees. The mitigation measures included in the Draft EIR analysis are consistent with PCCP species conditions and CARP permitting requirements, where applicable.

COMMENT I1-3

1. Early in its development the PCCP had 28 species. It was approved with only 14. The Placer Conservation Authority (PCA) does not take responsibility for the species dropped from the adopted program.

RESPONSE I1-3

The comment is directed toward the adopted PCCP and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-4

2. The PCCP has an Independent Review Team (IRT) apparently convened by the Army Corps of Engineers. The public is excluded from the IRT. CSUS could seek involvement or observation of the IRT, including discussion of this project. CSUS might consider convening a campus public forum on this project with faculty and students.

CSUS public engagement, satellite campus and other policies could be part of this or other efforts.

RESPONSE I1-4

Sacramento State has been and will continue to coordinate with the Placer Conservation Authority (PCA) in regard to this project.

The comment is directed toward the adopted PCCP and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-5

3. Gold Country Media has a newspaper monopoly in the each of the incorporated cities PCCP and including the Placer County Seat in Auburn. Few people know what the PCCP is and these newspapers have not made an effort to inform the public.

RESPONSE I1-5

The comment is directed toward the adopted PCCP and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-6

4. The PCCP Biological Working Group that met over more than a dozen years fundamentally appears to be an agreement between Placer County, some landowners, and developers.

RESPONSE I1-6

The comment is directed toward the adopted PCCP and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-7

5. A participant in this Working Group in the past described the PCCP as genocide for agriculture.

RESPONSE I1-7

The comment is directed toward the adopted PCCP and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-8

6. Placer County has no environmental group meaningfully involved in land use decisions in general throughout the county. The last significant environmental organization effort I know of like this in the PCCP area cities and area was in 2016.

RESPONSE I1-8

The comment is directed toward Placer County and does not address the content, analysis, or conclusions in the Draft EIR. All comment letters submitted during the Draft EIR public review period will be reviewed and considered by the CSU Board of Trustees before a decision on the project is rendered.

COMMENT I1-9

7. I recently described Placer County's governance as developocracy. CSU and CSUS need not fall into this net.

Michael Garabedian
Placer County Tomorrow
Pacific to American Divide
P.O. Box 1328
Lincoln CA 95648
916-719-7296

RESPONSE I1-9

The comment is directed toward Placer County and does not address the content, analysis, or conclusions in the Draft EIR. As lead agency and primary decision maker, the CSU Board of Trustees will consider both certification of this EIR and approval of the Sacramento State – Placer Center Master Plan.

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EXECUTIVE SUMMARY

ES.1 INTRODUCTION

The California State University (CSU) has prepared this ~~Draft~~ Environmental Impact Report (EIR) to inform the community, responsible agencies, trustee agencies, and other interested agencies and organizations, of the potential significant environmental effects resulting from implementation of the proposed Sacramento State – Placer Center Master Plan (project).[1] The Project provides a guide for the physical development of the campus. This Executive Summary lists the potentially significant environmental impacts and feasible mitigation measures or project alternatives that would avoid or substantially reduce those impacts. It also provides a brief description of the Master Plan background, project overview, project impact summary, alternatives to the project, and known areas of controversy. This ~~Draft~~ EIR was prepared in compliance with the California Environmental Quality Act (CEQA) (Cal. Pub. Resources Code § 21000-21189.3) and the CEQA Guidelines (Cal. Code Regs. tit. 14, § 15000 et seq.).

ES.2 SUMMARY DESCRIPTION OF THE PROJECT

ES.2.1 Project Location

The 301-acre project site is located in unincorporated Placer County, north of the City of Roseville. The site is located directly east of Fiddyment Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard. The project site is located in Sections 7 and 8, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (approximate Latitude 38.816973, Longitude -121.340408). The site and neighboring lands are currently undeveloped pastureland and contain shallow drainages and seasonal wetland areas. The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddyment Road. The area east of the site consists of various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site. The project site is located approximately 30 miles northeast of the Sacramento State main campus, approximately 8 miles west of the Sierra College Rocklin campus, and approximately 8 miles northwest of the Sierra College Roseville campus.

ES.2.2 Local Planning Context

The project site is centrally located within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area, which covers 8,497 acres (13.9 square miles) between the cities of Rocklin, Roseville, and Lincoln in western Placer County. The SAP includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years and beyond. The PRSP outlines the development of a 2,200-acre mixed-use property located at the core of the SAP. Implementation of the PRSP is intended to serve as a catalyst for development of the SAP, initiating job creation and, through phased development of several distinct districts, encouraging the influx and retention of a skilled workforce. Each district would serve a unique purpose, with development in the Town Center, Campus Park, and University characterized by higher density and intensity of uses,

[1] The Board of Trustees of the California State University is the State of California acting in its educational capacity and is responsible for the oversight of the California State University system, including the Sacramento State campus. The Board has authority over curricular development, use of property, development of facilities, and fiscal and human resources management. As such, the Board of Trustees is the lead agency under CEQA and is responsible for review and certification of the EIR and for consideration of project approval. Sacramento State will act as point of contact for the CEQA process.

and development south and west of Sacramento State - Placer Center having a more suburban appearance with recreational amenities integrated into the form and character of each neighborhood.

Construction of the first phase of the PRSP (Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center. Construction of Placer One Phase 1A backbone infrastructure includes utility infrastructure and improvements on Fiddyment Road along the western boundary of the project site north to the Placer County fire station and training center site, establishing the utility infrastructure and extending Sunset Boulevard along the southern boundary of the Sacramento State – Placer Center site, and establishing the utility infrastructure and new College Park Drive, coming from the south and connecting to Sunset Boulevard. As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

ES.2.3 Need for the Project

A CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035. Enrollment is projected to exceed planned capacity by 21 percent in the Sacramento region, including Placer County (CSU 2020). Sacramento State - Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus, and is planned to meet the needs of the Placer County population, which is growing faster than other regions in California. The Master Plan is designed to meet the identified space needs with appropriate facilities at each of four phases of development, eventually completing an off-campus center that serves approximately 20,000 undergraduate students (headcount [HC]) or 12,000 full-time equivalent students (FTES) [2,3], including approximately 5,000 Sierra College FTES and approximately 7,000 Sacramento State FTES, phased as summarized in Table ES-1, below.

ES.2.4 Project Objectives

Sacramento State – Placer Center is intended to expand access to higher education in the region and provide opportunities for workforce development through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The off-campus center would also be rooted in partnerships with the County and outside industry. The Master Plan is intended to guide development and operation of a campus that is sustainable and resilient; that provides a successful student experience; and that establishes a new model of education, innovation, and community engagement. While Sacramento State - Placer Center would start as an off-campus center tied to Sacramento State, the potential exists for it to evolve into an independent CSU campus in the future.

The Master Plan is organized around the following five goals that guide the future development of Sacramento State - Placer Center. Specific project objectives support each of the five goals.

- **Support Academic and Student Success**
  - create a seamless transition of students from Sierra College to Sacramento State;
  - offer applied learning opportunities for students, faculty, and staff utilizing indoor and outdoor space throughout the site as well as public-private partnerships for hands-on, real-world knowledge and skill development;
  - align academic programming and related facilities with the emerging workforce needs of the region;

[2] The FTES calculation reflects the expectation that full-time undergraduate students will enroll in 15 units per quarter. As a metric for communicating the size of enrollment, FTES is always lower than student headcount, because not all students take full-time course loads each quarter.

[3] The SAP/PRSP anticipated a maximum 30,000 HC for the University and Placer County's SAP/PRSP EIR evaluated a campus with up to 30,000 HC.

- distribute facilities, programs, and services across the campus to complement classes, including a library, flexible study spaces, and a Student Success Center that serves as a central node for academic needs, from academic advising to tutoring services to transfer student support;
- integrate the onsite natural resources into the academic programming, supporting hands-on learning opportunities within the open space areas of the off-campus center; and
- develop student and faculty housing in tandem with campus growth to support resident students and faculty, reduce vehicular trips to/from campus, and alleviate critical housing needs.

- **Realize Diversity, Inclusion, and Access**
  - increase access to higher education opportunities in the region by developing a public university campus in an area that currently has limited access to four-year post-secondary educational facilities;
  - promote multimodal connections that equitably integrate all individuals, including resident students, resident faculty, staff, commuter students, outside community members, and professional partners; and
  - support the provision of basic needs for student success and well-being through to the provision of food, childcare, healthcare, counseling and mental health services, technology, transportation services, spaces to gather and engage, and recreational facilities.
- **Anchor Placer Center in Partnerships**
  - develop and catalyze the regional workforce through qualified graduates;
  - establish an on-campus industry partnership zone in the northern portion of the site, in proximity to the neighboring PRSP Campus Park district, where much of the research and development and light-industrial activities are planned, to attract and accommodate industry partnerships and create jobs for the local workforce; and
  - include facilities that benefit both the campus and surrounding community, such as the library, conference center, performing arts center, fire station and training center, forensics lab, continuing education building, and campus hotel;
- **Promote Community Building and Place Making**
  - create a network of campus spaces that accommodates food venues, wellness, socializing and collaboration, and childcare and that are integrated with the campus fabric, enhance the public realm, and support student success;
  - create a walkable, bikeable campus, designed at the human scale, interlaced with trails and outdoor gathering areas, such as plazas and amphitheaters; and
  - establish gateways to the campus that provide a clear sense of arrival on campus and welcome all modes of travel.
- **Be a Model for Resiliency and Sustainability**
  - design and develop a zero net energy campus, to the extent feasible, with Leadership in Energy and Environmental Design (LEED) Silver-certified buildings, low-energy demand buildings, electric building systems, gas-free appliances, and onsite renewable energy facilities;
  - design and develop a net zero water use campus, to the extent feasible, through use of recycled water, smart metering, water-efficient fixtures, onsite natural biofiltration, and native drought-tolerant landscaping;
  - establish open space around the onsite stream system, which provides hydrologic and habitat values;
  - reduce the potential for increased stormwater flows and off-site flooding through implementation of onsite best management practices, low impact development measures, and onsite detention of peak flows to less than pre-project conditions;

- reduce vehicle miles traveled and associated air quality and greenhouse gas emissions, to the extent feasible, for Sacramento State students, Sierra College students, faculty, staff, and other employees that live in eastern Sacramento County, Placer County, and Nevada County;
- meet the CSU goal for 80 percent of solid waste to be diverted from landfills, and strive for 90 percent diversion, through reduction of single-use materials, expanding composting, and expanding material recovery programs;
- prepare for power outages, to the extent feasible, with battery storage and critical load back up, onsite solar energy generation, and passive survivability design elements in buildings such as shading, natural ventilation, and low energy demands; and
- adapt to rising temperatures by integrating shading throughout campus and selecting hardscape to minimize the urban heat island effect.

ES.2.5 Master Plan Elements

The Sacramento State - Placer Center Master Plan establishes the planning foundations for the new off-campus center including: enrollment, programming, phasing, land uses, infrastructure, and development and design guidelines. Buildout of Sacramento State – Placer Center is anticipated in four phases over a period of 35 years, as summarized in Table ES-1. Buildout of the off-campus center would include administrative buildings; student and faculty housing; a student center; recreation and athletic facilities; a performing arts center; a hotel and conference center; a continuing education center; academic, research, and industry buildings (academic mixed-use); support services; and parking. The campus would include open space areas for active and passive recreation and provide opportunities for workforce development. Sacramento State – Placer Center would promote and support the transfer of Sierra College students to Sacramento State.

Table ES-1 Sacramento State – Placer Center Master Plan Phasing and Programming Summary

Project Component	Phase 1	Phase 2	Phase 3	Phase 4	Total (all Phases)
Development Duration (Years)	0-7	7-15	15-25	25-35	35
Student Enrollment[1]	1,500 FTE (2,500 HC) *1,000 FTE Sierra College* *500 FTE Sacramento State*	5,000 FTE (8,333 HC) *3,000 FTE Sierra College* *2,000 FTE Sacramento State*	12,000 FTE (20,000 HC) *5,000 FTE Sierra College* *7,000 FTE Sacramento State*	0	12,000 FTE (20,000 HC)
Faculty/Staff[2]	136 FTE	454 FTE	1,089 FTE	0	1,089 FTE
Employees for Community Anchors (Partnership Space) [3,4]	327 FTE	16 FTE	1,100 FTE	0	1,443 FTE
Traditional Higher Education Space/Support Facilities/Housing	179,000 GSF	709,000 GSF	1,200,000 GSF	0	2,088,000 GSF
Community Anchors[4] (Partnership Space)	208,000 GSF	10,000 GSF	675,000 GSF	0	893,000 GSF
Academic Mixed-Use (Industry Partnership Zone)	0	0	0	947,000	947,000 GSF
Parking Structure	0	0	443,000 GSF	576,000 GSF	1,019,000 GSF
Parking Spaces (surface/structure)	1,126 (+1,126/0)	2,208 (+2,614, -406/0)	3,267 (+2,721, -1,160 /1,706)	36 (-2,410/2,446)	6,637 (2,485/4,152)

Project Component	Phase 1	Phase 2	Phase 3	Phase 4	Total (all Phases)
Housing Units	0	250 traditional beds 5 faculty housing units	450 mini-suites 500 apartment beds 15 faculty housing units	0	250 traditional beds 450 mini-suites 500 apartment beds 20 faculty housing units

Notes: FTE = full-time equivalent; GSF = gross square feet; HC = headcount; SF = square feet

[1] The FTE calculation reflects the expectation that full-time undergraduate students will enroll in 15 units per quarter. As a metric for communicating the size of enrollment, FTE is always lower than student headcount, because not all students take full-time course loads each quarter.

[2] Staff/Faculty estimates provided by Sacramento State in January 2022 (pers. comm. Nunez 2022)

[3] Employment estimates generated by the SACSIM land use-based model utilized in this EIR for the analysis of vehicle miles traveled (see Appendix B).

[4] Community Anchors (partnership space) would be located on the Sacramento State – Placer Center site and would include the Library, Conference Center, Performing Arts Center, Continuing Education Facility, Forensics Lab, Hotel, Childcare Facility, and Placer County Fire Station and Training Center.

Source: Information provided by Sasaki 2022 and compiled by Ascent Environmental, 2022.

ES.3 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

This EIR has been prepared pursuant to CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 1500, et seq.) to evaluate the physical environmental effects of the Sacramento State – Placer Center Master Plan. The CSU Board of Trustees (Trustees) is the lead agency for the project. The Trustees have the principal responsibility for approving and carrying out the project and for ensuring that the requirements of CEQA have been met. After the Final EIR is prepared and the EIR public-review process is complete, the Trustees is the party responsible for certifying that the EIR adequately evaluates the impacts of the project.

Table ES-2, presented at the end of this chapter, provides a summary of the project's environmental impacts. The table provides the level of significance of the impact before mitigation, recommended mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

ES.3.1 Significant and Unavoidable Impacts and cumulative Impacts

Section 21100(b)(2)(A) of the State CEQA Guidelines provides that an EIR shall include a detailed statement setting forth "in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented." Accordingly, this section provides a summary of significant environmental impacts of the plan that cannot be mitigated to a less-than-significant level.

Chapter 3, "Existing Environmental Setting, Impacts, and Mitigation," provides a description of the potential environmental impacts arising from the implementation of the Sacramento State – Placer Center Master Plan and recommends various mitigation measures to reduce impacts, to the extent feasible. Chapter 4, "Cumulative Impacts," determines whether the incremental effects of this plan are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. After implementation of the recommended mitigation measures, most of the impacts associated with development of the plan would be reduced to a less-than significant level. However, the following impacts are considered significant and unavoidable; that is, no feasible mitigation is available or the mitigation measures available were not sufficient to reduce the plan's impacts to a less-than-significant level. Note, this is only a summary of those impacts; it is important to review the discussions in Chapters 3 and 4 of this EIR to understand the full context of the impact determinations.

- Aesthetics: Create a New Source of Substantial Light or Glare That Adversely Affects Day or Nighttime Views (Impact 3.1-2) (project level and cumulative): Implementing Mitigation Measure 3.1-2 would reduce light pollution due to temporary nighttime construction lighting. However, the quantity of lighting due to buildout of Sacramento State – Placer Center would add a substantial source of nighttime lighting to the region. The project includes implementation of all feasible light control measures per the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies. At this stage of design, no additional feasible mitigation is available to prevent the overall amount of light generated by the project from affecting nighttime views. Therefore, the impact of nighttime lighting would be significant and unavoidable.
- Air Quality: Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (Impact 3.3-3): (project level and cumulative) Implementation of Mitigation Measure 3.3-3a would reduce operational emissions associated with mobile sources by implementing trip and vehicle miles traveled (VMT)-reducing measures, which would be tracked on a regular basis to ensure VMT reduction targets are achieved. Mitigation Measure 3.3-3b would reduce off-gassing emissions associated with reapplication of architectural coatings on buildings campus wide, by required the use of low-VOC containing paints. Off-gassing emissions are directly correlated to the VOC concentration (in grams per liter of pain); thus, using paints that have a lower VOC content correlate directly to a lower off-gassing emissions of VOCs. Finally, per Mitigation Measure 3.3-c, additional reductions may be required that can be achieved through contributing monetarily to current (and future) offset programs that PCAPCD implements. An example of an offset program is the current woodstove changeout program where funds are used to generate rebates and subsidies to assist people to replace current woodstoves with higher efficient EPA-rated clean burning stoves that reduce PM and NOx emissions. An offset as a mitigation strategy is effective when all the proper mechanisms are in place that ensure proper accounting is taking place, emissions quantification is accurate, the reduction strategy is enforced and implemented, and the offsets themselves are available. Given the long-term buildout of the project and the relatively large number of offsets that could potentially be required to achieve reductions equal to PCAPCD's thresholds, it cannot be guaranteed at this time that offsets would be available in the amount needed to reduce ROG, NOx, and PM10 to levels necessary. Therefore, this impact would be significant and unavoidable.
- Air Quality: Land Use Compatibility – Objectionable Odors (Impact 3.3-6) (project level and cumulative): The WRSL is operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. The WRSL has implemented appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less-than-significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill. Also, although the project site complies with local land use buffer requirements, as the project site would be within the PCAPCD-recommended 1-mile buffer for landfills, the project site is within a distance to the landfill where odor complaints currently occur. Thus, because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and this impact would remain significant and unavoidable.
- Noise: Exposure of existing sensitive receptors to short term construction noise (Impact 3.12-1) (project level and cumulative): Implementation of Mitigation Measure 3.12-1 would reduce noise by locating equipment as far away from receivers as possible, requiring the proper use of available noise-reduction equipment, including use of alternatively powered equipment, exhaust mufflers, engine shrouds, and equipment enclosures. Implementation of these noise-reduction features can reduce construction noise levels by approximately 10 dBA, or more (NCCHP 1999). With mitigation, construction-generated noise levels would be substantially reduced to 76 to 78 dBA L_{eq} at the nearest sensitive receivers 50 feet south of the site. However, construction noise would still exceed ambient levels by 5 dBA or more. Additionally, with implementation of Mitigation Measure 3.12-1, if construction occurred outside of allowed hours at nighttime, construction noise would exceed the City and County nighttime noise

threshold of 45 dBA L_{eq}. In such instances, construction noise would be distinctly perceptible at nearby sensitive land uses. This impact would be significant and unavoidable.

- Noise: Generate substantial increase in long-term traffic noise levels (Impact 3.12-3) (project level and cumulative): Although CSU does not have jurisdiction to require roadway improvements to reduce traffic noise, Mitigation Measures 4.11-5a, 4.11-5b, and 4.11-5c from the Placer County SAP/PRSP EIR should be implemented in the region to reduce traffic noise. As included in the SAP/PRSP EIR not all traffic noise reduction measures would be feasible in all circumstances, and property owners of existing land uses impacted by increased traffic noise may not agree to installation of sound walls or other noise reduction features on their property. Because CSU does not have jurisdiction to implement mitigation to reduce roadway noise and mitigation that would be implemented under the SAP/PRSP EIR would not reduce traffic noise in all instances, this impact would be significant and unavoidable.
- Transportation: Generate VMT that exceeds the applicable project thresholds for household, university employment, or student VMT (Impact 3.15-1) (project level and cumulative): Based on the expected effectiveness of VMT reduction strategies in a suburban land use context as documented in the CAPCOA Handbook, implementation of a transportation demand management program per Mitigation Measure 3.15-1 would lessen the project-related VMT, but it would remain significant and unavoidable.
- Utilities and Service Systems: Cumulative increase in demand for new water supply conveyance and water treatment infrastructure: Buildout of the net SAP and PRSP areas would generate the need for water treatment and conveyance infrastructure, including pipelines and increased water treatment capacity. While existing WTPs have some capacity to serve new development, the amount of treatment capacity needed exceeds current available capacity. While implementation of adopted SAP/PRSP Mitigation Measure 4.15-2 would ensure that there is adequate water treatment capacity available to serve buildout of the net SAP and PRSP areas, these facilities are outside Sacramento State's jurisdiction. No additional feasible mitigation is available. The project is included in the PRSP and would demand water treatment capacity that may not be available, when combined with the PRSP as a whole and other cumulative development in the region. Thus, the project would result in a considerable contribution to a significant cumulative impact. This is a significant and unavoidable impact.

ES.4 ALTERNATIVES TO THE PROJECT

State CEQA Guidelines Section 15126.6, as amended, mandates that all EIRs include a comparative evaluation of the proposed plan with alternatives to the plan that are capable of attaining most of the plan's basic objectives but would avoid or substantially lessen any of the significant effects of the plan. CEQA requires an evaluation of a "range of reasonable" alternatives, including the "no project" alternative. The following provides brief descriptions of the alternatives evaluated in this ~~Draft~~ EIR. Table ES-3 presents a comparison of the environmental impacts between the alternatives and the proposed project.

- Alternative 1: No Project–No Development Alternative assumes no development of the project site by Sacramento State or other entities. The project site would remain in its current condition as undeveloped grassland that is used for seasonal grazing.
- Alternative 2: No Project – Planned Land Use Alternative assumes that the proposed Sacramento State – Placer Center Master Plan is not approved and that, instead, a project would be developed that involves a university on the project site, consistent with the PRSP land use designation that anticipated campus population of 30,000 students.
- Alternative 3: No Project – Alternative Land Use Development Consistent with Surrounding Placer One assumes that the proposed Sacramento State – Placer Center Master Plan is not approved and that, instead, the project site would revert to Placer One. It is assumed that, instead of development of a university, the site would be re-designated from university to land uses that include residential, commercial, research and development, recreation, and open space consistent with the percentages of these land uses in the PRSP.

- Alternative 4: Regional University Offsite Alternative assumes that the proposed Sacramento State – Placer Center Master Plan would not be developed at the proposed project site, but rather at the university site that is identified in the Placer County Regional University Specific Plan. The proposed project elements would remain consistent with the Sacramento State – Placer Center Master Plan but would be redesigned for this alternative site. Note that under this alternative the current project site is assumed to remain designated for a university use, consistent with the PRSP.
- Alternative 5: Increased Development Density – Reduced Footprint Alternative assumes development of the proposed Sacramento State – Placer Center off-campus center on the proposed project site; however, the footprint of the campus (i.e., lot coverage) would be reduced and building heights and density would increase, thereby reducing the footprint-based impacts, primarily impacts to sensitive habitats such as the stream system and vernal pools.
- Alternative 6: Increased On-Campus Housing Alternative assumes that the Sacramento State – Placer Center Master Plan would be implemented as proposed except that on-campus housing would be increased. Student, faculty, and staff housing would increase by 2 percent, resulting 400 additional onsite beds by Phase 3 of the project. In addition, 300 residential units would be provided in Phase 4 in the Innovation District, which would include affordable and market rate multifamily units. Provision of additional onsite housing is designed to reduce VMT related to the off-campus center. The reduction in VMT would support reduced GHG emissions and air quality impacts.

The State CEQA Guidelines section 15126.6 states that an EIR should identify the "environmentally superior" alternative. Because Alternative 1, the No Project–No Development Alternative, would avoid all adverse impacts resulting from construction and operation of the Sacramento State – Placer Center Master Plan analyzed in Chapter 3, it is the environmentally superior alternative. However, the No Project–No Development Alternative would not meet any of the objectives the project as presented above in Section ES.2.4.

When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other action alternatives evaluated. As illustrated in Table ES-3, below, Alternative 5: Increased Development Density – Reduced Footprint Alternative and Alternative 6: Increased On-Campus Housing Alternative both would reduce the overall environmental impacts compared to the proposed project. Alternative 5 would reduce the footprint of development, which results in a reduction in impacts related to biological resources, cultural resources, hydrology and water quality, and tribal cultural resources. Alternative 6 would increase on-campus housing, which would reduce impacts related to air quality, noise, and VMT, which results in a reduction in GHG emissions. Neither Alternative 5 nor Alternative 6 would avoid the significant and unavoidable impacts of the project. However, Alternative 6 would be environmentally superior because it would reduce the project's significant impacts (whereas Alternative 5 would reduce the project's mitigable impacts).

ES.5 AREAS OF CONTROVERSY

The Notice of Preparation (NOP) for ~~this~~ the Draft EIR was circulated for a 30-day comment period from June 7, 2021 through July 7, 2021. The NOP was circulated to the State Clearinghouse and to state, regional, and local agencies in accordance with the CEQA Guidelines. A public scoping meeting regarding the scope of the analysis for the Draft EIR was held via webinar on June 15, 2021. The purpose of the NOP and the scoping meeting were to provide notification that an EIR was being prepared for the project and to solicit input on the scope and content of the environmental document. A total of eight comment letters were received on the NOP during the scoping period, as provided in Appendix A. The issues raised during scoping that are pertinent to the environmental impact analyses are provided in the beginning of each section in Chapter 3, Environmental Setting, Impacts and Mitigation Measures.

Key concerns and issues that were expressed during the scoping process included the following:

- Biological resources impacts, including special-status plants and wildlife, sensitive natural communities, and grasslands and appropriate mitigation measures consistent with the Placer County Conservation Program.

- Air emissions and greenhouse gas emissions related to the project and project-related vehicle miles travelled, as well as related public health impacts.
- Stormwater and flood-related impacts due to increased impervious surfaces, increased volume and peak flow rates, and related hydrologic, water quality, and biological resource impacts.
- Wastewater flows and available capacity at the City of Roseville Pleasant Grove Wastewater Treatment Plant.
- Coordination with the City of Roseville for recycled water availability and infrastructure.
- Land use compatibility and odor-related impacts due the project location being in the vicinity of the Western Regional Sanitary Landfill.
- Housing needs, provision of onsite student and faculty housing, and off-site housing impacts.
- Public services and utilities provided onsite and the coordination of services with off-site infrastructure and service providers.
- Regional transportation and transit infrastructure and the timing of transportation services in relation to the phasing of the Master Plan.
- Vehicle miles traveled (VMT) generated by the project.
- Potential impacts related to the proposed stadium such as noise, lighting, and traffic issues.
- Consideration of alternatives to the project, including potential infill sites in Placer County and higher density alternatives.

The substantive environmental issues raised in response to the NOP have been addressed or otherwise considered during preparation of this ~~Draft~~ EIR.

ES.6 ISSUES TO BE RESOLVED

CEQA Guidelines Section 15123(b)(3) requires that an EIR identify issues to be resolved, including the choice among alternatives and whether or how to mitigate significant impacts. Regarding the project, the major issues to be resolved include decisions by the CSU Board of Trustees as CEQA lead agency related to:

- Whether this EIR adequately describes the environmental impacts of the project.
- Whether the benefits of the project override environmental impacts, if any, that cannot be feasibly avoided or mitigated to a level of insignificance.
- Whether there are other mitigation measures that should be applied to the project besides those mitigation measures identified in the EIR.
- Whether there are any alternatives to the project that would substantially lessen any of the significant impacts of the project and achieve most of the basic objectives.

Table ES-2 Summary of Impacts and Mitigation Measures

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Aesthetics			
Impact 3.1-1: Substantially Degrade the Visual Character or Quality of the Site and its Surroundings (Threshold of Significance C) Development of Sacramento State – Placer Center would substantially change the visual character of the site from undeveloped rural grassland to a college campus. Although this is a substantial change in visual character, it is not considered a degradation of the visual character of the site. Rather, because the new campus would adhere to Master Plan design guidelines and the CSU design review process, the campus would have a coherent, consistent, and distinctive visual character. Furthermore, the campus would be located in a visual context that includes approved development to the east and south sides of the site. Therefore, the project site views would be consistent with views in the immediate project vicinity resulting in moderate to highly intact and united views. This impact would be less than significant.	LTS	No mitigation measures are required.	LTS
Impact 3.1-2: Create a New Source of Substantial Light That Adversely Affects Nighttime Views (Threshold of Significance D) The project site is currently undeveloped land with no sources of light. Development of Sacramento State – Placer Center would result in new sources of light associated with construction activities and buildings, roads, paths, parking areas, and stadium lighting that may affect nighttime views in the project area. Although lighting would be designed to reduce light pollution to the extent feasible in compliance with the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies, given the scale of the proposed off-campus center and the number and types of new light sources to be introduced with buildout of Sacramento State – Placer Center, the project would represent a substantial source of new nighttime lighting in the project area. This impact would be significant.	S	**Mitigation 3.1-2 Shield and Angle Nighttime Construction Lighting Downwards** Before issuance of grading or building permits for the project, a note shall be identified on the grading or other improvement plans requiring construction managers or contractors to include shielding on all nighttime lighting used for construction activities and angle all such lighting downwards.	SU
Impact 3.1-3: Create a New Source of Substantial Glare That Adversely Affects Daytime Views (Threshold of Significance D) The project site is currently undeveloped land with no sources of light or glare. Construction and operation of Sacramento State – Placer Center could result in daytime glare from light glancing off reflective surfaces such as construction equipment, photovoltaic solar panels, windows, or other built facilities with reflective materials. Vehicles traveling to, from, and within the campus, as well as parked cars would also represent a source of glare. However, Sacramento State – Placer Center	LTS	No mitigation measures are required.	LTS

NI = No impact LTS = Less than significant PS = Potentially significant S = Significant SU = Significant and unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Master Plan addresses the use of fenestration and building shading on south and west facing building facades that experience the highest levels of glare from sun exposure. Reflective materials, such as solar panels, would be located and oriented to avoid creating nuisance glare at off-site locations including roadways. The Master Plan establishes a color palette for developed facilities that minimize glare. Finally, the Master Plan identifies substantial tree planting; once trees are mature, they would obscure and obstruct daytime glare. Therefore, the impact of glare during operation of Sacramento State – Placer Center would be less than significant.			
Agricultural Resources			
Impact 3.2-1: Conversion of Farmland to a Nonagricultural Use (Threshold of Significance A) Implementation of the Sacramento State – Placer Center Master Plan would result in the conversion of 301 acres of Grazing Land to nonagricultural use. However, the project would be consistent with the local zoning designation, SPL-PRSP, and would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. This impact would be less than significant.	LTS	No mitigation measures are required.	LTS
Impact 3.2-2: Indirect Conversion of Farmland to Nonagricultural Use, or Conflict with Land Use Buffers for Agricultural Operations (Threshold of Significance E) The lands surrounding the Sacramento State – Placer Center site are classified as Grazing Land, are within the Placer County SPL-PRSP, are planned for development consistent with the approved PRSP, and development of Placer One has begun just south of the project site. Sacramento State – Placer Center, which is also consistent with the SPL-PRSP zoning, would not conflict with the existing Grazing Land nor with the surrounding PRSP development and there would be no impact.	NI	No mitigation measures are required.	NI
Air Quality			
Impact 3.3-1: Conflict with or Obstruct Implementation of the Applicable Air Quality Plan (Threshold of Significance A) Implementation of the project would be consistent with the 2017 Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2018 SIP revisions) (the Plan) because on-site improvements related to promoting pedestrian/bicycle modes of transportation, encouraging electric vehicle use with implementation of electric vehicle charging stations, and utilization of photovoltaic panels to offset campus electricity demand are consistent with the objectives of the Plan. Further, new buildings planned for development would be consistent with CSU policy, which requires increased renewable energy, building	LTS	No mitigation measures are required.	LTS

NI = No impact LTS = Less than significant PS = Potentially significant S = Significant SU = Significant and unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
efficiencies greater than required by building code, and development of on-site renewable energy sources. These measures would reduce project-generated emissions, consistent with the goals of the Plan. Additionally, project-related increases in VMT and population are accounted for as part of the "university" land use designation in the approved SAP/PRSP. An EIR was prepared for the SAP/PRSP in accordance with CEQA, which demonstrated consistency with the Plan. Through consistency with the SAP/PRSP, the project is considered consistent with the applicable air quality plan. The project would not conflict with the APCD's long-term air quality planning efforts and this impact would be less than significant.			
Impact 3.3-2: Construction Emissions of Criteria Air Pollutants and Ozone Precursors (Threshold of Significance B) Construction of the project would result in emissions of ROG, NO_X, and particulate matter from the use of heavy-duty construction equipment, travel on unpaved surfaces, and earth movement for site preparation/grading activities. However, the maximum daily emissions due to project-related construction activities would not exceed PCAPCD's thresholds of significance in any year. This impact would be less than significant.	LTS	No mitigation measures are required.	LTS
Impact 3.3-3: Long-Term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (Threshold of Significance C) Operation of Sacramento State – Placer Center would generate emissions of ROG and NO_X, which are precursors to ozone, and PM_{10} that exceed the applicable mass emission thresholds recommended by PCAPCD. Thus, long-term operational emissions of ROG, NO_X, and PM_{10} could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of SVAB with respect to the NAAQS and CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that operational emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$. Furthermore, the project-related net increase in criteria air pollutants could result in adverse health impacts. This impact would be significant.	S	**Mitigation Measure 3.3-3a: Implement Mitigation Measure 3.15-1: Develop and Implement a Transportation Demand Management Program** Implementation of Mitigation Measure 3.15-1 requires the development of a Transportation Demand Management (TDM) program, which includes VMT and trip reduction strategies that in turn would include periodic assessments to gauge progress towards achieving the CSU's adopted VMT thresholds. **Mitigation Measure 3.3-3b-: Low-Volatile Organic Compound Coatings During Operations** To reduce VOC emissions from painting activities during reapplication over the life span of Sacramento State - Placer Center buildings and facilities, the project proponents/operator and/or its contractor(s) shall use coatings with VOC ratings that are lower than the requirements of PCAPCD Rule 218. Prior to the commencement of reapplication of coatings for any facility or buildings, the construction contractor(s) shall submit a list of coatings to be used, their respective VOC content, and a summary of surface area to be painted to Sacramento State, including documentation that the proposed coatings exceed VOC limits established by PCAPCD based on the current requirements at that time.	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Mitigation Measure 3.3-3c: Purchase ROG, NO_X, and PM_{10} offsets through PCAPCD's Off-Site Air Quality Mitigation Fund Sacramento State shall implement offsite mitigation in accordance with PCAPCD guidance such that the project's operational emissions of ROG, NO_X, and PM_{10} that exceed PCAPCD's threshold of 55 lbs/day and 82 lbs/day (for one year of operations) are reduced to their respective thresholds. For purpose of this measure that is equivalent to 39.4 tons of ROG, 14.0 tons of NO_X, and 53.5 tons of PM_{10} (see Table 3.3-9 for calculations). The offsite mitigation measure for criteria pollutant emissions shall be implemented by one of the following methods: ▶ CSU may develop or participate in their own off-site mitigation project or locally available one, so long as it is verified by PCAPCD and the proposed project will result in an equivalent emission reduction identified by this measure, or ▶ CSU can pay a mitigation fee, which is calculated based on the anticipated emission reduction needed and cost-effectiveness identified by CARB's most current Carl Moyer Program Guidance (i.e., $18,262 per ton: see Table 3.3-9 for fee calculation) (PCAPCD 2017:1).	

Table 3.3-9 Mitigation Fee Calculation

	Unmitigated Emissions (lbs/day)	Threshold (lbs/day)	Needed Mitigation (lbs/day)	Needed Mitigation (tons/year)	Mitigation Fee (dollars)
ROG	271	55	216	39.4	
NO_X	132	55	77	14.0	
PM_{10}	375	82	293	53.5	
Mitigation Fee:				**106.9**	**$1,953,030**

Notes: ROG= reactive organic compounds; NO_X= oxides of nitrogen; PM_{10}= fine particulate matter; lbs=pounds

NI = No impact LTS = Less than significant PS = Potentially significant S = Significant SU = Significant and unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		The applicable fee rates change over time. As of August 2023, the fee rate is $18,262 per ton. Applying this fee to the project's unmitigated emissions results in a total fee of $1,953,030 (Table 3.3-9). At the time of individual development applications, and prior to building occupancy/operation for any future building to be constructed, Sacramento State shall reassess the mitigation fee that can be determined based on project-specific operations and more specific details pertaining to the level of on-site mitigation measures incorporated into the project. The actual amount to be paid shall be determined and satisfied per CARB guidelines and in coordination with PCAPCD, prior to occupancy/operation of any Sacramento State - Placer Center facilities. To satisfy this mitigation requirement, Sacramento State shall hire a qualified professional to quantify onsite and offsite operational criteria air pollutants and ozone precursors and shall provide substantial evidence to PCAPCD for approval. Based on this refined analysis, if operational emissions still exceed PCAPCD thresholds of significance, the mitigation fee shall be recalculated based on the cost to mitigate ozone precursors at that time. Further, realizing that the Master Plan may not be fully built out until 2060, the specific mitigation measures/programs available (onsite or offsite), including the cost, quantity, and mitigation potential of such, could vary as new technologies become available and local programs develop. As these programs are developed and as they become available in the future, Sacramento State may apply new or additional mitigation measures to satisfy this mitigation, so long as they meet PCACPD mitigation requirements and demonstrate equal or more effectiveness than this measure to ensure operational emissions meet adopted PCAPCD daily thresholds.	
Impact 3.3-4: Mobile-Source Concentrations of Carbon Monoxide (Threshold of Significance D) Buildout of Sacramento State – Placer Center would result in additional vehicle trips on the surrounding roadway network. However, operation of the project would not result in increases in traffic congestion such that screening criteria for localized CO hotspots would be triggered. Therefore, the project would not result in increased concentrations of CO that would expose sensitive receptors to unhealthy levels. This impact would be less than significant.	LTS	No mitigation measures are required.	LTS
Impact 3.3-5: Expose Sensitive Receptors to Substantial Increases in TAC Emissions (Threshold of Significance E) Construction-related emissions of TACs associated with development of Sacramento State -Placer Center would be spread over a long period of time, not affecting any one receptor for extended periods. Therefore, project construction would not result	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
in exposure of existing receptors to substantial TAC concentrations. Project-related operation of a new stationary source of TACs (i.e., laboratories) would be in small incremental amounts and are located well beyond applicable screening distances of 1,000 feet from the nearest sensitive receptor. Therefore, project-generated TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million, which is the PCAPCD's recommended level of significance. This impact would be less than significant.			
Impact 3.3-6: Emissions of Objectionable Odors That Adversely Affect a Substantial Number of People (Threshold of Significance F) Construction activities and the odors they generate would be temporary and intermittent. New odor sources would be subject to PCAPCD's Rule 205, which regulates nuisances from odors. Sacramento State – Placer Center would not introduce large stationary sources of diesel-powered equipment, would reduce its contribution of waste to the Western Regional Sanitary Landfill through waste-reduction measures, and would not create objectionable odors affecting a substantial number of people. This impact would be less than significant. The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site. The proposed off-campus center would generate solid waste that would contribute to this landfill, which could exacerbate odors from the landfill. The proposed on-campus housing would be located approximately 4,000 feet from the landfill property line. The Placer County General Plan establishes a 2,000-foot buffer around the landfill for residential development, or 1,000 feet with the approval of a specific plan, master plan, or development agreement. Sacramento State – Placer Center would be consistent with (outside of) these buffers. Nonetheless, based on past data regarding nuisance complaints from residents greater than one mile distant from the landfill, it is possible that new residents, students, faculty, or staff within the project site, as well as residents in communities a mile or more from the landfill, may periodically find odors from the landfill objectionable. Such complaints could create pressure for the Western Placer Waste Management Authority to implement additional odor control and reduction measures at the landfill~~, and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations~~. Impacts related to the consistency and compatibility of the proposed Sacramento State – Placer Center with the Western Regional Sanitary Landfill would be potentially significant.	PS	No mitigation measures available.	SU

NI = No impact LTS = Less than significant PS = Potentially significant S = Significant SU = Significant and unavoidable

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Biological Resources			
Impact 3.4-1: Result in Disturbance or Loss of Special-Status Plant Species (Threshold of Significance A) Development of the project site, including ground disturbance associated with construction of facilities, roads, parking areas, or buildings, and other infrastructure, could result in direct removal, of or damage disturbance that results in the eventual death or indirect loss of special-status plants, if present on the project site. Because the loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species, this would be a significant impact.	S	**Mitigation Measure 3.4-1: Conduct Special-Status Plant Surveys and Implement Avoidance Measures and Mitigation** ▶ Before implementation of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) and during the blooming period for the special-status plant species with potential to occur on the project site (see Table 3.4-5), a qualified botanist shall conduct protocol-level surveys for special-status plants within the project site following survey methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall: 1) be knowledgeable about plant taxonomy, 2) be familiar with plants of the Central Valley region, including special-status plants and sensitive natural communities, 3) have experience conducting floristic botanical field surveys as described in CDFW 2018, 4) be familiar with the *California Manual of Vegetation* (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/), and 5) be familiar with federal and state statutes and regulations related to plants and plant collecting. ▶ If special-status plants are not found, the botanist shall document the findings in a report to the applicant, and no further mitigation shall be required.	

Table 3.4-5 Normal Blooming Period for Special-Status Plants That are Known to Occur or May Occur on the Project Site

Species	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dwarf downingia			■	■	■							
Boggs Lake hedge-hyssop				■	■	■	■	■				
Ahart's dwarf rush			■	■	■							
Legenere				■	■	■						
Pincushion navarretia				■	■							
Sacramento orcutt grass				■	■	■	■					
Sanford's arrowhead					■	■	■	■	■	■		

Source: Data compiled by Ascent Environmental in 2022; CNPS 2022.

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ If special-status plants are found during special-status plant surveys and cannot be avoided, the applicant shall, in consultation with CDFW or USFWS, as appropriate depending on species status, develop and implement a site-specific mitigation strategy to compensate for loss of occupied habitat or individuals. Mitigation measures shall include, at a minimum, preserving and enhancing existing populations, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to offset loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside of the project site. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value. Success criteria for preserved and compensatory populations shall include: ▪ The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than the affected occupied habitat. ▪ Compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when: • plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and • reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity. • If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.	LTS
Impact 3.4-2: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat (Threshold of Significance A) Project implementation would include land use conversion and development activities including ground disturbance, vegetation removal, and overall conversion of wildlife habitat, which could result in disturbance, injury, or mortality of several	PS	**Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation**	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
special-status wildlife species if present, reduced breeding productivity of these species, and loss of species habitat. This would be a potentially significant impact.		Sacramento State shall comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity. As of June 2023, the USACE has disclaimed jurisdiction over all of the aquatic resources in the project site (Madrone 2023, Appendix D). If, in the future, USACE determines that the aquatic resources within the project site are subject to their jurisdiction, Sacramento State shall obtain a Letter of Permission from the USACE as outlined in the CARP. Sacramento State shall obtain Waste Discharge Requirements (WDRs) and/or a 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB) depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time of project actions. A copy of the WDRs/401 Water Quality Certification shall be provided to the PCA when received. All avoidance and minimization measures specified in the WDRs shall be applied as necessary and appropriate. Sacramento State shall submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state, and shall implement the final agreement measures. As established in agreements between Sacramento State and Placer One (or its successors or assigns), Placer One, or its successors or assigns, shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. These fees shall include payment of land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well connected with each other; including those that contain vernal pools and other state and federally protected wetlands. **Mitigation Measure 3.4-2b: Conduct Preconstruction Surveys for Burrowing Owl pursuant to the PCCP** ▶ A qualified biologist shall conduct two surveys within 15 days prior to project-related ground-disturbing activities (e.g., grading, vegetation	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		removal, staging) ~~disturbance~~ to establish the presence or absence of burrowing owls. The surveys shall be conducted at least 7 days apart for both breeding and non-breeding season surveys. If burrowing owls are detected during the first survey, a second survey is not required. All burrowing owls observed shall be counted and mapped. ▶ During the breeding season (February 1 to August 31), surveys will document whether burrowing owls are nesting in or within 250 feet of the project area. ▶ During the non-breeding season (September 1 to January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted. ▶ The qualified biologist will survey the proposed footprint of disturbance an a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor will record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership will be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist will get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls. ▶ The presence of burrowing owl or their sign anywhere on the site or within the 250-foot accessible radius around the site will be recorded and mapped. Surveys will map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project site. ▶ If burrowing owls are found during the breeding season (approximately February 1 to August 31), the following measures shall be implemented:	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▪ the project applicant shall avoid all nest sites (i.e., burrows or habitat structures that are likely housing a nest, as determined by a qualified biologist) that could be disturbed by covered activities during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging). ▪ A qualified biologist shall clearly mark (e.g., with flagging or fencing) a 250-foot no-disturbance buffer zone around the nest site(s). Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer shall be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The avoidance area will remain in place until the chicks have fledged or as otherwise determined by the qualified biologist. Covered activities may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved offsite. The qualified biologist may use measures such as visual screens to further reduce the size of the avoidance area with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior. ▶ If burrowing owls are detected during the non-breeding season (September 1–January 31), the following measures shall be implemented: ▪ A qualified biologist shall clearly mark (e.g., with flagging or fencing) a 160-foot buffer zone around the active burrows. The qualified biologist may use measures such as visual screens to further reduce the size of the avoidance area with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior. ▪ During the non-breeding season only, if a project cannot avoid occupied burrows after all alternative avoidance and minimization measures are exhausted, as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows. A burrowing owl exclusion plan must be developed by a qualified biologist consistent with the most recent guidelines from the Wildlife Agencies (e.g., CDFW 2012) and approved by the Placer Conservation Authority (PCA) and the Wildlife Agencies. Burrow	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		exclusion shall be conducted for burrows located in the project footprint and within a 160-foot buffer zone, as necessary. ▶ If burrowing owls are detected during the breeding season or non-breeding season, a biological monitor will be present on the project site daily to ensure that no covered activities occur within the avoidance area. The qualified biologist performing the construction monitoring will ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the avoidance area is affecting nesting, the avoidance area will be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction will cease until the young have fledged from all nests within the avoidance area and beyond the avoidance area where nesting burrowing owls are disturbed by covered activities (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first. A biological monitor will conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event that a burrowing owl flies into an active construction zone (i.e., outside the buffer zone). **Mitigation Measure 3.4-2c: Conduct Planning Level and Preconstruction Surveys for Swainson's Hawk pursuant to the PCCP** Background Research and Notification ▶ One year prior to project implementation, the applicant shall contact the PCA to confirm with the Program Biologist which areas require Swainson's hawk surveys and to inform when surveys are scheduled. ▶ One year prior to project implementation, the applicant shall conduct an updated CNDDB query for Swainson's hawk and request site-specific occurrence information from the PCA. Planning Level Surveys ▶ One year prior to project implementation, a qualified biologist shall conduct planning-level surveys between February 1 and September 15 based on the *Swainson's Hawk PCCP Survey Protocols for Projects* (PCA 2022; version 022252022 or most recent version). Planning-level surveys would require up to six surveys during the breeding season depending on detection of active nests.	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ If a nest tree is identified during the planning-level surveys and is planned for removal, early consultation with the PCA and CDFW will begin on removal of that tree outside of the nesting season. ▶ In the year of project implementation, a qualified biologist shall conduct additional surveys to detect Swainson's hawk nest building, nesting, and fledgling success or failure pursuant to *Swainson's Hawk PCCP Survey Protocols for Projects* (PCA 2022; version 022252022 or most recent version). The Period 4 survey (April 21–June 10) may be replaced by the preconstruction survey, as described below. <u>Preconstruction Surveys</u> ▶ If construction activities (e.g., ground disturbance, staging, tree removal, other vegetation removal) would occur entirely outside of the Swainson's hawk nesting season (i.e., conducted from September 15 to February 1), then preconstruction surveys would not be required. ▶ For construction activities during the Swainson's hawk nesting season (February 1 to September 15, or sooner if the PCA determines that Swainson's hawk are nesting earlier in the year), a preconstruction survey shall be conducted no more than 15 days prior to <u>project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal</u> ~~ground disturbance~~. If active construction lapses for more than 15 days, another preconstruction survey for Swainson's hawk activity is required. <u>Reporting and Buffers</u> ▶ The applicant shall provide results of planning level and preconstruction surveys to the PCA after each survey round. Survey results may be grouped into a single report if no activity or nests are detected. If a Swainson's hawk is detected during planning level or preconstruction surveys, the PCA shall be notified immediately. ▶ In accordance with the PCCP, all active Swainson's hawk nests will be given a 1,320-foot (0.25 mile) buffer during the nesting season. Project applicants may apply to the PCA for a reduction in the buffer distance. <u>Construction Monitoring</u> ▶ All active nests shall require construction monitoring to ensure that no activity within the buffer zone occurs. Frequency of monitoring will be approved by the PCA and based on frequency and intensity of construction activities. The PCA will consult with agencies on level of monitoring and	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		frequency that results in the ~~lease~~ least disturbance to the nest while gauging project activities. **Mitigation Measure 3.4-2d: Conduct Planning Level and Preconstruction Surveys for Tricolored Blackbird pursuant to the PCCP** ▶ A qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~ground-disturbing activities~~. ▶ Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed. ▶ In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity. ▶ The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from. ▶ Construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys. ▶ If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the CDFW and USFWS to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat. ▶ If present, foraging habitat within the 1,300-foot buffer shall be monitored by the qualified biologist(s) to verify that project activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized. ▶ The biologist will train construction personnel on the avoidance procedures and buffer zones. ▶ If the qualified biologist(s) determines that project activity is disrupting foraging behavior, the qualified biologist shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop project activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized. ▶ If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the Project	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		site), temporarily relocating staging areas, or temporarily rerouting access to the Project work area. **Mitigation Measure 3.4-2e: Conduct Surveys for Vernal Pool Branchiopods pursuant to the PCCP** A qualified biologist will conduct wet-season (i.e., that portion of year when precipitation generally occurs, usually in California and Southern Oregon during the period from October to June) surveys for vernal pool fairy shrimp and vernal pool tadpole shrimp in vernal pools and other habitats suitable for these species (e.g., seasonal wetland, seasonal swale, intermittent stream) on the project site following USFWS's 2015 Survey Guidelines (USFWS 2015), with the following exceptions or deviations. ▶ If presence is confirmed for vernal pool fairy shrimp and vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool. ▶ All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as otherwise allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present. ▶ The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a 3-year period. For the purposes of the PCCP, only one wet-season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete these surveys. ▶ Data that will be collected at each vernal pool surveyed during the wet season survey will include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present, and the estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet are not required to be collected (i.e., air and water temperature; average and estimated maximum depth of the vernal pool; presence of non-target crustaceans, insects, and platyhelminths; habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard 9 and the Area-based Occupancy Rate Standard 10. Because these vernal	

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		pools will be affected by Covered Activities, collection of additional information is not necessary. ▶ Information will be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information. ▶ Voucher specimens will not be collected during wet season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for limited number of voucher specimens to be collected for each vernal pool. For the purpose of the Plan, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain. ▶ The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp should participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist will conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system. Each vernal pool will be given a unique identification number that will be used to track survey data collected during wet-season surveys. **Mitigation Measure 3.4-2f: Conduct Surveys for Western Spadefoot and Implement Avoidance Measures** ▶ Within 48 hours prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~, a qualified biologist will conduct focused surveys in aquatic (i.e., vernal pool, wetland) and upland (i.e., ~~annual grassland~~ VPC grassland within approximately 860 feet (262 meters) habitats of aquatic habitat [Baumberger et al. 2019]) habitats suitable for the species. Burrows considered potentially suitable for western spadefoot toads shall be identified and further examined by a qualified biologist (e.g., with a burrow scope, through hand excavation) to determine whether an adult toad is present in the burrow. ▶ If western spadefoot toads are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required.	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ If western spadefoot toads are detected during focused surveys, adults, tadpoles, or egg masses will be relocated to nearby suitable habitat by a qualified biologist with a valid CDFW scientific collecting permit. **Mitigation Measure 3.4-2g: Conduct Focused Surveys for Special-Status Birds, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers** ▶ To minimize the potential for loss of special-status bird species, raptors, and other native birds, project activities (e.g., tree removal, other vegetation removal, ground disturbance, staging) will be conducted during the nonbreeding season (approximately September 1-January 31, as determined by a qualified biologist), if feasible. If project activities are conducted during the nonbreeding season, no further mitigation will be required. ▶ Within 14 days before the onset of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal ~~project activities~~ during the breeding season (approximately February 1 through August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys will conduct focused surveys for special-status birds, other nesting raptors, and other native birds and will identify active nests within 0.25 mile of the project site. ▶ If active nests are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required. ▶ If active nests are found, impacts on nesting birds will be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity will not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. A qualified biologist will determine the size of the buffer after a site- and nest-specific analysis. Buffers typically will be 0.25 mile for white-tailed kites, 500 feet for raptors (other than special-status raptors), and 100 feet for non-raptor species. Factors to be considered for determining buffer size will include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and proposed project activities. The size of the buffer may be adjusted if a qualified biologist, determines that such an adjustment would not be likely to	

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		adversely affect the nest. Any buffer reduction for a special-status species will require consultation with CDFW. Periodic monitoring of the nest by a qualified biologist during project activities will be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist. **Mitigation Measure 3.4-2h: Conduct Focused Surveys for Monarch Eggs and Larvae** No more than 14 days prior project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~to implementing project activities that would result in ground disturbance or vegetation removal~~ during the time when milkweed plants could host monarch eggs or caterpillars (approximately mid-March through late September), a qualified biologist shall conduct focused surveys for milkweed plant and inspect these plants for monarch eggs, larvae (i.e., caterpillars), and pupae. If monarch eggs, caterpillars, or pupae are found, the host plants shall be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant. If no eggs or caterpillars are detected, no additional protection measures are necessary. **Mitigation Measure 3.4-2i: Implement Limited Operating Period or Conduct Focused Surveys for Crotch Bumble Bee** ▶ Initial ground-disturbing ~~work~~ activities (e.g., grading, vegetation removal, staging) shall take place between August 15 and March 15, if feasible, to avoid impacts on nesting Crotch bumble bees. ▶ If completing all initial ground-disturbing ~~work~~ activities (e.g., grading, vegetation removal, staging) between August 15 and March 15 is not feasible, then a qualified biologist approved by CDFW, familiar with bumble bees of California, with experience using survey methods for bumble bees shall conduct a habitat assessment and focused survey for Crotch bumble bee prior to the start of any ground-disturbing activities, following the methods in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023). ▶ The applicant shall submit a survey report to CDFW within one month of survey completion and shall notify CDFW within 24 hours if Crotch bumble bees are detected.	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ If Crotch bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented. Avoidance measures may include, but not be limited to the following: ▶ Protective buffers shall be implemented around active nesting colonies or overwintering queens until these sites are no longer active. ▶ If impacts on Crotch bumble bee cannot be avoided, the applicant shall obtain an Incidental Take Permit (ITP) from CDFW and shall implement all avoidance measures included in the ITP. **Mitigation Measure 3.4-2j: Conduct Focused American Badger Survey and Establish Protective Buffers** ▶ Within 15 days ~~before commencement of project activities~~ prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging), a qualified wildlife biologist familiar with American badger and experienced using survey methods for the species will conduct focused surveys of habitat suitable for the species within the project site to identify any American badger dens. ▶ If occupied dens are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required. ▶ If occupied dens are found, impacts on active badger dens will be avoided by establishing exclusion zones around all active badger dens, the size of which will be determined by the qualified biologist. No project activities (e.g., vegetation removal, ground disturbance, staging) will occur within the exclusion zone until denning activities are complete or the den is abandoned, as confirmed by a qualified biologist. The qualified biologist will monitor each den once per week to track the status of the den and to determine when it is no longer occupied. When it is no longer occupied, project activities within the exclusion zone may occur. **Mitigation Measure 3.4-2k: Conduct Focused Bat Surveys and Implement Avoidance Measures** ▶ As early as possible ~~before project implementation~~ prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal (e.g., in the early planning stages), a qualified biologist with familiarity with bats and bat ecology and experienced in conducting bat surveys will conduct surveys for bat roosts in trees on the project site.	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ If no evidence of bat roosts is found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further study or mitigation will not be required. ▶ If evidence of bat roosts is observed, the species and number of bats using the roost will be determined. Bat detectors shall be used if deemed necessary to supplement survey efforts by the qualified biologist. ▶ A no-disturbance buffer of 250 feet will be established around active pallid bat roosts, and project activities will not occur within this buffer until after the roosts are unoccupied. ▶ If roosts of pallid bat are determined to be present and must be removed, the bats will be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures will be developed in consultation with CDFW before implementation. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during consultation with CDFW, replacement roosts will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree may be removed.	
Impact 3.4-3: Result in Degradation or Loss of State or Federally Protected Wetlands (Thresholds of Significance B and C) Project implementation would include land use conversion and development activities including ground disturbance, vegetation removal, and overall conversion of habitat, which would result in direct removal (i.e., fill) of vernal pools, seasonal wetland swales, seasonal wetlands, and ephemeral drainages, and potential indirect loss of these features through hydrological alteration. In addition, the area of stream system that runs along the ephemeral drainage and main seasonal wetland swale would be impacted due to land conversion. This would be a potentially significant impact.	PS	**Mitigation Measure 3.4-3: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation** Sacramento State shall comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity. As of June 2023, the USACE has disclaimed jurisdiction over all of the aquatic resources in the project site (Madrone 2023, Appendix D). If, in the future, USACE determines that the aquatic resources within the project site are subject to their jurisdiction, Sacramento State shall obtain a Letter of Permission from the USACE as outlined in the CARP.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		Sacramento State shall obtain Waste Discharge Requirements (WDRs) and/or a 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB) depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time of project actions. A copy of the WDRs/401 Water Quality Certification shall be provided to the PCA when received. All avoidance and minimization measures specified in the WDRs shall be applied as necessary and appropriate. Sacramento State shall submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state, and shall implement the final agreement measures. As established in agreements between Sacramento State and Placer One (or its successors or assigns), Placer One, or its successors or assigns, shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. These fees shall include payment of land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well connected with each other; including those that contain vernal pools and other state and federally protected wetlands.	
Impact 3.4-4: Interfere with Wildlife Movement Corridors or Impede the Use of Wildlife Nurseries (Threshold of Significance D) Project implementation would result in conversion of natural land cover types; however, it is unlikely that the project site functions as a high-quality wildlife movement corridor due to surrounding residential and industrial development. Further, the project site does not contain wildlife nursery habitat. Impacts related to wildlife movement corridors and wildlife nurseries would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.4-5: Conflict with the Provisions of an Adopted Habitat Conservation Plan or Natural Community Conservation Plan (Threshold of Significance F) Sacramento State would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species	NI	No mitigation is required for this impact.	NI

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, there would be no conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact.			
Cultural Resources			
Impact 3.5-1: Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources (Threshold of Significance B) Results of the records search and pedestrian survey did identify unique archaeological resources within the project site. Additionally, no unique archaeological resources as defined in PRC Section 21083.2(g) or archaeological resources as defined in State CEQA Guidelines Section 15064.5 were identified during the survey. However, construction-related ground-disturbing activities could result in discovery or damage of yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. This would be a potentially significant impact.	PS	**Mitigation Measure 3.5-1: For All Ground-Disturbing Construction Activities, Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features** In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 100 feet of the resource(s) shall be halted and a qualified professional archaeologist shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, Sacramento State shall contact the appropriate Native American tribe for their input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist shall develop, and Sacramento State shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures shall include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts to archaeological sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan).	LTS
Impact 3.5-2: Disturb Human Remains (Threshold of Significance C) Based on documentary research, no evidence suggests that any prehistoric or historic-era marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, ground-disturbing construction activities could uncover previously unknown human remains. Compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 would make this impact less than significant.	LTS	No mitigation is required for this impact.	LTS
Energy			
Impact 3.6-1: Wasteful, Inefficient, or Unnecessary Consumption of Energy, During Project Construction or Operation (Threshold of Significance A)	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Implementation of the project would increase fuel (gasoline and diesel) and electricity consumption. Construction-related energy consumption would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. The off-campus center would include academic buildings, student and faculty housing, sports and recreation centers, dining buildings, libraries, office and study spaces and on-campus services such as police and fire stations. The campus is designed to achieve zero net energy for all buildings through an onsite solar microgrid and battery storage. Transportation-related fuel consumption would be reduced through the installation of electric vehicle infrastructure as well as pedestrian-oriented design and the development of a transportation demand management plan that would be monitored over time. For these reasons, the project would not result in the wasteful, inefficient, or unnecessary consumption of energy during project construction or operation. This impact would be less than significant.			
Impact 3.6-2: Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency (Threshold of Significance B) The Sacramento State – Placer Center Master Plan is designed to achieve zero net energy for all buildings through an onsite solar microgrid and battery storage. This onsite renewable energy generation would directly support the goals and strategies in the 2022 Scoping Plan and the CSU Sustainability Policy. In addition, construction and operation of project buildings would be done in compliance with the 2022 (or as updated) California Energy Code energy efficiency requirements. Therefore, construction and operation of the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Geology and Soils			
Impact 3.7-1: Result in Substantial Soil Erosion (Threshold of Significance A) Construction associated with the project would involve clearing, grading, and excavation in areas where new facilities and infrastructure would be built as well as trenching for placement of utility connections. This would temporarily expose soils currently protected by vegetation to the effects of wind and water erosion. Sacramento State would comply with the State CBC and federal NPDES programs and would implement best management practices for erosion control. Sacramento State would also implement fugitive dust control measures identified by the Placer County Air Pollution Control District. Given the flat to gently sloping topography of the site, required compliance with the regulations and best management practices	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
governing construction-related erosion, implementation of the Master Plan would result in a less-than-significant impact related to soil erosion.			
Impact 3.7-2: Expose Structures to Risk of Damage from Placement on Expansive Soils (Thresholds of Significance B) Implementation of the project involves construction of structures and roadways in areas that are expected to contain expansive soils. However, all construction would comply with the California Building Code and CSU Seismic Requirements. In addition, site-specific geotechnical engineering reports would be prepared by a California Registered Civil Engineer or Geotechnical Engineer as part of project planning for development in areas that contain soils with high shrink-swell potential. Recommendations of the site-specific geotechnical studies (e.g., design of roads, foundations, retaining walls, grading practices) would be implemented. Therefore, the risk of damage from development on expansive soils would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.7-3: Loss of a Unique Paleontological Resource (Threshold of Significance C) No paleontological resources are known to exist within the project area. However, the geologic unit underlying the project site is Pleistocene era Turlock Lake Formation. This formation is not known to be paleontologically sensitive in Placer County, but it has yielded paleontologically significant fossils elsewhere in California. Ground-disturbing activities of 10-feet or more could therefore affect undiscovered paleontological resources. This impact would be potentially significant.	PS	**Mitigation Measure 3.7-3a: Paleontological Sensitivity Training for Construction Personnel** Prior to construction commencing and before initiating ~~earthmoving activities~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, Sacramento State shall retain a qualified paleontologist, as defined by the Society of Vertebrate Paleontology, to train all construction personnel involved with earthwork in those areas. The paleontologist will educate construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and CSU-approved notification procedures to follow if fossils are encountered. A note to contractors regarding this requirement shall be included on the Improvement Plans. **Mitigation Measure 3.7-3b: Inadvertent Discovery of Potential Paleontological Resources** If a paleontological resource is inadvertently discovered during ~~project-related soil disturbance~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, regardless of the depth of work or location, work must be halted within 30 feet of the find and a qualified paleontologist notified immediately so that an assessment of its potential significance can be undertaken. Coordination with experts on resource recovery and curation of specimens and/or other measures shall be considered, as appropriate, after consultation.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Greenhouse Gas Emissions and Climate Change			
Impact 3.8-1: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (Threshold of Significance A) The project would result in GHG emissions during both construction and operational phases. However, the project would include numerous project design features that serve to further the state's efforts to reduce GHG emissions, including onsite EV charging facilities, no natural gas infrastructure, a renewable energy solar microgrid with battery storage, and onsite trip reduction strategies to reduce reliance on vehicle use. In consideration of these features, the project would be consistent with the priority areas identified in the 2022 Scoping Plan: Transportation Electrification, VMT Reduction, and Building Reduction aligned with the standards of Appendix D to the 2022 Scoping Plan. Therefore, the project would be consistent with the 2022 Scoping Plan and would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with state GHG reduction goals. This impact would be less than significant.	LTS		
Hazards and Hazardous Materials			
Impact 3.9-1: Exposure to Hazardous Materials from Routine Use or Upset Conditions (Thresholds of Significance A and B) Two Phase I ESAs, one completed for the PRSP in 2013 and one completed for the project site in 2020, concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified within the Sacramento State – Placer Center site. Construction and operation of the project would involve use, storage, and transport of commonly used hazardous materials during both construction and operation that could be released to the environment and potentially present a risk to the public or environment. However, the use, storage, and transport of hazardous materials for construction and operation of the project would be done in accordance with established laws and regulations, which are protective of public safety. Therefore, impacts related to exposure to hazardous materials would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.9-2: Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan (Threshold of Significance F) Sacramento State – Placer Center would be integrated with local and regional emergency response systems and the Sacramento State Emergency Operations Plan would be updated to include the Sacramento State - Placer Center off-campus	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
center. Therefore, the project would not conflict with an adopted emergency operations plan and this impact would be less than significant.			
Impact 3.9-3: Exposure to Wildland Fire Risks (Thresholds of Significance G, H, and I) The project site is not located in an area of high wildland fire risk and would not involve development that would exacerbate wildland fire risk, require the installation or maintenance of infrastructure that would exacerbate wildfire risk, cause a significant risk of loss, injury, or death, involving wildland fires, or expose people or structures to significant post-fire risks. Consequently, the risk of exposure to wildland fire hazards is low and this impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.9-4: Vector-Related Health Hazards (Threshold of Significance J) The project site has the potential to contain areas of standing water during construction and during operation of the off-campus center. Potential areas of standing water include stream channels, ditches, swales, canals, drainageways, retention, and detention facilities, which could provide habitat for vector populations. Project implementation could potentially increase the number of people exposed to vector-borne diseases carried by mosquitoes breeding in these areas of standing water. However, the project site is within Placer County and the Placer Mosquito and Vector Control District would perform vector control as necessary for western Placer County. Therefore, the project-related increased risk of health hazards from vector-borne diseases would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Hydrology and Water Quality			
Impact 3.10-1: Surface Water Quality Standards and Waste Discharge Requirements (Thresholds of Significance A and E) Construction and operational activities associated with the Sacramento State - Placer Center have the potential to impact water quality. The project would avoid development within 50 feet of streams and aquatic resources, in compliance with policy in the PCCP's Western Placer County Aquatic Resources Program. Project-related construction would comply with the California Construction General Permit 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), including implementation of a stormwater pollution prevention plan and best management practices to minimize the potential for erosion and accidental spills. The project would also comply with Central Valley RWQCB, Placer County, Sunset Area Plan, and PRSP regulations, policies, and permit conditions requiring the implementation of low impact development measures and stormwater best management practices to minimize the transport of urban pollutants into surface and groundwater. If	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
properly implemented, these protections would reduce the potential for the project to create a substantial adverse impact on water quality. Therefore, the impact on water quality during construction and operation would be less than significant.			
Impact 3.10-2: Groundwater Depletion and Recharge (Threshold of Significance B) Development of Sacramento State - Placer Center would result in impervious surfaces on the project site, which is currently undeveloped. Impervious surfaces prevent infiltration of stormwater and impede groundwater recharge. Low impact development measures would be installed onsite to allow infiltration of stormwater and the project would be served solely by surface water. Groundwater wells would be used only during emergency and single dry-year situations, and their operation would meet the management objectives of the Western Placer County Groundwater Management Plan, including monitoring to ensure that water levels in adjacent wells are not affected. For these reasons, implementing the project would have a less-than-significant impact on groundwater depletion and recharge.	LTS	No mitigation is required for this impact.	LTS
Impact 3.10-3: Increased Stormwater Runoff and Potential for Downstream Flooding (Thresholds of Significance C) The development of Sacramento State - Placer Center would create approximately 130 acres of impervious surfaces on the project site, which is currently undeveloped. The increase in impervious area would change the rate and timing of stormwater drainage, which could result in erosion, siltation, flooding, and exceedance of adjacent storm drain systems and drainageways. Flows for the 100-year 24-hour storm events are required to be detained onsite, which would be achieved through inline-detention within University Creek and its tributaries and over bank flow areas (Sherwood 2023). Although project-related low impact development and onsite stormwater detention facilities would reduce stormwater runoff such that peak runoff flow rates are reduced to predevelopment levels, offsite stormwater retention would still be necessary at the planned City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. The offsite stormwater retention would accommodate the 100-year, 8-day event. However, this facility is not yet constructed; therefore, due to the uncertainty of sufficient stormwater retention, this impact would be potentially significant.	PS	**Mitigation Measure 3.10-3: Design, Construct, and Maintain Retention Facilities or Pay Retention Mitigation Fees** If the regional retention facility is not sufficiently operational to service the then-existing needs of the Sacramento State – Placer Center, then the ~~completed prior to project construction, the Sacramento State - Placer Center~~ final Design Plan and final Drainage Report shall provide details on how stormwater retention requirements will be achieved. ▶ Stormwater volumetric increases will be mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200-feet, unless another methodology has been agreed upon by Placer County. The project proponent will provide permanent retention. Retention facilities will be designed in accordance with the requirements of the Placer County Storm Water Management Manual and/or City of Roseville standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division and will be shown in the improvement plans. No retention facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	LTS
Impact 3.10-4: Compliance with Plans (Threshold of Significance E) The project would adhere to all applicable plans, permits, and regulations regarding water quality. Sacramento State - Placer Center would not require the use of	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
groundwater in a typical year. During construction and operation, the University would comply with the Construction General Permit, as well as SWPPP requirements, and implement any associated/necessary best management practices. Further, the use of low impact development techniques would control stormwater flow and discharges and prevent contamination of surface water resources. For these reasons, this impact would be less than significant.			
Land Use and Planning			
Impact 3.11-1: Physical Division of an Established Community (Threshold of Significance A) The project is undeveloped and surrounded by undeveloped land and the proposed Sacramento State – Placer Center is consistent with the University land use designation in the Placer County Sunset Area Plan and Placer Ranch Specific Plan. Therefore, the project would support, rather than divide, community connectivity as the planned surrounding development is implemented. The project would have no impact related to the physical division of an established community.	NI	No mitigation is required for this impact.	NI
Impact 3.11-2: Consistency and Compatibility with Existing and Planned Development (Threshold of Significance B) Implementation of Sacramento State – Placer Center would convert the undeveloped 301-acre project site into an off-campus center, consistent with the University land use designation in the Placer County Sunset Area Plan and Placer Ranch Specific Plan. Sacramento State - Placer Center would serve as a cornerstone of Placer Ranch, providing Placer County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. The project is consistent with adopted land use plans and the impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Noise and Vibration			
Impact 3.12-1: Exposure of existing sensitive receptors to short term construction noise (Threshold of Significance A) Construction of the project would occur in four phases, with construction activities anticipated to begin in 2025. Hourly noise levels during construction activities would be as high as 88 dB L_{eq} and 92 dB L_{max}. at 50 feet. Thus, construction activities could result in a substantial temporary and periodic increase in noise during daytime and nighttime hours at nearby sensitive land uses. This impact would be significant.	S	**Mitigation 3.12-1: Implement Construction-Noise Reduction Measures for Daytime and Nighttime Construction** During all project construction activities, Sacramento State shall implement or incorporate the following noise reduction measures into construction specifications, which contractor(s) shall implement during project construction, as applicable: ▶ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		▶ Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited. ▶ All construction equipment shall be properly maintained and equipped with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▶ All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized. ▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off site instead of on site) where feasible and consistent with building codes and other applicable laws and regulations. ▶ Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same time period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent practical. By performing the noisiest operations together within the same time period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels. ▶ When noise sensitive uses are close (i.e., 3,000 feet) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise. ▶ The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the construction site and provide to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem.	
Impact 3.12-2: Exposure of sensitive receptors to construction vibration (Threshold of Significance D)	S	**Mitigation 3.12-2: Implement Construction-Vibration Reduction Measures for Construction**	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
Operation of construction equipment, such as a vibratory roller, would generate vibration during project construction, which would be perceptible at the nearest sensitive land uses and nearby structures 50 feet from construction. This impact would be significant.		During all project construction activities Sacramento State shall implement or incorporate the following vibration reduction measures into construction specifications for contractor(s) implementation during project construction, as applicable: ▶ Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures. ▶ All vibration-inducing activity within 110 feet of sensitive receptors shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed 80 VdB. ▶ Limit construction hours for equipment with high vibratory levels (i.e., vibratory roller, dozing, drilling) to daytime hours from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 8:00 p.m. Saturday and Sunday.	
Impact 3.12-3: Generate substantial increase in long-term traffic noise levels (Threshold of Significance B) The project would result in new and expanded roadways to serve development on the project site, as well as long-term traffic and associated noise increases on impacted roadways. Existing single family residential development along Diamond Woods Circle would be exposed to future substantial traffic noise from the proposed extension of Foothill Boulevard that would exceed maximum allowable standards. Additionally, existing church along Foothills Boulevard would be exposed to traffic noise increases that exceed maximum allowable standards. Traffic on three roadway segments would also result in an increase in traffic noise of more than 5 dBA. This impact would be significant.	S	Traffic noise impacts on area roadways shown in Table 3.12-14 are located within Placer County, with the exception of one segment on Fiddyment Road. Therefore, although features such as sound walls along impacted roadways and roadway design features could be implemented to reduce traffic noise, the CSU does not have jurisdiction in the County or City of Roseville to require implementation of such traffic noise reduction features. Nonetheless, it is reasonable to assume that mitigation from the SAP/PRSP EIR would be implemented throughout buildout of the SAP/PRSP area to reduce traffic noise. Mitigation Measure 4.11-5a from the SAP/PRSP EIR requires design-level acoustical studies to identify specific roadway design considerations to reduce traffic noise; Mitigation Measure 4.11-5b requires coordination with the City of Roseville to ensure that new roadways and roadway extensions incorporate design features to reduce traffic noise; and Mitigation Measure 4.11-5c requires design-level acoustical studies for noise sensitive land uses within areas determined to have noise levels exceeding County standards to implement recommendations for building placement and design to reduce traffic noise.	SU
Impact 3.12-4: Generate Substantial Long-Term Increase in Stationary Noise (Threshold of Significance C) The new buildings and facilities constructed as part of the project may result in increased noise levels as a result of new stationary noise sources and activities, such as HVAC equipment, stadium, sports fields, loading docks, emergency generators, and parking. Noise levels associated with these new noise sources except the	PS	**Mitigation 3.12-4: Implement Stadium and Athletic Field Noise Control Measures** The following measures shall be implemented as part of the Project to reduce stadium and athletic field noise:	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
proposed stadium, would not result in the exceedance of applicable Placer County or City of Roseville noise standards at existing noise-sensitive land uses. Noise from the proposed stadium would exceed both the daytime and nighttime noise standards for Placer County and the City of Roseville. This impact would be potentially significant.		▶ The stadium shall be designed with an amplification system to incorporate all feasible acoustical features, such as amplifying sound away from the nearest residences. ▶ Amplification shall be limited at the stadium to be no louder than 100 dBA measured 5 feet from the source. ▶ Outdoor events and activities that do not require use of amplified sound (for speech or music) may be held between 7:00 a.m. and midnight, Monday through Sunday. Use of the University's scheduling protocols is encouraged, to facilitate coordination with other events and among potential campus service providers. Regardless of the time they are held, events and activities must be conducted in conformity with any additional guidelines pertinent to a particular venue. ▶ All campus events and activities shall be conducted consistent with Federal and State law, with existing University policies, with the orderly conduct of University business, with preservation of the campus learning environment, with the preservation of public safety, with maintenance of University property and with the free flow of pedestrian and vehicular traffic. Entrances to campus facilities shall not be obstructed. No individual or group shall abridge, halt or disrupt the right of others to present their views. In addition, plans for outdoor events and activities should address potential impacts on residential communities, on and off campus.	
Population and Housing			
Impact 3.13-1: Directly or Indirectly Induce Substantial Unplanned Population Growth (Threshold of Significance A) Direct population growth related to the Sacramento State – Placer Center Master Plan would result from development of academic uses, student services, and other campus uses, which would bring students, faculty, staff, and their families to the area. However, Sacramento State - Placer Center was included in the PRSP as a cornerstone of the planned community and was evaluated in the associated Placer County SAP/PRSP EIR. The Master Plan population is within that approved for the PRSP and is consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases. Furthermore, the Master Plan includes on-campus housing, there is existing housing in the region, and there is housing being developed pursuant to the approved PRSP, which would be sufficient to house the projected increase in population. Implementation of the Sacramento	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
State -Placer Center Master Plan would not directly or indirectly induce substantial unplanned population growth. This impact would be less than significant.			
Public Services and Recreation			
Impact 3.14-1: New or Physically Altered Fire Protection Facilities (Threshold of Significance A.i) Development of the Sacramento State – Placer Center Master Plan would result in an increase in demand for fire protection services, which would be provided by PCFD with support from CAL FIRE, as planned in the PRSP. In addition, the new buildings and facilities would be constructed in compliance with fire and emergency safety requirements and Sacramento State has committed to leasing 5 acres to Placer County for a fire station and training center in the western portion of the project site, which would serve the project. Therefore, existing and planned fire protection facilities would be adequate to serve the off-campus center. The impacts of construction and operation of the new Placer County Fire Station and Training Center are evaluated in this EIR. This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.14-2: New or Physically Altered Police Protection Facilities (Threshold of Significance A.ii) Law enforcement services at Sacramento State – Placer Center would be provided by the Placer County Sheriff's Office until the time of transition to the Sacramento State University Police Department (UPD), which would be at least through Phase 1 of the Master Plan. As the off-campus center is developed, there would be increased demand for services. It is anticipated that UPD would begin to provide police services sometime during Phase 2 with a unit specifically dedicated to the off-campus center that operates 24 hours a day, 365 days a year. Like other CSU campuses, Sacramento State – Placer Center would enter into mutual aid agreements with local law enforcement, which would provide enhanced law enforcement services on and in the vicinity of the project site. No new or physically altered police protection facilities beyond those already planned for the off-campus center would be required. Therefore, this impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.14-3: New or Physically Altered Schools (Threshold of Significance A.iii) Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's approval of the plan. The PRSP includes sites for an elementary school and a middle school, and adequate capacity within existing and planned schools in the project vicinity and broader region is expected to be available to serve the needs of	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
the project-related population. Implementation of the off-campus center would not require construction of new schools or expansion of existing schools beyond those already anticipated as part of the PRSP. This impact would be less than significant.			
Impact 3.14-4: New or Physically Altered Parks or Recreational Facilities (Threshold of Significance A.iv, B, and C) The Sacramento State – Placer Center Master Plan includes open space areas for active and passive recreation on the project site, which would adequately serve the campus population. The off-campus center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's population projections and PRSP approval. Therefore, the project would not result in increased demand for, or deterioration of, off-campus recreational facilities beyond that planned in the SAP and PRSP. This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.14-5: New or Physically Altered Libraries (Threshold of Significance A.e) Implementation of the project would include construction of a new university library which would meet the need of the off-campus center. The library would also be available as a community amenity. No new or expanded library facilities beyond that already planned would be required. This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Transportation			
Impact 3.15.1: Conflict with Program, Plan, Ordinance or Policy Addressing the Circulation System (Threshold of Significance A) The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities. The impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.15-2: Result in Vehicle Miles Traveled That Exceed Regional Vehicle Miles Traveled Targets (Threshold of Significance B) Implementation of the Sacramento State – Placer Center Master Plan would generate household VMT per resident, university employment work tour VMT per employee, and university school tour VMT per student at levels higher than the applicable regional thresholds. This impact would be significant.	S	**Mitigation Measure 3.15-1: Develop and Implement a Transportation Demand Management Program** As specified in the CSU TISM and reinforced by the *CSU Transportation and Parking Policy Bulletin 20-003* (CSU Office of the Chancellor 2020), Sacramento State shall develop and implement a TDM program designed to reduce campus-generated VMT. The program shall be developed after construction of Phase 1 and include regular monitoring of VMT performance. The program shall include quantifiable VMT reduction strategies contained in the *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (CAPCOA 2021) (CAPCOA Handbook) and any other strategies with similar supporting evidence about their effectiveness.	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		During the first year of operation during Phase 1 and at least every 2 years thereafter, Sacramento State will survey and record household VMT per resident, university work tour VMT per employee, and school tour VMT per student. The first survey will establish observed baseline values for each VMT metric to benchmark against the applicable impact thresholds. This survey should be coordinated with any similar assessment necessary for compliance with the CSU Transportation and Parking Policy Bulletin 20-003. Surveys shall continue until substantial evidence is sufficient to demonstrate that the project performs below the applicable VMT thresholds and is likely to remain at or better than this level. In any survey period where VMT rates are not below the threshold, Sacramento State will implement additional VMT reduction strategies either from those identified in the CAPCOA Handbook or that emerge over time from new research. Potential mitigation measures can include improving transit access and frequency, transit subsidy, parking management, commuter programs (carpool or vanpool), rideshare programs, pedestrian and bicycle facilities, bikeshare programs etc.	
Impact 3.15-3: Substantially Increase Hazards Due to a Geometric Design Feature (Threshold of Significance C) Because design of the roadway network would be consistent with applicable CSU and Placer County standards, the project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.15-4: Result in Inadequate Emergency Access (Threshold of Significance D) The project would be designed and constructed in compliance with applicable design standards for adequate emergency access, both during periods of construction and operation of the off-campus center. The project impact on emergency access would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Tribal Cultural Resources			
Impact 3.16-1: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource (Thresholds of Significance A and B) Although consultation and the NCIC and NAHC record searches did not result in the identification of any tribal cultural resources, UAIC identified the project site to be sensitive for tribal cultural resources. Therefore, impacts to tribal cultural resources would be potentially significant.	PS	**Mitigation Measure 3.16-1a: Tribal Cultural Resource Awareness Training** Before initiation of ground-disturbing activities, all construction crew members, consultants, and other personnel involved in project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~ shall receive project-specific tribal cultural resources awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from UAIC. The training will emphasize the requirement for	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		confidentiality and culturally appropriate, respectful treatment of any find of significance to UAIC. As a component of the training, a brochure will be distributed to all personnel associated with project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~. At a minimum, the brochure shall discuss the following topics in clear and straightforward language: ▶ field indicators of potential archaeological or cultural resources (e.g., what to look for; for example: archaeological artifacts, exotic or nonnative rock, unusually large amounts of shell or bone, significant soil color variation); ▶ regulations governing archaeological resources and tribal cultural resources; ▶ consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and ▶ steps to take if a worker encounters a possible resource. The training shall include project-specific guidance for on-site personnel, including agreed upon protocols for resource avoidance, when to stop work, and whom to contact if potential archaeological or tribal cultural resources are identified. The training shall also address directing work to stop and contacting the County coroner and the NAHC immediately if potential human remains are identified. NAHC will assign an MLD if the remains are determined by the coroner to be Native American in origin. **Mitigation Measure 3.16-1b: Unanticipated Discovery of Tribal Cultural Resources** If any suspected tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate UAIC tribal representative(s) shall be immediately notified and shall determine if the find is a tribal cultural resource (pursuant to PRC Section 21074). The tribal representative will make recommendations for further evaluation and treatment, as necessary. Preservation in place is the preferred impact minimization approach under CEQA and the Tribes' protocols, and every effort shall be made to preserve the resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project vicinity where they will not be subject to future impacts. The Tribe does not consider curation of tribal	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		cultural resources to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe. **Mitigation Measure 3.16-1c: Tribal Monitoring (additional commitment above and beyond the mitigation requirement).** Coordination between UAIC and Sacramento State did not identify the need for tribal monitors to be present during project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~construction~~. However, during the County's consultation with UAIC as part of the SAP/PRSP EIR, an area within the PRSP area was identified by the tribe as having the potential for significant cultural finds based on the presence of multiple surface isolates. The area identified overlaps with a portion of the project site. Therefore, although this measure is not necessary to reduce impacts below the threshold of significance, the following commitment is included in this ~~Draft~~ EIR. At least 14 calendar days before commencement of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~earth-disturbing activities~~ in the area identified by UAIC during coordination with the County, the UAIC shall be contacted to request a tribal site monitor. The monitor shall identify any "Environmentally Sensitive Areas" by creating a site boundary and demarcation. In these areas, the project proponent and/or its construction contractor(s) shall accommodate Native American monitors or their representatives on the construction site during ground-disturbing activities, including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities, such as grading or excavation. Native American monitors or their representatives will have the authority to request that work be temporarily stopped, diverted, or slowed if sites or objects of significance are identified within 100 feet of the direct impact area. Only a Native American monitor or representative shall recommend appropriate treatment and final disposition of TCRs. If the request for a tribal monitor was issued as specified and Native American monitors are not available at the start of ground ~~earth~~-disturbing activities, construction activities may proceed.	
Utilities and Service Systems			
Impact 3.17-1: Construction of New or Expanded Utilities (Threshold of Significance A) The Sacramento State – Placer Center Master Plan requires connections to off-site utility infrastructure, currently anticipated to be constructed by Taylor Builders/JEN and County agencies in advance of the project, in accordance with the PRSP. ~~The Sacramento State – Placer Center Master Plan requires off-site utility facilities,~~	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
~~currently anticipated to be constructed by others in advance of the project, in accordance with the PRSP.~~ The project would connect to backbone infrastructure to be developed as part of the PRSP, including electrical, water, and wastewater infrastructure. The potential impacts resulting from the extension of utility infrastructure to serve the project are considered to be evaluated within the scope of this EIR's analysis. No additional new or expanded infrastructure beyond those proposed as part of the project and for the project site would be required. This impact would be less than significant.			
Impact 3.17-2: Availability of Sufficient Water Supplies (Threshold of Significance B) At buildout, Sacramento State – Placer Center is estimated to have an annual potable water demand of approximately 44 MGY or 135 afy (Table 2-4). Recycled water (non-potable) demand would total approximately 36.5 MGY (~~135~~ 112 afy) at buildout. The PRSP Water Supply Assessment (WSA) assumed that the project would require 1,266 afy of potable water and 244 afy for recycled water. Because the estimated demand for potable and recycled water per the proposed Sacramento State – Placer Center Master Plan is less than assumed in the PRSP WSA, adequate water supplies would be available to meet the demands of the project. This impact would be less than significant.	LTS	No mitigation is required for this impact.	LTS
Impact 3.17-3: Availability of Wastewater Treatment Capacity (Threshold of Significance C) Sacramento State – Placer Center would increase demand for wastewater treatment. At buildout, the off-campus center is estimated to have an annual wastewater generation rate of 0.125 mgd. The Placer Ranch Specific Plan Sanitary Sewer Master Plan indicated that the estimated average dry weather flow (ADWF) for the University land use included in the PRSP would be 0.58 mgd. While the PGWWTP treatment capacity to 12 mgd has sufficient remaining capacity to serve the project, the plant would not have sufficient capacity to treat the ultimate wastewater flows of 5.77 mgd ADWF from buildout of the SAP/PRSP areas. Although the project is planned as an early phase of development within the PRSP, wastewater treatment services are provided on a first-come, first-served basis. Additional expansion(s), new NPDES permit(s), and/or other treatment alternatives may be required prior to buildout of the project. The increased demand for wastewater treatment services would be significant.	S	**Mitigation 3.17-3: Confirm Wastewater Conveyance and Treatment Infrastructure Capacity** Prior to improvement plan approval for each development phase of the project, Sacramento State shall receive confirmation from Placer County, SPWA, and the City of Roseville that there is sufficient conveyance infrastructure and treatment capacity to serve the final design plan flows for the proposed off-campus center. As proportionally appropriate, Sacramento State shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into ~~CSA 28, Zone 2A3~~ a new sewer maintenance zone to be created by Placer One. Sacramento State shall also obtain approval by the SPWA for expansion of the service area boundary. It is understood that Sacramento State must rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.	LTS
Impact 3.17-4: Generate Solid Waste in Excess of State or Local Standards or in Excess of the Capacity of Local Infrastructure or Otherwise Impair the Attainment of Solid Waste Reduction Goals or Requirements (Threshold of Significance D, E, and F)	LTS	No mitigation is required for this impact.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
At buildout, Sacramento State – Placer Center would include 5,844 full jobs (1,089 faculty staff, 3,312 FTE employees for academic mixed-used district, and 1,443 for community anchors) and approximately 1,200 beds. Considering disposal rates of 0.38 tons/employee/year and 1.28 tons/resident/year (Placer County 2019), the project would generate approximately 3,760 tons/year or approximately 10 tons/day. There is adequate capacity at ~~landfills in the region~~ the Western Regional Sanitary Landfill for disposal of solid waste generated by this project. Additionally, the project would comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Thus, project would not generate solid waste in excess of state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. This impact would be less than significant.			

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Table ES-3 Summary Environmental Impacts of the Alternatives Relative to the Sacramento State – Placer Center Master Plan

Environmental Topic	Proposed Project	Alternative 1: No Project–No Development Alternative	Alternative 2: No Project – Planned Land Use Alternative	Alternative 3: No Project – Alternative Land Use Development – Consistent with Surrounding Placer One	Alternative 4: Regional University Offsite Alternative	Alternative 5: Increased Development Density – Reduced Footprint Alternative	Alternative 6: Increased On-Campus Housing Alternative
Aesthetics	SU	Substantially Less	Similar	Similar	Substantially Greater	Similar	Similar
Agricultural Resources	LTS	Similar	Similar	Similar	Substantially Greater	Similar	Similar
Air Quality	SU	Substantially Less	Greater	Greater	Substantially less	Similar	Less
Biological Resources	LTS with Mitigation	Substantially Less	Greater	Greater	Similar	Less	Similar
Cultural Resources	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Geology and Soils	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Similar	Similar
Hydrology and Water Quality	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Noise and Vibration	SU	Substantially Less	Greater	Greater	Similar	Similar	Less
Transportation	SU	Substantially Less	Less	Greater	Similar	Similar	Less
Tribal Cultural Resources	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Utilities and Service Systems	LTS with Mitigation Cumulative SU	Substantially Less	Similar	Greater	Similar	Similar	Similar

LTS = less than significant; SU = significant and unavoidable

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1 INTRODUCTION

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and preventing or significantly reducing environmental damage associated with proposed projects. Unless the project is deemed categorically exempt, CEQA is applicable to any project that is subject to a discretionary approval by a public agency in order to be processed and established. The project consists of implementation of the proposed Sacramento State – Placer Center Master Plan. The project does not qualify for any of the statutory or categorical exemptions listed in the CEQA Statute and Guidelines (California Public Resources Code [PRC] Section 21000 et seq.; California Code of Regulations [CCR] Title 14, Section 15000 et seq.), and, therefore, must undergo CEQA review.

1.1 PURPOSE AND INTENDED USES OF THIS ~~DRAFT~~ EIR

This ~~draft~~ environmental impact report (~~Draft~~ EIR) evaluates the environmental impacts of the proposed Sacramento State – Placer Center Master Plan. Pursuant to CEQA, preparation of an EIR is required whenever it can be fairly argued, based on substantial evidence, that a proposed project may result in a significant environmental impact. An EIR is an informational document used to inform public-agency decision makers and the general public of the significant environmental impacts of a project, identify possible ways to minimize the significant impacts, and describe reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

This ~~Draft~~ EIR has been prepared under the direction of the Board of Trustees of the California State University (Board of Trustees) in accordance with the requirements of CEQA (PRC Section 21000 et seq.) and the State CEQA Guidelines (CCR Title 14, Division 6, Chapter 3, Sections 15000-15387). CEQA Guidelines Section 151367 defines a lead agency as the agency with principal responsibility for carrying out and approving a project. The Board of Trustees is the State of California acting in its educational capacity and is responsible for the oversight of the California State University (CSU) system, including the California State University, Sacramento (Sacramento State) campus, one of 23 campuses. It adopts rules, regulations, and policies governing Sacramento State and has authority over curricular development, use of property, development of facilities, and fiscal and human resources management. Under applicable law, the CSU alone is responsible for governance of its property (see California Education Code Sections 84030 and 84031). As such, the Board of Trustees is the lead agency under CEQA and is responsible for certification of the EIR for the project and project approval.

The Board of Trustees is required to consider the information in the EIR, along with any other relevant information, in making its decisions about the project. Although an EIR does not determine the ultimate decision that will be made regarding implementation of a project, CEQA requires lead agencies to consider the information in the EIR and make findings regarding each significant effect identified in the EIR. The Board of Trustees has the sole authority to consider and certify the Final EIR, approve the project, and adopt a Mitigation Monitoring and Reporting Program, Findings of Fact, and Statement of Overriding Considerations, if warranted. Other agencies may also use this EIR in their review and approval processes, as indicated in Chapter 3, Project Description.

1.2 SCOPE OF THIS ~~DRAFT~~ EIR

This ~~Draft~~ EIR has been prepared to meet the requirements of a program EIR as defined by Section 15168 of the State CEQA Guidelines. As described in CEQA Guidelines Section 15168(a), a program EIR may be prepared for a series of action that can be characterized as one large project and are related either:

1) geographically;

2) as logical parts in the chain of contemplated actions;

3) in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or

4) as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental impacts which can be mitigated in similar ways.

A program EIR can be used as the basic, general environmental assessment for an overall program of projects developed over a multi-year planning horizon, and therefore is an appropriate review document for Sacramento State – Placer Center. A program EIR has several advantages. For example, it provides a basic reference document to avoid unnecessary repetition of facts or analysis in subsequent project-specific assessments. It also allows the lead agency to consider the broad, regional impacts of a program of actions before its adoption and eliminates redundant or contradictory approaches to the consideration of regional and cumulative impacts.

As noted in Chapter 2, "Project Description," this ~~Draft~~ EIR evaluates the entire Sacramento State – Placer Center Master Plan and identifies four phases of development. This ~~Draft~~ EIR also identifies alternatives to the project that would reduce or avoid potential adverse environmental effects. Mitigation measures are identified in this EIR which, if adopted, would be implemented to reduce and minimize physical environmental effects of the Master Plan components, where feasible. Implementation of mitigation measures will be monitored to ensure implementation as Placer Center moves forward in a manner consistent with the Final EIR.

As lead agency, the Board of Trustees would review and approve all development on the project site based on the Master Plan and this EIR. Any future development within Sacramento State - Placer Center would be required to demonstrate design and programming consistency with the Master Plan and obtain project approvals by the Board of Trustees.

This ~~Draft~~ EIR includes an evaluation of the following environmental issue areas, as well as other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, significant unavoidable impacts, alternatives):

- aesthetics,
- agricultural ~~and forestry~~ resources,
- air quality,
- ~~archaeological, historical, and tribal cultural resources,~~
- biological resources,
- <u>cultural resources,</u>
- energy,
- geology and soils,
- greenhouse gas emissions and climate change,
- hazards and hazardous materials,
- hydrology and water quality,
- land use and planning,
- noise and vibration,
- population and housing,
- public services <u>and recreation</u>,
- transportation,
- <u>tribal cultural resources</u>, and
- utilities and service systems.

Under the CEQA Statute and Guidelines, a lead agency may limit an EIR's discussion of environmental effects when such effects are not considered potentially significant (PRC Section 21002.1[e]; State CEQA Guidelines Sections 15128, 15143). Information used to determine which impacts would be potentially significant was derived from review of the Sacramento State – Placer Center Master Plan, review of applicable planning documents and CEQA documentation, field investigation, feedback from public and agency consultation, comments received during a public scoping meeting held on June 15, 2021, and comments received on the Notice of Preparation (NOP) (see Appendix A of this ~~Draft~~ EIR).

1.3 RELATIONSHIP WITH LOCAL PLANNING AND ENVIRONMENTAL REVIEW

The 301-acre Sacramento State - Placer Center site is located within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area in Placer County. On December 10, 2019, the Placer County Board of Supervisors unanimously certified the Sunset Area Plan/Placer Ranch Specific Plan EIR (SAP/PRSP EIR) (State Clearinghouse No. 2016112012) and approved the SAP and PRSP. The PRSP is a planning and regulatory document that serves to guide and implement development in the 2,213-acre PRSP area over the long term. It is intended to implement the Placer County General Plan and the SAP by establishing the fundamental development framework; distribution of land uses; alignment of mobility systems; allocation of residential units; and all related provisions for parks, utilities, public services, and infrastructure financing within the PRSP area. The Sacramento State - Placer Center site is identified as "University Campus" within the PRSP, and formal agreements regarding the donation of this land by Placer Ranch, Inc. to the California State University on behalf of Sacramento State were completed in September 2020.

The SAP/PRSP EIR certified by Placer County included analysis of the University Campus, identified as "Sac State – Placer Center," (now called "Sacramento State – Placer Center") at a program level based on the information available at the time (i.e., conceptual plan, land use and facility types, approximate floor area, and approximate numbers of students and employees). As such, the SAP/PRSP EIR is hereby incorporated by reference into this EIR. Applicable information, analysis, and mitigation measures presented in the SAP/PRSP are summarized in this EIR, as appropriate and as relevant to the analysis of the proposed Sacramento State – Placer Center Master Plan. To the extent there are any inconsistencies between the data, analysis, or conclusions set forth in this EIR and those in the SAP/PRSP EIR, this EIR, which has been prepared independently, will govern. As lead agency and primary decision maker, the Board of Trustees will consider both certification of this EIR and approval of the Sacramento State – Placer Center Master Plan.

1.4 ENVIRONMENTAL REVIEW AND APPROVAL PROCESS

1.4.1 Scoping

The CEQA Guidelines authorize and encourage an early consultation and scoping to help identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed and considered in an EIR, and to help resolve the concerns of affected regulatory agencies, organizations, and the public (CCR Title 14, Section 15083). Scoping is designed to explore issues for environmental evaluation, ensuring that important considerations are not overlooked and uncovering concerns that might otherwise go unrecognized.

An NOP was distributed on June 7, 2021, to responsible agencies, interested parties, and organizations, as well as private organizations and individuals that may have an interest in the project. The NOP was also available online at https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html and was posted with the State Clearinghouse (SCH Number 2021060116). A public scoping meeting was held on June 15, 2021, to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The NOP and responses to the NOP are included in Appendix A of this ~~Draft~~ EIR.

1.4.2 Public Review of Draft EIR

~~This~~ The Draft EIR ~~is being~~ was circulated for public review and comment for a period of 45 days from September 15, 2023 to October 30, 2023. During ~~this~~ that period, comments from the general public as well as organizations and agencies on environmental issues ~~may be~~ were able to be submitted to the lead agency by mail or email by no later than 5 p.m. on October 30, 2023.

Tania Nunez, Project Manager
California State University, Sacramento, Planning, Design, & Construction
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Email: tania.nunez@csus.edu

~~This~~ The Draft EIR, the Sacramento State – Placer Center Master Plan, as well as the previously certified Placer County SAP/PRSP EIR ~~are~~ were available for public review during the comment period at the following locations:

- Online at https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html
- Public Libraries: Roseville Library (225 Taylor Street); Rocklin Library (4890 Granite Drive); and Lincoln Library (485 Twelve Bridges Drive).
- Sierra College: Rocklin Campus Library (5100 Rocklin Road).
- Sacramento State: Office of Planning, Design, and Construction 6000 J Street Sacramento.

A public meeting ~~will be~~ was held on the Draft EIR via webinar on October 5, 2023, between 4:00 p.m. and 6:00 p.m. A presentation ~~will be~~ was given that provide~~d~~s an overview of the proposed Master Plan, conclusions of the Draft EIR, and information about how to submit written public comments on the adequacy of the information presented in the Draft EIR.

1.4.3 Final EIR and Project Approval

Upon completion of the public review and comment period, a Final EIR ~~will be~~ was prepared that ~~will~~ includes both written and oral comments on the Draft EIR received during the public-review period, responses to those comments, and any revisions to the Draft EIR made in response to public comments.

As required by CEQA, written responses to comments submitted by public agencies will be provided to those agencies for review at least 10 days prior to the Board of Trustees' consideration of certification of the EIR. The EIR will be considered by the Board of Trustees in a public meeting anticipated for January 2024 and will be certified if it is determined to be in compliance with CEQA. Upon certification of the EIR, the Board of Trustees will consider the project for approval during the same public meeting.

1.4.4 Adoption of Mitigation Monitoring and Reporting Program

CEQA requires that a program to monitor and report on mitigation measures be adopted by lead agencies as part of the project approval process. CEQA requires that such a program be adopted at the time the lead agency determines to carry out a project for which an EIR has been prepared to ensure that mitigation measures identified in the EIR are implemented. The Mitigation Monitoring and Reporting Program ~~will be~~ has been prepared during the preparation of the Final EIR so that it includes any changes or revisions to mitigation measures made in response to public comments on the Draft EIR.

1.5 ~~DRAFT~~ EIR ORGANIZATION

This ~~Draft~~ EIR is organized into chapters, as identified and briefly described below. Chapters are further divided into sections (e.g., Chapter 3, "Environmental Impacts and Mitigation Measures" and Section 3.6, "Energy"):

The **"Executive Summary":** This chapter introduces the Sacramento State – Placer Center Master Plan; provides a summary of the environmental review process, effects found not to be significant, and key environmental issues; and lists significant impacts and mitigation measures to reduce significant impacts to less-than-significant levels.

Chapter 1, "Introduction": This chapter explains the CEQA process; describes the purpose and scope of the EIR; provides information on the review and approval process; and outlines the organization of this EIR.

Chapter 2, "Project Description": This chapter describes the location, background, and goals and objectives of the Sacramento State – Placer Center Master Plan; describes the project elements in detail; and lists the likely approvals necessary for the project.

Chapter 3, "Environmental Impacts and Mitigation Measures": The sections within this chapter evaluate the expected environmental impacts due to construction and operation of the proposed Sacramento State – Placer Center Master Plan, arranged by subject area (e.g., Land Use, Hydrology and Water Quality). Within each subsection of Chapter 3, the regulatory background, existing conditions, analysis methodology, and thresholds of significance are described. The anticipated changes to the existing conditions after development of the project are then evaluated for each subject area. For any significant or potentially significant impact that would result from project implementation, mitigation measures are presented and the level of impact significance after mitigation is identified. Environmental impacts are numbered sequentially within each section (e.g., Impact 3.2-1, Impact 3.2-2, etc.). Any required mitigation measures are numbered to correspond to the impact numbering; therefore, the mitigation measure for Impact 3.2-2 would be Mitigation Measure 3.2-2.

Chapter 4, "Cumulative Impacts": This chapter provides information required by CEQA regarding cumulative impacts that would result from implementation of the Sacramento State – Placer Center Master Plan together with other past, present, and probable future projects.

Chapter 5, "Alternatives": This chapter evaluates alternatives to the Sacramento State – Placer Center Master Plan, including alternatives considered but eliminated from further consideration, the No Project Alternative, and alternative development options. The environmentally superior alternative is identified.

Chapter 6, "Other CEQA Sections": This chapter evaluates growth-inducing impacts and irreversible and irretrievable commitment of resources, and discloses any significant and unavoidable adverse impacts.

Chapter 7, "Report Preparers": This chapter identifies the preparers of the document.

Chapter 8, "References": This chapter identifies the organizations and persons consulted during preparation of this ~~Draft~~ EIR and the documents and individuals used as sources for the analysis.

1.6 STANDARD TERMINOLOGY

This ~~Draft~~ EIR uses the following standard terminology:

"No impact" means no change from existing conditions (no mitigation is needed).

"Less-than-significant impact" means no substantial adverse change in the physical environment (no mitigation is needed).

"Potentially significant impact" means an impact that might cause a substantial adverse change in the environment (mitigation is recommended because potentially significant impacts are treated as significant).

"Significant impact" means an impact that would cause a substantial adverse change in the physical environment (mitigation is recommended).

"Significant and unavoidable impact" means an impact that would cause a substantial adverse change in the physical environment and that cannot be avoided, even with the implementation of all feasible mitigation.

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2 PROJECT DESCRIPTION

2.1 INTRODUCTION

California State University, Sacramento (Sacramento State or University) is the eleventh oldest school of the 23 campuses in the California State University (CSU) system. Established in 1947 as Sacramento State College, Sacramento State now enrolls approximately 31,500 students annually and awards approximately 9,000 degrees each year. The University offers 151 different bachelor's degrees, 69 master's degrees, 28 types of teaching credentials, and 5 doctoral degrees. The Sacramento State main campus is located at 6000 J Street, Sacramento, north of U.S. Highway 50 (US 50), west of the American River, south of H Street, and east of Elvas Avenue.

Sierra College is a public community college founded in 1936, serving a district that covers over 3,200 square miles in Placer, Nevada, and parts of El Dorado and Sacramento counties. Sierra College's main campus is in Rocklin, with additional campuses in Roseville, Grass Valley, and Truckee. Sierra College enrolls more than 18,000 students annually and offers 126 degrees, transfer programs, and certificates.

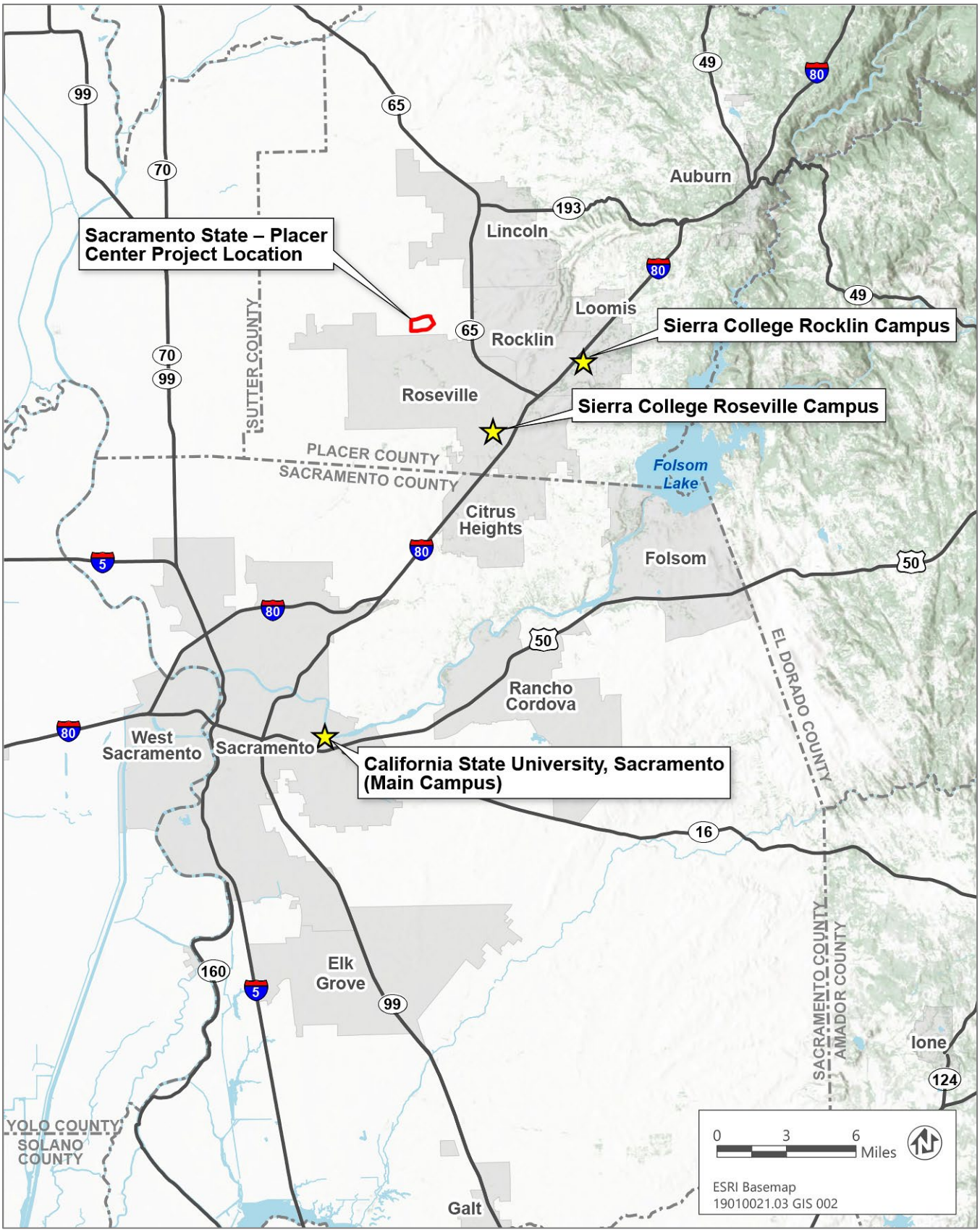
After decades of coordination, the California State University received a land donation of 301 acres from Placer Ranch, Inc. in 2020. Sacramento State is proposing the development of an off-campus center, "Sacramento State – Placer Center," on this parcel to expand access to higher education in the region and provide opportunities for workforce development through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The Sacramento State – Placer Center site is located in in western Placer County, approximately 30 miles northeast of the Sacramento State main campus, 8 miles west of the Sierra College Rocklin campus, and 8 miles northwest of the Sierra College Roseville campus. Buildout of the off-campus center would include administrative facilities; student and faculty housing; a student center; recreation and athletic facilities; a performing arts center; a County forensics lab; a hotel and conference center; a continuing education center; academic, research, and industry facilities (academic mixed-use); student support services; open space areas for active and passive recreation; and parking. The off-campus center would also include a new Placer County Fire Station and Training Center[1]. Sacramento State – Placer Center would promote and support the transfer of Sierra College students to Sacramento State, in part through the creation of a Student Success Center that would provide the necessary support services.

Sacramento State has prepared a comprehensive plan (Master Plan) to guide long-term buildout of Sacramento State – Placer Center (project). This chapter describes the project location; planning context; project objectives; proposed phasing; proposed land uses, programming, and development; student, faculty, staff, and employment projections; public services and utilities; transportation and circulation elements; and open space elements. This chapter also identifies the permits and approvals that may be necessary for project implementation.

2.2 PROJECT LOCATION AND EXISTING CONDITIONS

The 301-acre project site is located in unincorporated Placer County, north of the City of Roseville. The site is located directly east of Fiddyment Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard (Figure 2-1). The project site is located in Sections 7 and 8, Township 11 North, Range 6 East (MDB&M) of the "Roseville, California" 7.5-Minute Series USGS Topographic Quadrangle (approximate Latitude 38.816973, Longitude -121.340408).

[1] Sacramento State has committed to ~~granting~~ leasing 5 acres of the project site to Placer County for a fire station and training center. Although the fire station and training center are a separate Placer County project and not part of the Sacramento State – Placer Center Master Plan, this EIR provides a programmatic evaluation of a reasonable estimate of construction and operations for a Placer County fire station and training center in the northwestern portion of the project site.



Source: Adapted by Ascent Environmental in 2021.

Figure 2-1 Regional Location

The project site is characterized by gently rolling terrain with elevations ranging from about 105 feet above mean sea level (AMSL) on the west side to about 130 AMSL on the east. The site and neighboring lands are currently undeveloped pastureland and contain shallow drainages and seasonal wetland areas. The site has historically been used for a variety of dry agricultural uses, including wheat and hay production and livestock grazing.

The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddyment Road. The area east of the site consists of various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site.

2.3 LOCAL PLANNING CONTEXT

The project site is centrally located within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area, which covers 8,497 acres (13.9 square miles) between the cities of Rocklin, Roseville, and Lincoln in western Placer County (Figures 2-2 and 2-3). The SAP includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years and beyond.

2.3.1 Sunset Area Plan

The SAP sits at the heart of South Placer, one of the major population and employment centers in the Sacramento region. The SAP responds to the growing population and employment base and is envisioned to become a large-scale employment hub with access to commercial activity, high-quality entertainment, and higher learning opportunities in Placer County.

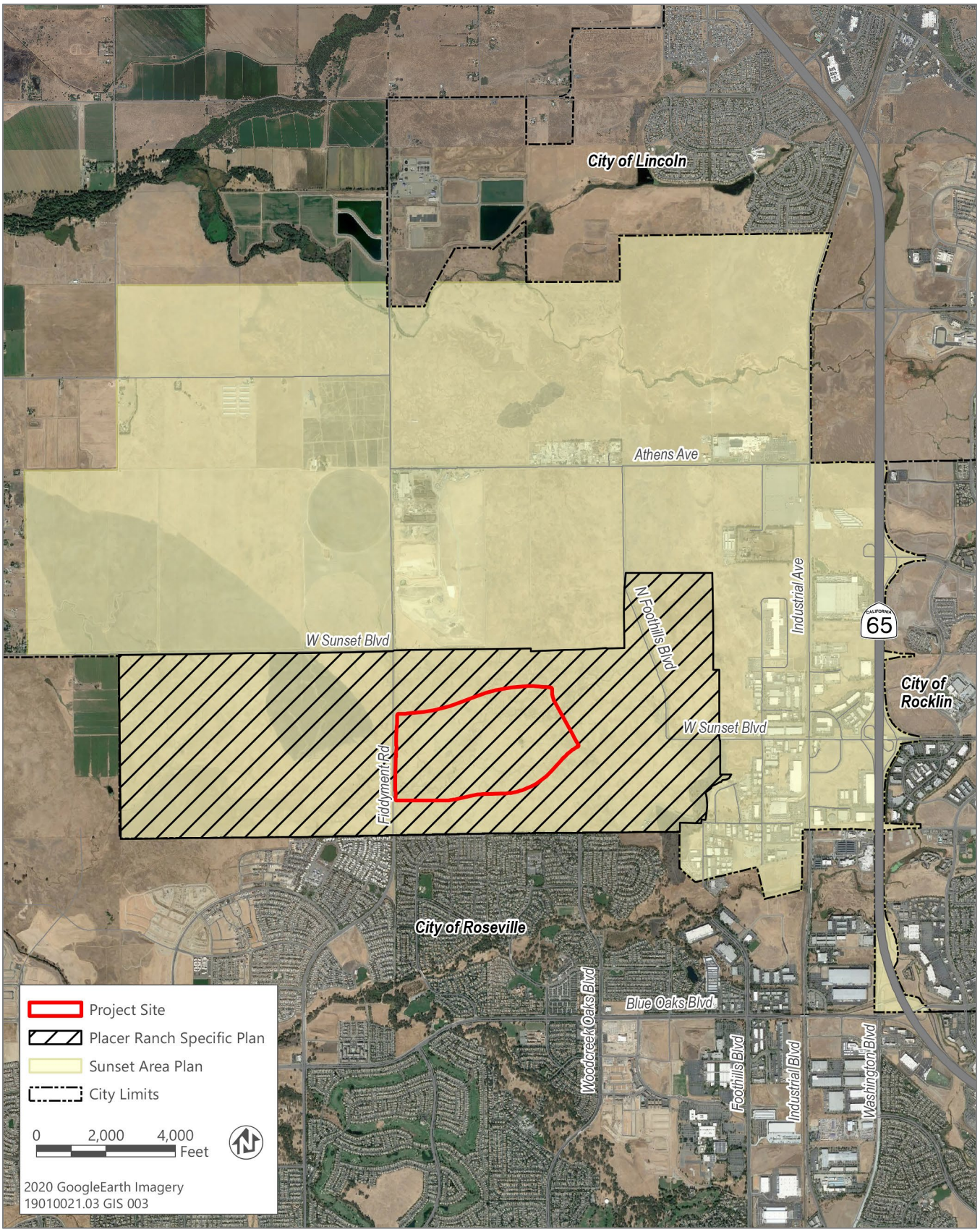
While approximately 80 percent of the land in the plan area is undeveloped, prominent existing uses in the Sunset Area include the Thunder Valley Casino Resort and the Western Regional Sanitary Landfill, both of which are located north of the Sacramento State – Placer Center site on Athens Avenue. The Sunset Area also provides key north-south and east-west access to the rest of the region through Highway 65 and the future Placer Parkway, providing transportation access for people traveling to or leaving the area; Sacramento State – Placer Center would be easily accessible from the future Placer Parkway.

Outside the PRSP area (described below), land uses identified in the SAP include General Commercial, Entertainment Mixed-Use, Business Park, Innovation Center, Eco-Industrial, Light Industrial, Public Facility, Preserve/Mitigation Reserve, and Urban Reserve (Figure 2-3).

2.3.2 Placer Ranch Specific Plan

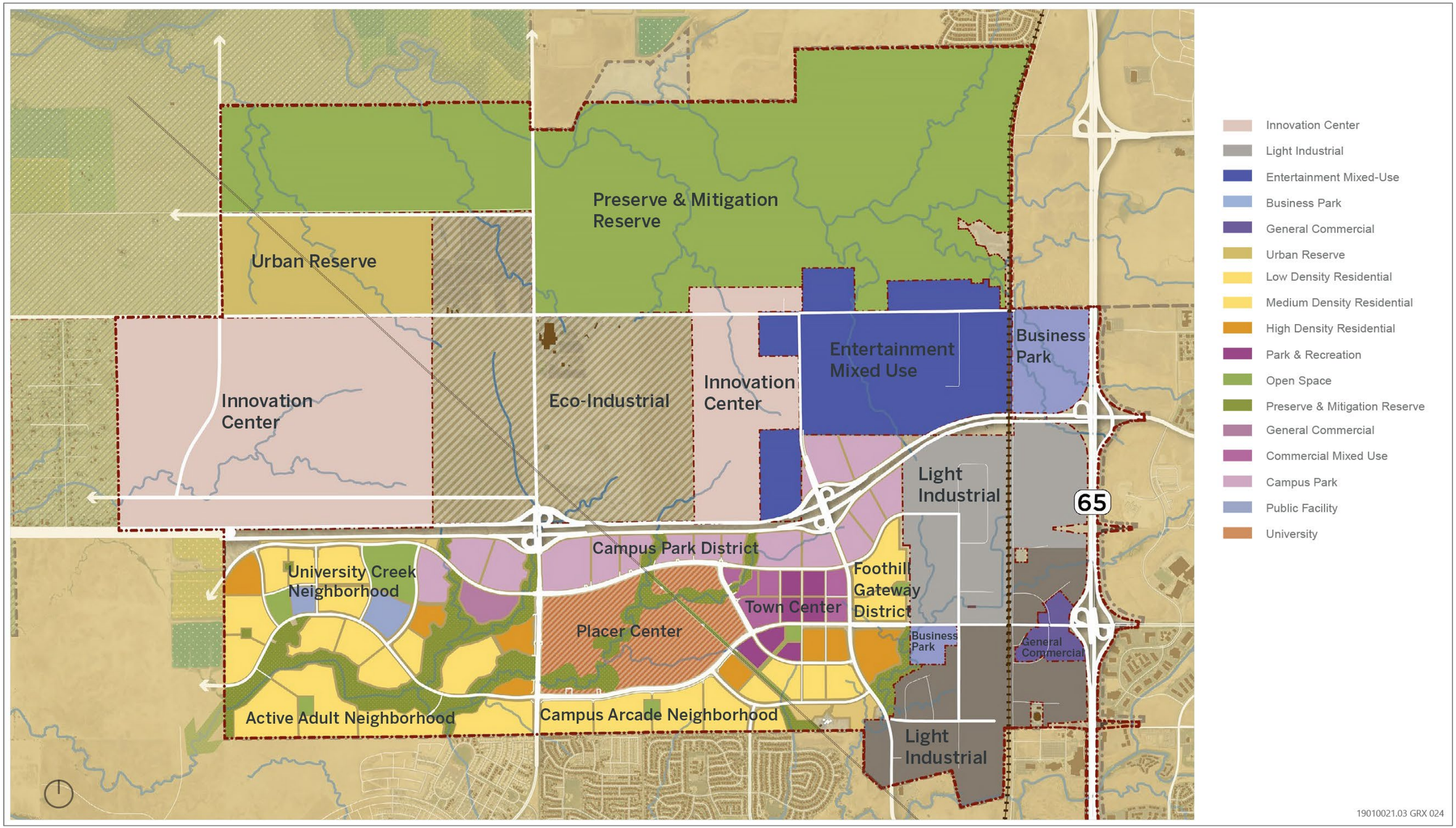
The PRSP outlines the development of a 2,200-acre mixed-use property located at the core of the SAP. Implementation of the PRSP is intended to serve as a catalyst for development of the SAP, initiating job creation and, through phased development of several distinct districts, encourage the influx and retention of a skilled workforce. Each district would serve a unique purpose, with development in the Town Center, Campus Park, and University characterized by higher density and intensity of uses, and development south and west of Sacramento State - Placer Center having a more suburban appearance with recreational amenities integrated into the form and character of each neighborhood (Figure 2-3).

The land use and phasing framework for the PRSP is designed to achieve the overarching vision to develop a regional employment center, with quality services and amenities to support the future population. Sacramento State - Placer Center is intended to serve as a cornerstone of the PRSP, providing the County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities.



Source: Adapted by Ascent Environmental in 2022.

Figure 2-2 Project Location



Source: Sasaki 2022.

Figure 2-3 Sunset Area Plan / Placer Ranch Specific Plan – Land Use Plan

Placer Ranch, which is now called "Placer One," was subsequently purchased by Taylor Builders, LLC, which formed an entity, JEN CA Placer Ranch, LLC (JEN), for the purposes of building out the PSRP. Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that will serve the initial phases of Sacramento State – Placer Center. Construction of Placer One backbone infrastructure includes utility infrastructure and improvements on Fiddyment Road along the western boundary of the project site north to the Placer County fire station and training center site (proposed within the Sacramento State - Placer Center site), establishing the utility infrastructure and extending Sunset Boulevard along the southern boundary of the Sacramento State – Placer Center site, and establishing the utility infrastructure and new College Park Drive coming from the south and connecting to Sunset Boulevard (Figure 2-3). As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

2.4 PROJECT OBJECTIVES

Sacramento State – Placer Center is intended to expand access to higher education in the region and provide opportunities for workforce development through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The off-campus center would also be rooted in partnerships with the County and outside industry. The Master Plan is intended to guide development and operation of a campus that is sustainable and resilient; that provides a successful student experience; and that establishes a new model of education, innovation, and community engagement. While Sacramento State - Placer Center would start as an off-campus center tied to Sacramento State, the potential exists for it to evolve into an independent CSU campus in the future.

The Master Plan is organized around the following five goals that guide the future development of Sacramento State - Placer Center. Specific project objectives support each of the five goals.

- Support Academic and Student Success
  - create a seamless transition of students from Sierra College to Sacramento State;
  - offer applied learning opportunities for students, faculty, and staff utilizing indoor and outdoor space throughout the site as well as public-private partnerships for hands-on, real-world knowledge and skill development;
  - align academic programming and related facilities with the emerging workforce needs of the region;
  - distribute facilities, programs, and services across the campus to complement classes, including a library, flexible study spaces, and a Student Success Center that serves as a central node for academic needs, from academic advising to tutoring services to transfer student support;
  - integrate the onsite natural resources into the academic programming, supporting hands-on learning opportunities within the open space areas of the off-campus center; and
  - develop student and faculty housing in tandem with campus growth to support resident students and faculty, reduce vehicular trips to/from campus, and alleviate critical housing needs.
- Realize Diversity, Inclusion, and Access
  - increase access to higher education opportunities in the region by developing a public university campus in an area that currently has limited access to four-year post-secondary educational facilities;
  - promote multimodal connections that equitably integrate all individuals, including resident students, resident faculty, staff, commuter students, outside community members, and professional partners; and

- support the provision of basic needs for student success and well-being through the provision of food, childcare, healthcare, counseling and mental health services, technology, transportation services, spaces to gather and engage, and recreational facilities.

- Anchor Placer Center in Partnerships
  - develop and catalyze the regional workforce through qualified graduates;
  - establish an on-campus industry partnership zone in the northern portion of the site, in proximity to the neighboring PRSP Campus Park district, where much of the research and development and light-industrial activities are planned, to attract and accommodate industry partnerships and create jobs for the local workforce; and
  - include facilities that benefit both the campus and surrounding community, such as the library, conference center, performing arts center, fire station and training center, forensics lab, continuing education building, and campus hotel;
- Promote Community Building and Place Making
  - create a network of campus spaces that accommodates food venues, wellness, socializing and collaboration, and childcare and that are integrated with the campus fabric, enhance the public realm, and support student success;
  - create a walkable, bikeable campus, designed at the human scale, interlaced with trails and outdoor gathering areas, such as plazas and amphitheaters; and
  - establish gateways to the campus that provide a clear sense of arrival on campus and welcome all modes of travel.
- Be a Model for Resiliency and Sustainability
  - design and develop a zero net energy campus, to the extent feasible, with Leadership in Energy and Environmental Design (LEED) Silver-equivalent buildings, low-energy demand buildings, electric building systems, gas-free appliances, and onsite renewable energy facilities;
  - design and develop a net zero water use campus, to the extent feasible, through use of recycled water, smart metering, water-efficient fixtures, onsite natural biofiltration, and native drought-tolerant landscaping;
  - establish open space around the onsite stream system, which provides hydrologic and habitat values;
  - reduce the potential for increased stormwater flows and off-site flooding through implementation of onsite best management practices, low impact development measures, and onsite detention of peak flows to less than pre-project conditions;
  - reduce vehicle miles traveled and associated air quality and greenhouse gas emissions, to the extent feasible, for Sacramento State students, Sierra College students, faculty, staff, and other employees that live in eastern Sacramento County, Placer County, and Nevada County;
  - meet the CSU goal for 80 percent of solid waste to be diverted from landfills, and strive for 90 percent diversion, through reduction of single-use materials, expanding composting, and expanding material recovery programs;
  - prepare for power outages, to the extent feasible, with battery storage and critical load back up, onsite solar energy generation, and passive survivability design elements in buildings such as shading, natural ventilation, and low energy demands; and
  - adapt to rising temperatures by integrating shading throughout campus and selecting hardscape to minimize the urban heat island effect.

2.5 MASTER PLAN ELEMENTS

The Sacramento State - Placer Center Master Plan establishes the planning foundations for the new off-campus center including the physical accommodation of projected enrollment, programming, land uses, infrastructure, development phasing, and development and design guidelines. Buildout of Sacramento State – Placer Center is anticipated in four phases over a period of 35 years, as summarized in Table 2-1 and described in detail throughout this chapter.

Table 2-1 Sacramento State – Placer Center Master Plan Phasing and Programming Summary

Project Component	Phase 1	Phase 2	Phase 3	Phase 4	Total (all Phases)
Development Duration (Years)	0-7	7-15	15-25	25-35	35
Student Enrollment[1]	1,500 FTE (2,500 HC) *1,000 FTE Sierra College* *500 FTE Sacramento State*	5,000 FTE (8,333 HC) *3,000 FTE Sierra College* *2,000 FTE Sacramento State*	12,000 FTE (20,000 HC) *5,000 FTE Sierra College* *7,000 FTE Sacramento State*	0	12,000 FTE (20,000 HC)
Faculty/Staff[2]	136 FTE	454 FTE	1,089 FTE	0	1,089 FTE
Employees for Community Anchors (Partnership Space) [3,4]	327 FTE	16 FTE	1,100 FTE	0	1,443 FTE
Traditional Higher Education Space/Support Facilities/Housing	179,000 GSF	709,000 GSF	1,200,000 GSF		2,088,000 GSF
Community Anchors[4] (Partnership Space)	208,000 GSF	10,000 GSF	675,000 GSF		893,000 GSF
Academic Mixed-Use (Industry Partnership Zone)				947,000	947,000 GSF
Parking Structure	0	0	443,000 GSF	576,000 GSF	1,019,000 GSF
Parking Spaces (surface/structure)	1,126 (+1,126/0)	2,208 (+2,614, -406/0)	3,267 (+2,721, -1,160 /1,706)	36 (-2,410/2,446)	6,637 (2,485/4,152)
Housing Units	0	250 traditional beds 5 faculty housing units	450 mini-suites 500 apartment beds 15 faculty housing units	0	250 traditional beds 450 mini-suites 500 apartment beds 20 faculty housing units

Notes: FTE = full-time equivalent; HC = headcount; GSF = gross square feet; SF = square feet

[1] The FTE calculation reflects the expectation that full-time undergraduate students will enroll in 15 units per quarter. As a metric for communicating the size of enrollment, FTE is always lower than student headcount, because not all students take full-time course loads each quarter.

[2] Staff/Faculty estimates provided by Sacramento State in January 2022 (pers. comm. Nunez 2022)

[3] Employment estimates generated by the SACSIM land use-based model utilized in this EIR for the analysis of vehicle miles traveled (See Appendix B).

[4] Community Anchors (partnership space) would be located on the Sacramento State – Placer Center site and would include the Library, Conference Center, Performing Arts Center, Continuing Education Facility, Forensics Lab, Hotel, Childcare Facility, and Placer County Fire Station and Training Center.

Source: Information provided by Sasaki 2022 and compiled by Ascent Environmental, 2022.

2.5.1 CSU Off-Campus Centers

According to the CSU's official policy, in contrast to traditional campuses, which provide comprehensive curriculum offerings as well as other functions including residential life, recreation, wellness, library, student union general administration, and central plant and facilities support, off-campus centers are established to "provide regular academic degree programs in geographic areas not adequately served by existing CSU campuses" (CSU 2020a). Off-campus centers are unique to the CSU, among the three segments of postsecondary public education in California that also includes the University of California and the California Community Colleges. According to a 2017 report addressing UC and CSU enrollment and capacity prepared by the Legislative Analyst's Office, the off-campus centers "provide commuting undergraduate students with opportunities to take some or all of their coursework at a nearby center instead of the main campus" (California LAO 2017).

According to the California State University Enrollment Demand, Capacity Assessment, and Cost Analysis for Campus Site prepared for the CSU in 2020 (CSU 2020b):

> Off-Campus Centers have been the primary mechanism used by the CSU system to address unmet demand for academic degree programs in geographic areas not adequately served by an existing CSU main campus. An Off-Campus Center is supported by a main campus and is established when an existing CSU campus either rents or acquires a facility from which it offers academic courses and programs to support regional demand.
>
> Off-Campus Centers are funded through the main campus's annual budget allocation, and enrollment is incorporated into the main campus's multi-year enrollment planning proposal.
>
> Although guidance on the establishment of an Off-Campus Center is somewhat flexible, the CSU system provides baseline criteria that the main campus must provide "compelling evidence" that the area served by the new Off-Campus Center has "substantial" demand for academic programs that cannot be met by an existing CSU campus or by another public or private institution.

The CSU has established procedures for the development of off-campus centers, with criteria applicable to centers with enrollment up to 500 FTE students that include, but are not limited to, the following:

- Full upper division programs offered in at least three academic degree programs;
- Assurance that projected center enrollment cannot be accommodated through distance learning technologies or other alternative instruction delivery methods that meet pedagogical requirements for effective instruction;
- Enhancement of higher education in the region with no significant negative impact on established higher education institutions in the region;
- Academic resources sufficient for continuity without impacting "home" campus programs;
- Staffing with regular CSU faculty at a ratio similar to on-campus staffing.

Additional criteria apply to off-campus centers proposed to accommodate more than 500 FTE students, including but not limited to the consideration of the longevity of an existing center of less than 500 FTE students, projected population growth in the region, projected enrollment, costs including those for off-site improvements, availability of funding, potential for joint ventures with community partners and/or public agencies, and the level of community support.

There are currently seven off-campus centers operated by CSU universities throughout California (university affiliations are indicated in parentheses): Contra Costa (East Bay), Downtown San Francisco (San Francisco), Stockton (Stanislaus); Antelope Valley (Bakersfield); Palm Desert (San Bernardino); Imperial Valley – Brawley (San Diego); and Imperial Valley – Calexico San (San Diego). Development at each of the seven existing off-campus centers is governed by a master plan that provides a physical development framework in response to anticipated enrollment needs over time.

2.5.2 Student Enrollment Growth and Campus Planning

The State of California's annual budget process is the primary factor that determines enrollment levels at CSU campuses. The Trustees require each campus to have a master plan, showing existing and anticipated facilities necessary to accommodate a specified enrollment at an estimated target date or planning horizon, in accordance with approved educational policies and objectives. Each year, the CSU negotiates with the State of California for funding to support planned enrollment growth as part of the annual budget process. The annual state budget identifies anticipated enrollment growth systemwide for the CSU each year; according to the 2019-2020 California State Budget, the state expects the CSU to accommodate growth in enrollment of 10,000 FTES during that period (California Department of Finance 2019). Following negotiation, the CSU allocates enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses. Campuses are expected to manage their enrollments within a small margin of error around the target because they receive state/CSU funding only for the targeted number.

The anticipated enrollment at Sacramento State – Placer Center is correlated with the estimated demand for higher education in the region. The CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035 (CSU 2020b). Enrollment demand is projected to exceed planned capacity by 21 percent in the Sacramento region, including Placer County (CSU 2020b). Sacramento State - Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus and meet the needs of the Placer County population, which is growing faster than other regions in California (Placer County 2021). Furthermore, the partnership between Sacramento State and Sierra College increases the projected full-time equivalent (FTE) students for each phase of campus development, with Sierra College leading enrollment growth during the initial phases.

The Master Plan is designed to meet the identified space needs with appropriate facilities at each of four phases of development, eventually realizing an off-campus center that serves approximately 20,000 students (headcount [HC]) or 12,000 FTE students[2,3], including approximately 5,000 Sierra College FTE students and approximately 7,000 Sacramento State FTE students, phased as summarized in Table 2-1 and described below in Section 2.5.4. Assumptions regarding the anticipated rate of enrollment growth and corresponding space needs over the course of Sacramento State-Placer Center buildout were developed by benchmarking against enrollment and space needs at other CSU off-campus centers, including, in some cases, their transitions from off-campus centers to mature campuses. It should be noted that the anticipated Sacramento State – Placer Center Master Plan buildout year, along with the timelines for interim phases of buildout stated herein, are defined only for the purposes of estimating development needed to accommodate projected enrollment and the total project population and evaluating the associated environmental impacts. The Master Plan and EIR do not commit the CSU to carrying out development of the Sacramento State – Placer Center according to a specific phased or final timeline, as implementation will depend on demand and the availability of funding over time, Similarly, the proposed Master Plan would not expire on a certain date; it would remain in effect until and unless modified or updated.

2.5.3 Academic Programming

Academic programming includes the various facilities planned to meet the higher education needs of the off-campus center population, including both Sierra College and Sacramento State students, during each phase of campus development. As shown on Figure 2-4, these include:

- Lecture halls/classrooms
- Recreation
- Teaching Lab
- Central Plant
- Open Lab
- Student Life
- Office
- Support
- Library/Study
- Housing

[2] The FTE students calculation reflects the expectation that full-time students will enroll in 15 units per quarter. As a metric for communicating the size of enrollment, FTE is always lower than student headcount (HC), because not all students take full-time course loads each quarter.

[3] The SAP/PRSP anticipated a maximum 30,000 HC for the University and Placer County's SAP/PRSP EIR evaluated a campus with up to 30,000 HC.

Phase 1 includes 179,000 gross square feet (GSF) of academic programming space.

Phase 2 adds 709,000 GSF of academic programming space for a cumulative total of 888,000 GSF.

Phase 3 adds 1,200,000 GSF of academic programming space for a cumulative total of 2,088,000 GSF. Phase 3 provides for build-out of the off-campus-center academic space, fully serving the higher education needs of the off-campus center population.

Phase 4 is not tied to a specific enrollment figure and no traditional higher education space is accounted for in this phase; it would support an additional 947,000 GSF of academic mixed-use space, focused on industry partnership space, as described below.

2.5.4 Partnership Programming

The off-campus center is intended to serve not only the academic need of students but also the surrounding community through the inclusion of partnership spaces or community anchors. These include the Library, Conference Center, Performing Arts Center, Continuing Education Facility, Forensics Lab, Campus Hotel, Childcare Facility, and Placer County Fire Station and Training Center. The partnership spaces account for a total of approximately 893,000 GSF of onsite facilities, which are anticipated to be developed through public-private partnerships with regional partners.

Phase 1 identifies 208,000 GSF of partnership space.

Phase 2 identifies an additional 10,000 GSF of partnership space.

Phase 3 identifies an additional 675,000 GSF of partnership space.

Phase 4 is intended to coordinate with the surrounding PRSP development, including the Campus Park District to the north of the project site, which is planned to be a 335-acre job center with a mix of office, research and development, retail, and light industrial. Phase 4 would introduce seven academic mixed-use buildings, accounting for 947,000 GSF of partnership space. Phase 4 is anticipated to be industry focused, strengthening the connection between Sacramento State – Placer Center and surrounding community. The Phase 4 space would serve to supplement the higher education space of the off-campus center.

DEVELOPMENT SUMMARY

The development summary provided in Table 2-2 identifies the individual buildings, facilities, and parking facilities that are proposed for each phase of Sacramento State – Placer Center. The building numbers in Table 2-2 correspond to the building numbers shown on the land use plans and anticipated building layouts provided in Figures 2-4 through 2-9.

Table 2-2 Sacramento State – Placer Center Development Summary

Building Number	Building Use	Building Name	Floor Area (GSF)[1]	Building Footprint (SF)[1]	Beds
	Phase 1				
1	Academic	Initial Sacramento State Academic Building	75,000	36,600	—
2	Community Anchor	Library Building #1	148,000	46,270	
3	Support	Support Building #1	37,000	13,920	—
4	Academic	Sierra College Transfer Center	30,000	19,350	—
5	Support	Central Utility Plant #1	37,000	18,250	—
6	Community Anchor	Placer County Fire Station and Training Center[2]	30,000	17,100	—
7	Community Anchor	Forensic Lab	30,000	18,000	—
		Surface Parking Spaces Added: 1,126			
		Phase 1 Total	387,000		

Building Number	Building Use	Building Name	Floor Area (GSF)[1]	Building Footprint (SF)[1]	Beds
	Phase 2				
8	Campus Life	Student Center #1	178,000	44,250	—
9	Academic	Academic Building	94,000	37,225	—
10	Academic	Academic Building	57,000	21,810	—
11	Campus Life	Recreation + Wellness Center	130,000	66,820	—
12	Campus Life	Stadium Bleachers	15,000	15,460	—
13	Academic	Administration Building	58,000	17,400	—
14	Campus Life	Dining Center	35,000	32,250	—
15	Housing	Housing (Faculty)	5,000	2,700	5 Faculty Units
16	Housing	Housing (Student)	46,000	20,270	125 Traditional
17	Housing	Housing (Student)	46,000	20,270	125 Traditional
18	Support	Campus Police, Parking, and Transportation	45,000	17,900	—
19	Community Anchor	Childcare Facility	10,000	n/a	—
		Surface Parking Spaces Added: 2,614			
		Surface Parking Removed: -406			
		Phase 2 Total	719,000		
	Phase 3				
20	Campus Life	Student Center #2	133,000	44,000	—
21	Academic	Academic Building (Addition)	45,000	15,750	—
22	Academic	Academic Building	129,000	35,625	—
23	Academic	Academic Building	116,000	37,500	—
24	Academic	Academic Building	89,000	30,750	—
25	Community Anchor	Library Building #2	132,000	69,800	—
26	Campus Life	Recreation + Wellness Center Addition	143,000	72,600	—
27	Academic	Administration Building Addition	46,000	17,400	—
28	Support	Support Building #2	57,000	23,870	—
29	Housing	Housing (Student)	43,000	13,000	100 Mini-Suite
30	Housing	Housing (Student)	71,000	24,200	175 Mini-Suite
31	Housing	Housing (Student)	71,000	22,200	175 Mini-Suite
32	Housing	Housing (Student)	82,000	25,360	167 Apartment Beds
33	Housing	Housing (Student)	80,000	24,200	167 Apartment Beds
34	Housing	Housing (Student)	80,000	24,200	166 Apartment Beds
35	Housing	Housing (Faculty)	5,000	2,700	5 Faculty Units
36	Housing	Housing (Faculty)	5,000	2,700	5 Faculty Units
37	Housing	Housing (Faculty)	5,000	2,700	5 Faculty Units
38	Community Anchor	Conference Center	178,000	55,000	—
39	Community Anchor	Performing Arts Center	136,000	58,890	--
40	Community Anchor	Continuing Ed Building	123,000	31,500	--

Building Number	Building Use	Building Name	Floor Area (GSF)[1]	Building Footprint (SF)[1]	Beds
41	Community Anchor	Hotel	106,000	35,780	--
		Phase 3 Subtotal without Parking Garage Space	1,875,000		
42	Parking	Parking Garage (Hotel): 1,108 spaces[3]	288,000	72,000	--
43	Parking	Parking Garage (Conference Center): 598 spaces[3]	155,000	38,870	--
		Surface Parking Spaces Added: 2,721			
		Surface Parking Spaces Removed: -1,160			
		Phase 3 Total	2,318,000		
	Phase 4				
44	Academic	Academic Mixed Use	81,000	23,590	—
45	Academic	Academic Mixed Use	119,000	38,250	—
46	Academic	Academic Mixed Use	137,000	41,900	—
47	Academic	Academic Mixed Use	195,000	54,080	—
48	Academic	Academic Mixed Use	185,000	57,700	—
49	Academic	Academic Mixed Use	58,000	22,420	—
50	Academic	Academic Mixed Use	68,000	20,000	—
51	Academic	Academic Mixed Use	104,000	28,140	—
		Phase 4 Subtotal without Parking Garage Space	947,000		
52	Parking	Parking Garage (Athletics): 1,392 spaces[3]	302,000	150,800	—
53	Parking	Parking Garage (west of Industry Partnership Zone): 1,054 spaces[3]	274,000	68,500	—
		Surface Parking Spaces Removed: -2,410			
		Phase 4 Total	1,523,000		
		Cumulative Total all Phases without Parking Garage Space	3,928,000		
		Cumulative Total all Phases	4,947,000		

Notes: GSF = gross square feet; SF = square feet

[1] Estimates provided for building floor area (GSF) and building footprint (SF) are approximate, as informed by the space needs analysis for programming space. The actual square footage per phase and building may differ slightly during implementation of the Master Plan.

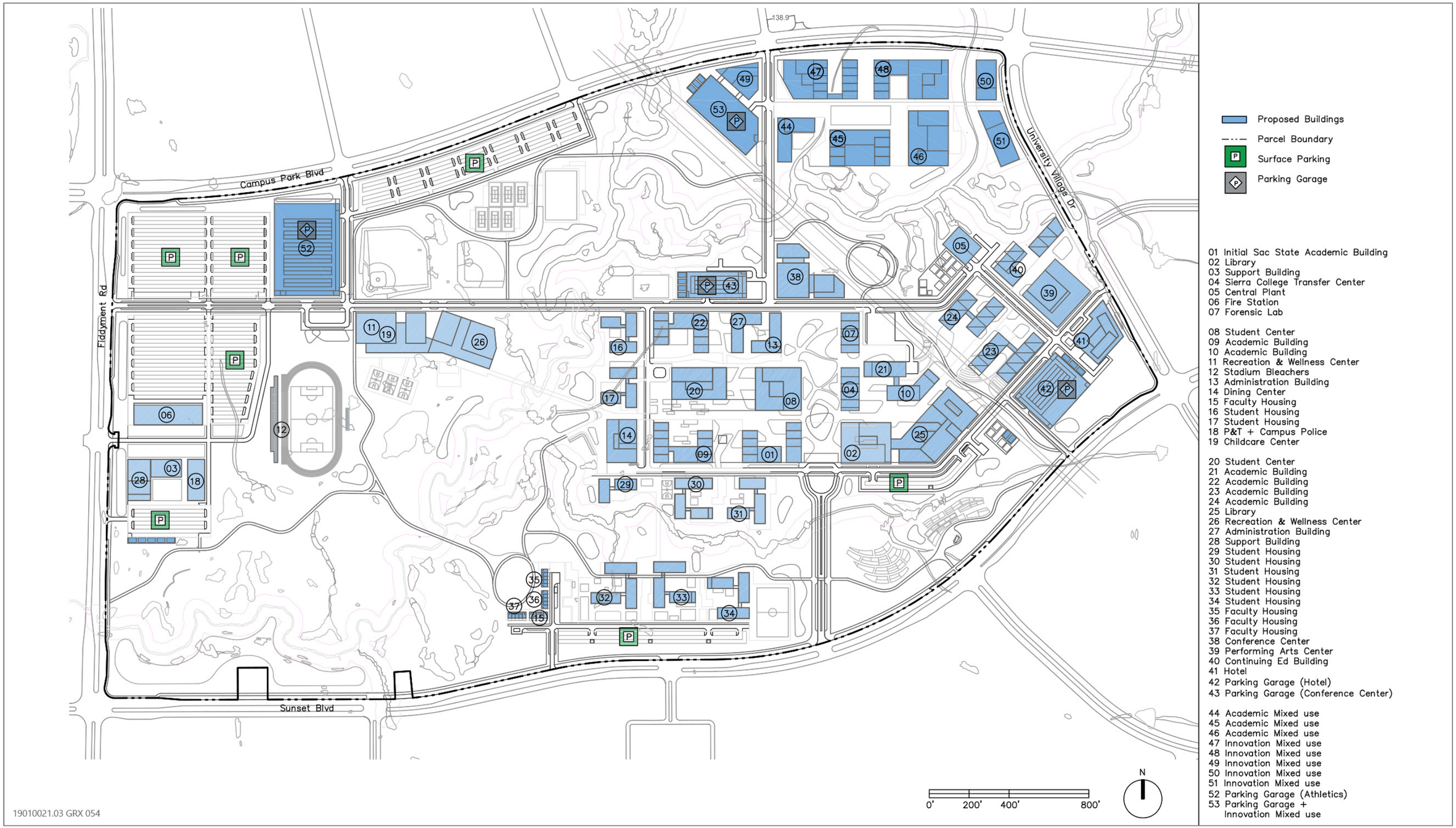
[2] Sacramento State has committed to ~~granting~~ leasing 5 acres of the project site to Placer County for a fire station and training center. Although the fire station and training center are a separate Placer County project and not part of the Sacramento State – Placer Center Master Plan, this EIR provides a programmatic evaluation of a reasonable estimate of construction and operations for a Placer County fire station and training center in the northwestern portion of the project site.

[3] Total Parking Garage Space Estimate: 4,152 spaces

Source: Sasaki 2022.

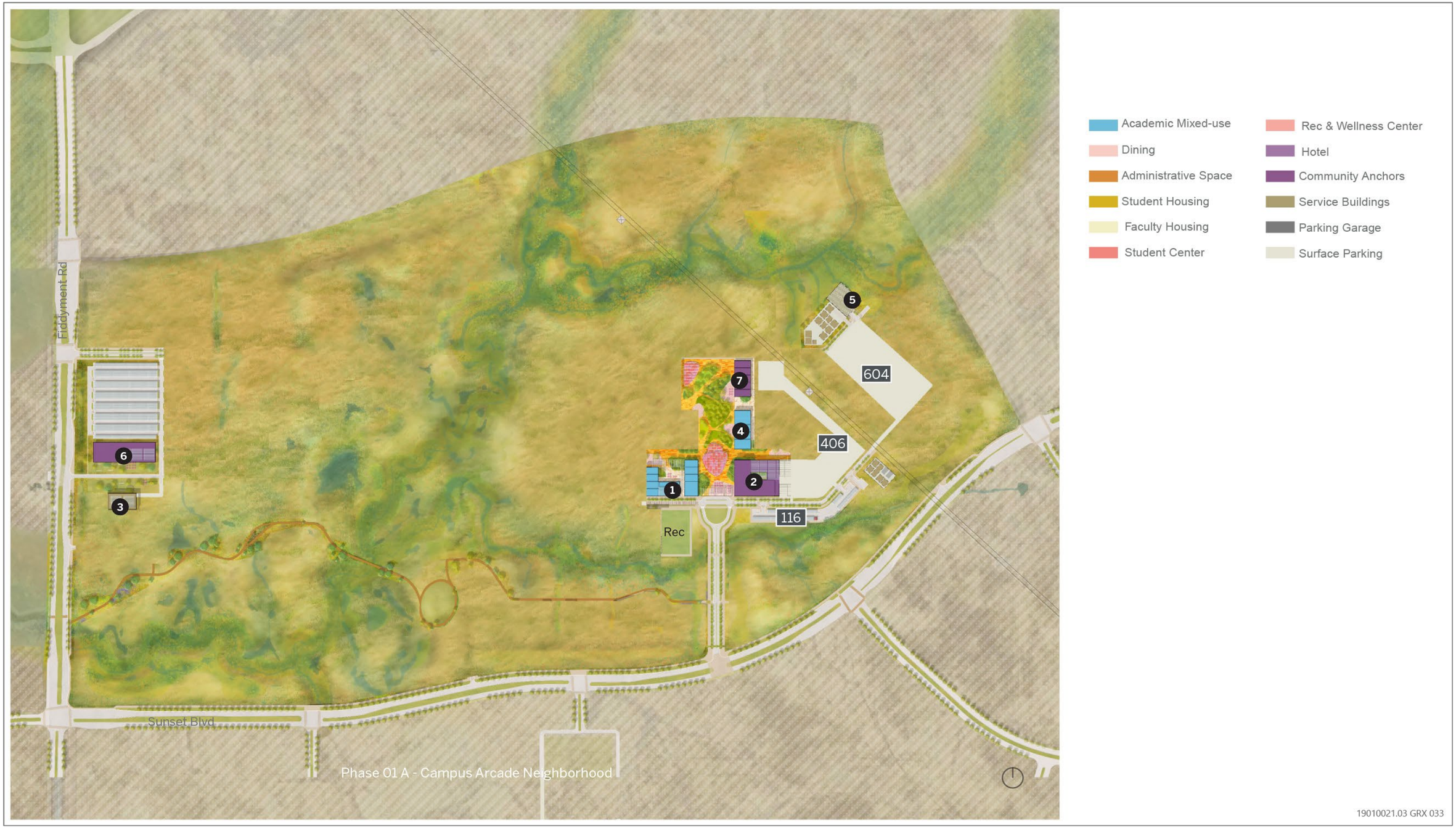
Source: Sasaki 2022.

Figure 2-4 Sacramento State – Placer Center Land Use Plan and Anticipated Building Layout



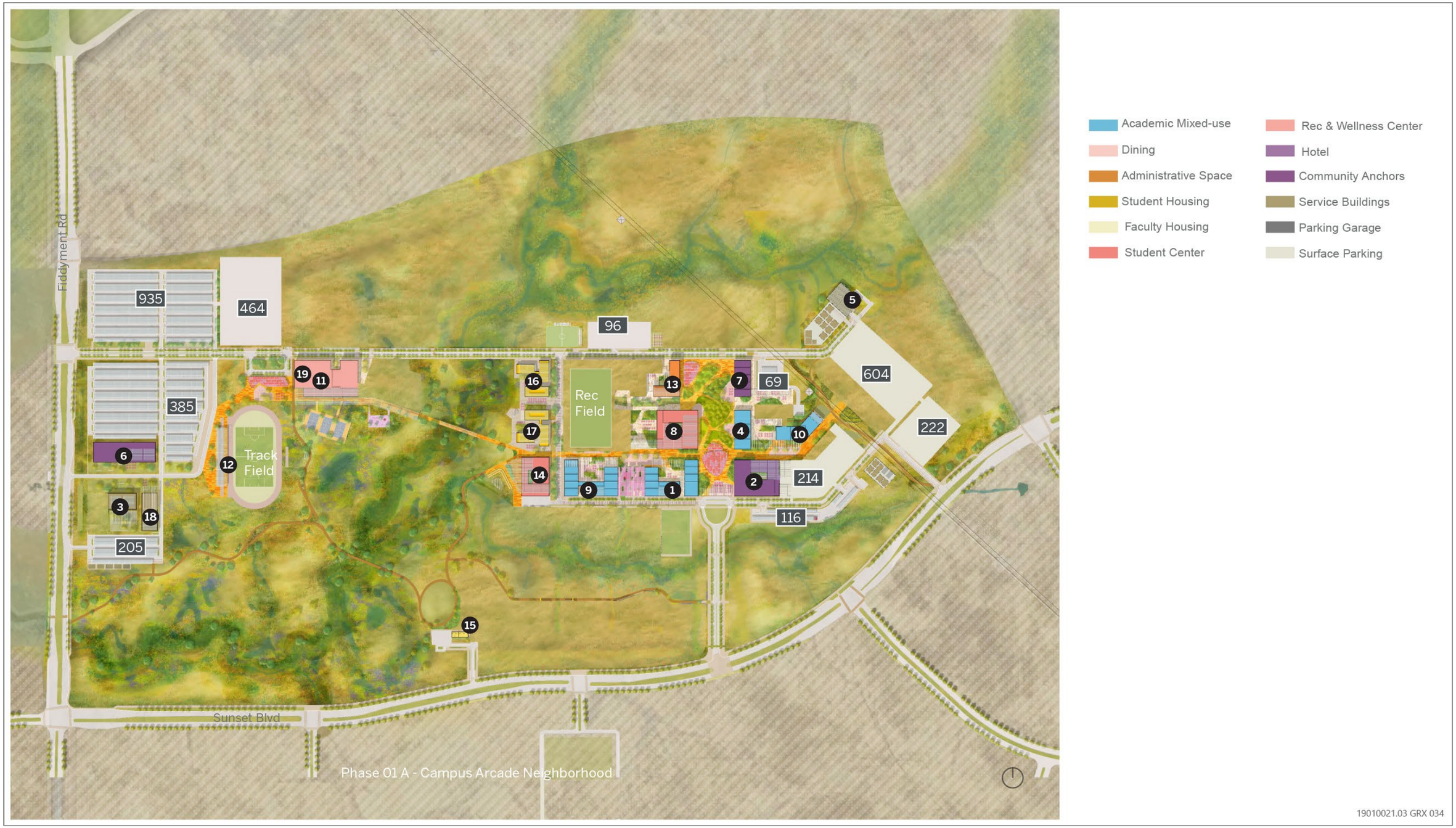
Source: Images produced and provided by Sacramento State in 2022, adapted by Ascent Environmental in 2022.

Figure 2-5 Sacramento State – Placer Center Anticipated Building Layout



Source: Sasaki 2022.

Figure 2-6 Sacramento State – Placer Center Phase 1 – Land Use Plan and Anticipated Building Layout



Source: Sasaki 2022.

Figure 2-7 Sacramento State – Placer Center Phase 2 – Land Use Plan and Anticipated Building Layout

Source: Sasaki 2022.

Figure 2-8 Sacramento State – Placer Center Phase 3 – Land Use Plan and Anticipated Building Layout

Source: Sasaki 2022.

Figure 2-9 Sacramento State – Placer Center Phase 4 – Land Use Plan and Anticipated Building Layout

2.5.5 Phasing

The phased implementation of the Sacramento State – Placer Center Master Plan is described below.

PHASE 1

Phase 1 of Sacramento State – Placer Center would be built out over an estimated 7-year duration. Phase 1 is designed to accommodate a student population of 1,500 FTES or 2,500 HC students based on the assumption that 80 percent of students would be part time. It is assumed that 1,000 FTES would be associated with Sierra College and 500 FTES would be affiliated with Sacramento State. By maintaining a student to faculty ratio of 24:1, Phase 1 would have a faculty count of 62.5 FTE. Similarly, by maintaining a student-to-staff ratio of 20:1, Phase 1 would have a staff count of 74 FTE (Table 2-1).

Implementation of Phase 1 would focus on initial development of the academic core, approximately 40 acres located in the southeast portion of the site, north of the planned Sunset Boulevard alignment. The academic core would consist of two academic buildings (Sacramento State academy building and the Student Success Center), the campus grove and plaza, and three community anchors (the Forensics Lab, Library, and the separately proposed Placer County Fire Station and Training Center). To align with the phased development of the PRSP, the south campus gateway would connect the off-campus center to Sunset Boulevard to the south, which is being constructed with the Placer One neighborhood. The Master Plan identifies the site for the proposed 5-acre Placer County Fire Station and Training Center along the western border of the site, accessed off Fiddyment Road. In addition, service buildings, infrastructure, and surface parking (1,126 spaces) would be constructed to support new campus uses. The overall central heating and cooling plant footprint would be established in Phase 1; however, equipment would be sized and installed to serve each phase of the off-campus center. In total, Phase 1 development would include 387,000 gross square feet (GSF) of space (Table 2-2 and Figure 2-6). Finally, the initial configuration of the campus loop trail would be established on the southwestern side of the site, providing a recreational trail for the initial phase of the campus as well as the Placer One neighborhood to the south.

PHASE 2

Phase 2 of Sacramento State – Placer Center is estimated to be built out over years 7-15 of campus development. Phase 2 would accommodate a student population of 5,000 FTES, or 8,333 HC students based on the continued assumption that 80 percent of students would be part-time. The Master Plan estimates 3,000 FTEs Sierra College students and 2,000 FTEs Sacramento State students for Phase 2. By maintaining a student-to-faculty ratio of 24:1, Phase 2 would have a faculty count of 208 FTE. Similarly, by maintaining a student to staff ratio of 20:1, Phase 2 would have a staff count of 246 FTE (Table 2-1).

Phase 2 is intended to establish Sacramento State - Placer Center as a destination for students, faculty, and staff to live, work, and study. Phase 2 would expand the off-campus center significantly, involving development of approximately 64 acres of land to support the increased student population. The campus core would become more formalized, providing a variety of functions including academic mixed-use, student life, and administrative spaces. In Phase 2, several key buildings and programs would be introduced, including on-campus student and faculty/staff housing, the Recreation and Wellness Center on the western portion of the site, the Dining Center, Student Center, and the Campus Police and Parking/Transportation Building. In total, 719,000 GSF of space would be introduced in Phase 2, for a cumulative campus total of 1,106,000 GSF of space (Table 2-2 and Figure 2-7).

An additional internal road connecting the off-campus center to Fiddyment Road, and a shared, pedestrian-oriented street in the campus core would be developed in Phase 2. During Phase 2, 2,614 surface parking spaces would be added, and 406 spaces would be removed. In total 3,334 surface parking spaces would be available at the end of Phase 2 (Figure 2-7).

PHASE 3

The third phase of Sacramento State – Placer Center is designed to, accommodate the full projected student population of 12,000 FTES, or 20,000 HC students based on the assumption that 80 percent of students would be part-time. It is assumed that 5,000 FTES would be associated with Sierra College and 7,000 FTES would be affiliated with Sacramento State. Phase 3 development is estimated to occur from years 15 to 25. By maintaining a student-to-faculty ratio of 24:1, Phase 3 would have a faculty count of 500 FTES. Similarly, by maintaining a student-to-staff ratio of 20:1, Phase 3 would have a staff count of 589 FTE (Table 2-1).

Phase 3 more than doubles the student population and includes the buildings, mobility networks, infrastructure, and recreational spaces needed to support this growth (Figure 2-7). In Phase 3, the northern edge of the campus would begin to be developed with additional sports and recreation fields, surface parking lots, and the Conference Center. The buildout of academic mixed-use buildings in this phase would take the place of surface parking lots from Phases 1 and 2, and all student and faculty/staff housing would be completed. At buildout of Phase 3, all of the student life, administrative, housing, and service needs would be met, and all community anchors would be developed.

With the development of Town Center to the east of the project site during this phase, the community-facing buildings within the project site, located near University Village Drive, including the Performing Arts Center, Hotel, and Continuing Education Facility would be developed to connect the campus to the surrounding community. In total, 2,318,000 GSF is would be developed in Phase 3 (including 443,000 GSF of parking structures), for a cumulative campus total of 3,424,000 GSF of space (Table 2-2 and Figure 2-8).

The campus loop trail would be completed, connecting all parts of the campus. In addition, the polyculture garden would be completed, for campus use as well as use by community members.

It is assumed that, over time, parking demand would tend to decrease on a per-student basis as campus housing area is built out and as the surrounding communities are developed. The projected number of spaces per capita is reduced in each phase of campus development, from 0.45 spaces per headcount student in Phase 1, to 0.4 in Phase 2, and 0.33 in Phase 3. Therefore, in Phase 3, 2,721 surface parking spaces would be added in new locations and 1,160 spaces would be removed. In addition, two parking structures would be constructed with a total of 1,706 parking spaces. The Conference Center parking structure (598 spaces) would provide parking for the Conference Center, administration, and nearby student housing. A second parking structure near the Hotel (1,108 spaces) would provide parking for community programs located at the eastern end of the campus, the Performing Arts Center, Continuing Education Facility, Library, and the Hotel. In total, 6,601 parking spaces would be available at the end of Phase 3 (Figure 2-8).

PHASE 4

Long term (years 25 to 35) development of the project site would occur beyond Phase 3; however, it is not anchored to a specific student enrollment figure. Sacramento State – Placer Center intends to coordinate with the surrounding PRSP development. With the development of Campus Park to the north of the site during this phase, the Master Plan proposes the development of seven additional academic mixed-use buildings in the northeastern portion of the site, the industry partnership zone, replacing the surface parking from Phase 3. Placing industry-focused buildings at the northern periphery of the site is intended to strengthen the connection between Sacramento State – Placer Center and the surrounding neighborhoods, particularly the PRSP Campus Park district, which is anticipated to support light manufacturing, research and development, and office functions. In total, approximately 947,000 GSF of academic mixed-use space and 576,000 GSF of parking structure space would be developed in Phase 4, for a cumulative campus total of 4,947,000 GSF of space (Table 2-2 and Figure 2-9).

A paseo would be designed in the northern area of the site to provide spaces for interaction and collaboration. This paseo, in conjunction with the north gateway road and pedestrian paths, would connect the northern development to the campus core.

As stated above, it is assumed that, over time, parking demand would tend to decrease on a per-student basis as campus housing area is built out and as the surrounding communities are developed. During Phase 4, 2,410 surface parking spaces would be removed, largely to accommodate development of the northeastern corner of the site. Also

during this phase, 2,446 parking spaces would be developed in two additional parking structures (1,392 spaces in a parking structure near the sports facilities and 1,054 spaces in a parking structure at the west side of the Industry Partnership Zone along Campus Park Boulevard). In total, 6,637 cumulative parking spaces would be available at the end of Phase 4 (Figure 2-9). (See "Parking" in Section 2.5.7, below, for further details on parking.)

2.5.6 Land Use Plan

The Sacramento State – Placer Center Master Plan establishes a land use plan and an anticipated building layout (Figure 2-4), which provide for the distribution and placement of buildings and land uses for the off-campus center. The Master Plan proposes approximately 3.9 million GSF of development (excluding parking structures), broken down into the following space types. Comprehensive design guidelines addressing the landscape and public realm, architecture, and signage have been established for the off-campus center as part of the Master Plan and are discussed in greater detail in Section 3.1, "Aesthetics."

- Academic. Academic buildings would include classrooms, teaching and open labs, office spaces, and administrative spaces. They would be designed to provide a variety of learning spaces and opportunities for collaboration and to promote academic programs and research. The academic buildings would primarily be sited in the campus core and northern periphery. The Master Plan introduces 18 academic buildings (including the initial Phase 1 Sacramento State building and Student Success Center), as well as an Administration Building, which collectively total an estimated 1,686,000 GSF of space.
- Campus Life. Campus life spaces include the Student Center and Dining Center, located along the paseo in the campus core, as well as a network of active and passive recreation facilities, like the campus loop trail. These spaces and facilities are intended to support diversity, inclusion, and access, and promote community building and placemaking. Active student life functions, the Student Center and Dining Center, would be located along the paseo in the campus core, and a network of sports and recreation facilities would line the campus loop trail.

  The Recreation and Wellness Center would serve as the primary campus recreation facility, with amenities for students, faculty, and staff, and the surrounding community. Sports and recreation fields, including a soccer field, basketball courts, baseball and softball fields, and tennis courts, would provide open spaces for students and community members to participate in club sports and recreational leagues. These fields, located within walking distance from the Recreation and Wellness Center, could also be made available to surrounding community members. Multi-use recreational fields and courts are planned proximate to residential facilities in the southern portion of the site. In total, the Master Plan plans for an estimated 634,000 GSF of campus life building spaces.
- Stadium. A 3,000-seat stadium would be located near the Recreation and Wellness Center and parking, primarily accessed from the western entry points of the off-campus center. The stadium would be used for a variety of events, occasionally utilizing stadium lighting. The stadium lighting, placed on poles that range from approximately 80 to 90 feet tall, would have higher wattage than other outdoor lighting such as for roads, walking paths, or parking lots. Consistent with modern stadium lighting design, the University would use LED lights, reflectors, visors, shields and customized optics and technology to precisely aim and illuminate the field while minimizing light trespass and light pollution.
- Community Anchors. Sacramento State – Placer Center is envisioned as an anchor institution in the region, providing a variety of amenities for the surrounding community including the Library, Forensics Lab, Conference Center, Performing Arts Center, Hotel, Continuing Education Facility, Childcare Facility, and Placer County Fire Station and Training Center. In total, the Master Plan includes approximately 893,000 GSF of community anchor spaces.
  - The Library would provide academic and community-facing services from study and collaboration spaces, media stacks and maker spaces, and multipurpose spaces for community programming. The Library is intended serve as a home base for learning, as well as a key cultural attraction for external community members. Its location at the heart of campus is intended to be ideal for students, faculty, staff, and community members to be involved in campus life.

- The Forensics Lab is envisioned as a partnership building between Sacramento State – Placer Center and Placer County that supports academic programs that include criminal justice, criminalistics, forensic biology/forensic science, and other undergraduate and graduate programs. Other areas of academic interest include research and studies of data recovery, photographic image reconstruction/analysis, and other forensic computer science activities.
- The Conference Center would provide the facilities, technology, and support to support meetings and conferences. It is planned in the vicinity of the hotel, parking, and academic resources and is intended to promote academic and research initiatives, while inviting industry leaders and professionals to Placer County.
- The Performing Arts Center would provide dedicated spaces for teaching, rehearsal, and performance spaces necessary for a modern performing arts program. The Performing Arts Center would support establishing Placer Center—and the surrounding PRSP development—as a cultural hub of the region, connecting the campus and local communities. The location of the Performing Arts Center by the offsite Placer Ranch town center is intended to promote connectivity between the campus and the rest of the PRSP development and the building would serve as a "front door" to the campus, with a welcoming arrival plaza.
- Similarly, the Hotel would be located proximate to the PRSP town center and commercial activity. With leisure, hospitality, and tourism as emerging industries in the region, developing a hotel would facilitate applied learning opportunities, as well as an attraction for industry partners and researchers when visiting. Additional conference and multipurpose meeting rooms would be available within the Hotel.
- The Continuing Education Facility would provide a potential partnership opportunity to provide a set of upper division general education courses permitting students to complete up to nine units of their degree at Placer Center.
- The Childcare Facility would serve as a family support service for students by providing childcare programming. Enrollment priority would be given to Sierra College and Sacramento State students, then faculty and staff, and any remaining capacity would be offered to the surrounding community.
- The Campus Police and Parking & Transportation Building would establish a convenient presence of police services to protect life and property; provide security for students, faculty, and staff; and assist students, faculty, staff, and visitors with parking and transportation services. This office would provide services such as vehicle registration, parking permits, parking enforcement, alternative transportation and shuttle information, visitor information, safety escorts, bicycle registration, fingerprinting, and lost and found.
- The Fire Station and Training Center, sited on the western boundary of the site off of Fiddyment Road, is not proposed as part of the Sacramento State - Placer Center project, as it would be planned, constructed, and run by Placer County. However, the Master Plan identifies the 5-acre site that would be leased to Placer County for the Fire Station, and its construction and operation is evaluated at a programmatic level in this EIR. Furthermore, the proposed Fire Station and Training Center would provide opportunities for academic-industry collaboration between the Fire Station and Placer Center, such as spaces for fire drills, training, and exercises.

- **Housing**. To support the future demand of student and faculty/staff housing over the course of over 15 years, the Master Plan plans for 1,200 beds along the south and west edges of the campus core near the ~~Sunrise~~ Sunset Boulevard alignment and public land use elements to the east. In total, the campus would include 250 traditional beds (e.g., dorm-style rooms with one to three students sharing a room and shared bathrooms between multiple rooms), 450 mini-suites (e.g., four to six double rooms that share a bathroom with several fixtures and often a kitchenette), and 500 apartment beds (e.g., one to two bedrooms that are double occupancy with a full size kitchen and one to two bathrooms). In addition, 20 faculty housing units are provided in the plan, located west of the student housing facilities. Traditional beds would be placed closest to the campus core, followed by mini-suites, and then apartments, creating opportunities for increased independence over time. The housing would include active ground floor functions and would be located adjacent informal courts and fields. Twenty faculty housing units would also be provided, located west of the student housing facilities. In total, the Master Plan would establish an estimated 539,000 GSF of housing.

- **Support**. Support spaces would provide essential utilities and service functions that allow Placer Center to operate efficiently at its full capacity. Service buildings would primarily be located at the western boundary of the site along Fiddyment Road. Utilities and service spaces include the Central Plant; Campus Police and Parking, & Transportation building; and the Shipping and Receiving/Corporation yard, which total approximately 176,000 GSF of space.

  Four parking structures would be constructed totaling approximately 1,019,000 GSF of space and approximately 4,152 parking spaces. Of the four proposed parking structures, three —at the campus hotel, conference center, and west of the academic mixed-use area in the northeastern area of campus — would be four floors (five levels of parking including the top level), and the athletics district parking structure in the northwest corner of the site would be two floors (three levels of parking including the roof).
- **Industry Partnership Zone.** The northeast portion of the site would support a future industry partnership zone, including academic mixed-use buildings with 947,000 GSF of academic, research, and industry space. This zone is designed to facilitate collaboration and connection across disciplines and to spur innovation with academic and industry partners. This type of partnership could be similar to The Hub at Sacramento State, which is an approved project will provide academic and professional partnership opportunities with the California Mobility Center and California Department of Justice. The Hub will provide research and development in transportation and forensic training and science, which will help promote education and job growth for the region.
- **Open Space.** A large swath of open space totaling approximately 80 acres, over 26 percent of the site, would extend from the southwest to the north/northeast, making wetland areas and drainage corridors available for research, interpretive, and related purposes. Limited support structures would be allowed within the open space for storage/maintenance enclosures, research equipment, and the like.

2.5.7 Open Space

The Master Plan includes approximately 80 acres of open space on the campus, which are intended to support a range of uses, promote physical and mental health, and provide natural habitat. The open space framework identifies undeveloped areas and landscapes at Sacramento State - Placer Center that guide campus movement and wayfinding, provide spaces for respite, host outdoor academic and campus life programs, manage stormwater, and protect sensitive habitat.

The following spaces would be actively used areas that are open to the public:

- **Paseo.** The paseo is proposed as the primary east-west pedestrian pathway that would also function as a signature landscape. The paseo is anticipated to incorporate native tree species appropriate to the region that can provide shade in the summer and sun in the winter. Native drought-tolerant shrubs that provide habitat value for insects as well as visual variety would define the pathway for pedestrians.
- **Campus Grove.** The campus grove would be situated at the heart of the campus and the heart of the paseo. It would serve as a central community space for large and small social gatherings, defined by outdoor classrooms along the edges and sinuous pathways crossing the central landscape.
- **Plazas and Amphitheater.** Hardscaped plazas are proposed at key campus gateways and along the paseo to provide places for gathering.
- **Courtyards.** Courtyards would be situated along the edges or in the center of campus buildings, providing opportunities for programming, respite, socializing, and indoor-outdoor connection.
- **Polyculture Garden.** The southeast edge of campus would function as the campus' agricultural zone (Polyculture Garden), including community gardens and raised beds. It is intended to have the Polyculture Garden display components of California's agricultural traditions and a variety of food species.
- **Stormwater Greenways.** Flows for the 100-year 24-hour storm events are required to be detained onsite, which would be achieved through inline-detention within University Creek and its tributaries and over bank flow areas (Sherwood 2023). The stormwater greenways prioritize stormwater surface conveyance to reduce underground

piping, reduce irrigation requirements, reduce erosion, maintain existing drainage channels, and reduce operation and maintenance costs.

- **Sports Fields.** Sports fields and facilities would be concentrated on the west side of the project site, near the Recreation and Wellness Center. Informal lawns and intramural fields would also be located near residential facilities. The landscape surrounding sports fields would be integrated with the adjacent plantings; however, the fields and spectator areas would be free of trees and large shrubs because tree shade on the sports fields can affect turf success, and leaves and other tree litter can increase maintenance and hinder play.
- **Test Beds.** Test beds would be outdoor spaces to conduct research, experiment, and showcase academic activity.
- **Campus Park.** A variety of programs would be provided in the campus park areas, including sports and recreational facilities, outdoor event spaces, the campus loop trail, test beds, areas for research, stormwater detention areas, and small shaded pavilions for respite from the sun and for outdoor learning.
- **Passive Open Space/Habitat Protection:** Approximately 80 acres of the project site would be passive open space, primarily located along University Creek to protect stream system and vernal pool habitat.

LANDSCAPE PLANTING GUIDELINES

For each kind of open space, Sacramento State – Placer Center would include appropriate landscaping to promote physical comfort (e.g., shade trees), visual interest and quality, sustainability, and native habitat. The Master Plan focuses on the use of plants that are native to the regional savannah landscape and well-adapted to current and future site conditions. The planting guidelines consider water usage, sun tolerances, and soil preferences. Deciduous and evergreen trees would be planted to support summer or year-round shade, as needed. It is estimated that approximately 2,000 trees would be planted at the off-campus center, accounting for approximately 1,000 trees lining roads and approximately 1,000 non-street trees. In addition, where feasible, the planting guidelines would promote restoration by reducing invasive plant cover, increasing native oaks, increasing the dominance of native grasses and herbs, increasing the diversity of native herbaceous species, and promoting carbon sequestration through perennial plant growth.

2.5.8 Mobility

Sacramento State – Placer Center is intended to be a pedestrian-oriented campus with an accessible interconnected network of pedestrian-friendly routes to, from, and within the project site. The transportation system is intended to promote transit access to the campus and pedestrian and bicycle circulation once on campus (Figure 2-10). The elements of the proposed mobility system are described below.

OFF-CAMPUS ROADWAYS

The project site is located in an area predominantly characterized by undeveloped pasturelands; Fiddyment Road is the only existing road adjacent to the project site. However, as envisioned in the PRSP, the Placer One development surrounding the Sacramento State – Placer Center site will extend development north of Roseville and south of the project site. This would involve laying out new roads, both regional and local. At the regional level, a new Placer Parkway is planned to connect SR 65 at Whitney Ranch Parkway with SR 99 to the west. Placer Parkway would improve access to the off-campus center from all directions, particularly from Yuba City and points northwest. At the municipal level, Sacramento State – Placer Center would be bounded by new streets: Sunset Boulevard planned along the southern boundary of the site, Campus Park Boulevard along the northern site boundary, and University Village Drive planned along the eastern boundary. In addition, Fiddyment Road along the western boundary would be expanded to a six-lane arterial roadway (Figures 2-10 and 2-11). These streets in turn would connect to local streets serving the other newly developed PRSP neighborhoods. As envisioned in the PRSP, the off-campus center would be located in the center of a new community (see Figure 2-3, above).

ON-CAMPUS ROADWAYS

Sacramento State – Placer Center would include an internal system of vehicular and service access routes to facilitate on-campus movement and delivery of goods. The internal roadways would connect to Fiddyment Road, Sunset Boulevard, University Village Drive, and Campus Park Boulevard. All buildings would have loading, service, and emergency vehicle access. Vehicular speeds would be moderated by regulation, the presence of pedestrians and cyclists, and traffic-calming design cues such as pavement treatments and relatively narrow travel lanes. Vehicular crossings may be elevated and bridge-like.

Campus gateways would provide vehicular access for the campus community, visitors, and the general public. The main gateway would be on the southern edge along Sunset Boulevard off of a signalized intersection, leading to the campus core, visitor parking, and the mobility hub that would welcome and orient visitors. Off Fiddyment Road, a new signalized intersection would provide access to commuter parking, support buildings, and the proposed Placer County Fire Station and Training Facility. A secondary right in, right out non-signalized intersection is planned further north along Fiddyment Road. Two additional signalized intersections are planned along Campus Park Boulevard, both of which would provide access to parking structures. A number of additional non-signalized intersections are planned around the perimeter of the off-campus center to support both service and secondary vehicular access (Figure 2-12). To regulate vehicular circulation within the campus and prevent cut-through traffic, control gates may be installed along the internal east-west road, which could be operated remotely for transit and other authorized access.

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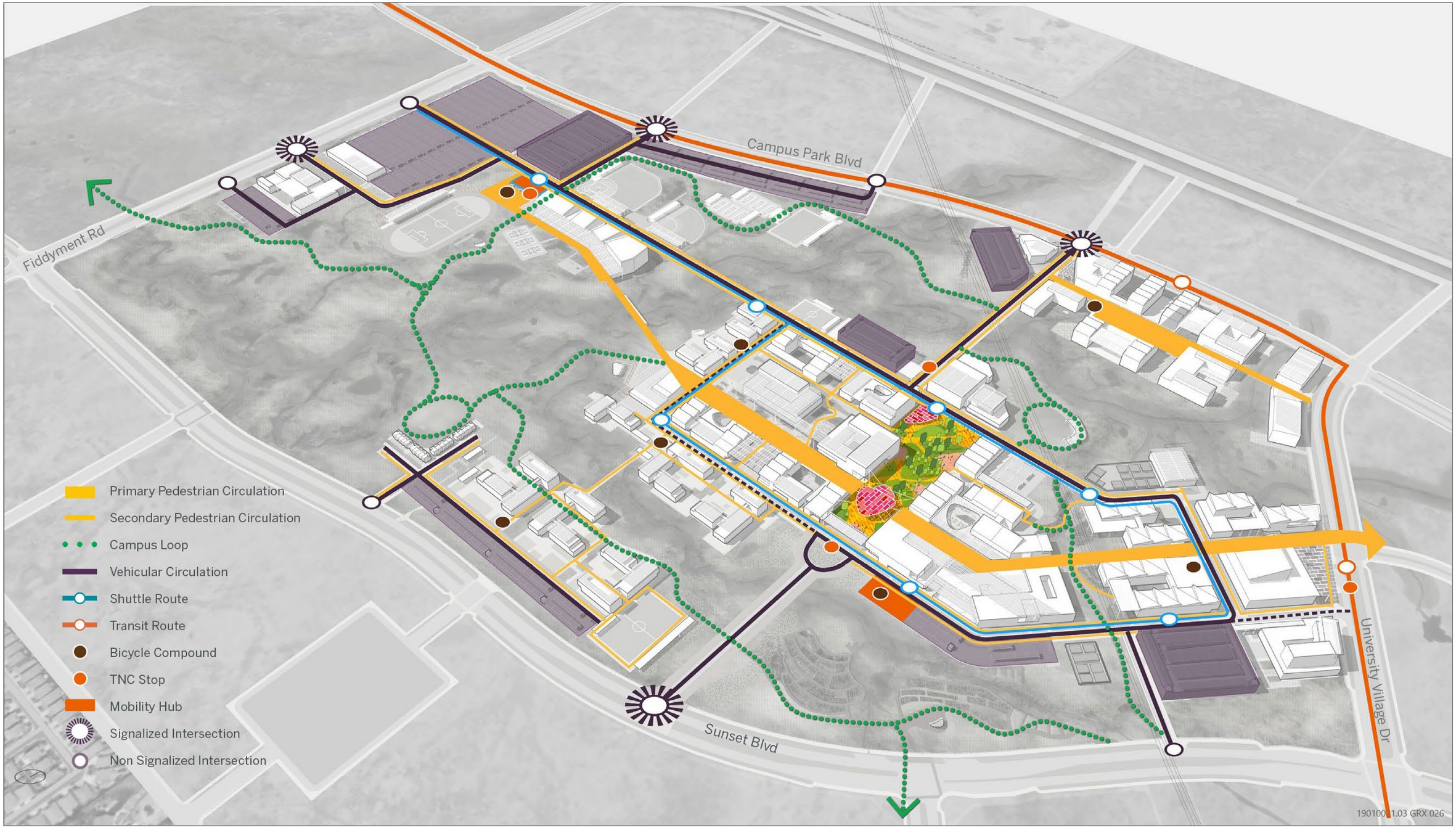
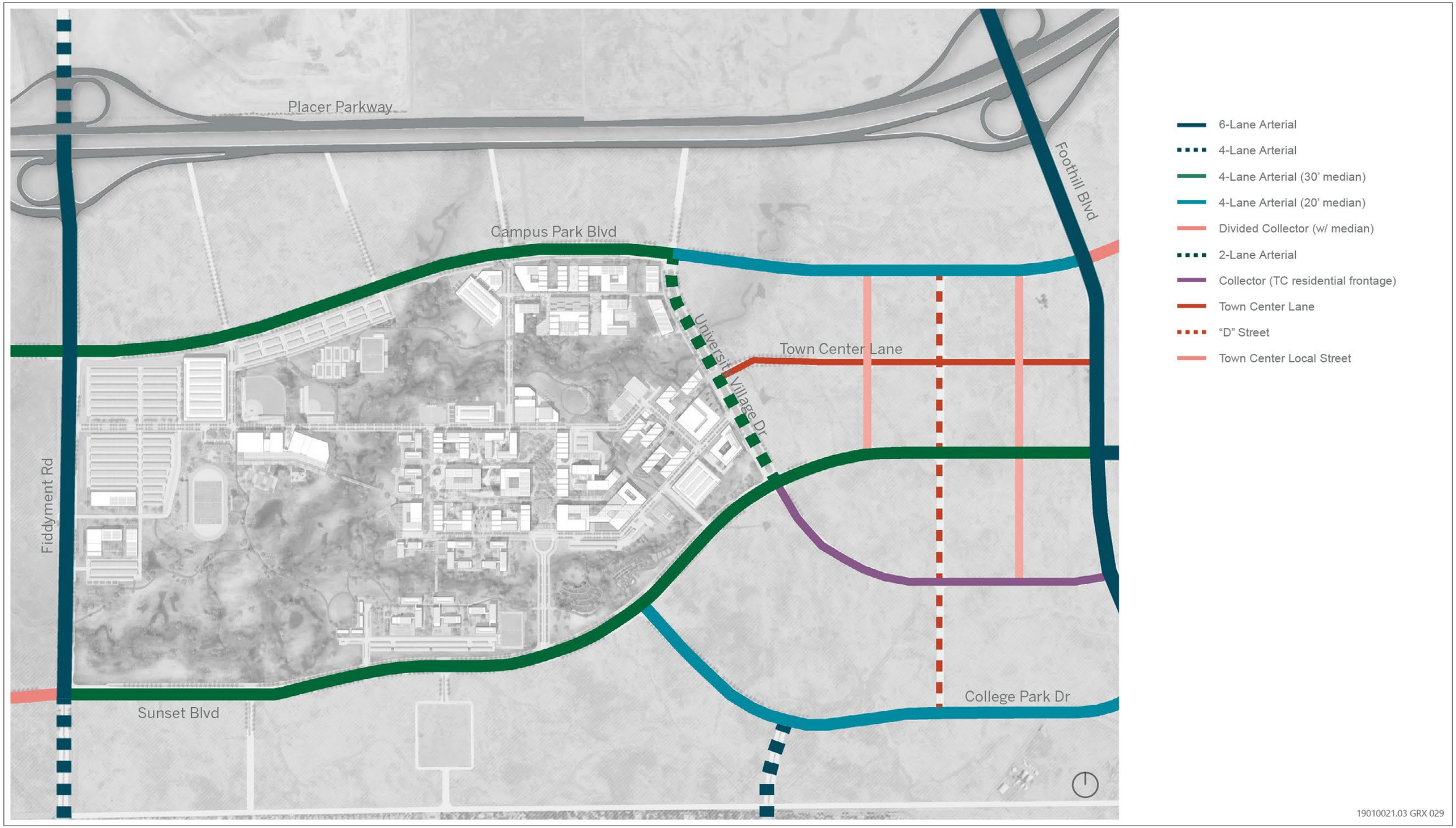


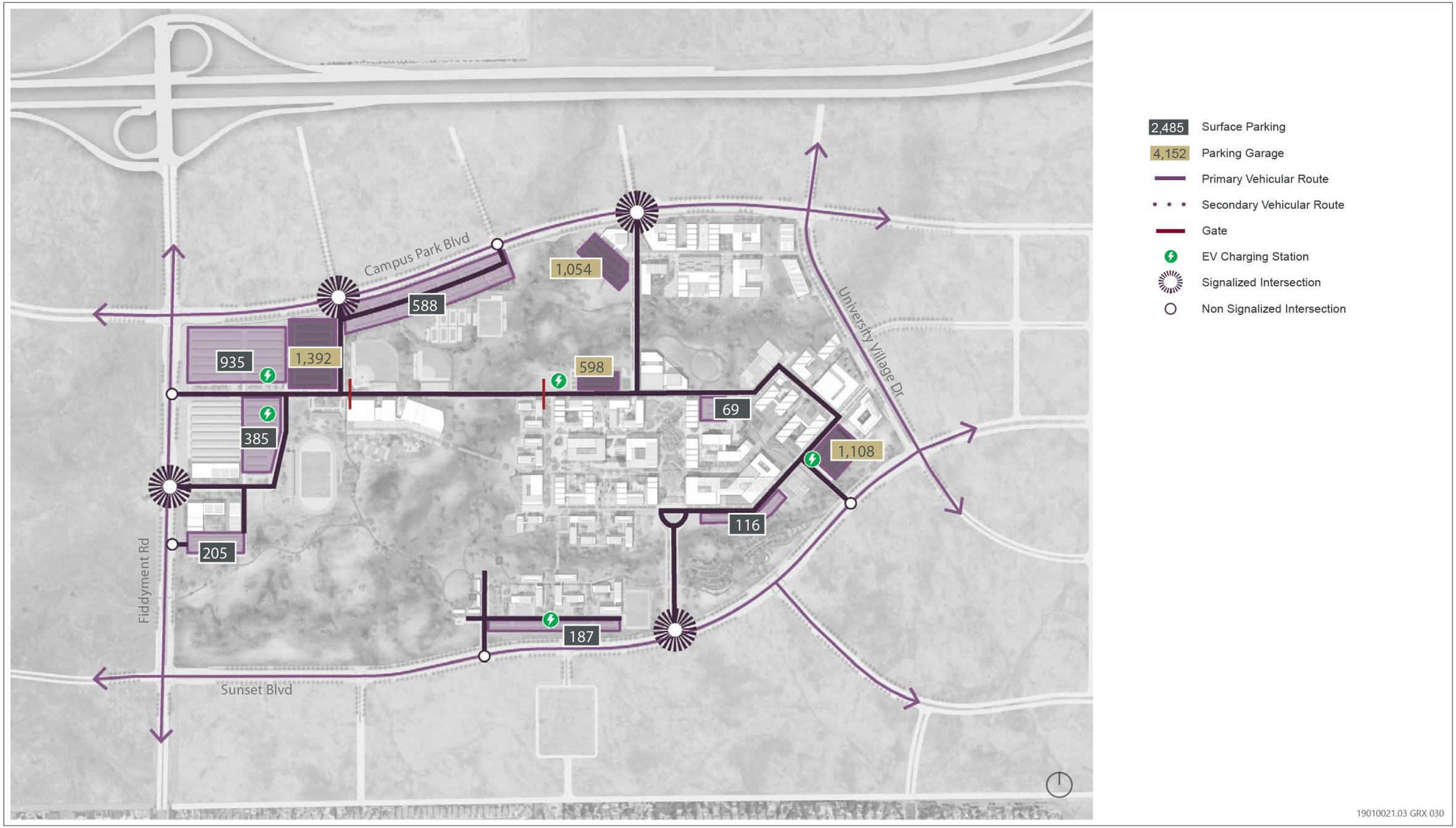
Source: Sasaki 2022.

Figure 2-10 Sacramento State – Placer Center Mobility Plan



Source: Sasaki 2022.

Figure 2-11 Sacramento State – Placer Center Off-Site Vehicular Roadways



Source: Sasaki 2022.

Figure 2-12 Sacramento State – Placer Center Vehicular and Parking Network

MOBILITY CONTEXT - PEDESTRIAN, BICYCLE, AND TRANSIT FACILITIES

As with the roadway system, the Sacramento State – Placer Center pedestrian and bicycle facilities would be established in alignment with the surrounding mobility context of the PRSP, as shown in Figure 2-13. As described above, the project site and surrounding land are currently undeveloped pastureland; therefore, the pedestrian, bicycle, and transit facilities that serve the off-campus center would be constructed as the PRSP is implemented. For example, development of Placer One, which has begun to the south of the project site, will develop the initial transportation network surrounding the site.

Wayfinding

To support the pedestrian-oriented campus, a signage program would be established to enhance the campus environment and improve wayfinding. A consistent visual aesthetic would be utilized for signage to support a wide range of audiences moving through Sacramento State – Placer Center. Signs would identify landmarks, campus entry, vehicular directions and parking, pedestrian wayfinding, interpretive information, and building identification.

Pedestrian Facilities

Sacramento State – Placer Center is designed as a pedestrian-oriented campus. Pedestrian facilities would provide comprehensive access throughout the site via a set of major and minor paths. The pedestrian network would include the Paseo, a major east-west spine, secondary paths, and the Campus Loop Trail around the project perimeter (Figure 2-14). The network of primary and secondary paths would connect the various elements on the campus, including the two primary mobility hubs, as well as connect to the larger pedestrian network offsite. The Campus Loop Trail would link sports fields, passive and formal recreation areas, the polyculture garden, pavilions, and vistas, and would invite surrounding communities to engage with the site.

The off-campus center has been designed to accommodate accessible ADA-compliant paths throughout the campus, avoiding the use of stairs where possible to create seamless transitions between buildings and landscape. The stream corridor crossings are also designed to provide accessible connections with smooth materials and gentle slopes to connect at grade. Most of the campus is designed within 5 percent slopes to reduce the need for ramps and railings but where 5 percent slopes are not practical or feasible, ramps no steeper than 8.3 percent slope are deployed. Path alignments are designed to be gently curved, responding to desire lines (i.e., the paths that people would create for themselves from point a to point b) and building entrances.

In addition to ADA-compliant treatments, the pedestrian network is designed to provide an equitable experience for deaf and blind people. With the goal of minimizing barriers and hazards in the landscape, wider pathways are planned throughout the site. Pathways are designed to be no less than 10 feet wide along primary pedestrian pathways and a minimum of 7 feet wide along secondary and tertiary pathways. Along campus streets, shoulder zones are included to create dedicated zones for bike racks and trash receptacles to maintain unobstructed pathways with clear sightlines and nighttime safety lighting. Textured transitions would be provided as tactile cues to differentiate different path systems, thresholds, and edges to provide safety cues. Curbs would be omitted along shared streets to limit tripping hazards and provide more access to people in wheelchairs, mobile transit devices, and those with strollers. Rhythm and color of planting materials and architectural facades would also provide visual cues to enhance wayfinding and visual orientation.

Bicycle Facilities

The bicycle path network would largely coincide with the pedestrian network, except along campus roads (Figure 2-15). Where roads and pedestrian pathways coincide, bicycles would be required to use the road. Roads would be designed to accommodate shared use by bicycles and automobiles. A campus speed limit of 20 miles per hour (mph) would promote safe traffic operations. Where pedestrian and bicycle paths coincide, pedestrians would have recognized priority (through signage), with cyclists required to yield to pedestrians. The Paseo would be a dismount zone, with pedestrian traffic only.

Bike racks to accommodate approximately 600 bikes (approximately 5 percent FTE at full buildout), are anticipated to be organized as follows:

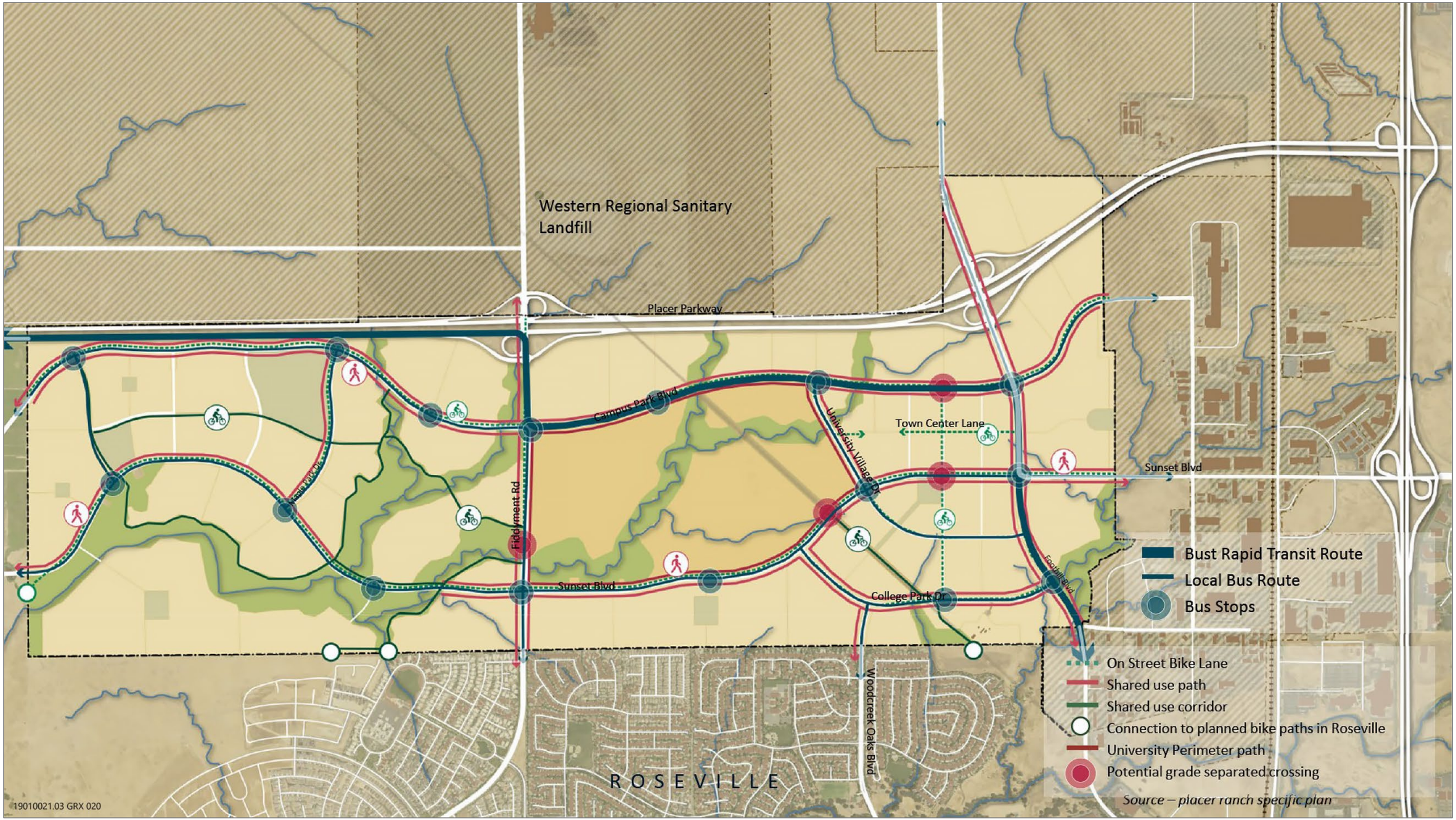
- Small groupings, with 4-10 racks, broadly distributed to provide reasonably convenient access to buildings. Racks would be located away from pedestrian thoroughfares to avoid conflicts with pedestrian traffic.
- Large compounds, to concentrate bike parking at points of convergence and high parking demand. Compounds would be organized compactly and designed attractively, with buffers from pedestrian and landscaped areas.
- Micromobility, which refers to the use of a variety of wheeled apparatuses including scooters and powered scooters, electric bicycles, one-wheels, skateboards, and the like, would be accommodated and regulated generally as bicycles. Parking for micromobility would be integrated with bike parking.

Campus Shuttle

An internal shuttle network, anticipated to be electric, would serve the off-campus center (see Figure 2-10, above). A simple route would efficiently connect commuter parking in the west and the academic core. A shuttle route around the core, the southwestern side of which would otherwise be restricted from auto use, would permit convenient access to all destinations.

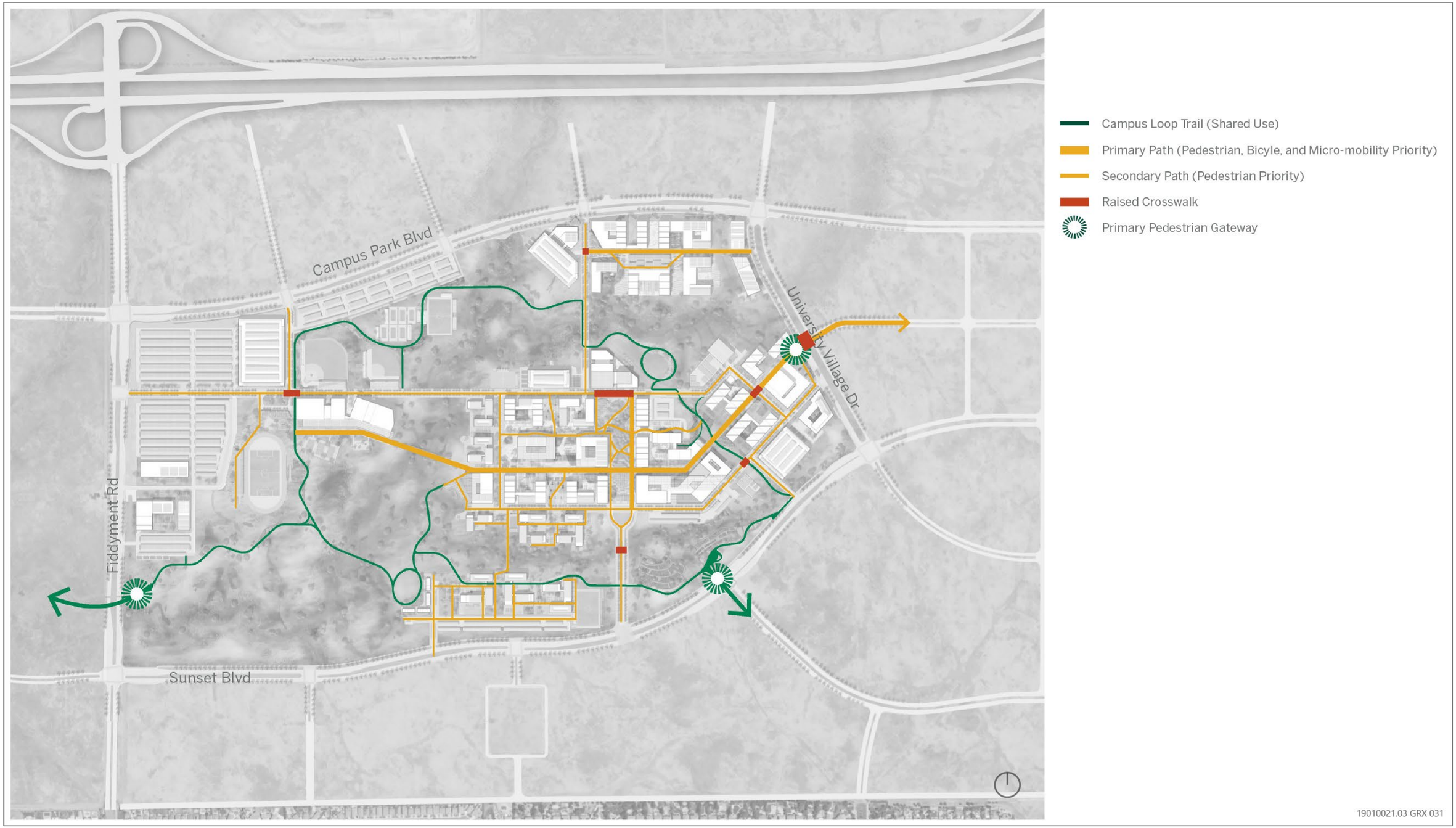
Public Transit

Conceptual bus rapid transit, local bus services, and shelter locations throughout the non-campus portion of the PRSP are shown on Figure 2-10, above. Two public transit stops would be located on the periphery of the campus: one along Campus Park Boulevard near the center of the academic mixed-use district, and the second along University Village Drive, where it meets the Paseo. These transit stops would likely not be developed until Phase 3 or 4, in coordination with Placer County, as the provision of regional public transit will depend on local and regional transportation agencies.



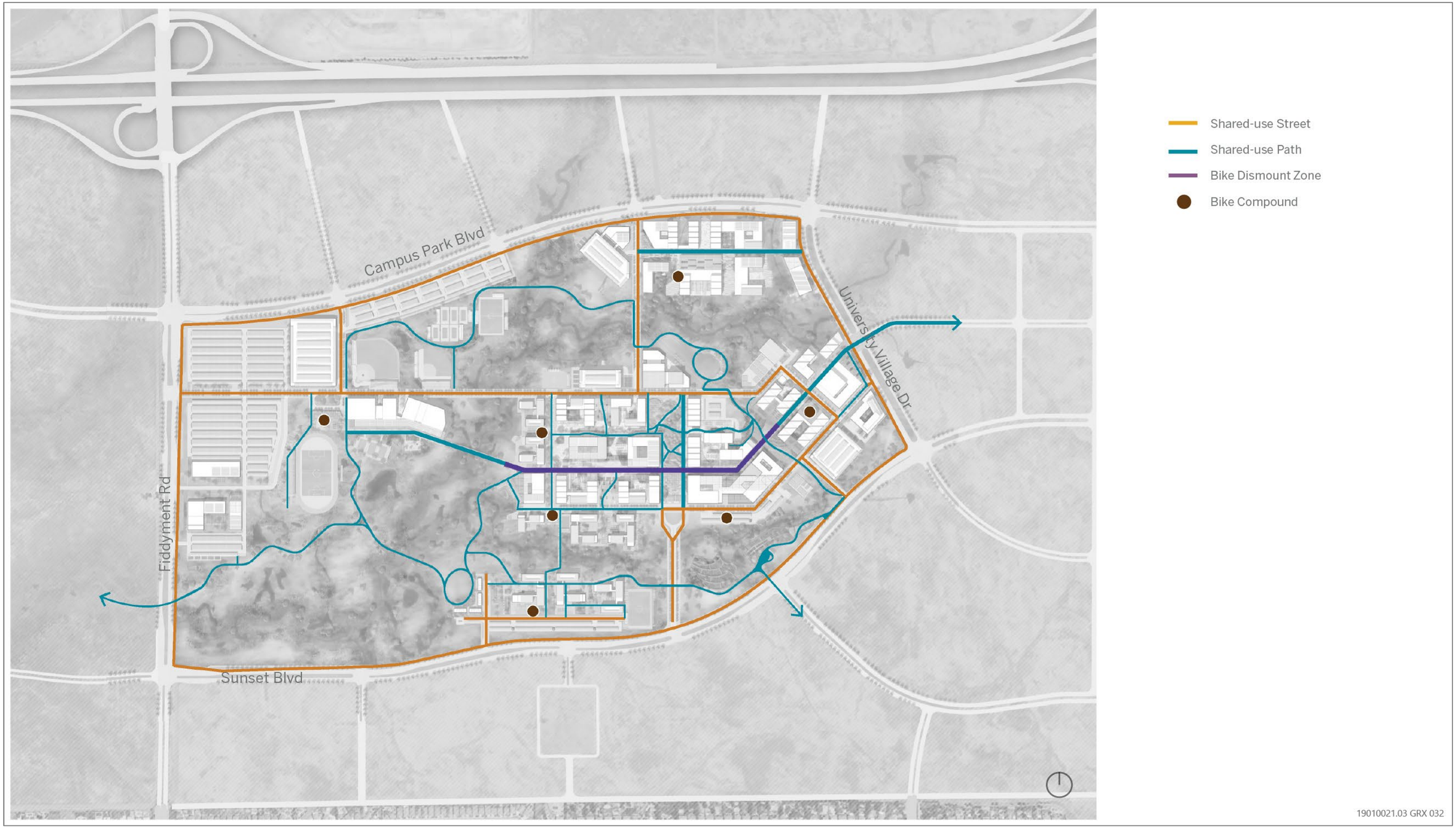
Source: Sasaki 2022.

Figure 2-13 Sacramento State – Placer Center Transit, Bike, and Pedestrian Off-Site Mobility Context



Source: Sasaki 2022.

Figure 2-14 Sacramento State – Placer Center Pedestrian Network



Source: Sasaki 2022.

Figure 2-15 Sacramento State – Placer Center Bicycle and Micromobility Network

EMERGENCY ACCESS

Emergency access routes would be provided throughout the project site and would consist of a network emergency vehicle access roads ranging between 20 and 26 feet in width, paved, and, in some limited locations, drivable, all-weather surfaces (Figure 2-16).

TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) is a set of strategies and incentives to reduce reliance on single-occupant vehicles for commuting and on-campus use. A TDM plan would be developed for Sacramento State – Placer Center and would be funded, implemented, and updated every five years, in accordance with CSU regulations. The TDM plan would contain a mix of regionally appropriate transportation strategies, including but not limited to infrastructure and programs, to improve bicycle, pedestrian, and transit access; and to responsibly manage existing parking assets and reduce parking demand, as follows:

- The compact, walkable, pedestrian-oriented campus would minimize the need for auto use to travel within the campus.
- An on-campus shuttle system would carry people to and from remote parking.
- Parking would be located primarily at the campus edges, so that commuters and visitors would park once rather than drive between buildings.
- Carpooling, vanpooling, and carsharing (through options such as ZipCar and GIG) would be encouraged, and initiatives would be available for active participants (i.e., rewards through Sacramento Region Commuter Club).
- Bicycling and micromobility would be encouraged and facilitated by a comprehensive network of paths and abundant, well-located parking and security.
- Connections to regional transit would be provided in cooperation with Placer County Transit and Roseville Transit, with the anticipation that transit incentives for students such as fare discounts would be offered.

PARKING

Given the rapid evolution of mobility in terms of both policy and technology (e.g., self-driving cars, ride-share options, and new transit concepts), the need for parking is likely to change in the future. In response, future parking supply would be regularly re-evaluated to ensure that it meets needs and is not excessive. It is assumed that, over time, parking demand would tend to decrease on a per-student basis as campus housing is built out and as the surrounding communities are developed. Thus, the projected number of spaces per capita is reduced in each subsequent phase of campus development, from 0.45 spaces per headcount student in Phase 1, to 0.4 in Phase 2 and 0.33 in Phase 3. (Note: while these ratios are expressed in terms of spaces per headcount student, that factor incorporates total parking demand, including that for faculty, staff, and visitors.) Using these ratios, the total parking need is 1,126 parking spaces in Phase 1, 3,334 parking spaces in Phase 2, and 6,601 parking spaces in Phase 3. In total, the plan introduces 4,152 spaces in parking structures and 2,485 parking spaces in surface lots, for a total of 6,637 spaces.

Figures 2-4 and 2-12 show the locations of the proposed parking facilities and Table 2-1 identifies the number of parking spaces by project phase. The largest component of the parking supply, the commuter parking on the western side of campus, would be surface lots. Closer to the campus core, garages would be provided. The proposed Conference Center parking structure is sited to provide convenient parking for administration and nearby student housing. The Hotel parking structure would provide parking for community programs located at the eastern end of the campus including the Performing Arts Center, Continuing Education Building, Library, and Hotel.

The off-campus center would meet or exceed existing electrical vehicle (EV) charging station ratios required by the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations). At the time of EIR preparation, the Green Building Standards (CalGreen 2019) require that for non-residential development, 10 percent of parking spaces must be EV-capable (i.e., have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations) and 20 percent of parking spaces must be

Level 2 EV-Ready EV (i.e., charging unit is absent, but a wired outlet is available for a portable charger). While the project would be built out over time and the Green Building Standards will continue to evolve, the University is committed to meeting or exceeding the California Green Building Code EV parking throughout the life of project.

Storage for campus shuttles and facilities service fleet would be provided on the west side of the site, near the Support Buildings and Campus Police and Parking & Transportation Building. Additionally, an area would be provided for buses, such as for visiting athletic teams, along the road to the west of the stadium.

2.5.9 Utilities

Construction of utility infrastructure within the project site would be undertaken incrementally throughout Phases 1 through 4 as needed to support planned development. Construction of the first phase of the PRSP (Placer One) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that will serve the initial phases of Sacramento State – Placer Center. Construction of Placer One backbone infrastructure includes utility infrastructure and improvements on Fiddyment Road along the western boundary of the project site north to the Placer County Fire Station and Training Center site, establishing the utility infrastructure and extending Sunset Boulevard along the southern boundary of the Sacramento State – Placer Center site, and establishing the utility infrastructure and new College Park Drive, coming from the south and connecting to Sunset Boulevard (Figure 2-3). As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

The utility providers that are anticipated to serve Sacramento State – Placer Center are identified in Table 2-3.

Table 2-3 Utility Providers

Utility	Agency/Provider
Water Supply	Placer County Water Agency
Recycled Water	Placer County Retailer to be determined ~~Placer County Water Agency (retailer)~~ City of Roseville (wholesaler)
Wastewater	South Placer Wastewater Authority (collection and conveyance) Placer County Service Area City of Roseville (treatment)
Stormwater Drainage and Flood Control	~~Placer County Flood Control District~~ Placer County Roads Division City of Roseville (stormwater retention)
Solid Waste Collection and Disposal	Western Placer Waste Management Authority Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company
Telecommunications	AT&T, Comcast, Consolidated Communications, Wave Broadband

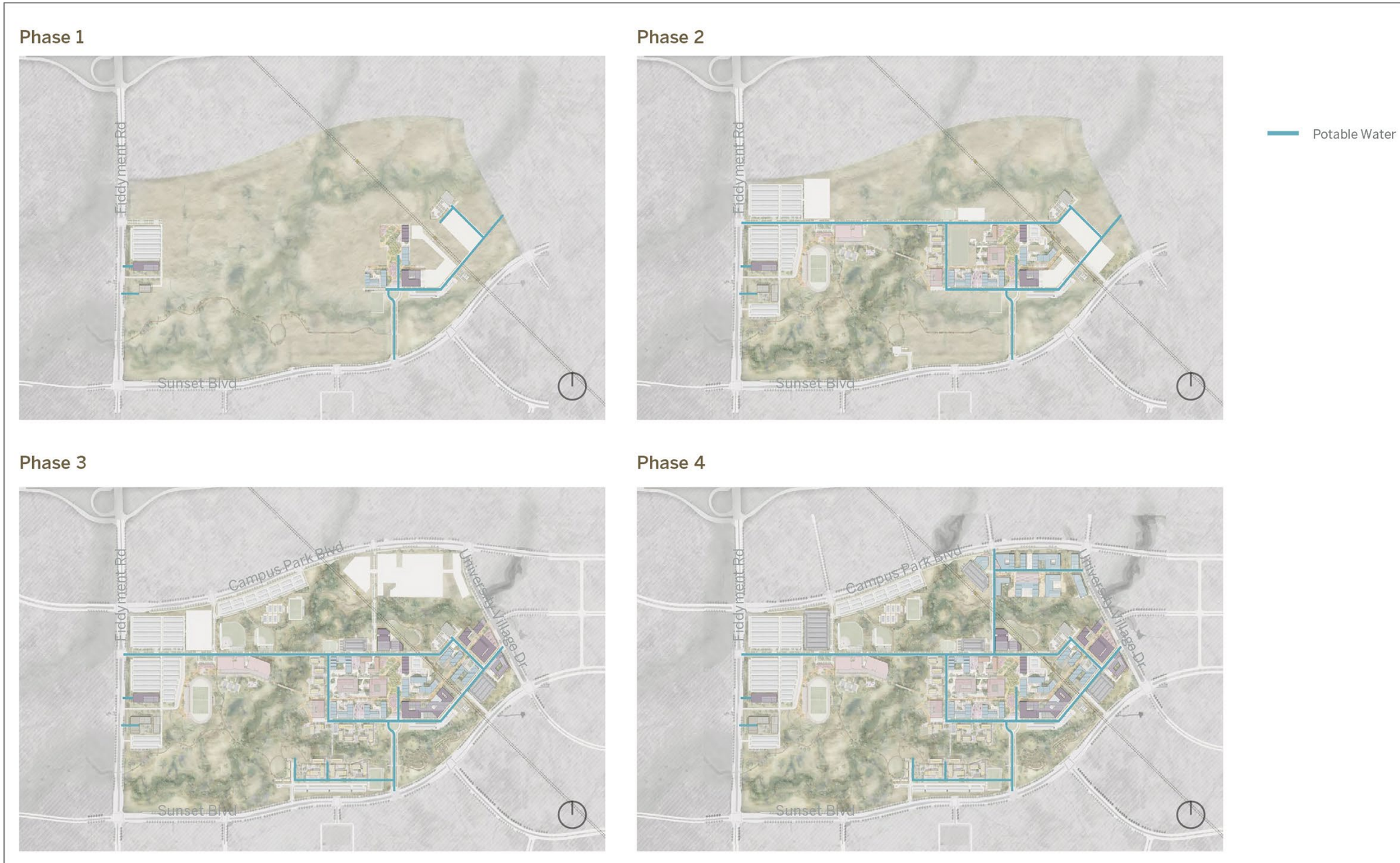
Source: Information compiled by Ascent Environmental in 2021.

POTABLE WATER

Potable water, which includes domestic water and fire water, would be provided by Placer County Water Agency (PCWA). PCWA administers the supply, treatment, and conveyance of water throughout Placer County. As shown in Figure 2-17, the water distribution system prioritizes mainline utility branches beneath the major on-site roadways and creates looped distribution systems as early as Phase 1. Looped water infrastructure allows for local system isolation for maintenance and reduction in system downtime. Potable water and fire water would be supplied through a shared water distribution system to minimize initial cost and future maintenance. At buildout, the campus is estimated to have an annual potable water demand of approximately 44 million gallons per year (MGY)(Table 2-4).

Source: Sasaki 2022.

Figure 2-16 Sacramento State – Placer Center Emergency and Fire Access Network



Source: Sasaki 2022.

Figure 2-17 Sacramento State – Placer Center Potable Water Distribution System

Table 2-4 Potable Water (Domestic and Fire Water) Demand

Project Phase	Potable Water Demand (MGY) (Load)
Phase 1	4.6
Phase 2	11.8 (+7.2)
Phase 3	30.9 (+19.1)
Phase 4	44.0 (+13.1)

Notes: MGY = million gallons per year

Source: Sasaki 2022.

The proposed Placer County Fire Station and Training Center and the Support Buildings at the western boundary of the project site along Fiddyment Road would require designated domestic and fire water laterals from Fiddyment Road.

In accordance with the California Fire Code, all buildings would incorporate sprinkler systems, and fire hydrants would be installed throughout the campus. Fire hydrants would be located at intervals of 350 feet or less unless otherwise agreed with the Fire Marshal. Based on current building sizes and expected construction types, it is expected that no more than two fire hydrants would need to be accessible for each building. However, the Master Plan provides for up to four fire hydrants per building. A fire hydrant may serve more than one building. Fire hydrants would be located at distances of between 40 and 400 feet from the building served. Fire hydrants outside of these distances would not be considered available to serve the building. Anticipated demand for fire water at campus buildout would be 2,000 gallons/minute for two hours. However, the maximum fire flow requirements and the related sizing of the water mains would be confirmed with the Fire Marshal.

NON-POTABLE WATER

Recycled water ~~, to be provided by PCWA,~~ is non-potable water that would be used for landscape irrigation, toilet flushing, and clothes washing. PCWA supports the use of recycled water but there is no plan in place for PCWA to be the recycled water purveyor. Placer County is evaluating being the recycled water purveyor and is preparing a cost-of-service study. The recycled water distribution system would be constructed in the same phased manner as the domestic and fire water system (Figure 2-18). Per state regulations, recycled and domestic water mainlines would maintain a 10-foot minimum separation and dual plumbing for potable water and recycled water would be included in all buildings. Recycled water (non-potable) demand would total approximately 36.5 MGY at buildout, as shown by phase in Table 2-5.

The proposed Placer County Fire Station and Training Center and Support Buildings along Fiddyment Road would require designated recycled water laterals from Fiddyment Road.

Table 2-5 Recycled Water Demand

Project Phase	Non-Potable Water Demand (MGY) (Load)
Phase 1	3.8
Phase 2	9.8 (+6.0)
Phase 3	25.6 (+15.8)
Phase 4	36.5 (+10.9)

Notes: MGY = million gallons per year

Source: Sasaki 2022.

The domestic and recycled water systems (Figures 2-17 and 2-18) have been designed to align with the offsite PRSP development as well as the Sacramento State – Placer Center phasing plan. In Phase 1, water supplies would be distributed throughout the campus via Sunset Boulevard to the south and University Village Drive to the east. Supplemental connections along Fiddyment Road would supply the emergency service and facilities buildings along the west. In Phase 2, water supplies would be provided via Fiddyment Road from the west and tie into the previously constructed system constructed during Phase 1. In Phase 3, water supply pipelines would connect to the north along Park Boulevard. These systems would be looped to provide redundancy and minimize service shutdowns during

maintenance. Domestic and recycled water infrastructure are planned to be installed underground, with the exception of aboveground backflow preventers required for the water systems.

WASTEWATER

Wastewater collection and conveyance would be provided by the South Placer Wastewater Authority and the Placer County sewer service area. The City of Roseville would provide wastewater treatment at the Pleasant Grove Wastewater Treatment Plant (PGWWTP), located approximately 3 miles southwest of the project area. The existing Pleasant Grove Regional Transmission Pipeline would convey flows from the campus to the PGWWTP. At buildout, the Sacramento State – Placer Center would generate approximately 45.7 million gallons per year (MGY) of wastewater (Table 2-6).

Table 2-6 Wastewater Demand

Project Phase	Building Wastewater Demand in MGY (Load)
Phase 1	4.8
Phase 2	12.3 (+7.5)
Phase 3	32.1 (+19.8)
Phase 4	45.7 (+13.6)

Notes: MGY = million gallons per year

Source: Sasaki 2022.

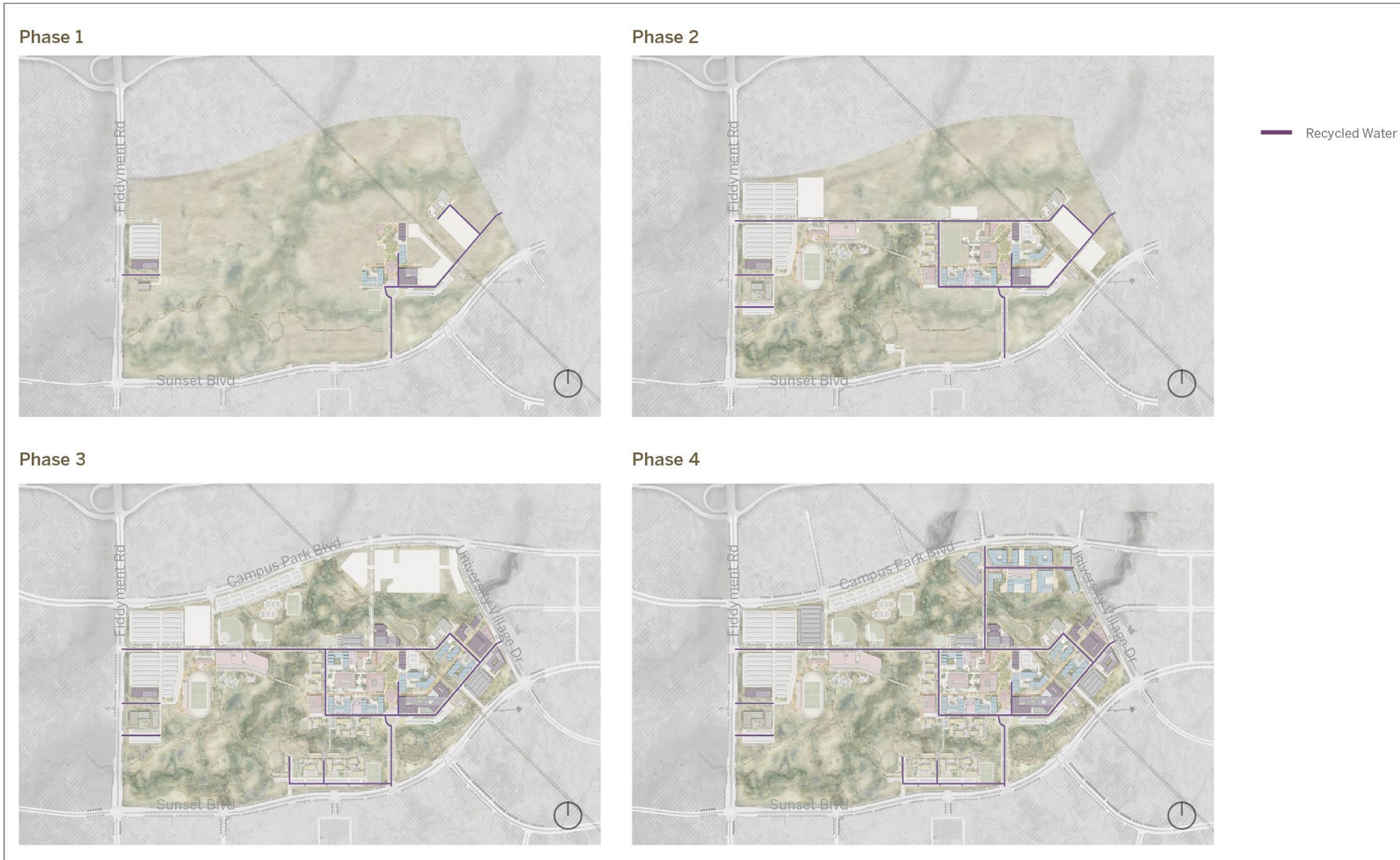
The backbone wastewater collection system would consist of a network of underground pipes (Figure 2-19). Buildout of the wastewater conveyance system would be implemented similar to the water system described above, phased to support the phased campus development.

The Placer County Fire Station and Training Center and Support Buildings along Fiddyment Road would require designated sanitary sewer laterals from Fiddyment Road. These laterals would prevent the need for any sewer pipes to cross the stream system through the center of the project site.

STORMWATER

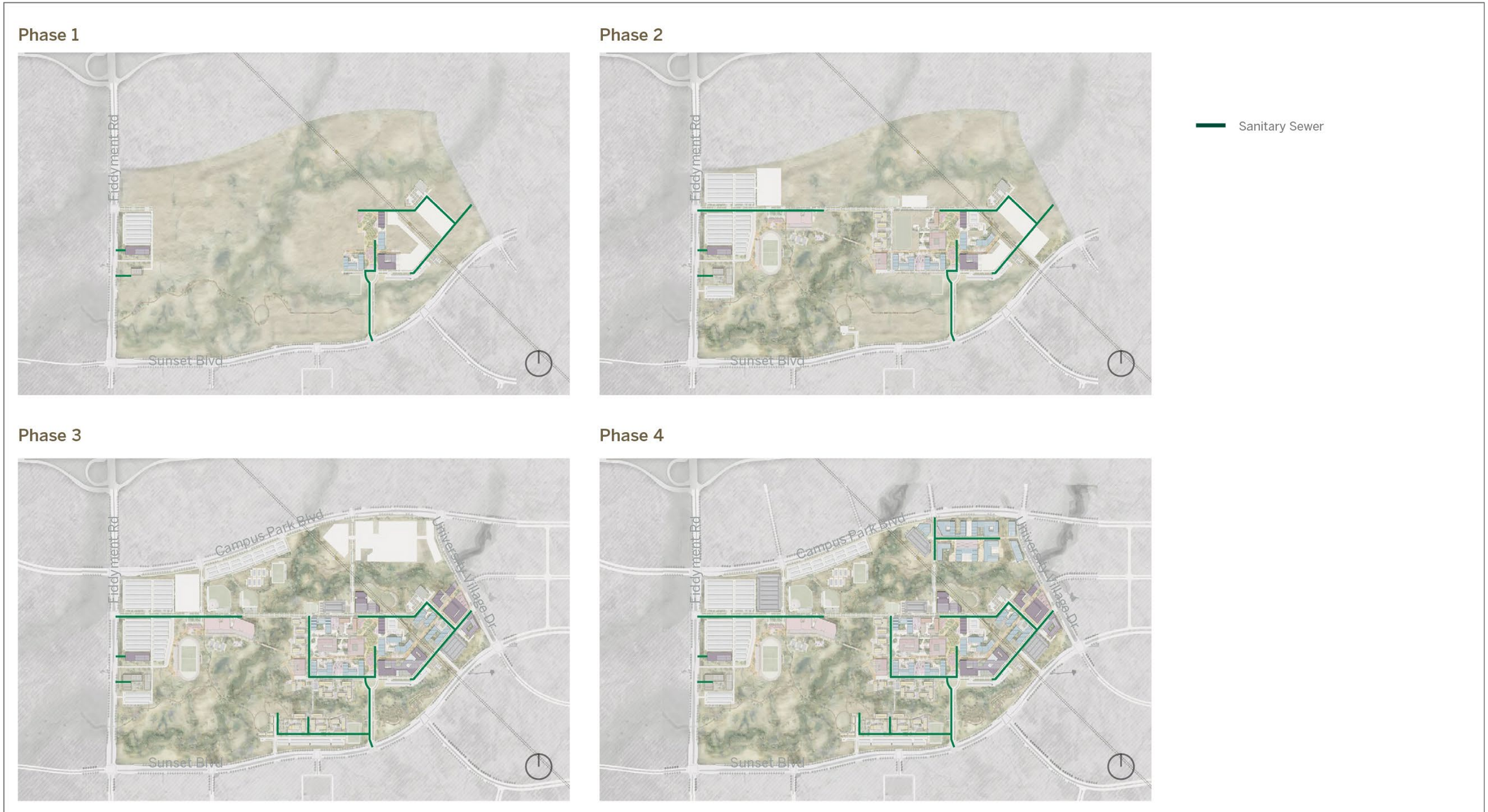
Stormwater Detention

Implementation of the Master Plan would increase the project site's impervious surface area by approximately 130 acres. To reduce the impact of increased runoff, flows for the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events would be attenuated within the University Creek corridor using in-stream detention and overbank flow areas primarily in the southwestern corner of the site. The project would reduce the potential for increased stormwater flows and off-site flooding through implementation of best management practices (BMPs) and low impact development (LID) measures and onsite detention of peak flows to less than pre-project conditions. The onsite stormwater drainage system would use aboveground bioretention facilities (landscaped depressions designed to attenuate peak runoff and remove stormwater runoff pollutants), conveyance swales, detention basins, and traditional storm drainage conveyance systems to detain the stormwater and filter out sediment and pollutants prior to flowing to the existing intermittent streams throughout the project site (Figure 2-20). The stormwater treatment facilities would be designed with each phase of the off-campus center development to properly capture and treat the stormwater flows from the impervious surfaces that would result from that phase (Sherwood 2023). Treatment control measures may include vegetated swales, bioretention facilities, flow-through stormwater planters, vegetated filter strips, and/or structural BMPs. LID measures would include source control (managing rainfall and runoff as close to the source as possible), impervious area disconnection, tree plantings, and vegetated swales. The onsite treatment facilities would include underdrain pipes where infiltration is not feasible. The underdrains would deliver treated stormwater to the existing stream system (Sherwood 2023). Suspended pavement systems, which involve structures that can be installed under hardscape areas to allow for sub-grade storage of stormwater within uncompacted soil/aggregate, would also be implemented where feasible to provide stormwater treatment and retention/detention (Sherwood 2023).



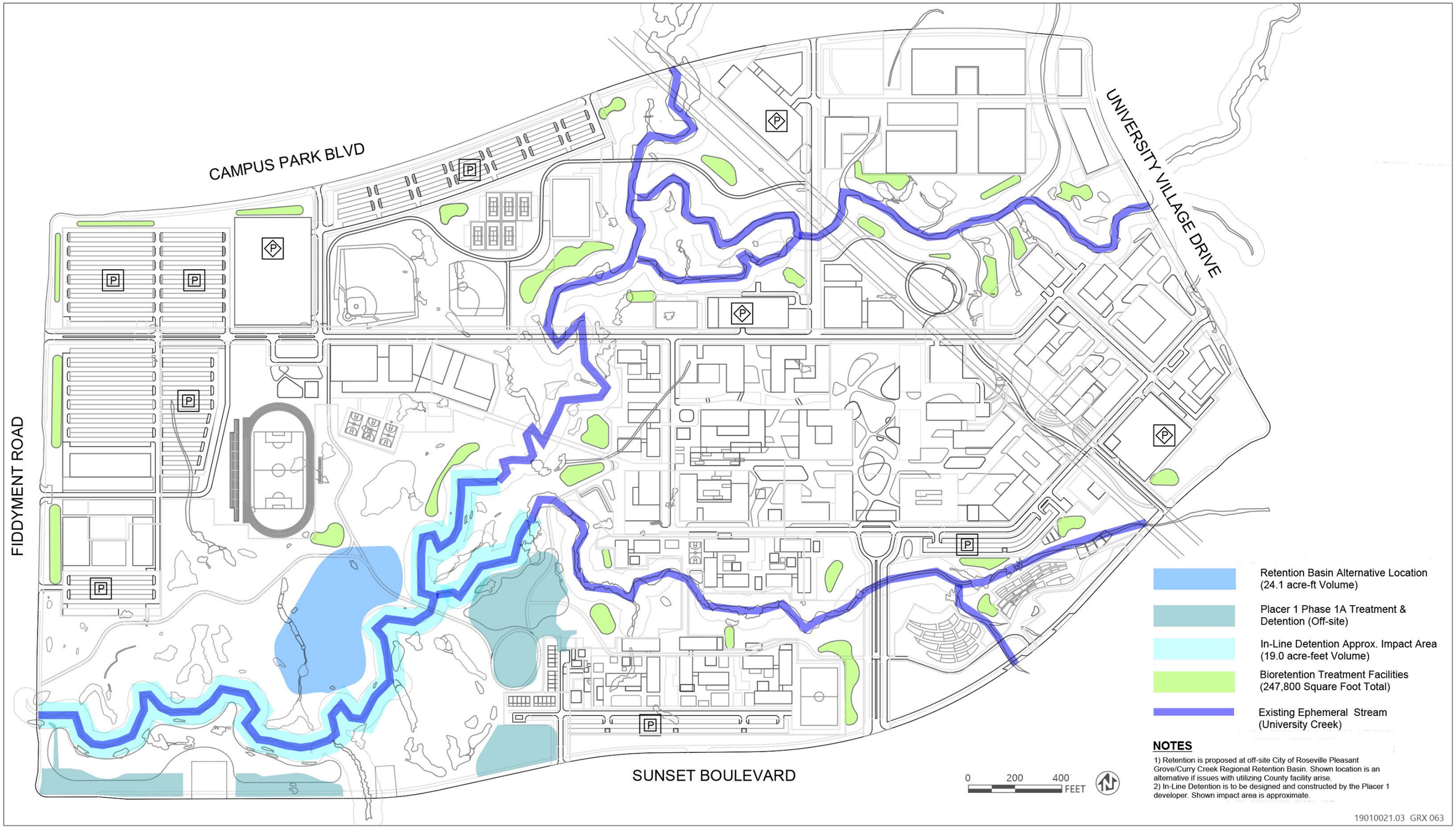
Source: Sasaki 2022.

Figure 2-18 Sacramento State – Placer Center Recycled Water Distribution System



Source: Sasaki 2022.

Figure 2-19 Sacramento State – Placer Center Sanitary Sewer Lines



Source: Sherwood Design Engineers 2023

Figure 2-20 Sacramento State – Placer Center Stormwater System

Placer One Phase 1A Stormwater Infrastructure

Trustees of the CSU granted a Right of Entry/Temporary Construction Easement to JEN for areas totaling approximately 25.3 acres for the construction of stormwater detention facilities on the southwestern portion of the CSU-owned Sacramento State - Placer Center site. Consistent with Placer County's approved PRSP and the Placer Ranch Storm Drainage Master Plan contained in the SAP/PSRP EIR, JEN's stormwater facilities are designed to attenuate peak stormwater flows originating outside of the Sacramento State – Placer Center site within the first phase of the County-approved PRSP development, Placer One. Stormwater flows from Placer One Phase 1A will be accommodated within the University Creek corridor and three detention basins designed to accommodate the 2-year, 24-hour and 100-year, 24-hour storm events. JEN's stormwater facilities represent infrastructure necessary for development of Placer One Phase 1A and do not modify approved land uses on the University site or elsewhere. It is anticipated that these approved facilities will be constructed and operational prior to the development of the Sacramento State – Placer Center Master Plan. The environmental impacts of the Placer One Phase 1A stormwater facilities, which are not part of the Sacramento State – Placer Center Master Plan, were fully evaluated and mitigated, as necessary, in the Placer County SAP/PSRP EIR.

The stormwater system for Sacramento State – Placer Center was designed in coordination with the Placer One Phase 1A stormwater facilities, as both project sites drain to the University Creek corridor and discharge to the east under Fiddyment Road. Therefore, as facilities that will be within the CSU-owned 301-acre project site, the Placer One Phase 1A stormwater facilities are described herein, but are a separate project of JEN, as approved by Placer County.

Stormwater Retention

Stormwater retention is required for the 100-year, 8-day event for the project. The proposed Sacramento State - Placer Center Master Plan is designed such that the project's stormwater retention requirement would be met by using the approved offsite City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. The Pleasant Grove Retention Basin Project is an existing project in the City of Roseville's Capital Improvement Program (CIP) and it is a mandatory mitigation project that the City will ~~to~~ construct in the next 5 years. As of June 30, 2021, the City of Roseville has spent $12.8 million purchasing land, completing technical studies and environmental analyses, preparing reports regarding expected operating and maintenance costs and preferred options, and most recently, working with Placer County and Placer County developers on a memorandum of understanding to make the basin a regional facility that will mitigate for some of their projects through fair share contributions to the costs of the facilities (City of Roseville 2023:2-16).

SOLID WASTE

Implementation of the project would generate construction debris and an ongoing stream of solid waste. Solid waste collection services in the project area are provided by Recology Auburn Placer, a private collection firm, under contract with the County. Solid waste is collected and delivered to Western Placer Waste Management Authority (WPWMA) facilities, north of the plan area at the intersection of Fiddyment Road and Athens Avenue. WPWMA was established in 1978 through a Joint Powers Agreement (JPA) between Placer County and the Cities of Lincoln, Rocklin, and Roseville to own, operate, and maintain a sanitary landfill and all related improvements.

WPWMA owns a Materials Recovery Facility (MRF) located on the same site as the Western Regional Sanitary Landfill (WRSL). The MRF receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL, a Class II/III landfill, for disposal. Co-located at the site are a composting facility and permanent household hazardous waste collection facility. WPWMA certified a Final EIR for the Renewable Placer Waste Action Plan in December 2022 and approved a plan for expansion of the WRSL and related facilities. Construction on the first phase of the project, a construction and demolition (C&D) recycling facility, started in April 2023. Per the WPWMA website, the improvements will:

- Increase minimum recovery rates for municipal solid waste (general commercial and residential garbage) from 22 to 60 percent.
- Increase minimum recovery rates for construction and demolition material 50 to 65 percent.

- Comply with SB 1383 through a new high-diversion Materials Recovery Facility and recovering 75 percent of organic waste with no changes to current collection methods.
- Provide capacity at the new MRF to process 110 tons per hour.
- Provide capacity at the new C&D facility to process more than 60 tons per hour.
- Reduce unpleasant odors by 90 percent through the new compost facility that will utilize aeration trenches and GORE covers for processing food waste.
- Increase productivity through new robotic sorting machines that will simultaneously sort up to 4 different materials and recover up to 70 recyclable items per minute.
- Recover non-ferrous metals (alloys or metals that do not contain any appreciable amounts of iron; commonly aluminum, copper, and lead) through use of magnets at the new MRF and C&D facilities.
- Accurate processing of plastics through sensors to sort and eject certain materials for recovery.
- Remove non-fiber contamination; clean fiber will then be conveyed to a storage bunker for baling or to a rolling bed dryer to upgrade the fiber quality.

The Sacramento State – Placer Center Master Plan aims to meet the CSU's requirement to divert 80 percent of waste from landfill and the Sacramento State zero-waste by 2030 goal. In addition, California Senate Bill 1383 mandates the collection and diversion of all food waste from landfill, as well as the rescue of at least 25 percent of edible food that would otherwise be disposed. The Master Plan aims to meet these goals through the following waste-reduction measures:

- utilizing right-sized trash receptacles;
- implementing waste management programs, such as upcycling, food donation;
- proper handling of hazardous materials in lab buildings;
- composting; and
- waste consolidation, sorting, dehydrators, and shredders.

The Master Plan aligns with the CSU Single-Use Plastics Policy 5236.00, which requires:

- elimination of single-use plastic water bottles;
- elimination of plastic straws;
- elimination of single-use plastic carryout bags;
- elimination of single-use polystyrene (e.g., Styrofoam) foodservice items; and
- replacement of single-use plastic items with materials that are reusable, locally compostable, and/or recyclable.

ENERGY

It is a stated goal of the project to design and develop a zero net energy campus. To achieve this goal, Sacramento State – Placer Center is designed to be an all-electric campus and designed to reduce dependence on the electric grid through energy-efficient buildings and on-site renewable energy generation through photovoltaic solar panel arrays, as described below.

No natural gas utility pipelines are planned to serve the Sacramento State – Placer Center site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory, food service, or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck. To account for the potential use of hydrocarbon fuels, this EIR estimates campus use of approximately 21,000 therms/year (anticipated to start in Phase 2), which is based on averaging the non-heating natural gas usage at two science buildings at the Sacramento State main campus.

Electric Service

Electric service for the project area is provided by Pacific Gas and Electric (PG&E). PG&E would serve the project via one main point of connection, located along Sunset Boulevard. A new onsite campus-owned substation (approximately 15,000 sf) would be built adjacent to the Central Plant during Phase 1 and the campus buildout would be served via that substation. The 20 MW-AC (megawatt capacity) substation would consist of dual primary and secondary service to provide resiliency and mitigate power outages and equipment failures. Each 21kV primary feed could accommodate the entire campus electrical load at full buildout. Dual secondary 12.47kV feeds are proposed to mitigate outages at either 21kV to 12.47kV transformer. Each transformer would be able to accommodate half the campus electrical load at buildout (Figure 2-21).

The electrical distribution infrastructure would consist of a loop system, installed underground within concrete-encased conduit duct-banks between multiple pad-mounted sectionalizing switches. This arrangement would provide the means to isolate and bypass an outage along any one section of the loop. They also would function as intermediate points of connection for extension of the loop to other areas of the campus, such as future development phases, without interruption to areas already in service. This arrangement supports a flexible framework for expansion and a resilient electrical infrastructure. Furthermore, locating electrical distribution lines and access points (manholes) underground would provide system resilience in times of high winds, vehicular traffic accidents, or wildfire.

The buildings constructed during Phase 1 along Fiddyment Road, such as the proposed Placer County Fire Station and Training Facility and Support Buildings, would require separate utility services to be provided by PG&E. These services are envisioned as consisting of pad-mounted utility-company owned transformers (21kV primary) with service entrance laterals routed underground to each building's main switchboard. As the campus' electrical infrastructure is extended to the west end of campus in Phase 2, these services could be disconnected from the utility company and connected to the campus' electrical infrastructure via new/replacement campus-owned transformers (12kV primary).

Electrical Demand

The estimated electrical demand is based on Sacramento State – Placer Center being an all-electric campus and the peak hour demands for planned buildings and facilities. The estimated peak electrical demand for the off-campus center, through Phase 4, is approximately 26-30 megawatts (MW). However, to support project design, Table 2-7 presents the anticipated peak electrical demands in volt amps for buildings by phase. This measure of kVA (volt amps) is used to size electrical infrastructure. The Phase 4 total electrical demand for electrical infrastructure would be approximately 22 kVA. Table 2-8 presents the additional electrical demand related to the electric vehicle charging infrastructure, which is described above under "Parking."

Table 2-7 Building Electrical Demands to Size Infrastructure

Project Phase	Cumulative Building Peak Electrical Demand to Size Electrical Infrastructure (Annual)
Phase 1	2,717 kVA
Phase 2	8,253 kVA (+5,536 kVA)
Phase 3	18,276 kVA (+10,024 kVA)
Phase 4	22,196 kVA (+3,920 kVA)

Notes: kVA = 1,000 volt-amps

Source: Sasaki 2022.

Table 2-8 Electrical Vehicle Charing Demands

Project Phase	Cumulative Number of EV Charge Points	Cumulative EVSE Electrical Demand (kVA)
Phase 1	225	465 kVA
Phase 2	667 (+442)	1,382 kVA (+917 kVA)
Phase 3	1,051 (+384)	2,337 kVA (+954 kVA)
Phase 4	1,214 (+163)	3,083 kVA (+747 kVA)

Notes: kVA = 1,000 volt-amps

Source: Sasaki 2022.

Solar Energy

Sacramento State – Placer Center aims to achieve zero net energy within each phase. A key to achieving this sustainability goal is implementation of a solar microgrid, which is a self-sufficient energy system that serves a discrete geographic footprint. Photovoltaic (PV) solar panel arrays are planned by phase throughout the project site on buildings, over parking lots, or as shade structures to generate renewable energy that would offset the campus' electrical demands. Table 2-9 presents the project's anticipated PV solar energy generation, based on 75 percent of the gross square footage of all building rooftops and 80 percent of the gross square footage of all covered parking areas being utilized for PV panel arrays. The amount of PV solar is constrained by available area and by the size of the 20 MW-AC (megawatt capacity) PG&E substation. The Phase 4 total installed PV solar would be 24 MW-DC, which is estimated to produce approximately 38 gigawatt-hours per year (GWh/yr).

Table 2-9 Photovoltaic Solar Energy Generation

Project Phase	Area Reserved for Photovoltaic Solar (GSF) Building Rooftops	Area Reserved for Photovoltaic Solar (GSF) Covered Parking	Photovoltaic Solar Power Production per Year (GWh/yr)
Phase 1	111,000	300,000	8
Phase 2	353,000 (+242,000)	916,000 (+616,000)	21 (+13)
Phase 3	793,000 (+440,000)	1,279,000 (+363,000)	33 (+12)
Phase 4	1,018,000 (+225,000)	738,000 (-541,000)	38 (+5)

Notes: GSF = gross square feet; GWh/year = gigawatt-hours per year. Power produced.

Source: Sasaki 2022.

Batteries

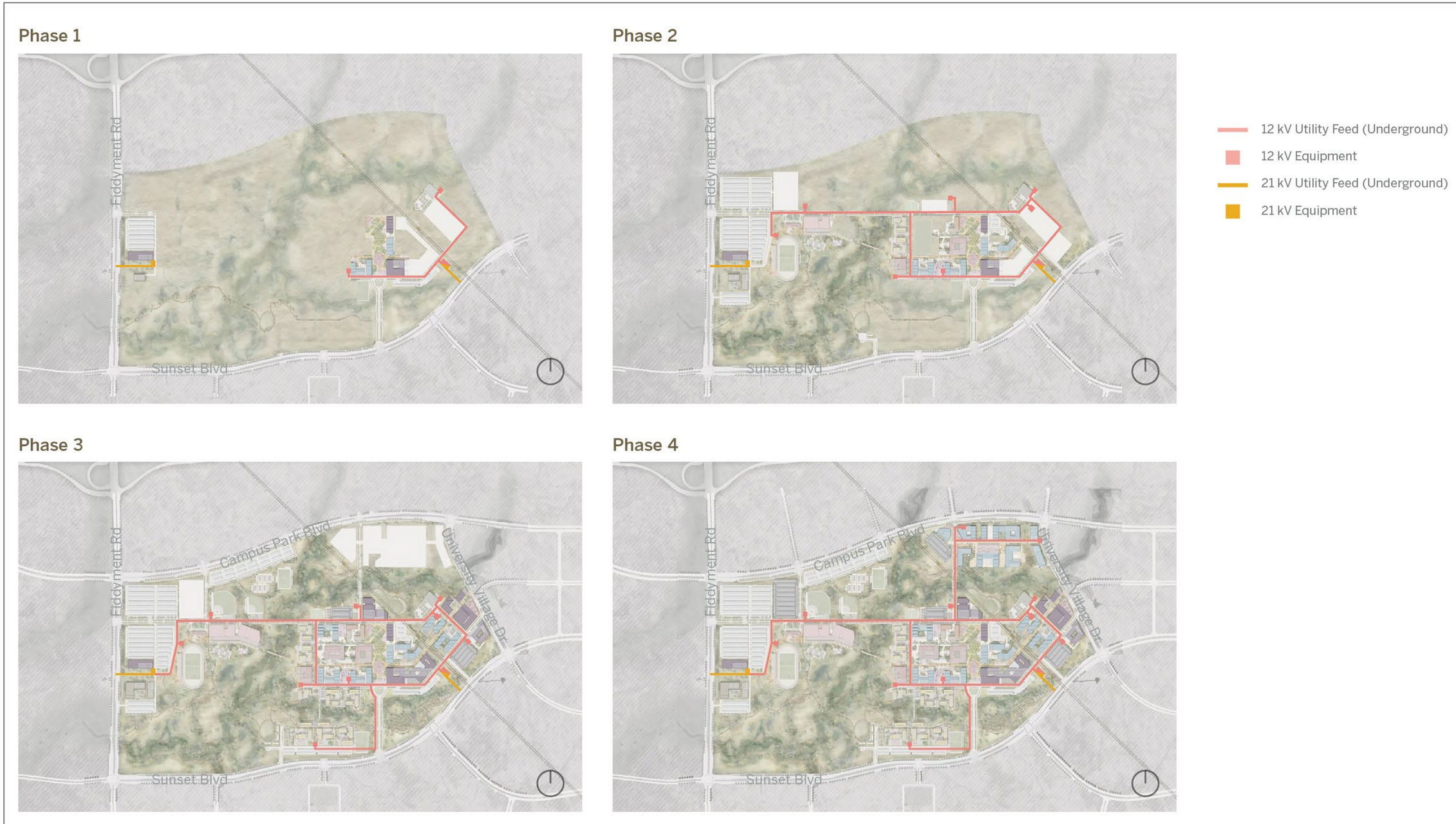
The energy generated by the onsite PV solar arrays would be stored via Battery Energy Storage Systems (BESS), TESLA Megapack or a similar system, distributed throughout the campus. As shown in Table 2-10, solar energy storage is planned for each phase with a total of 44 MWh/yr at buildout. The BESS storage capacity is designed to support 30 percent of the total anticipated campus load during a 3-day utility power outage.

Table 2-10 Solar Photovoltaic Energy Storage

Project Phase	Solar Photovoltaic Energy Storage Per Year (MWh/yr)
Phase 1	5.5
Phase 2	11.25
Phase 3	19.75
Phase 4	7.5
Total	44.0

Notes: MWh/yr = megawatt hour per year

Source: Sasaki 2022.



Source: Sasaki 2022.

Figure 2-21 Sacramento State – Placer Center Electrical Network

Thermal Network

The mechanical heating and cooling system for the campus buildings would be provided by an onsite Central Plant. Co-locating all of the mechanical equipment at the Central Plant would reduce capital costs, operational costs, and maintenance requirements while adding resilience. A single Central Plant also requires only one set of controls and valving to be installed and managed. The Central Plant would be located on the east side of the central campus. The entire approximately 37,000 sf footprint for the Central Plant would be constructed in Phase 1; however, the central plant equipment would be installed in phases to match the heating and cooling demands as buildings are constructed and connected to the Central Plant (Figure 2-22). An additional 45,000 sf of outdoor space would be set aside for outdoor equipment such as cooling towers and air source heat pumps. At full buildout, it is anticipated that the Central Plant would require 9,000 tons of cooling capacity (equivalent to a cooling density of 440 sq ft/ton) and 48 million British thermal units per hour (MMBH) of heating capacity (equivalent to a heating density of 12 btuh/sq ft), with at least 1,000 tons of heat recovery. The thermal demands for the phased buildout of Sacramento State – Placer Center are presented in Table 2-11.

Table 2-11 Thermal Demand and Supply – Chilled Water and Heating Hot Water

Project Phase	Cooling: Chilled Water (tons) Demand (Load)	Cooling: Chilled Water (tons) Supply (Capacity)	Heating: Hot Water (MMBH) Demand (Load)	Heating: Hot Water (MMBH) Supply (Capacity)
Phase 1	700	800	3	4
Phase 2	2,000 (+1,300)	2,400 (+1,600)	10 (+7)	13 (+9)
Phase 3	5,500 (+3,500)	6,400 (+4,000)	27 (_17)	34 (+19)
Phase 4	7,800 (+2,300)	9,000 (+2,600)	38 (+11)	48 (+14)

Notes: tons = cooling capacity; MMBH = million British thermal units per hour

Source: Sasaki 2022.

Installation of underground distribution infrastructure would be aligned with overall utility and campus phasing. Heated and chilled water would be distributed across the campus from the Central Plant in a "four-pipe" system that includes heating hot water supply and return and chilled water supply and return. Piping would be installed with other utilities in a main utilidor or trench. One main "loop" would be located in the campus core, and branch piping would extend to buildings that are not directly on that loop such as the residential units to the south, the Recreation and Wellness Center to the west, and the future academic mixed-use district to the north. At the individual building level, heat exchangers would connect the heated and chilled water to building equipment and loads.

A few buildings on the west side of the campus (proposed Placer County Fire Station, Campus Police and Parking & Transportation building, and Support Buildings) would not be connected to the main heated and chilled water system due to their distance from the main campus, small building size, and associated high cost and challenging feasibility to connect. These buildings would be served with independent heating and cooling systems, such as packaged HVAC heat pump units.

TELECOMMUNICATIONS

Telecommunications services (including voice, data [internet], cable TV, and in-building cellular distributed antenna systems [DAS] services) would be provided by AT&T, Comcast, Consolidated Communications, and Wave Broadband. The on-site infrastructure would be owned by Sacramento State – Placer Center. Underground telecommunications infrastructure installation would be aligned with overall utility and campus phasing. The backbone conduits would be located in major roadways to simplify maintenance and accessibility to the communications manholes/vaults. One main loop would be located in the campus core, and in future phases, branch connections would extend to buildings that are not directly on that loop. Underground concrete duct banks are planned as communications pathways for the campus. Pathway separation between primary and secondary fiber manholes/vaults would be implemented to establish redundancy. Therefore, a fiber campus loop can be established where primary fiber enters the building from one direction, and secondary fiber enters the building from a different direction, maximizing the reliability of the network (Figure 2-23).

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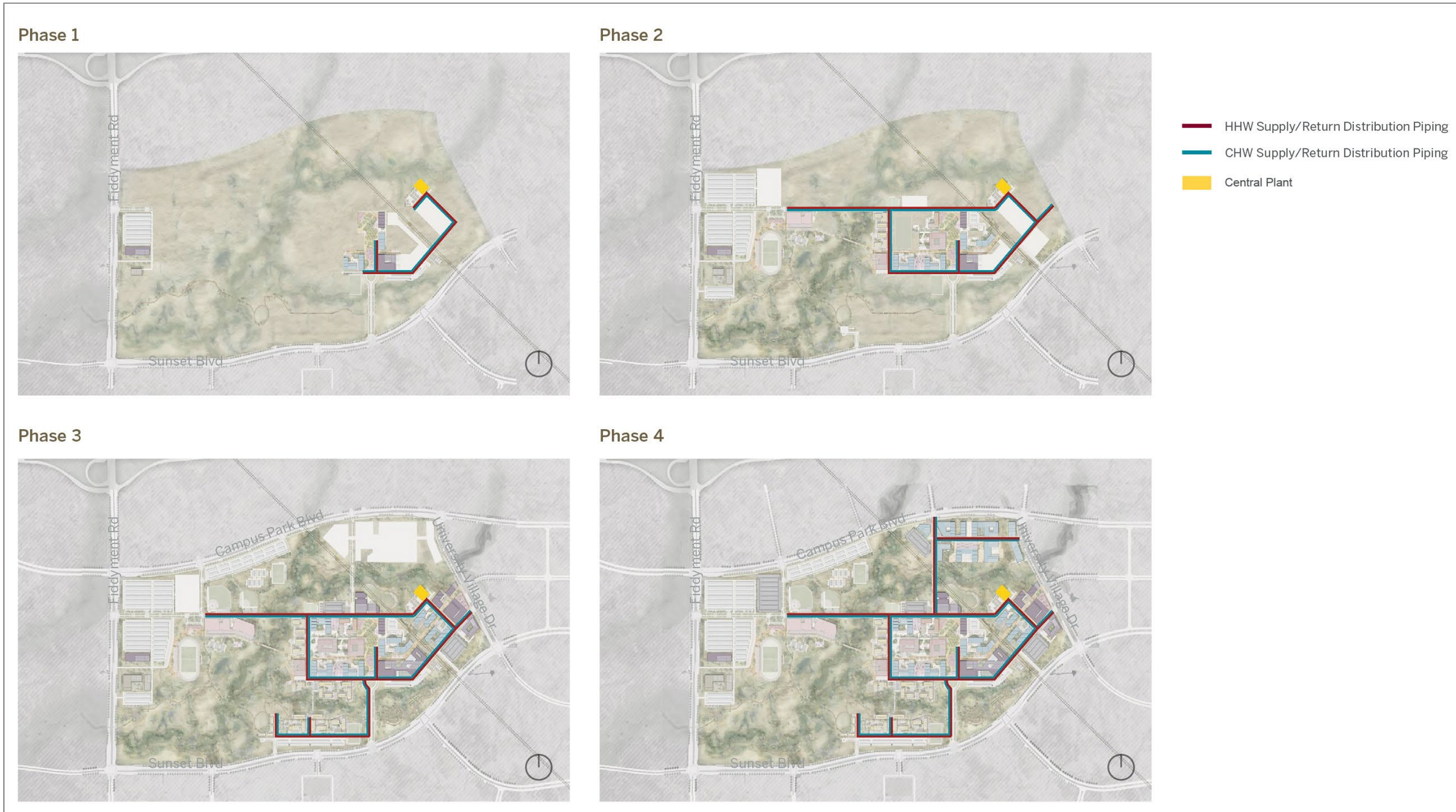
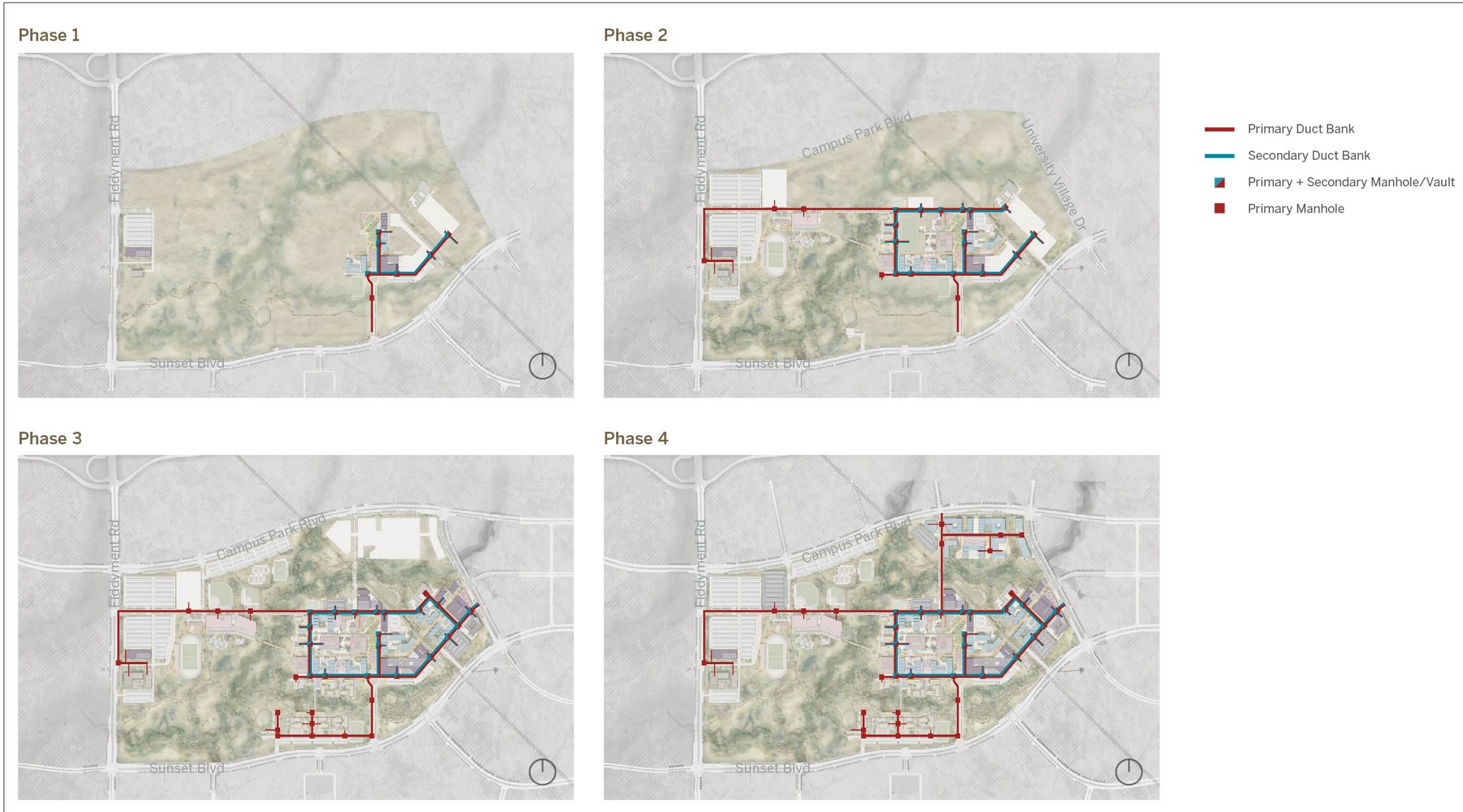


Source: Sasaki 2022.

Figure 2-22 Sacramento State – Placer Center Thermal Network



Source: Sasaki 2022.

Figure 2-23 Sacramento State – Placer Center Information Technology/Fiber Network

The proposed Placer County Fire Station and Training Center and the Support Buildings at the western boundary of the site along Fiddyment Road would connect directly to telecommunication provider's infrastructure and would not be connected to the campus network.

2.5.10 Fire Protection Services

The Sacramento State - Placer Center Master Plan identifies a 5-acre site that would be leased to Placer County for a fire station and training center, sited on the western boundary of the site off Fiddyment Road. The construction and operation of the fire station and training center is evaluated at a programmatic level in this EIR; however, its design, construction, and operation would be the responsibility of Placer County. The fire station would not only provide fire protection services to the off-campus center, it would also provide opportunities for academic-industry collaboration between the Fire Department and Placer Center, such as spaces for fire drills, training, and exercises.

2.5.11 Police Protection Services

The Placer County Sheriff's Office would provide police protection services to the new off-campus center through at least Phase 1. Starting in Phase 2 or Phase 3, Sacramento State – Placer Center would have a University Police Department (UPD) that operates 24 hours a day, 365 days a year. The UPD would provide full-service law enforcement services, which include responding to criminal incidents and disturbances, emergency management, "NightWalk" escorts between main campus locations, fingerprinting, animal control, lost and found, and community classes and outreach services. The UPD would include sworn police officers, including a Chief, Deputy Chief, and Investigator. UPD police officers would be certified by the California Commission on Peace Officer Standards and Training. The UPD generally does not have specific service standards, such as response times or staffing levels; instead, staffing would be driven by the growth and service needs of the off-campus center. The UPD would cooperate fully with all local, state, and federal law enforcement agencies with jurisdiction in the area. The UPD would have mutual aid agreements with local law enforcement agencies to provide additional law enforcement resources if a significant incident occurs that requires additional assistance from other agencies. Mutual aid is coordinated in accordance with nationally standardized Incident Command System protocol and does not include formal written agreements.

2.5.12 Regional Infrastructure, Transportation, and Other Fees

The Sacramento State – Placer Center site is located within the PRSP and encompassed by PRSP development, as described above. ~~As established by agreement between the PRSP owner/developer (JEN), Placer One (formerly Placer Ranch) would be responsible for implementing certain support infrastructure and payment of certain fees otherwise attributable to Sacramento State – Placer Center.~~ Sacramento State and the Trustees of the CSU have signed separate Memorandums of Understanding (MOU) with Placer Ranch, Inc. (succeeded in interest by JEN CA Placer Ranch LLC. [JEN]) and Placer County, that summarize the parties' respective commitments and mutual understandings relative to the development of the Sacramento State – Placer Center. The MOUs further reflect the parties' agreement on financial terms, including a commitment by JEN to pay for certain backbone infrastructure and development fees as identified in the Development Agreement between the County of Placer and Placer Ranch, Inc. Pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU. The MOUs further state that, as a sovereign state entity, Sacramento State is not subject to the county public facilities fee, supplemental sheriff facilities fee, county park fee, offsite park improvement costs, community recreation fee, school mitigation fees, or fire fees.

As established by Memorandum of Understanding 1 ("MOU 1") between and among Placer Ranch, Inc. (succeeded in interest by JEN) and Trustees of the California State University and California State University, and Memorandum of Understanding 2 ("MOU 2") between the County of Placer and Trustees of the California State University and California State University, Sacramento, ~~agreement between~~ the ~~PRSP~~ owner/developer of ~~(JEN),~~ Placer One (formerly

Placer Ranch, Inc.) (JEN) would be responsible for implementing certain support infrastructure and payment of certain fees. ~~otherwise attributable to Sacramento State – Placer Center.~~

- **Backbone Infrastructure**: Placer One, or their successors or assigns, is responsible for backbone infrastructure, including roadway, sewer, water, recycled water, and drainage facilities required for the development of the PRSP.
- **County and Regional Traffic Fees**: Placer One, or their successors or assigns, is responsible for County and Regional Traffic Fees, which may include:
  - Placer County traffic mitigation fee,
  - South Placer Regional Transportation Authority fee,
  - Highway 65 Joint Powers Authority fee,
  - City of Roseville traffic impact fee,
  - City of Rocklin traffic impact mitigation fee,
  - Regional traffic fee (County Tier II Fee), and
  - Economic incentive fee (for University traffic impacts)
- **Off-Site Road Improvements**: Placer One, their successors or assigns, or other developers within the PRSP, shall construct and improve all roadways within the PRSP not located within the Sacramento State – Placer Center site, except as listed below, including roadway frontage improvements, or any roadway or roadway frontage improvements within or outside the PRSP that may be constructed by the County.
- **First Campus Building Infrastructure**: Placer One, or their successors or assigns, shall construct roadways, and wet and dry utilities to the first building on the University site, generally consistent with the *Preliminary Cost Estimates – Placer Ranch CSUS Stub Streets*, prepared by MacKay & Somps, dated October 25, 2018.
- **Biological Resource and Agricultural Land Conversion Mitigation Costs**: Placer One, or their successors or assigns, shall pay the costs associated with the mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, generally consistent with the areas labeled Academic Student Services Housing & Support Facilities, and Sports/Recreation Facilities identified in the SAP/PRSP Draft EIR, Exhibit 3-10, either through an individual permitting process with applicable state and federal resource agencies or participation in the adopted Placer County Conservation Plan.

2.5.13 Design Guidelines

The Sacramento State – Placer Center Master Plan establishes the following principles for the design of the off-campus center:

- **A welcoming and active campus**: A key to this design guideline is the connection between circulation routes and the active edges of surrounding buildings. The intent is to have an ease of transition between the exterior and interior, where pedestrians and building occupants can observe the activity occurring across campus life. Covered canopies, exterior courtyards, and public spaces at the ground level would be used to take advantage of the comfortable climate of the region.
- **Inclusivity and accessibility**: The architecture would emphasize the importance of an accessible and inclusive campus for all students, faculty, staff, and visitors. The programming spaces such as housing, academic buildings, and the Student Center would be designed to serve a wide array of preferences and needs.
- **Innovative learning spaces**: With the advent of technology in the classroom and advancing methods of pedagogy, learning spaces would be designed to be innovative and adaptable to change over the coming decades. Natural daylighting, ease of circulation, the opportunity for exterior classrooms, and integrated study and social spaces are all primary values for the academic spaces.

- **Outdoor connection**: The warm, dry climate of the region provides an opportunity for strong connections to the outdoors through the extension of interior programming such as classrooms, event spaces, dining, and study areas. Terraces, courtyards, and canopies would increase the comfort of such exterior spaces during the warmest months.
- **Sustainability and resiliency**: As stated in the project objectives, Sacramento State – Placer Center is intended to be resilient and sustainable. This includes achieving zero net water usage through use of recycled water, zero net energy demand through onsite PV solar and batteries, meeting the CSU's requirement to divert 80 percent of waste from landfill and the Sacramento State zero-waste by 2030 goal. In addition, passive design features include shading and daylighting to aid in reducing energy demands from building cooling and lighting.

BUILDING SITING AND ORIENTATION

Sacramento State – Placer Center buildings with primarily academic functions are prioritized within the campus core. Mixed-use buildings are proposed to be located between the campus core and the northern boundary. Industry-oriented buildings would be situated along the northern boundary, proximate to the PRSP Campus Park District. Placing industry focused buildings in the periphery of the project site is intended to connect the off-campus center to the surrounding PRSP neighborhoods.

The building forms at the off-campus center may be in the shape of long, rectangular volumes that allow for passive ventilation and natural daylighting throughout the interior. The preferred building orientation would be in the east – west direction, when possible, to increase the area exposed to desirable light from the north and allow prevailing breezes from the south to pass through the narrower dimension of the building. Building designs may include inner courtyards and angled roofs that allow for high windows to bring in natural light. The angled roofs would also allow for breezes to enter from a lower position and exit at a greater height. Shade structures would be incorporated on the south and west side of buildings, where the intensity of glare and heat production from the sun is highest, and over open-air terraces and courtyards.

SCALE AND MASSING

Building heights would range from one to five stories, with proposed heights as follows:

- Academic buildings: 2-4 stories
- Partnership buildings (Conference Center, Performing Arts, Library, Forensic Lab, Academic Mixed-Use): 2-5 stories
- Student life buildings (Recreation Center, Student Union, Student Services, Dining): 2-5 stories
- Housing buildings: 3-4 stories
- Support buildings: 1-3 stories

This range of proposed building heights is intended to create spacious interiors and suitable density while maintaining a human-scale campus that avoids imposing structures, wind tunneling, and large shadows. Angled roofs would be utilized to allow for south-facing solar PV panels as well as north-facing windows along the top level of the buildings. Ground-level setbacks would act as a buffer between campus circulation and building facades where students, staff, and visitors can meet and socialize at transitionary spaces. Upper-level setbacks would prevent large shadows from covering the campus circulation between buildings at the ground level and would create occupiable terraces with connection to interior programs.

The low-rise building heights and massing would serve the campus goals of creating both a highly sustainable and welcoming environment. The building forms would often take the shape of long, rectangular volumes that allow for passive ventilation and natural daylighting throughout the interior. The motif of horizontality would mirrors the expansive horizon line of the land.

BUILDING MATERIALS

Building materials for the off-campus center would reflect the natural conditions of the site such as the expansive horizon lines and earth tone color palette of the land. The materials and color palette are intended to unify the buildings of the off-campus center. In addition, the intent is to utilize local and sustainable materials, as feasible.

- **Primary Building Materials:** Primary buildings materials, or those making up greater than fifty percent of a building's facade, would include a variety of forms of concrete, including pre-cast panels, architectural cast-in-place concrete, and board-form concrete. Concrete is proposed as the primary material for its durability and sense of permanence, which is appropriate for a long-standing institution. It also would provide flexibility and the opportunity to experiment while maintaining consistency across buildings. Finally, it is a relatively inexpensive material and, particularly for pre-cast panels, easy to construct.
- **Secondary Building Materials:** Secondary materials would provide additional character to a building's façade and complement the primary material. These materials would include terracotta panels, brick (gray or cream color; red brick would be discouraged), and glass, and would constitute less than fifty percent of a building's facade. Terra cotta and brick could be utilized in accordance with the campus color palette.
- Tertiary Building Materials
  - Metal panels. Aluminum panels are often used for their durability, ease of fabrication and assembly, resistance to weathering, and a smooth appearance. Aluminum also exhibits high reflectivity to reduce radiant heat absorption during the hot summer months. In discrete areas of Placer Center, such as in upper levels and back of house spaces, aluminum panels may be used.
  - Structural metal. Because of their tendency to rust when exposed to outdoor elements, exposed metal structural elements, would be used rarely in campus buildings.
- Discouraged Materials
  - Exterior wood. The use of wood on exterior facades would be avoided due to its high maintenance requirements and tendency to degrade over time when exposed to the elements. Additionally, as the area contains little tree coverage, it would not reflect the existing conditions.
  - Red brick. Red brick, while a traditional material for academic campuses, does not align with the desired campus material character or color palette and would be avoided. Gray, cream, or beige brick would be more appropriate selections to tie into the existing landscape.
  - Fabric shade structures. Fabric shade structures, which create a sense of casual impermanence would be avoided. Organic fabrics, such as canvas, tend to degrade, fade, and sustain mildew when exposed to outdoor elements overtime, creating high maintenance and replacement costs. Metal and glass shade structures would be more suitable for durability, ease of maintenance, and aesthetic character.
- Artwork
  - Murals. Murals are a method for increasing the vitality of public spaces while incorporating color into the material landscape. The placement of murals would favor large public venues, both interior and exterior, along campus circulation and courtyard areas to better define these spaces with unique identity.
  - Sculptures. Sculptures provide an additional source of artistic expression and creative inspiration on campuses. Individual sculptures can serve to further define outdoor courtyards with visual appeal and a focal point around which pedestrians can pause and reflect. Furthermore, sculptural gardens with rotating collections can represent contemporary issues.

LIGHTING

All light sources would prioritize light-emitting diode (LED) technology to reduce energy consumption. LED luminaires would have dimmable drivers (at least to 10 percent of the total lumen output) to provide flexibility to the

system. The campus would use a centralized lighting management system with a connected network infrastructure. A combination of pole-mounted, catenary, or multi-head luminaires would be used for roadways and intersections with mounting heights of approximately 20-30 feet for safety. For shared pathways, a combination of lighting with lower pedestrian heads (13-18 feet) would be used. Lighting on buildings and accent lighting, such as on the Paseo, would be designed to minimize light pollution (e.g., shielded, downcast).

The lighting at Sacramento State – Placer Center would comply with CALGreen Code Backlight, Uplight, and Glare requirements and the CSU Outdoor Lighting Design Guide (CSU 2018) for light intensity, direction, shielding, control strategies, energy efficiency, reduced light pollution, and integration into the overall campus aesthetic. In addition, the project would meet Leadership in Energy and Environmental Design Neighborhood Development (LEED ND) light pollution reduction requirements in all new building and pathway development. The LEED ND requirements reference the Engineering Society and International Dark Sky Association model light ordinance user guide (IES/IDA 2011).

Lighting for recreation areas would include aimable and full cut-off luminaires to appropriately illuminate the activity while minimizing light trespass and light pollution. Smart Lighting Control infrastructure would be utilized to reduce energy consumption in recreation areas.

Stadium lighting, placed on poles that range from approximately 80 to 90 feet tall, would have higher wattage than other outdoor lighting such as for roads, walking paths, or parking lots. Consistent with modern stadium lighting design, the University would use LED lights, reflectors, visors, shields and customized optics and technology to precisely aim and illuminate the field while minimizing light trespass and light pollution.

2.5.14 Sustainability Elements

As stated in the project objectives, Sacramento State – Placer Center is intended to be resilient and sustainable. The campus is planned to be a LEED Silver equivalent project, and individual buildings are encouraged to go beyond those standards and achieve LEED Gold or LEED Platinum ratings.

The Master Plan aims to achieve zero net water usage using the following water efficiency measures:

- Recycled water from the City of Roseville municipal recycled water system would be used for all non-potable water uses including landscape irrigation, toilet flushing, and clothes washing. Dual plumbing would be included in all buildings.
- Priority would be given to native plants where irrigation would only be required for the establishment period.
- Natural drainage and rainfall would be used to irrigate landscaping and open space areas throughout the campus.
- Smart metering and water efficient fixtures would be installed in all new buildings.

The Master Plan aims to achieve zero net energy within each phase of development through the following energy efficiency measures:

- Buildings would be developed for low-energy demand through strategic shading, high-performance glazing, natural ventilation, insulation, and efficient building equipment.
- No natural gas utility pipelines are planned to serve the site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory, food service, or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane, etc.). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck. (To account for the potential use of hydrocarbon fuels, this EIR estimates campus use of approximately 21,000 therms/year, which is based on averaging the non-heating natural gas usage at two science buildings at the Sacramento State main campus.)
- Campus heating and cooling would be provided by a distribution network of heating hot water and chilled water provided from the central utility plants on campus. The central utility plants would provide hot and chilled water using a combination of centrifugal water-cooled chillers, heat recovery chillers, and heat pumps (e.g., air source, water source, or ground source).
- The Master Plan includes on-site, PV solar renewable energy generation, as described above in Table 2-9, and storage.

As stated above, the Master Plan aims to meet or exceed the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations) requirements for EV charging station ratios on the campus. Based on the Green Building Code requirements for non-residential development as of preparation of this EIR (CalGreen 2019), 10 percent of parking spaces must be EV-capable (i.e., have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations) and 20 percent of parking spaces must be Level 2 EV-Ready EV (i.e., charging unit is absent, but there is a wired outlet to allow the electric car driver to plug-in their portable charger).

The Master Plan aims to meet the CSU's requirement to divert 80 percent of waste from landfill; the Sacramento State goal of zero-waste by 2030; the requirements of California Senate Bill 1383, which mandates the collection and diversion of all food waste from landfill and rescue of at least 25 percent of edible food that would otherwise be disposed; and the CSU Single-Use Plastics Policy 5236.00, all described above under "Section 2.5.8, Utilities, Solid Waste."

2.5.15 Project Construction

CONSTRUCTION SCHEDULE

The project would be constructed in four phases over approximately 35 years, as shown in Table 2-12. Phase 1 construction is projected to begin in 2025. Occupancy of the initial Phase 1 building would begin in 2026/2027.

Table 2-12 Project Construction by Phase

Phase	Construction Start	Construction Mid-Point	Construction End	Approximate Duration
Phase 1	July 2025	2029	2032	7 years
Phase 2	August 2032	2036	2040	8 years
Phase 3	November 2040	2045	2050	10 years
Phase 4	November 2050	2055	2060	10 years

Source: Sasaki 2022.

Typical construction activities would include grubbing/clearing of on-site areas, excavation, and relocation of soil on the site, backfilling and compaction of soils, construction of utilities (i.e., potable water conveyance, wastewater conveyance, stormwater drainage facilities, and underground electrical), and construction of proposed facilities and buildings. All construction staging is assumed to be accommodated on site.

Construction equipment would vary day-to-day depending on the project phase and the activities occurring, but would involve operation of all-terrain vehicles, forklifts, cranes, pick-up and fuel trucks, compressors, loaders, backhoes, excavators, dozers, scrapers, pavement compactors, welders, concrete pumps and concrete trucks, and off-road haul trucks. Table 2-13 lists the typical types of construction equipment that would be needed for project construction.

Table 2-13 Anticipated Construction Equipment Needs

Construction Activity	Estimated Duration	Equipment Needed
Site Preparation	30 days	▶ Grader ▶ Scraper ▶ Tractor/Loader/Backhoe
Grading	60 days	▶ Grader ▶ Rubber Tired Dozer ▶ Tractors/Loaders/Backhoes ▶ Excavators ▶ Scrapers
Building Construction	18—24 months	▶ Crane ▶ Forklifts ▶ Generator Set ▶ Tractors/Loaders/Backhoes ▶ Welders ▶ Off-Highway Trucks
Paving	30 days	▶ Cement and Mortar Mixer ▶ Paver ▶ Paving Equipment ▶ Roller ▶ Tractor/Loader/Backhoe
Architectural Coating	XXXX	▶ Air Compressors

Source: Information compiled by Ascent Environmental in 2022.

Construction activities are anticipated to require up to an estimated 125 construction workers during peak construction but typically averaging 75 to 100 workers. Civil projects would be anticipated to have a smaller construction crew, with an estimated 40-50 construction workers at peak times. Construction would take place Monday through Friday during normal daytime working hours for most construction activities; however, it may be necessary to conduct some activities during weekend and nighttime hours. Examples of activities that may necessitate night time construction include: lengthy and intensive construction elements that cannot or should not be interrupted until complete or strategic milestones are met (e.g., large concrete pours for foundations, parking structures, and the like; erecting structural steel; erecting structural panels), weather-related activities such as protecting buildings from incoming storms, and some roadway improvements to make use of lower night time traffic periods.

2.6 POTENTIAL PERMITS AND APPROVALS REQUIRED

The CSU Board of Trustees is the lead agency for this proposal and has sole authority to certify the EIR, consider and approve the project; and adopt the Mitigation Monitoring and Reporting Program, Findings of Fact, and (if required) Statement of Overriding Considerations. In addition, the CSU Board of Trustees will review and approve all future development on the project site. This EIR provides program-level analysis of the Sacramento State – Placer Center Master Plan and may be used during consideration and evaluation of project-level analysis of specific elements identified in this EIR. As individual projects are proposed for implementation, additional CEQA compliance review, including site- and condition-specific analysis, permits and/or approvals, may be needed depending on the circumstances of each particular project. The CSU Board of Trustees will base decisions on the Sacramento State – Placer Center Master Plan and this EIR, and/or subsequent plan revisions and CEQA review, as necessary.

Implementation of the project may also require permits and approvals from other agencies (Table 2-14). This EIR, and any environmental analysis relying on this EIR, is expected to be used to satisfy CEQA requirements of the listed

responsible and/or trustee agencies. This analysis also provides useful information for any federal agency that may need to issue a permit in support of the proposed Sacramento State – Placer Center Project.

Table 2-14 Anticipated Permits and Approvals for the Sacramento State – Placer Center Project

Agency	Permit/Approval
Lead Agency	
California State University, Board of Trustees	▶ EIR Certification ▶ Approval and adoption of the Master Plan ▶ Approval of schematic plans
Trustee Agency	
California Department of Fish and Wildlife	▶ 1600 Streambed Alteration Agreement ▶ California Endangered Species Act Compliance
Responsible Agencies	
Federal Agencies	
U.S. Army Corps of Engineers	▶ Clean Water Act, Section 404 permit
U.S. Fish and Wildlife Service and National Marine Fisheries Service	▶ Endangered Species Act, Section 7 Consultation
State Agencies	
California Public Utilities Commission	▶ Easements or encroachment permits related to the electric transmission line through site
State Water Resources Control Board	▶ Statewide General Order Permit for use of recycled water ▶ Domestic water supply permit amendment from the Division of Drinking Water
Central Valley Regional Water Quality Control Board	▶ Section 401 Water Quality Certification ▶ National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit) ▶ Discharge permit for stormwater ▶ General Order for dewatering ▶ Recycled water permit
California Department of Transportation	▶ Permits for movement of oversized or excessive loads on State highways
State Fire Marshall (in coordination with the CSU Office of Fire Safety)	▶ Future facility fire safety review and approval
Regional and Local Agencies	
Regional Transit Authority	▶ Approval of bus service improvements
Placer County	▶ Encroachment permits ▶ Food service approvals ▶ Evaluating costs to identify recycled water purveyor ▶ Sewer connection permits ▶ Annexation into a new Sewer Maintenance County Service Area zone (to be created by Placer One)
Placer County Air Pollution Control District	▶ Authority to construct ▶ Permit to operate

Agency	Permit/Approval
~~See~~ Placer Conservation Authority	▶ Placer County Conservation Program ▶ Application for Special Participating Entity ▶ Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan protection for covered wildlife and their habitats – Avoidance and Minimization Measures and impact fees ▶ Western Placer County Aquatic Resources Program protection for aquatic resources – programmatic framework for impact authorizations under U.S. Army Corps of Engineers (Clean Water Act 404 permit), Regional Water Quality Control Board (Clean Water Act 401 certification), and California Department of Fish and Game Code 1602 agreement) ▶ Western Placer County In-Lieu Fee Program for requirements under Section 404 of the Clean Water Act to be fulfilled by payment of a fee for compensatory mitigation of impacts on aquatic resources from covered activities.
Placer County Water Authority	▶ Facilities Agreement
City of Roseville	▶ ~~Wholesaler-Retailer Agreement for use of recycled water~~ ▶ Agreement outlining fair-share obligations for off-site retention at the Pleasant Grove Retention Facility (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area

Source: Information compiled by Ascent Environmental in 2022.

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3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

This ~~draft~~ environmental impact report (~~Draft~~ EIR) evaluates and discloses the environmental impacts associated with the proposed Sacramento State – Placer Center Master Plan (project), in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulation, Title 14, Chapter 3, Section 1500, et seq.). Sections 3.1 through 3.17 of this ~~Draft~~ EIR present a discussion of regulatory background, existing conditions, analysis methodology, thresholds of significance, and environmental impacts associated with construction and operation of the project, mitigation measures to reduce the level of impact, and residual level of significance (i.e., after application of mitigation, including impacts that would remain significant and unavoidable after application of all feasible mitigation measures). Issues evaluated in these sections consist of the environmental topics identified for review in the Notice of Preparation (NOP) prepared for the project (see Appendix A of this ~~Draft~~ EIR). Chapter 4 of this ~~Draft~~ EIR, "Cumulative Impacts," presents an analysis of the project's impacts considered together with other past, present, and probable future projects producing related impacts, as required by Section 15130 of the State CEQA Guidelines. Chapter 5, "Alternatives," presents a reasonable range of alternatives and evaluates the environmental effects of those alternatives relative to the proposed project, as required by Section 15126.6 of the State CEQA Guidelines. Chapter 6, "Other CEQA Sections," includes an analysis of the project's growth inducing impacts, as required by Section 21100(b)(5) of CEQA.

SCOPE OF THE ENVIRONMENTAL IMPACT ANALYSIS

The proposed Master Plan would guide the physical development of the off-campus center. Approval of the project does not constitute a commitment to any specific project, construction schedule, or funding priority. As individual Master Plan projects are proposed for implementation, additional CEQA review, including additional project detail and site- and condition-specific analysis, may be needed depending on the circumstances of each project. Each development embarked on by Sacramento State during the lifespan of the project would be individually reviewed and, if warranted, approved by the California State University Board of Trustees (Board of Trustees). This ~~Draft~~ EIR provides a program-level environmental assessment, which evaluates the environmental effects of the project and focuses on the full development of the off-campus center, as contemplated by the project. Additionally, the five near-term development components that are expected to be developed within the next ten years are evaluated at a project-specific level.

As required by the State CEQA Guidelines Section 15126.2, this ~~Draft~~ EIR identifies and focuses on the significant direct and indirect environmental effects of the project. Short-term effects are generally those associated with construction, while long-term effects are generally those associated with operation of the new off-campus center. Based on the Notice of Preparation, as described in Chapter 1, this chapter presents the environmental setting, environmental impacts, and mitigation measures associated with the project in relation to the following resource topics:

- Section 3.1, "Aesthetics";
- Section 3.2, "Agricultural Resources";
- Section 3.3, "Air Quality";
- Section 3.4, "Biological Resources";
- Section 3.5, "Cultural Resources";
- Section 3.6, "Energy";
- Section 3.7, "Geology and Soils";
- Section 3.8, "Greenhouse Gas Emissions and Climate Change";
- Section 3.9, "Hazards, Hazardous Materials, and Wildfire";

- Section 3.10, "Hydrology and Water Quality";
- Section 3.11, "Land Use and Planning";
- Section 3.12, "Noise and Vibration";
- Section 3.13, "Population, Employment, and Housing";
- Section 3.14, "Public Services and Recreation";
- Section 3.15, "Transportation";
- Section 3.16, "Tribal Cultural Resources"; and
- Section 3.17, "Utilities and Service Systems."

Sections 3.1 through 3.17 of this ~~Draft~~ EIR each include the following components.

Regulatory Background: This subsection presents information on the laws, regulations, plans, and policies that relate to the issue area being discussed. Regulations originating from the federal, state, and local levels are each discussed as appropriate.

Environmental Setting: This subsection presents the existing environmental conditions on the project site, and in the surrounding area as appropriate, in accordance with State CEQA Guidelines Section 15125. The discussions of the environmental setting focus on information relevant to the issue under evaluation. The extent of the environmental setting area evaluated (the project study area) differs among resources, depending on the locations where impacts would be expected. For example, the evaluation of air quality impacts considers the project contribution of emissions to the Sacramento Valley Air Basin, which includes all of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba counties, along with portions of Solano and Placer counties. In contrast, geological, soils, and paleontological impacts are assessed only for the 301-acre project site, which is where the project could result in such impacts.

Environmental Impacts and Mitigation Measures: This subsection presents thresholds of significance and discusses potentially significant effects of the Sacramento State – Placer Center Master Plan Project on the existing environment, including the environment beyond the project boundaries, in accordance with State CEQA Guidelines Section 15126.2. The methodology for impact analysis is described, including technical studies upon which the analyses rely. The thresholds of significance are defined and thresholds for which the project would have no impact are disclosed and dismissed from further evaluation. Project impacts and mitigation measures are numbered sequentially in each subsection (Impact 3.2-1, Impact 3.2-2, Impact 3.2-3, etc.). A summary impact statement precedes a more detailed discussion of the environmental impact. The discussion includes the analysis, rationale, and substantial evidence upon which conclusions are drawn. The determination of level of significance of the impact is defined in bold text. A "less-than-significant" impact is one that would not result in a substantial adverse change in the physical environment. A "potentially significant" impact or "significant" impact is one that would result in a substantial adverse change in the physical environment; both are treated the same under CEQA in terms of procedural requirements and the need to identify feasible mitigation. Mitigation measures are identified, as feasible, to avoid, minimize, rectify, reduce, or compensate for significant or potentially significant impacts, in accordance with the State CEQA Guidelines Section 15126.4. Unless otherwise noted, the mitigation measures presented are recommended in the EIR for consideration by the State to adopt as conditions of approval.

Where an existing law, regulation, or permit specifies mandatory and prescriptive actions about how to fulfill the regulatory requirement as part of the project definition, leaving little discretion in its implementation, and would avoid an impact or maintain it at a less-than-significant level, the environmental protection afforded by the regulation is considered before determining impact significance. In contrast, where existing laws or regulations specify a mandatory permit process for future projects, performance standards without prescriptive actions to accomplish them, or other requirements that allow substantial discretion in how they are accomplished, or have a substantial compensatory component, the level of significance is determined before applying the influence of the regulatory requirements. In this circumstance, the impact would be potentially significant or significant, and the regulatory requirements would be included as a mitigation measure.

This subsection also describes whether mitigation measures would reduce project impacts to less-than-significant levels. Significant and unavoidable impacts are identified as appropriate in accordance with State CEQA Guidelines Section 15126.2(b). Significant-and-unavoidable impacts are also summarized in Chapter 6, "Other CEQA Sections."

References: The full references associated with the parenthetical references found throughout Sections 3.1 through 3.17 can be found in Chapter 8, "References," organized by section number.

STANDARD TERMINOLOGY

This ~~Draft~~ EIR uses the following standard terminology:

"No impact" means no change from existing conditions (no mitigation is needed).

"Less than significant impact" means no substantial adverse change in the physical environment (no mitigation is needed).

"Potentially significant impact" means an impact that might cause a substantial adverse change in the environment (mitigation is recommended because potentially significant impacts are treated as significant).

"Significant impact" means an impact that would cause a substantial adverse change in the physical environment (mitigation is recommended).

"Significant and unavoidable impact" means an impact that would cause a substantial adverse change in the physical environment and that cannot be avoided, even with the implementation of all feasible mitigation.

"CSU" refers to the California State University system as a whole.

"Trustees" refers to the CSU Board of Trustees, the CEQA Lead Agency for the Sacramento State – Placer Center Master Plan ~~Draft~~ EIR.

"Sacramento State" or **"University"** refers to California State University, Sacramento.

"Sacramento State – Placer Center Master Plan" or **"project"** refers to the proposed Sacramento State – Placer Center Master Plan, the plan intended to guide the phased implementation of a new off-campus center in Placer County. The proposed plan and anticipated environmental effects of development that would occur under the plan are evaluated in this EIR.

"Placer One" or **"Placer One Phase 1A"** refers to Placer Ranch Phase 1A - Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood.

"Project site" or **"Master Plan area"** refers to the 301-acre site owned by the CSU that is proposed to be developed pursuant to the Sacramento State – Placer Center Master Plan.

CALIFORNIA STATE UNIVERSITY AUTHORITY

Sacramento State is an entity of the CSU, a legislatively and statutorily created, constitutionally authorized "state agency created by the Legislature in the field of public higher education which is charged with the management, administration, and control of the State College System of California"[1]. The CSU operates under the oversight of the CSU Board of Trustees, which is the State acting in its higher educational capacity. The Legislature has expressly granted the Board of Trustees the "full power and responsibility in the construction and development of any state university campus, and any buildings or other facilities or improvements connected with the California State University."[2]

[1] California Constitution, Article XX, Section 23; California Education Code, Sections 66606 *et seq* and 89000 *et seq*.
[2] California Education Code, Section 66606.

As such, the CSU is not subject to local or regional government planning and land use plans, policies, or regulations when its development, construction, facilities, and uses are in furtherance of its governmental purpose, unless applicable law specifically says otherwise. Although there is no formal requirement for joint planning or the exchange of ideas, the CSU may consider, for coordination purposes, aspects of local or regional plans and policies when it is appropriate and feasible. The Sacramento State – Placer Center Master Plan would be subject to state and federal agency planning documents described in Sections 3.1 through 3.17 of this EIR but is not bound by local or regional planning regulations or documents such as the Placer County General Plan or municipal code.

The CSU and Sacramento State seek to maintain an ongoing exchange of ideas and information and to pursue mutually acceptable solutions for issues that arise related to both the off-campus center and its surrounding community. To foster this process, Sacramento State communicates with Placer County, West Placer Waste Management Authority (WPWMA), the City of Roseville, the City of Rocklin, the City of Lincoln, affected regional public entities, and community organizations and sponsors and participates in various meetings and briefings to keep local organizations, associations, and elected representatives apprised of ongoing planning efforts and to consider community input.

INCORPORATION BY REFERENCE

An EIR may incorporate by reference all or portions of another document that is a matter of public record or is generally available to the public (State CEQA Guidelines Section 15150). The following EIR, which has been certified by Placer County as the respective lead agency, is hereby incorporated, in full, in this ~~Draft~~ EIR.

- Placer County. 2019. Final Environmental Impact Report for the Sunset Area Plan/Placer Ranch Specific Plan. October 31, 2019. (State Clearinghouse #2016112012)

This environmental document is available on the Placer County website: https://www.placer.ca.gov/2702/Sunset-Area-Plan---Placer-Ranch-Specific.

3.1 AESTHETICS

This section addresses the potential impacts of the project on aesthetics and visual resources. It describes the existing visual character, meaning the physical features that make up the visible landscape, of the project site and vicinity and identifies the applicable federal and state plans, policies, and laws. The analysis identifies the potential impacts of the project on aesthetics and visual resources and identifies mitigation measures, as necessary. Cumulative impacts related to aesthetics are addressed in Chapter 4, "Cumulative Impacts."

Scoping comments received in response to the Notice of Preparation (NOP) raised concern regarding the implications of stadium lighting. The comment letters received during the public scoping period are presented in Appendix A.

3.1.1 Regulatory Setting

FEDERAL

No federal plans, policies, regulations, or laws governing aesthetics or light and glare are applicable to the project.

STATE

California Energy Code and Green Building Regulations

The California Energy Code and Green Building Regulations (CALGreen) stipulates that all luminaires[1] must meet the mandated BUG (Backlight/Uplight/Glare) ratings per their designated lighting zone unless otherwise exempt; lighting for sports and athletic fields is exempt. All outdoor luminaires that emit 6,200 lumens or greater must comply with BUG requirements contained in Section 5.106.8 of the CALGreen Code (Title 24, Part 11).

The BUG ratings assume that the light emitted from the luminaire is providing useful illuminance on the task surfaces rather than scattering the light in areas where the light is not needed or intended, such as toward the sky. The BUG ratings also increase visibility because high amounts of light shining directly into observer's eyes are reduced, thus decreasing glare. Additionally, light pollution into neighbors' properties is reduced. The BUG requirements vary by outdoor lighting zones and outdoor lighting zones.

California State University Design Review Process

The California State University (CSU) System uses a design review process at all of its campuses as part of the schematic design preparation process (CSU 2004). This process involves architectural reviews of designs for new construction projects for appropriateness of design and quality based on the design vocabulary of the particular campus, which is established in the design guidelines included in the Sacramento State – Placer Center Master Plan. The outside architectural review is then reviewed and interpreted by the campus building official, who has the ultimate responsibility for determining how the review will affect the ultimate design of a new building project.

California State University Outdoor Lighting Design Guide

Lighting of facilities at Sacramento State – Placer Center would align with the guidelines in CSU Outdoor Lighting Design Guide (CSU 2018). This guide provides the CSU campuses with guidance for outdoor lighting design to provide a comfortable nighttime environment, maximize energy efficiency, and improve campus aesthetics. The guide contains CSU lighting design goals and strategies, lighting control strategies and methods throughout the campuses, and preferred lamp types identified for energy efficiency and ease of maintenance. The guide includes goals pertaining to compliance with local codes, assurance of good nighttime visibility, low maintenance of lighting,

1 A luminaire is a complete lighting unit, comprised of light source (lamp or lamps), together with the parts that distribute the light, position and protect the lamps, and connect the lamps to the power supply.

energy efficiency, reduced light pollution, and integration into the overall campus aesthetic. Sports field lighting is not specifically addressed in the guide. Lighting design strategies are provided in the guide to aid in implementation of established lighting goals. Lighting design strategies are orientated toward creating vertical surface brightness, enhancing navigation, minimizing glare, maintaining lighting uniformity, and provide appropriate lighting levels.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The following polices pertaining to aesthetic resources contained in the *Placer County General Plan* (2013) are relevant to the project.

Visual and Scenic Resources

GOAL 1.K: To protect the visual and scenic resources of Placer County as important quality-of-life amenities for County residents and a principal asset in the promotion of recreation and tourism.

- **Policy 1.K.5:** The County shall require that new roads, parking, and utilities be designed to minimize visual impacts. Unless limited by geological or engineering constraints, utilities should be installed underground, and roadways and parking areas should be designed to conform to the natural terrain.

GOAL 1.O: To promote and enhance the quality and aesthetics of development in Placer County.

- **Policy 1.O.9**: The County shall discourage the use of outdoor lighting that shines unnecessarily onto adjacent properties or into the night sky.

Placer Ranch Specific Plan Development Standards and Design Guidelines

Although not subject to local government planning and land use plans, policies, or regulations, Sacramento State will consider the PRSP Development Standards and Design Guidelines (Placer County 2003), which provide guidance regarding the appearance of proposed PRSP development, as follows:

Residential and Architectural Design—General Architectural Guidelines

All roof or ground-mounted mechanical equipment, satellite dishes, antennas, or other similar structures should be screened from view with an enclosure that is compatible to architectural theme of attached or adjacent structure. Visually confusing or disordered facades, including a mixture of architecturally incompatible roof forms, window/door shapes, styles and sizes, are discouraged.

Residential Architectural Design—Scale and Massing—Elements to Encourage

- Integrating a combination of single and multiple-story elements into each neighborhood to create a varied streetscape skyline.
- Pairing homes in conventionally-plotted neighborhoods so that garages and entries are adjacent to each other, to create an undulating setback of building mass, resulting in larger, combined front yard spaces. To avoid monotony, this pattern should be broken occasionally.

Residential Architectural Design—Scale and Massing—Elements to Discourage

- Repeated building forms that create visual monotony along the street.
- Homes that have repetitious flat wall planes, similar building profiles, and similar ridge heights.

Community Gateways—Hardscape Elements and Lighting

Lighting for hardscape elements and signage should not create upward glare visible to drivers or from adjacent land uses.

Residential Architectural Design—Window Treatments—Encouraged Elements

Utilizing glass with no glazing (clear), or with lightly-tinted, non-reflective glazing.

Residential Architectural Design—Window Treatments—Discouraged Elements

Glass with dark or reflective glazing.

Residential Architectural Design—Materials, Colors, and Exterior Finishes—Encouraged Elements

Utilizing material changes in a logical and aesthetically-pleasing manner such as at reverse corners or a return on a side-wall towards the privacy fence. Unless a material is being used to create a column effect, side-wall returns should be no less than 4 feet.

Residential Architectural Design—Materials, Colors, and Exterior Finishes—Discouraged Elements

- Reflective glass and exterior materials and colors that reflect light.
- Single color use on an entire home, with no distinction between the primary body and architectural elements or trim.

3.1.2 Environmental Setting

Visual resources are the natural and human-built features of the landscape that can be seen in a particular view and that contribute to an attractive landscape appearance and the public's enjoyment of the environment. Scenic resources can include natural open spaces, topographic formations, and landscapes. Many people associate natural landforms and landscapes, such as oak woodlands, lakes, rivers, streams, and some historical areas, with scenic resources. Scenic resources also can include urban open spaces and the built environment. Examples of these include public parks, public open space, nature centers and preserves, historical resources, and architectural features. The aesthetic quality of a view is dependent on the visual resources present and the composition of the view.

The method used for this assessment of impacts on aesthetics, light, and glare is adapted from guidelines prepared by the Federal Highway Administration (2015) for assessing visual impacts associated with transportation projects; these guidelines are easily transferred to other types of projects that could alter existing landscapes. In accordance with that methodology, aesthetic quality is herein described in terms of vividness, intactness, and unity:

- **Vividness:** The extent to which the landscape is memorable, which is associated with the distinctiveness, diversity, and contrast of visual elements.
- **Intactness:** The integrity of visual order in the landscape and the extent to which the existing landscape is free from atypical visual intrusions (i.e., an element that appears out of place with the visual order).
- **Unity:** The extent to which visual intrusions are sensitive to and in visual harmony with the existing landscape.

Visual character is determined based on the dominant land use and dominant visual elements of the area.

REGIONAL SETTING

The project site is located in western Placer County within the Sacramento Valley. The areas north and west of the site are characterized by relatively flat terrain with rural grasslands, including grazing and other agricultural uses. Industrial and commercial uses are located farther to the east, beyond which is the City of Rocklin. Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood, now called "Placer One") has begun (as of November 2022) immediately south of the site. Further south is the City of Roseville. The area of Roseville closest to the project site is dominated by suburban single-family residential neighborhoods.

The Sierra Nevada foothills and mountains, approximately 30 miles east of the site, are visible from the project site, although the Sierra Nevada is not a dominant feature because of distance and atmospheric haze. The Sutter Buttes, approximately 35 miles northwest of the site, are also visible but, like the Sierra Nevada, are not a dominant feature because of distance and atmospheric haze. To the west, north, and south, no mountains are visible because the topography of the Northern Sacramento Valley in these directions is flat.

Thunder Valley Casino Resort and Western Regional Sanitary Landfill (WRSL) are the two most prominent developed visual features in the project vicinity, although their prominence depends on the viewer's distance from these facilities. The 17-story hotel and casino structure is visible from throughout the area. The WRSL appears as a low unvegetated hill from nearby vantage points, most prominently from Fiddyment Road and Athens Avenue. Several tall radio antennae can be seen in the area near SR 65; however, the antennae are slender and are not easily noticed in the context of the larger, open field of view, except at night when blinking lights on the antennae are visible. A power transmission line transects the region and the project site northwest to southeast, and the large transmission line towers are visible throughout much of the vicinity. Lower-voltage power lines are located adjacent to some roads in the area. The project site lies within a transitional zone between rural and urban land uses and visual character, with largely agricultural and rural land uses located to the north and west of the site and existing development (residential, commercial, and industrial) and major construction occurring south and west of the project site.

PROJECT SITE

Viewshed

For the purpose of describing the visual setting and analyzing project impacts, the study area is defined as the project's viewshed—that area visible from a fixed vantage point and, more specifically, the portion of its viewshed from which the public could perceive changes in the landscape caused by implementation of the project. Any other location or viewer group not exposed to the visual impacts of the project (i.e., outside the study area) is not relevant to this analysis.

Project Site Visual Characteristics

The visual character of the project site is predominantly open and rural, comprising relatively flat grasslands annual grassland with vernal pools, seasonal wetlands and swales, and an intermittent stream system. The project site contains several small clusters of trees, including Freemont cottonwood and tree of heaven. The lack of tall vegetation or development on the project site allows viewers in the area to see beyond the site to the northern limits of the City of Roseville to the south and the City of Rocklin to the east, including residential and industrial development, respectively (although these views of Roseville and Rocklin will soon be mostly obscured by development being constructed south and east of the project site). In addition, there is visible infrastructure such as roads and the above-noted power transmission lines and more distant views to the east of the Sierra Nevada foothills and mountains; however, views diminish with distance and atmospheric haze.

Light and Glare Conditions

Typical of rural, agricultural, and undeveloped areas, the project site has no permanent stationary light or glare sources. Motorists' headlights associated with vehicular travel on Fiddyment Road and Sunset Boulevard are visible in the project vicinity. Residential and commercial uses in the cities of Roseville and Rocklin to the south and east generate nighttime light levels, including skyglow, typical of urban development, that is visible from the project site. Sources of daytime glare at the project site are limited to intermittent light glancing off reflective surfaces of vehicles traveling on Fiddyment Road and Athens Avenue.

Sensitive Viewers

No scenic vistas, no scenic trials, and no designated or eligible scenic highways are located on the project site or in the project vicinity. The nearest eligible state scenic highway, SR 49, is located over 14 miles to the east. Furthermore, there are no sensitive viewers on the project site because there is no development on the site. Typical viewers of the project site include motorists passing the site on Fiddyment Road and Sunset Boulevard and residents in housing in Roseville approximately one-quarter mile to the south. Residents in an area are considered to have high sensitivity to visual changes, because their presence is more or less permanent, while workers and motorists would have moderate sensitivity.

Viewpoints

The typical views of the project site, as of January 2023, are described below shown in the following photographs. The viewpoints of the photos are shown on Figure 3.1-1 and the photographs and descriptions are provided in Figures 3.1-2a and 3.1-2b. These views provide an overall sense of the visual setting of the project site and vicinity. These viewpoints provide a basis for describing the aesthetic impacts that would occur due to project implementation. (Note that viewpoints of the site from the north are unavailable from any public road or other accessible location, except at distances that are too far to clearly see the site. This does not affect the analysis because no sensitive viewers are located in this area.)

Viewpoint 1

Viewpoint 1 depicts the view looking northwest from Blue Oaks residential neighborhood in the City of Roseville, approximately one quarter mile to the south of the project site. This view is dominated by construction of the first phase of the PRSP (Placer One) in the foreground with the site visible in the background. The presence of construction disturbance and equipment will result in new residential development and associated roads and infrastructure in the future, which will mostly block this view of the project site. As of January 2023, construction is the primary encroaching element in this view. Vividness or degree to which the landscape is notable or memorable is low because there are no distinct visual patterns or elements. The view has low unity because of the abrupt transition between the residential neighborhood and construction, which will become a residential neighborhood, and the rural grassland beyond. Intactness is low because major construction is not a common visual intrusion associated with grazing areas. However, visual sensitivity is high because viewers from this viewpoint are residents within the housing development.

Viewpoint 2

Viewpoint 2 provides a northeast-facing view from Fiddyment Road at the edge of the existing Blue Oaks residential neighborhood in the City of Roseville, less than one-quarter mile to the south of the project site. Similar to Viewpoint 1, this view is also dominated by construction in the foreground with the site barely visible in the background; construction of the first phase of the PRSP (Placer One) is the primary encroaching element in this view. As with Viewpoint 1, construction of the Campus Arcade Neighborhood will mostly block this view of the project site. Similar to Viewpoint 1, vividness is low due to lack of visual patterns or elements and unity is low due to the abrupt transition between the land under construction, which will become a residential neighborhood, and the rural grassland beyond. Intactness is low because construction is not a common visual intrusion associated with grazing areas. However, similar to Viewpoint 1, visual sensitivity is high because viewers from this viewpoint are residents within the housing development; however, Viewpoint 2 is also seen by drivers traveling north on Fiddyment Road.

Viewpoint 3

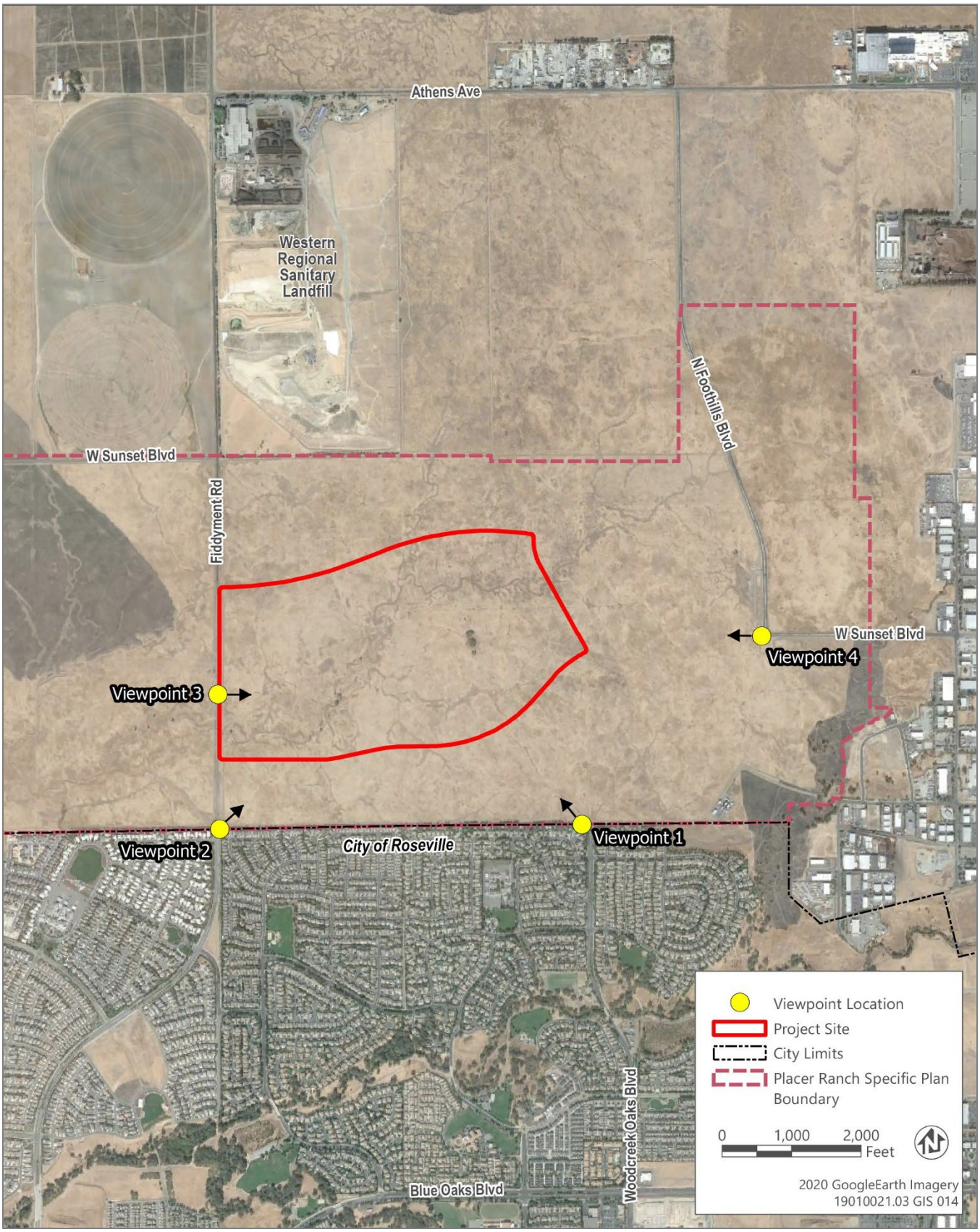
Viewpoint 3 faces directly east toward the site from the site frontage on Fiddyment Road. This view is dominated by existing grazing land on the project site in the foreground and middle ground. Development east of the site is distantly visible with the Sierra Nevada range faintly visible in the background. Encroaching elements in the view include a barbed wire fence in the foreground and power lines in the background. Vividness is moderate due to the rural landscape; it should be noted that just outside the field of view depicted in this photograph is the landfill to the north and construction of the first phase of the PRSP (Placer One) to the south, which diminish the cohesion of visual patterns and elements of an otherwise rural landscape. The landscape is moderately intact from this vantage; although the barbed wire fence and powerlines are expected visual intrusions in a rural landscape, the landfill to the north and construction activities to the south (which will become a residential neighborhood), although not seen in the viewpoint image, are both highly visible to viewers at the Viewpoint 3 location and are not the type of visible intrusion that would be expected in a rural landscape. Visual sensitivity at the Viewpoint 3 location is moderate because it is primarily only seen by drivers traveling on Fiddyment Road.

Viewpoint 4

Viewpoint 4 is located on West Sunset Boulevard and faces west toward the site. Similar to Viewpoints 1 and 2, views at this location are dominated by construction of the first phase of the PRSP (Placer One). The presence of construction disturbance and equipment will result in new residential development and associated roads and infrastructure in the future, which will mostly block this view of the project site. Current views of the project site are just visible beyond the construction fencing. Similar to Viewpoints 1 and 2, vividness is low due to lack of visual patterns or elements and unity is low due to the abrupt transition between the land under construction (which will become a residential neighborhood) and the rural grassland beyond. Intactness is low because construction is not a common visual intrusion associated with grazing areas. Viewpoint 4 is only be seen by drivers traveling north on Fiddyment Road, and there is intervening land between this viewpoint and the project site; therefore, visual sensitivity if low from this location.

Visual Quality

The views of the project site and vicinity are considered moderately low in quality. The project site has moderate vividness because, although it is rural in character and includes no development, it lacks distinctive scenic resources. Although there is a documented stream system and vernal pools on the site, there are no distinguishable topographic, geologic, or other natural features from public viewpoints, as described above. Areas south of the site, where residential development transitions into the current (as of 2023) construction of Placer One, have minimal visual order and include visual intrusions that are not in harmony with the rural landscape of the site and areas to the north and west. These areas therefore have low intactness and low unity. North of the project site, encroachments such as power poles and barbed wire fences, are consistent with the rural visual character of the site; however, the landfill is a highly visible element north of the site and Thunder Valley Casino and Resort is a distinct background element to the north. Both of these uses contrast with the rural, grazing land associated with the site and vicinity. Areas north and west of the site therefore have moderate intactness and moderate unity.



Source: Adapted by Ascent in 2023.

Figure 3.1-1 Viewpoint Locations

Source: Ascent Environmental in 2023.

Viewpoint 1. Looking northwest from the Blue Oaks residential neighborhood in the City of Roseville, approximately one quarter mile to the south of the project site. The project site is in the distance of this view, past the area of construction, which is not on the project site. The powerline in the distance crosses the project site, generally from the southeast to the northwest.

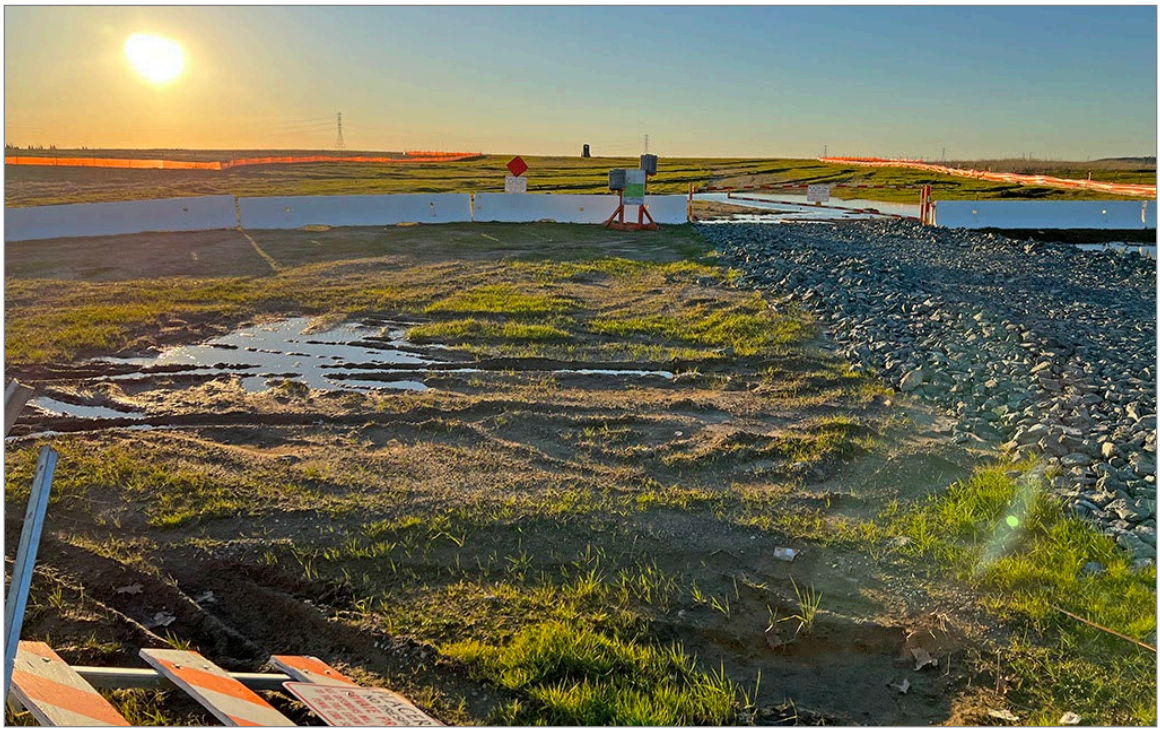
Source: Ascent Environmental in 2023.

Viewpoint 2. Looking northeast from Fiddyment Road at the edge of the existing Blue Oaks residential development neighborhood in the City of Roseville, less than one-quarter mile to the south of the project site. The project site is in the distance of this view, past the construction in the foreground, which is not on the project site.

Figure 3.1-2a Representative Photographs

Source: Ascent Environmental in 2023.

Viewpoint 3. Looking directly east toward the project site from Fiddyment Road. The project site is currently grazing land. Development east of the project site is distantly visible with the Sierra Nevada range faintly visible in the background.



Source: Ascent Environmental in 2023.

Viewpoint 4. Looking west from West Sunset Boulevard. Construction disturbance is not on the project site. Views of the project site are just visible beyond the orange construction fencing.

Figure 3.1-2b Representative Photographs

3.1.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

This visual impact analysis is based on field observations, aerial photographs, design standards contained in the Sacramento State – Placer Center Master Plan, applicable CALGreen Code lighting standards, the CSU Outdoor Lighting Design Guide, and the anticipated visual changes on the project site due to implementation of the project.

As noted in Section 3.1.2, the method used for this assessment of impacts on aesthetics, light, and glare is adapted from guidelines prepared by the Federal Highway Administration (2015) for assessing visual impacts associated with transportation projects; these guidelines are easily transferred to other types of projects that could alter existing landscapes. The process of describing and evaluating visual resources on the project site and vicinity involves the following steps:

- identify the visual features or resources that comprise and define the visual character of the viewsheds (A viewshed is a physiographic area composed of land, water, biotic, and cultural elements that may be viewed and mapped from one or more viewpoints and that has inherent scenic qualities and/or aesthetic values as determined by those who view it.);
- assess the quality of the identified visual resources relative to overall regional visual character;
- identify major viewer groups and describe viewer exposure; and
- identify viewer sensitivity, or the relative importance of views to people who are members of the viewing public.

The description of visual features, viewers, and the quality of the views is described above in Section 3.1.2, "Environmental Setting."

The following concepts are used in evaluating the project's effects on visual resources in the impact discussions, below:

- Visual quality is dependent upon the degree to which landscape features combine to provide striking and distinctive visual patterns; whether or not intrusive elements are dominant in the views; and the visual or compositional harmony of the views.
- A scenic vista is generally considered a view of an area that has "remarkable" or unique scenery or a resource that is unique to the area.
- The viewer's distance from landscape elements plays an important role in the determination of an area's visual quality. Visibility and visual dominance of landscape elements depend on their placement within a viewshed. Viewer sensitivity is also considered in assessing the impacts of visual change and is a function of several factors.
- The sensitivity of the viewer or viewer concern is based on the visibility of resources in the landscape, proximity of the viewers to the visual resource, elevation of the viewers relative to the visual resource, frequency and duration of views, numbers of viewers, and types and expectations of individuals and viewer groups.

THRESHOLDS OF SIGNIFICANCE

An aesthetics, light, and glare impact would be significant if implementation of the project would:

A. have a substantial adverse effect on a scenic vista;

B. damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;

C. substantially degrade the existing visual character or quality of the site and its surroundings; or

D. create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

ISSUES NOT DISCUSSED FURTHER

Adverse Effect on a Scenic Vista (Threshold of Significance A) and Adverse Effect on a Scenic Highway (Threshold of Significance B): No scenic vistas, no scenic trails, and no designated or eligible scenic highways are located on the project site or in the project vicinity. The nearest eligible state scenic highway, SR 49, is located over 14 miles to the east; changes to the project site could not potentially affect these visual resources. Therefore, impacts on scenic vistas and on scenic resources near a state scenic highway are not discussed in this section.

IMPACTS AND MITIGATION MEASURES

Impact 3.1-1: Substantially Degrade the Visual Character or Quality of the Site and its Surroundings (Threshold of Significance C)

Development of Sacramento State – Placer Center would substantially change the visual character of the site from undeveloped rural grassland to a college campus. Although this is a substantial change in visual character, it is not considered a degradation of the visual character of the site. Rather, because the new campus would adhere to Master Plan design guidelines and the CSU design review process, the campus would have a coherent, consistent, and distinctive visual character. Furthermore, the campus would be located in a visual context that includes approved development to the east and south sides of the site. Therefore, the project site views would be consistent with views in the immediate project vicinity resulting in moderate to highly intact and united views. This impact would be **less than significant**.

As described above in Section 3.1.2, the visual character of the project site is predominantly rural grassland with several small groves of trees. The project site is currently undeveloped grazing land to the north and west and active construction to the south and east. The views of the project site and vicinity are considered moderately low in quality due to low vividness (lacking in distinctive scenic resources or distinguishable topographic, geologic, or other natural features), low intactness and low unity in views from residential development to the south, and moderate intactness and unity in the rural views north of the site.

Buildout of Sacramento State – Placer Center would result in development of a new university campus on the project site, which would substantially change the visual character of the site from rural open grassland to urban development.

Construction-Related Effects

Construction of Sacramento State – Placer Center would occur in four phases over a timeframe of approximately 35 years. Therefore, construction-related equipment, ground disturbance, and development of buildings and facilities would be intermittently present on the project site over the course of that approximately 35-year timeframe. Motorists on Fiddyment Road or other nearby roadways as well as local residents, particularly residents in the City of Roseville to the south, would periodically see construction activities and equipment on the project site, though anticipated development within the Specific Plan area prior to construction of the Sacramento State – Placer Center is likely to obscure views of on-site construction activities from Viewpoints 1, 2, and 4 site. This alteration of views of the project site would slightly diminish the moderately low quality of views of the site. Also, construction activities would be temporary and would occur in pockets throughout the project site as individual project elements are built. This would limit the number of viewers of any particular active construction area.

Effect on Site Surroundings

Although the project site and immediate surrounding lands are currently undeveloped, development of the lands surrounding the project site has been approved pursuant to the Placer County PRSP. The PRSP outlines the development of a 2,200-acre mixed-use property through phased development of several districts, which are shown in Figure 2-3 in Chapter 2 of this EIR. Development in the Town Center, Campus Park, and University (the Sacramento State – Placer Center site) would be characterized by higher density and intensity of uses, and development south and west of Sacramento State - Placer Center would have a more suburban appearance with recreational amenities

integrated into the form and character of each neighborhood. Construction has started on Placer One, located directly south and east of the project site. Therefore, although development of the Sacramento State – Placer Center site may appear inconsistent with the undeveloped rural grassland to the north and west of the site at present, the development would be visually consistent with existing developed lands in the City of Roseville to the south and developed lands to the east of the project site, and would become more consistent with the surrounding visual context as development on adjacent properties moves forward under the PRSP.

Effect on the Project Site

Buildout of Sacramento State – Placer Center would include academic and administrative buildings; student and faculty housing; student center; recreation and athletic facilities; library; performing arts center; hotel and conference center; continuing education center; mixed-use academic, research, and industry "innovation center;" support services; and parking. The off-campus center would include open space areas for active and passive recreation. Upon project buildout, the project site would be altered from undeveloped rural grassland to a college campus, which would increase viewers in the area due to students, faculty, staff, and visitors traveling on roadways to and from the site.

The Sacramento State – Placer Center Master Plan establishes the vision for the campus, including architectural, way-finding (signage), and landscape design guidelines based on the CSU Design Standards regarding the appearance of new campus facilities. The Master Plan establishes that building heights would range from one to five stories, with proposed heights as follows:

- Academic buildings: 2-4 stories;
- Partnership buildings (Conference Center, Performing Arts, Library, Forensic Lab, Innovation Center): 2-5 stories;
- Student life buildings (Recreation Center, Student Union, Student Services, Dining): 2-5 stories;
- Housing buildings: 3-4 stories; and
- Support buildings: 1-3 stories.

The material selection for the campus architecture would reflect the natural conditions of the site such as the expansive horizon lines and earth-tone color palette of the land, utilizing local and sustainable materials where possible, such as terra cotta and brick, that are easily maintained.

The Master Plan includes approximately 80 acres of open space on the campus, including a variety of spaces that would be actively used areas open to the public. Sacramento State – Placer Center would include appropriate landscaping to promote physical comfort (e.g., shade trees), visual interest and quality, sustainability, and native habitat. The Master Plan focuses on the use of plants that are native to the regional grassland landscape and well-adapted to current and future site conditions. Deciduous and evergreen trees would be planted to support summer or year-round shade, as needed. It is estimated that approximately 2,000 trees would be planted at the off-campus center, accounting for approximately 1,000 trees lining roads and approximately 1,000 non-street trees.

As development of the phases of the new off-campus center are developed, the CSU uses a design review process at all of its campuses as part of the schematic design preparation process (CSU 2004). This process involves architectural reviews of designs for new construction projects for appropriateness of design and quality based on the design vocabulary of the particular campus, which is established in the design guidelines included in the Sacramento State – Placer Center Master Plan. The outside architectural review is then reviewed and interpreted by the building official on campus, who has the ultimate responsibility for determining how the review will affect the ultimate design of a new building project. Development of the project in accordance with design guidelines and design review would facilitate a cohesive aesthetic appearance of the campus buildings and facilities.

Although the visual character of the project site would change substantially from undeveloped grassland to a college campus, the change would not be considered adverse with substantial adherence to the comprehensive landscape and public realm, architectural, and signage guidelines set forth in the Master Plan. Also, as discussed above, the context of the site as "rural" will likely change over time as development under the PRSP progresses, and the altered views of the project site from grassland to developed buildings would be less abrupt; views of the campus facilities would be increasingly compatible with the surrounding PRSP residential and commercial developments over time.

Conclusion

Development of Sacramento State – Placer Center would substantially change the visual character of the site from one of undeveloped rural grassland to that of a college campus. Although this is a substantial change in visual character, it is not considered a degradation of the visual character of the site. Rather, because the new campus would adhere to Master Plan design guidelines and the CSU design review process, the campus would have a coherent, consistent, and distinctive visual character. Furthermore, the campus would be surrounded by the approved development of the PRSP, construction of which is already underway immediately south and east of the site. Therefore, the project site views would be consistent with views in the immediate project vicinity, resulting in moderate to highly intact and united views as it, and surrounding area, are built out. This impact would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on visual character or quality is consistent with the conclusion identified for the PRSP area in the discussion of Impact 4.1-1 (impact during construction) in the SAP/PRSP EIR; however, this conclusion differs from the significant and unavoidable conclusion for Impact 4.1-2 (impact after buildout). The conclusions for this impact and SAP/PRSP EIR Impact 4.1-2 differ because the SAP/PRSP EIR analyzes an impact related to substantial construction in an area that at that time was almost completely undeveloped and most of which was designated for agricultural use, whereas development of Sacramento State – Placer Center would occur in a far smaller area in which development is planned per the SAP/PRSP and development of the Specific Plan has already begun.

Impact 3.1-2: Create a New Source of Substantial Light That Adversely Affects Nighttime Views (Threshold of Significance D)

The project site is currently undeveloped land with no sources of light. Development of Sacramento State – Placer Center would result in new sources of light associated with construction activities and buildings, roads, paths, parking areas, and stadium lighting that may affect nighttime views in the project area. Although lighting would be designed to reduce light pollution to the extent feasible in compliance with the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies, given the scale of the proposed off-campus center and the number and types of new light sources to be introduced with buildout of Sacramento State – Placer Center, the project would represent a substantial source of new nighttime lighting in the project area. This impact would be **significant**.

The project site is currently undeveloped land with no sources of light. Development of Sacramento State – Placer Center would result in new sources of light that may affect nighttime views. Build-out and operation of Sacramento State – Placer Center would result in new sources of light that may affect nighttime views. The off-campus center would generate light typical of urban development, including temporary construction lighting for security, nighttime construction, or deliveries; building lighting; security lighting; lighting of parking, paths, and roads; and lighting of recreational facilities and fields. Project-related lighting would be visible to viewers in the vicinity of the project site.

The lighting installed for new facilities and infrastructure at Sacramento State – Placer Center would be in compliance with CALGreen Code BUG requirements and the CSU Outdoor Lighting Design Guide (CSU 2018) for light intensity, direction, shielding, control strategies, energy efficiency, reduced light pollution, and integration into the overall campus aesthetic. In addition, the project would meet Leadership in Energy and Environmental Design Neighborhood Development (LEED ND) light pollution reduction requirements in all new building and pathway development. The LEED ND requirements reference the Engineering Society and International Dark Sky Association model light ordinance user guide (IES/IDA 2011). In addition, Smart Lighting Control infrastructure would be utilized to reduce energy consumption.

Site-specific lighting plans would be submitted for review and approval by the Division of the State Architect. The lighting plans would be prepared by a qualified engineer who is an active member of the Illuminating Engineering

Society of North America using guidance and best practices endorsed by the International Dark Sky Association. The lighting plans would address all aspects of the lighting, including but not limited to all buildings, infrastructure, parking lots, driveways, safety, and signage. The lighting plans would include the following, as applicable and feasible, in conjunction with other measures determined feasible by the illumination engineer:

- all light sources prioritize light-emitting diode (LED) technology to reduce energy consumption;
- LED luminaires would have dimmable drivers (at least to 10 percent of the total lumen output) to provide flexibility to the system;
- the point source of exterior lighting are shielded from off-site viewing locations;
- light trespass from exterior lights minimized by directing light downward and using cutoff fixtures or shields;
- illumination from exterior lights to be the lowest level necessary to provide adequate public safety;
- exterior lighting shall be designed to minimize illumination onto exterior walls; and
- any signage visible from off-site shall not be internally illuminated.

Sports field lighting is not specifically addressed in the CSU Outdoor Lighting Design Guide. The proposed stadium would include stadium lighting, placed on poles that range from approximately 80 to 90 feet tall that would have higher wattage than other outdoor lighting such as for roads, walking paths, or parking lots. Consistent with modern stadium lighting design, the University would use LED lights, reflectors, visors, shields and customized optics and technology to precisely aim and illuminate the field while minimizing light trespass and light pollution. In addition, the proposed stadium would be located approximately one-half mile north of the nearest existing residences in the City of Roseville and approximately one quarter mile northwest of the planned on-campus housing. Light intensity diminishes rapidly in relation to distance. However, residential neighborhoods have been approved under the PRSP that will be located directly south and west of the off-campus center; development to the south has already begun. In addition, office, R&D, retail, and light industrial is approved in the PRSP to the north of the off-campus center, and the Town Center, acting as the PRSP urban core, will be directly west of the project site. The stadium is proposed on the western portion of the project site. Due to the distance to the proposed residential neighborhoods in the PRSP, spillover light from the stadium lighting could potentially impact sensitive off-campus land uses or residences.

Although lighting would be designed to reduce light pollution to the extent feasible in compliance with the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies, given the scale of the proposed off-campus center and the number and types of new light sources to be introduced, including stadium lighting, the lighting over the course of buildout of Sacramento State – Placer Center would represent a substantial source of new nighttime lighting in the project area. This impact is **significant**.

Mitigation Measures

Mitigation 3.1-2 Shield and Angle Nighttime Construction Lighting Downwards

Before issuance of grading or building permits for the project, a note shall be identified on the grading or other improvement plans requiring construction managers or contractors to include shielding on all nighttime lighting used for construction activities and angle all such lighting downwards.

Significance after Mitigation

Sacramento State would reduce light pollution due to temporary nighttime construction lighting and new lighting for the off-campus center. However, the quantity of lighting due to buildout of Sacramento State – Placer Center would add a substantial source of nighttime lighting to the region. The project includes implementation of all feasible light control measures per the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies. At this stage of design, no additional feasible mitigation is available to prevent the overall amount of light generated by the project from affecting nighttime views. Therefore, the impact of nighttime lighting would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the impact on nighttime lighting is inconsistent with the less-than-significant conclusion (with implementation of Mitigation Measure 4.1-3a) identified for the PRSP area in the discussion of Impact 4.1-3 (impact during construction) in the SAP/PRSP EIR; however, it is consistent with the conclusion in the discussion of Impact 4.1-4 (impact after buildout). As described for this impact (including Mitigation Measure 3.1-2) and for SAP/PRSP EIR Impact 4.1-4, related policies and design measures alone would not reduce the nighttime lighting impact in the PRSP area after buildout to less than significant, and no feasible mitigation measures are available; therefore, both impacts would be significant and unavoidable.

Impact 3.1-3: Create a New Source of Substantial Glare That Adversely Affects Daytime Views (Threshold of Significance D)

The project site is currently undeveloped land with no sources of light or glare. Construction and operation of Sacramento State – Placer Center could result in daytime glare from light glancing off reflective surfaces such as construction equipment, photovoltaic solar panels, windows, or other built facilities with reflective materials. Vehicles traveling to, from, and within the campus, as well as parked cars would also represent a source of glare. However, the Sacramento State – Placer Center Master Plan addresses the use of fenestration and building shading on south and west facing building facades that experience the highest levels of glare from sun exposure. Reflective materials, such as solar panels, would be located and oriented to avoid creating nuisance glare at off-site locations including roadways. The Master Plan establishes a color palette for developed facilities that minimize glare. Finally, the Master Plan identifies substantial tree planting; once trees are mature, they would obscure and obstruct daytime glare. Therefore, the impact of glare during operation of Sacramento State – Placer Center would be **less than significant**.

The project site is currently undeveloped land with no sources of glare. Development of Sacramento State – Placer Center would result in new sources of glare that may affect daytime views.

As described in Impact 3.1-1, above, construction-related equipment, disturbed soils, and new buildings and facilities would be present on the project site on and off over approximately 35-years as the four phases of the Master Plan are implemented. During construction activities, temporary glare may be produced from reflective surfaces of construction vehicles, equipment, or building materials. Glare experienced at specific locations is highly dependent on the time of day and would typically be momentary as construction vehicles move through the project site. Under existing conditions, the project site is not located close to any existing residences or other permanent viewers that could be subjected to substantial construction-related glare. Vehicles moving on Fiddyment Road and other roads in the vicinity would be traveling which would further reduce the amount of time any one vehicle would be exposed to glare. Also, although construction may occur across a long period of time, specific construction activities would be temporary for individual phases.

During project operation, sources of daytime glare may occur from light glancing off reflective surfaces such as photovoltaic solar panels, windows, or other built facilities with reflective materials (reflective materials may be used to reduce radiant heat absorption). Vehicles traveling to, from, and within the campus, as well as parked cars would also represent a source of glare. However, the Sacramento State – Placer Center Master Plan addresses the use of fenestration and building shading on south and west facing building facades that experience the highest levels of glare from sun exposure. Reflective materials, such as solar panels, would be located and oriented to avoid creating nuisance glare at off-site locations including roadways. The Master Plan considers a color palette for developed facilities that minimize glare. Finally, the Master Plan identifies substantial tree planting; once trees are mature, that would obscure and obstruct daytime glare.

Therefore, the impact of glare during construction and operation of Sacramento State – Placer Center would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on glare is consistent with the conclusions identified for the PRSP area in the discussion of Impact 4.1-3 (impact during construction) and Impact 4.1-4 (impact after buildout) in the SAP/PRSP EIR.

3.2 AGRICULTURAL RESOURCES

This section describes the types and classifications of existing agricultural resources on the Sacramento State – Placer Center site and surroundings, based on the California Department of Conservation Farmland Mapping and Monitoring Program, and evaluates the potential for conversion of agricultural lands due to implementation of Sacramento State – Placer Center Master Plan. Cumulative impacts related to agricultural resources are addressed in Chapter 4, "Cumulative Impacts." Cumulative impacts related to agricultural resources are addressed in Chapter 4, "Cumulative Impacts."

No comments regarding agriculture resources were received in response to the Notice of Preparation (NOP).

3.2.1 Regulatory Setting

FEDERAL

There are no federal regulations governing agriculture that apply to Sacramento State – Placer Center.

STATE

California Department of Conservation Farmland Mapping and Monitoring Program

Farmland in California is classified and mapped according to the California Natural Resources Agency, Department of Conservation's (DOC) Farmland Mapping and Monitoring Program (FMMP). Authority for the FMMP comes from Government Code Section 65570(b) and PRC Section 612. The FMMP was established in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS), which mapped farmlands based on soil quality and land use and classified the land's suitability for agricultural production accordingly (DOC 2022). The FMMP, like the NRCS, classifies agricultural lands according to suitability for agricultural production, but customizes those classifications for California. Collectively, those lands deemed suitable for agricultural production are referred to as Important Farmland. Government Code Section 65570(b) requires DOC to collect or acquire information on the amount of land converted to or from agricultural use for every mapped county, with a minimum map unit size of 10 units, and to report this information to the state legislature for purposes of planning for the future of California's agricultural land resources. PRC Section 612 requires DOC to prepare, update, and maintain Important Farmland series maps and other soils and land capability information.

Farmland Classification

The State of California maps and classifies farmland through the DOC FMMP. Classifications are based on a combination of physical and chemical characteristics of the soil and climate that determine the degree of suitability of the land for crop production. The classifications under the FMMP (DOC 2023) are as follows:

- Prime Farmland—land that has the best combination of features for the production of agricultural crops;
- Farmland of Statewide Importance—land other than Prime Farmland that has a good combination of physical and chemical features for the production of agricultural crops, but that has more limitations than Prime Farmland, such as greater slopes or less ability to store soil moisture;
- Unique Farmland—land of lesser quality soils used for the production of the state's leading agricultural cash crops;
- Farmland of Local Importance—land of importance to the local agricultural economy;
- Grazing Land—existing vegetation that is suitable for grazing;
- Urban and Built-Up Land—land occupied by structures in density of at least one dwelling unit per 1.5 acres;
- Land Committed to Nonagricultural Use—vacant areas; existing land that has a permanent commitment to development but has an existing land use of agricultural or grazing lands; and

- Other Land—land not included in any other mapping category, common examples of which include low-density rural developments, brush, timber, wetland, and vacant and nonagricultural land surrounded on all sides by urban development.

CEQA Section 21095 and CEQA Guidelines Appendix G define three of the FMMP's Important Farmland categories—Prime Farmland, Farmland of Statewide Importance, and Unique Farmland—as agricultural lands for purposes of CEQA analysis and acknowledge that their conversion to nonagricultural uses may be considered a significant impact.

CEQA Section 21095 and CEQA Guidelines Appendix G, together, define Prime, Unique, and Farmland of Statewide Importance as "Important Farmland," whose conversion may be considered significant. Local jurisdictions are permitted to consider other classifications of farmland as important and can also use a customized agricultural land evaluation and site assessment model to determine farmland importance and impacts from conversion. Important Farmland, within the context of CEQA, is not limited to actively cultivated agricultural land but instead refers to land that has been designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the FMMP, which may include open space.

California Land Conservation Act of 1965

The California Land Conservation Act of 1965, or the Williamson Act, preserves agricultural and open space lands through property tax incentives and voluntary restrictive use contracts. Private landowners voluntarily restrict their land to agricultural and compatible open space uses under minimum 10-year rolling term contracts. In return, restricted parcels are assessed for property tax purposes at a rate consistent with their actual use rather than potential market value.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section in Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Placer County General Plan

The Placer County General Plan (as updated in May 2013) contains goals and policies relevant to lands designated as agricultural land. The project site and the surrounding lands are designated for urban development in the Placer County SAP/PRSP; therefore, those goals do not apply to the project site or surrounding lands.

3.2.2 Environmental Setting

PROJECT SITE

The Sacramento State – Placer Center project site contains 301 acres classified as Grazing Land, as shown on Figure 3.2-1 (DOC 2022), which are defined by DOC as land on which the existing vegetation is suited to the grazing of livestock (DOC 2023). Grazing Land is considered Farmland of Local Importance by Placer County (Placer County 2019). The project site is undeveloped, zoned SPL-PRSP, which is the Placer Ranch Specific Plan area, and identified as a University site in the PRSP. There are approximately 288 acres of annual grassland habitat and approximately 13 acres of vernal pool complex on the project site (see Section 3.4, "Biological Resources"). The site has recently been leased for seasonal grazing.

No land within the Sacramento State – Placer Center site or within the surrounding PRSP area is under Williamson Act contract.

Source: Data downloaded from DOC in 2022.

Figure 3.2-1 Farmland Mapping and Monitoring Program

SURROUNDING LANDS

The Sacramento State – Placer Center site is located in west Placer County in the Sacramento Valley. Placer County's total gross value of agricultural crops and products for 2020 was $90,710,116, which was an increase of 4 percent above 2019's value of $86,707,959, and Placer County's highest value ever reported. Placer County's top grossing crops include rice, beef cattle, walnuts, timber, and almonds (Placer County 2020).

Lands surrounding the PRSP are currently classified as Grazing Land (Figure 3.2-1) (DOC 2022). The approved PRSP establishes a plan for the development of the entire plan area, including lands surrounding Sacramento State – Placer Center. PRSP will include residential development to the west and south, the town center (the urban core of the PRSP) to the east, and the campus park district to the north, which includes office, research and development, retail, and light industrial (see Figure 2-3 in Chapter 2, "Project Description").

SOIL CAPABILITY CLASSIFICATION

Soils are an important factor in determining the suitability of a site for agriculture. The Natural Resources Conservation Service (NRCS), a department of the U.S. Department of Agriculture, maintains the Soil Survey Geographic Database of soils information collected by the National Cooperative Soil Survey. Land capability classifications are used to assess the suitability of soils for most kinds of field crops. Soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. Groupings are designated 1–8, with the numbering indicating progressively greater limitations and narrower choices for practical use.

The soils mapped within the Sacramento State – Placer Center site include approximately 108 acres of Alamo-Fiddyment complex (104); approximately 189 acres of Cometa-Fiddyment complex (141); and approximately 4 acres of Xerofluvents, hardpan substratum (195) along the stream in the southwestern corner of the site. Only the Xerofluvents soil is identified as a soil that supports Farmland of Statewide Importance.

Alamo-Fiddyment Complex (104). This map unit consists of approximately 50 percent Alamo soil and 30 percent Fiddyment soil, with the remaining 20 percent composed of a mixture of San Joaquin sandy loam, Cometa sandy loam, and Kaseberg loam. The Alamo soil is poorly drained clay at a moderate depth over a hardpan. This soil does not support Prime Farmland and is identified as Class 4 soil.

Cometa-Fiddyment Complex (141). This map unit consists of approximately 50 percent Alamo soil and 30 percent Fiddyment soil, with the remaining 20 percent composed of a mixture of San Joaquin sandy loam, Cometa sandy loam, and Kaseberg loam. The Alamo soil is poorly drained clay at a moderate depth over hardpan. This soil does not support Prime Farmland and is identified as Class 4 soil.

Xerofluvents, Hardpan Substratum (195). This map unit consists of small, fairly poorly drained loamy alluvium in minor drainage ways and terraces. This soil supports Farmland of Statewide Importance and is identified as Class 3 soil.

3.2.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Evaluation of potential agricultural impacts was based on review of the project description and review of documents pertaining to the project area, including the FMMP Important Farmlands data, the Sacramento State – Placer Center Master Plan, the Placer County General Plan, SAP/PRSP, and SAP/PRSP EIR. The analysis assumes conversion of the entire project site, 301 acres, to nonagricultural uses due to development of an off-campus center. GIS software was used to determine acreage of the project site and Farmland, by FMMP designation for the site.

THRESHOLDS OF SIGNIFICANCE

An agricultural resources impact would be significant if implementation of the project would:

A. convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;

B. conflict with existing zoning for agricultural use or a Williamson Act contract;

C. conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));

D. result in the loss of forest land or conversion of forest land to non-forest use; or

E. involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use.

ISSUES NOT DISCUSSED FURTHER

The Sacramento State – Placer Center site does not contain any lands under Williamson Act contract; therefore, there would be no impact to Williamson Act contracts and this issue is not discussed further. (Threshold of Significance B)

There are no woodlands or forests on the project site. The project site and surrounding lands are not used or zoned for forestland (as defined by PRC Section 12220[g]), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g]). Therefore, the project would have no impact and this issue is not discussed further. (Thresholds of Significance C and D)

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.2-1: Conversion of Farmland to a Nonagricultural Use (Threshold of Significance A)

Implementation of the Sacramento State – Placer Center Master Plan would result in the conversion of 301 acres of Grazing Land to nonagricultural use. However, the project would be consistent with the local zoning designation, SPL-PRSP, and would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. This impact would be **less than significant**.

As shown in Figure 3.2-1, the entire project site (301 acres) is within the SPL-PRSP and are classified as Grazing Land (Figure 3.2-1) (DOC 2022). Implementation of the Sacramento State – Placer Center Master Plan would be consistent with the local zoning, SPL-PRSP, and would be consistent with the University designation in the Placer Ranch Specific Plan. Development of Sacramento State - Placer Center would convert the 301-acre site, which is used for seasonal grazing, to nonagricultural uses. However, development of the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

A small section of the project site along the stream in the southwestern corner of the site has Xerofluvents, Hardpan Substratum (195) soil, which is designated Farmland of Statewide Importance and is identified as Class 3 soil. However, this area of the project site would not be developed with buildings or facilities. Even without the project, this area is small and isolated, and despite its FMMP designation, is not large enough to support a viable agricultural operation. Furthermore, the entire Sacramento State – Placer Center project site and the surrounding lands are designated for urban development in the Placer County SAP/PRSP. Therefore, the conversion of Grazing Land due to the project would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on Farmland conversion is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.2-1 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.2-1 differ because the Placer County thresholds of significance consider conversion of Farmland of Local Importance to nonagricultural use as a significant impact. Specifically, the SAP/PRSP EIR analyzes the introduction of nonagricultural uses into the PRSP area, which contains 1,985 acres of Farmland of Local Importance, much of which would need to be converted to nonagricultural uses under that project. The State CEQA Guidelines (Appendix G) do not recognize Farmland of Local Importance as an official "Farmland" classification (the conversion of "Farmland" would result in a significant impact). The CSU's threshold aligns with the State CEQA Guidelines; therefore, the conversion of Farmland of Local Importance to nonagricultural uses associated with the project is not considered a significant impact.

Impact 3.2-2: Indirect Conversion of Farmland to Nonagricultural Use, or Conflict with Land Use Buffers for Agricultural Operations (Threshold of Significance E)

The lands surrounding the Sacramento State – Placer Center site are classified as Grazing Land, are within the Placer County SPL-PRSP, are planned for development consistent with the approved PRSP, and development of Placer One has begun just south of the project site. Sacramento State – Placer Center, which is also consistent with the SPL-PRSP zoning, would not conflict with the existing Grazing Land nor with the surrounding PRSP development and there would be **no impact**.

The lands surrounding the Sacramento State – Placer Center site are within the SPL-PRSP and are classified as Grazing Land (Figure 3.2-1) (DOC 2022). As described above, the approved zoning (SPL-PRSP) establishes a plan for the development of lands surrounding the Sacramento State – Placer Center site. Per the PRSP, residential developments are planned to the west and south; the town center (the urban core of the PRSP) is planned directly to the east; and the campus park district is planned directly to the north, which includes office, research and development, retail, and light industrial. Development of the Sacramento State - Placer Center Master Plan would not result in indirect conversion of farmland to nonagricultural use or conflict with land use buffers for agricultural operations because the surrounding lands have been approved for urban development under the SAP/PRSP. Development of Phase 1 of Sacramento State – Placer Center would primarily be in the southern-southeastern portion of the project site, which would be coordinated with development of the Placer One Phase 1A - Campus Arcade Neighborhood, which began in 2022. Furthermore, future phases of the campus development are anticipated to follow the surrounding PRSP development. Therefore, implementation of the Sacramento State – Placer Center Master Plan would not result in the indirect conversion of agricultural land to nonagricultural use, and there would be **no impact**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The conclusion of no impact is essentially consistent with the less-than-significant conclusion identified for the PRSP area in the discussion of Impact 4.2-3 in the SAP/PRSP EIR. Neither conclusion requires the implementation of feasible mitigation measures to reduce the level of impact.

3.3 AIR QUALITY

This section includes a discussion of existing air quality conditions, a summary of applicable regulations, and an analysis of the potential construction and operational air quality impacts the proposed Sacramento State – Placer Center Master Plan (project). Mitigation is presented, as necessary, to reduce significant air quality impacts to the extent feasible. Detailed calculations, modeling inputs, and results can be found in Appendix C.

Scoping comments in response to the Notice of Preparation (NOP) pertaining to air quality were received from the Alliance for Environmental Leadership, Western Placer Waste Management Authority (WPWMA), and the Placer County Air Pollution Control District. The comments raised concerns about odors from the adjacent Western Regional Landfill, emissions due to vehicle trips, and payment of fair share fees as mitigation. Comments also provided input regarding CEQA thresholds of significance for criteria pollutants and recommended analytical approaches and mitigation measures. The comment letters received during the public scoping period are presented in Appendix A.

3.3.1 Regulatory Setting

Air quality in the project area is regulated through the efforts of various federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality within the air basin are discussed below.

FEDERAL

U.S. Environmental Protection Agency

The U.S. Environmental Protection Agency (EPA) has been charged with implementing national air quality programs. EPA's air quality mandates draw primarily from the federal Clean Air Act (CAA), which was enacted in 1970. The most recent major amendments made by Congress in 1990. EPA's air quality efforts address both criteria air pollutants (CAPs) and hazardous air pollutants (HAPs). EPA regulations concerning CAPs and HAPs are presented in greater detail below.

Criteria Air Pollutants

The CAA required EPA to establish National Ambient Air Quality Standards (NAAQS) for six common air pollutants found all over the U.S. referred to as CAPs. EPA has established primary and secondary NAAQS for the following criteria air pollutants: ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), respirable particulate matter with aerodynamic diameter of 10 micrometers or less (PM_{10}) and fine particulate matter with aerodynamic diameter of 2.5 micrometers or less ($PM_{2.5}$), and lead. The NAAQS are shown in Table 3.3-1. The primary standards protect public health and the secondary standards protect public welfare. The CAA also required each state to prepare a state implementation plan (SIP) for attaining and maintaining the NAAQS. The federal Clean Air Act Amendments of 1990 (CAAA) added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. California's SIP is modified periodically to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. EPA is responsible for reviewing all SIPs to determine whether they conform to the mandates of the CAA and its amendments, and whether implementation will achieve air quality goals. If EPA determines a SIP to be inadequate, EPA may prepare a federal implementation plan that imposes additional control measures. If an approvable SIP is not submitted or implemented within the mandated time frame, sanctions may be applied to transportation funding and stationary air pollution sources in the air basin.

Table 3.3-1 National and California Ambient Air Quality Standards

Pollutant	Averaging Time	California (CAAQS)[a,b]	National (NAAQS)[c]	
			Primary[b,d]	Secondary[b,e]
Ozone	1-hour	0.09 ppm (180 µg/m^3)	–[e]	Same as primary standard
	8-hour	0.070 ppm (137 µg/m^3)	0.070 ppm (147 µg/m^3)	Same as primary standard
Carbon monoxide (CO)	1-hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	Same as primary standard
	8-hour	9 ppm[f] (10 mg/m^3)	9 ppm (10 mg/m^3)	Same as primary standard
Nitrogen dioxide (NO_2)	Annual arithmetic mean	0.030 ppm (57 µg/m^3)	53 ppb (100 µg/m^3)	Same as primary standard
	1-hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)	—
Sulfur dioxide (SO_2)	24-hour	0.04 ppm (105 µg/m^3)	—	—
	3-hour	—	—	0.5 ppm (1300 µg/m^3)
	1-hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	—
Respirable particulate matter (PM_{10})	Annual arithmetic mean	20 µg/m^3	—	Same as primary standard
	24-hour	50 µg/m^3	150 µg/m^3	Same as primary standard
Fine particulate matter ($PM_{2.5}$)	Annual arithmetic mean	12 µg/m^3	12.0 µg/m^3	15.0 µg/m^3
	24-hour	—	35 µg/m^3	Same as primary standard
Lead [f]	Calendar quarter	—	1.5 µg/m^3	Same as primary standard
	30-Day average	1.5 µg/m^3	—	—
	Rolling 3-Month Average	–	0.15 µg/m^3	Same as primary standard
Hydrogen sulfide	1-hour	0.03 ppm (42 µg/m^3)	No national standards	
Sulfates	24-hour	25 µg/m^3		
Vinyl chloride [f]	24-hour	0.01 ppm (26 µg/m^3)		
Visibility-reducing particulate matter	8-hour	Extinction of 0.23 per km		

Notes: µg/m^3 = micrograms per cubic meter; km = kilometers; ppb = parts per billion; ppm = parts per million.

a California standards for ozone, carbon monoxide, SO_2 (1- and 24-hour), NO_2, particulate matter, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

b Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based on a reference temperature of 25 degrees Celsius (°C) and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

c National standards (other than ozone, particulate matter, and those based on annual averages or annual arithmetic means) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration in a year, averaged over three years, is equal to or less than the standard. The PM_{10} 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. The $PM_{2.5}$ 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. Environmental Protection Agency for further clarification and current federal policies.

d National primary standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

e National secondary standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

f The California Air Resources Board has identified lead and vinyl chloride as toxic air contaminants with no threshold of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

Source: CARB 2016.

Hazardous Air Pollutants and Toxic Air Contaminants

Toxic air contaminants (TACs), or in federal parlance, hazardous air pollutants (HAPs), are a defined set of airborne pollutants that may pose a present or potential hazard to human health. A TAC is defined as an air pollutant that may cause or contribute to an increase in mortality or in serious illness, or that may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air; however, their high toxicity or health risk may pose a threat to public health even at low concentrations.

A wide range of sources, from industrial plants to motor vehicles, emit TACs. The health effects associated with TACs are quite diverse and generally are assessed locally, rather than regionally. TACs can cause long-term health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage; or short-term acute affects such as eye watering, respiratory irritation (a cough), running nose, throat pain, and headaches.

For evaluation purposes, TACs are separated into carcinogens and non-carcinogens based on the nature of the physiological effects associated with exposure to the pollutant. Carcinogens are assumed to have no safe threshold below which health impacts would not occur. This contrasts with criteria air pollutants for which acceptable levels of exposure can be determined and for which the ambient standards have been established (Table 3.3-1). Cancer risk from TACs is expressed as excess cancer cases per one million exposed individuals, typically over a lifetime of exposure.

EPA regulates HAPs through its National Emission Standards for Hazardous Air Pollutants. The standards for a particular source category require the maximum degree of emission reduction that the EPA determines to be achievable, which is known as the Maximum Achievable Control Technology—MACT standards. These standards are authorized by Section 112 of the 1970 Clean Air Act and the regulations are published in 40 CFR Parts 61 and 63.

STATE

The California Air Resources Board (CARB) is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act (CCAA). The CCAA, which was adopted in 1988, required CARB to establish California Ambient Air Quality Standards (CAAQS) (Table 3.3-1).

Criteria Air Pollutants

CARB has established CAAQS for sulfates, hydrogen sulfide, vinyl chloride, visibility-reducing particulate matter, and the above-mentioned criteria air pollutants. In most cases the CAAQS are more stringent than the NAAQS. Differences in the standards are generally explained by the health effects studies considered during the standard-setting process and the interpretation of the studies. In addition, the CAAQS incorporate a margin of safety to protect sensitive individuals.

The CCAA requires that all local air districts in the state endeavor to attain and maintain the CAAQS by the earliest date practical. The CCAA specifies that local air districts should focus particular attention on reducing the emissions from transportation and area-wide emission sources. The CCAA also provides air districts with the authority to regulate indirect sources.

Toxic Air Contaminants

TACs in California are regulated primarily through the Tanner Air Toxics Act (Assembly Bill [AB] 1807, Chapter 1047, Statutes of 1983) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588, Chapter 1252, Statutes of 1987). AB 1807 sets forth a formal procedure for CARB to designate substances as TACs. Research, public participation, and scientific peer review are required before CARB can designate a substance as a TAC. To date, CARB has identified more than 21 TACs and adopted EPA's list of HAPs as TACs. Most recently, particulate matter (PM) exhaust from diesel engines (diesel PM) was added to CARB's list of TACs.

After a TAC is identified, CARB then adopts an airborne toxics control measure for sources that emit that particular TAC. If a safe threshold exists for a substance at which there is no toxic effect, the control measure must reduce exposure below that threshold. If no safe threshold exists, the measure must incorporate best available control technology for toxics to minimize emissions.

The Hot Spots Act requires that existing facilities that emit toxic substances above a specified level prepare an inventory of toxic emissions, prepare a risk assessment if emissions are significant, notify the public of significant risk levels, and prepare and implement risk reduction measures.

AB 617 of 2017 aims to help protect air quality and public health in communities around industries subject to the state's cap-and-trade program for GHG emissions. AB 617 imposes a new state-mandated local program to address non-vehicular sources (e.g., refineries, manufacturing facilities) of criteria air pollutants and TACs. The bill requires CARB to identify high-pollution areas and directs air districts to focus air quality improvement efforts through adoption of community emission reduction programs within these identified areas. Currently, air districts review individual sources and impose emissions limits on emitters based on best available control technology, pollutant type, and proximity to nearby existing land uses. This bill addresses the cumulative and additive nature of air pollutant health effects by requiring community-wide air quality assessment and emission reduction planning.

CARB has adopted diesel exhaust control measures and more stringent emissions standards for various transportation-related mobile sources of emissions, including transit buses, and off-road diesel equipment (e.g., tractors, generators). Over time, the replacement of older vehicles will result in a vehicle fleet that produces substantially lower levels of TACs than under current conditions. Mobile-source emissions of TACs (e.g., benzene, 1-3-butadiene, diesel PM) have been reduced significantly over the last decade and will be reduced further in California through a progression of regulatory measures (e.g., Low Emission Vehicle/Clean Fuels and Phase II reformulated gasoline regulations) and control technologies. With implementation of CARB's Risk Reduction Plan, it is expected that diesel PM concentrations will be 85 percent less in 2020 in comparison to year 2000 (CARB 2000). Adopted regulations are also expected to continue to reduce formaldehyde emissions emitted by cars and light-duty trucks. As emissions are reduced, it is expected that risks associated with exposure to the emissions will also be reduced.

CALIFORNIA STATE UNIVERSITY

California State University Sustainability Policy

In the Spring of 2022, The California State University (CSU) Board of Trustees adopted an update to the CSU system-wide Sustainability Policy, which was first adopted in 2014 with subsequent updates in 2019 and 2020. The current update became effective March 23, 2022. The policy aims to reduce the environmental impact of construction and operation of buildings and to integrate sustainability across the curriculum. The CSU Sustainability Policy established the following goals related to air quality:

- The CSU will pursue energy procurement and production to reduce energy capacity requirements from fossil fuels, enhance electrical demand flexibility, and promote energy resilience using available economically feasible technology for on-site renewable generation, microgrids, and other fossil fuel-free energy storage solutions. The CSU shall endeavor to increase its self-generated renewable energy and battery capacity from 32 to 80 megawatts (MW) by 2030.
- The CSU will consider cost effective opportunities to exceed the State of California and California Public Utilities Commission Renewable Portfolio Standard (RPS) sooner than the established goal of procuring 60 percent of its electricity needs from renewable sources by 2030 consistent with SB 100 (PUC Section 399.11)
- To minimize use of natural gas, campuses will transition from fossil-fuel sourced equipment to electric equipment as replacements or renovations are needed. Any in-kind fossil-fuel sourced equipment will be justified through an analysis which demonstrates why that solution represents the most cost-effective option and what alternatives were analyzed for comparative purposes. The intention of this item shall be limited to no new investment in, or renewal of, natural gas assets or infrastructure as part of campus projects starting July 1, 2035, with the exception of critical academic program needs.
- The CSU will encourage and promote the use of alternative transportation and/or alternative fuels to reduce GHG emissions related to university associated transportation, including commuter and business travel. The Chancellor's Office will establish a baseline for carbon emissions from student, faculty, and staff commuting and establish a systemwide reduction target.

- All CSU campuses shall develop and maintain a transportation demand management (TDM) plan to reduce vehicle miles traveled (VMT) and carbon emissions. This plan will be updated every five years and guide the overall transportation and parking program at each campus.
- Campuses shall strive to increase electric vehicle (EV), electric bicycle, and other electric mobility and transportation device charging infrastructure and incentive programs to further support campus carbon reduction strategies.
- Campuses shall strive to develop and maintain a long-range plan for transitioning fleet, and grounds equipment to zero emissions, excluding public safety patrol vehicles if necessary. 50 percent of all light duty vehicle purchases will be ZEV by 2035, with no addition of gas-powered light duty vehicles to the fleet after 2035. All small off-road engine (SORE) equipment used for campus grounds will be all-electric by 2035. All buses and heavy-duty vehicles will be ZEV by 2045 in alignment with state regulations.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations, as further explained under "California State University Autonomy," in Chapter 3 of this ~~Draft~~ EIR. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies. Note that potential conflicts to applicable air quality plans are evaluated below under "Environmental Impacts and Mitigation Measures."

Placer County Air Pollution Control District

Criteria Air Pollutants

PCAPCD attains and maintains air quality conditions in Placer County through a comprehensive program of planning, regulation, enforcement, technical innovation, and promotion of the understanding of air quality issues. The clean air strategy of PCAPCD includes preparing plans for the attainment of ambient air quality standards, adopting and enforcing rules and regulations concerning sources of air pollution, and issuing permits for stationary sources of air pollution. PCAPCD also inspects stationary sources of air pollution and responds to citizen complaints, monitors ambient air quality and meteorological conditions, and implements programs and regulations required by the CAA, CAAA, and CCAA.

All projects in Placer County are subject to PCAPCD's adopted rules and regulations. Specific rules applicable to the project may include but are not limited to the following:

- Rule 202 – Visible Emissions. A person shall not discharge into the atmosphere from any single source of emission whatsoever any air contaminant for a period or periods aggregating more than 3 minutes in any one hour which is as dark or darker in shade as that designated as number 1 on the Ringelmann Chart, as published by the United States Bureau of Mines.
- Rule 205 – Nuisances. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause to have a natural tendency to cause injury or damage to business or property.
- Rule 217 – Cutback and Emulsified Asphalt Paving Materials. A person shall not manufacture for sale nor use for paving, road construction, or road maintenance any rapid cure cutback asphalt; slow cure cutback asphalt containing organic compounds which evaporate at 500°F or lower as determined by current American Society for Testing and Materials (ASTM) Method D402; medium cure cutback asphalt except as provided in Section 1.2.; or

emulsified asphalt containing organic compounds which evaporate at 500°F or lower as determined by current ASTM Method D244, in excess of 3 percent by volume.

- Rule 218—Application of Architectural Coatings. This rule limits the quantity of volatile organic compounds (VOCs) in architectural coatings used in PCAPCD's jurisdiction. Subsection 301 lists VOC content limits for a variety of architectural coatings.
- Rule 225 – Wood Burning Appliances. Rule 225 establishes limits on the rate of particulate matter emissions from operation of a wood-burning appliance.
- Rule 228—Fugitive Dust. To regulate fugitive dust emissions, this rule prescribes limits and best management practices to be applied during construction and operation activities. See Appendix H-2 for a detailed list of these guidelines.
- Rule 246 – Natural Gas-Fired Water Heaters. The purpose is to limit the emission of nitrogen oxides (NOx) from natural gas-fired water heaters. This rule applies to any person who manufactures, distributes, offers for sale, sells, or installs any natural gas-fired water heater with a rated heat input capacity less than 75,000 British thermal units per hour (BTU/hr), for use in this District.
- Rule 247 – Natural Gas-Fired Water Heaters, Small Boilers and Process Heaters. To limit the emissions of oxides of nitrogen (NOX) from the use of natural gas-fired water heaters, small boilers and process heaters. The rule applies to any person that offers for sale, sells, or installs any natural gas-fired water heater, boiler or process heater with a rated heat input capacity of greater than or equal to 75,000 Btu/hr and less than 5 million Btu/hr in Placer County.
- Rule 501— General Permit Requirements. Any person operating an article, machine, equipment, or other contrivance, the use of which may cause, eliminate, reduce, or control the issuance of air contaminants, shall first obtain a written permit from the Air Pollution Control Officer. Stationary sources subject to the requirements of Rule 507, Federal Operating Permit Program, must also obtain a Title V permit pursuant to the requirements and procedures of that rule.

Toxic Air Contaminants

At the local level, PCAPCD may adopt and enforce CARB's airborne toxic control measures. Under PCAPCD Rule 501 ("Permit Requirements"), PCAPCD Rule 502 ("New Source Review"), PCAPCD Rule 507 ("Federal Operating Permit"), all sources that possess the potential to emit TACs are required to obtain permits from PCAPCD. PCAPCD may grant permits to these operations if they are constructed and operated in accordance with applicable regulations, including new source review standards and air toxics control measures. PCAPCD limits emissions and public exposure to TACs through a number of programs.

Sources that require a permit are analyzed by PCAPCD (e.g., health risk assessment) based on their potential to emit TACs that would expose receptors to substantial health risk. If it is determined that a source would emit TACs in excess of PCAPCD's standard of significance for TACs (identified below), then the source would have to implement the best available control technology (BACT) for TACs to reduce emissions. If a source cannot reduce the risk below the standard of significance even after the BACT has been implemented, PCAPCD will deny issuing a permit to the source. This helps to prevent new problems and reduces emissions from existing older sources by requiring them to apply new TAC-reduction technology when being retrofitted.

Odors

Although offensive odors rarely cause any physical harm, they can be unpleasant, leading to considerable stress among the public and often generating citizen complaints to local governments and SMAQMD. PCAPCD's Rule 205 ("Nuisance," discussed above) regulates odorous emissions.

Placer County General Plan

The following goals and policies of the Placer County General Plan (Placer County 2013) are relevant to air quality within the project site:

Natural Resources

GOAL 6.F: To protect and improve air quality in Placer County

- Policy 6.F.5: The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- Policy 6.F.6: The County shall require project-level environmental review to include identification of potential air quality impacts and designation of design and other appropriate mitigation measures or offset fees to reduce impacts. The County shall dedicate staff to work with project proponents and other agencies in identifying, ensuring the implementation of, and monitoring the success of mitigation measures.
- Policy 6.F.7: The County shall encourage development to be located and designed to minimize direct and indirect air pollutants
- Policy 6. F.10: The County may require new development projects to submit an air quality analysis for review and approval. Based on this analysis, the County shall require appropriate mitigation measures consistent with the PCAPCD's 1991 Air Quality Attainment Plan (or updated edition).

GOAL 6.G: To integrate air quality planning with the land use and transportation planning process.

- Policy 6.G.3: The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

Placer County Sunset Area Plan

GOAL NR-5: To protect and improve air quality in the Sunset Area.

- Policy NR-5.4: Construction Emission/Dust Control Plan. For discretionary projects, where ground disturbance activity will exceed one acre, the County shall require approval of a Construction Emission/Dust Control Plan from PCAPCD, prior to ground breaking activity.
- Policy NR-5.5: Construction Exhaust Emissions. The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. PCAPCD shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).
- Policy NR-5.6: Emission Reduction Compliance. The County shall review new development to demonstrate to the County and the PCAPCD compliance with California State Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- Policy NR-8: Chlorofluorocarbon Recovery. The County shall require the recovery of chlorofluorocarbons (CFCs) when older air conditioning and refrigeration units are serviced or disposed.
- Policy NR-5.9: Cool Community Strategies. The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements.

GOAL NR-7: To integrate air quality improvement with the land use and transportation planning process.

- Policy NR-7.1: Vehicle Emission Reduction Through Project Design. The County shall evaluate new development projects which have the potential to generate a significant amount of vehicle emissions due to high employment levels or due to a high level of patronage and shall require that effective mitigation strategies be incorporated in the project design.

- Policy NR7.2: Alternative Transportation. The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative transportation modes to reduce air contaminant emission. This includes providing secure bicycle parking and storage.
- Policy NR-7.4: Transit Funding. The County shall support the Placer County Transportation Planning Agency's efforts to secure adequate transit funding to increase the effectiveness and viability of transit. The County shall require new development to pay its fair share of the cost of transit facilities required to serve the new development.
- Policy NR-7.5: Transportation Control Measures. The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area-wide source-reduction programs and transportation control measure programs. County review of new development projects shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- Policy NR-7.6: Mixed-Use, Increased Intensity Development. The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- Policy NR-7-8: Roadway Infrastructure Demand Reduction. The County shall encourage vehicle trip reduction and improved air quality by requiring new development projects that exceed PCAPCD's significance thresholds for operational emissions to provide on-going, cost-effective mechanisms for transportation services that help reduce the demand for existing roadway infrastructure.
- Policy NR-7.9: Dedicated Land for Park-and-Ride Lots. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.
- Policy NR-7-10: Construction Worker Vehicle Trip Reduction. The County shall require new development to consult the County and PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.
- Policy NR-7-11: County Facilities and Operations. The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- Policy NR-7.14: Vehicle Idling Restriction. The County shall prohibit the idling of on-and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.
- Policy NR-7.15: Alternative Fuel Vehicle Infrastructure. To the extent feasible, the County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages and at places of employment to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings.
- Policy NR-7.16: Low-Emission Fleet Vehicles. The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

The Sunset Area Plan (SAP) also sets forth specific buffer zones relative to solid waste disposal (i.e., landfill) sites. Table 1-3 in the SAP is provided below.

Table 3.3-2 Public Facility Buffer Zone Standards (SAP Table 1-3)

	Minimum Buffer Zone Width (feet) by Land Use Type		
Type of Public Facility	Residential	Commercial	Recreation
Solid Waste Disposal Site	2,000[1]	1,000[2]	500[2]

[1] New residential uses beyond 2,000 feet but within a mile (5,280 feet) of the landfill property boundaries require approval of a specific plan, master plan, or development agreement. See the combining "SP" (Special Purpose) zoning overlay district in the Implementing Zoning General Development Regulations (Article 1 of Part III of [the SAP] document) for provisions to be included within each specific plan, master plan, or development agreement. If a specific plan is approved, the zoning for the underlying property will change from "SP" to "SPL." The approved specific plan development standards shall be required to include these provisions.

[2]Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.

Source: Placer County 2019a (December).

3.3.2 Environmental Setting

The project site is located in unincorporated Placer County, California, which is located within the Sacramento Valley Air Basin (SVAB). The SVAB also includes all of Butte, Colusa, Glenn, Sacramento, Shasta, Sutter, Tehama, Yolo, and Yuba counties and the eastern portion of Solano County.

The ambient concentrations of air pollutant emissions are determined by the amount of emissions released by the sources of air pollutants and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources, as discussed separately below. There are a number of existing and proposed sensitive receptors in the area surrounding the project. Sensitive receptors are discussed in more detail below.

CLIMATE, METEOROLOGY, AND TOPOGRAPHY

The SVAB is a relatively flat area bordered by the north Coast Ranges to the west and the northern Sierra Nevada to the east. Air flows into the SVAB through the Carquinez Strait, the only breach in the western mountain barrier, and moves across the Sacramento River–San Joaquin River Delta (Delta) from the San Francisco Bay area.

The Mediterranean climate type of the SVAB is characterized by hot, dry summers and cool, rainy winters. During the summer, daily temperatures range from 50 degrees Fahrenheit (°F) to over 100°F. The inland location and surrounding mountains shelter the area from much of the ocean breezes that keep the coastal regions moderate in temperature. Most precipitation in the area results from air masses that move in from the Pacific Ocean, usually from the west or northwest, during the winter months. More than half the total annual precipitation falls during the winter rainy season (November through February); the average winter temperature is a moderate 49°F. Also, characteristic of SVAB winters are periods of dense and persistent low-level fog, which are most prevalent between storms. The prevailing winds are moderate in speed and vary from moisture-laden breezes from the south to dry land flows from the north.

The mountains surrounding the SVAB create a barrier to airflow, which leads to the entrapment of air pollutants when meteorological conditions are unfavorable for transport and dilution. The highest frequency of poor air movement occurs in the fall and winter when high-pressure cells are present over the SVAB. The lack of surface wind during these periods, combined with the reduced vertical flow caused by a decline in surface heating, reduces the influx of air and leads to the concentration of air pollutants under stable metrological conditions. Surface concentrations of air pollutant emissions are highest when these conditions occur in combination with agricultural burning activities or with temperature inversions, which hamper dispersion by creating a ceiling over the area and trapping air pollutants near the ground.

May through October is ozone season in the SVAB. This period is characterized by poor air movement in the mornings with the arrival of the Delta breeze from the southwest in the afternoons. In addition, longer daylight hours provide a plentiful amount of sunlight to fuel photochemical reactions between reactive organic gases (ROG) and NO_X, which result in ozone formation. Typically, the Delta breeze transports air pollutants northward out of the SVAB; however, a phenomenon known as the Schultz Eddy prevents this from occurring during approximately half of the time from July to September. The Schultz Eddy phenomenon causes the wind to shift southward and blow air pollutants back into the SVAB. This phenomenon exacerbates the concentration of air pollutant emissions in the area and contributes to the area exceeding ambient-air quality standards.

The local meteorology of the project area and surrounding area is represented by measurements recorded at the Western Regional Climate Center (WRCC) Rocklin Station. The normal annual precipitation is approximately 23 inches. January temperatures range from a normal minimum of 35°F to a normal maximum of 54°F. July temperatures range from a normal minimum of 58°F to a normal maximum of 97°F (WRCC 2022). The predominant wind direction is from the south (WRCC 2022).

CRITERIA AIR POLLUTANTS

Concentrations of criteria air pollutants are used to indicate the quality of the ambient air. A brief description of key criteria air pollutants in the SVAB is provided below. Emission source types and health effects are summarized in Table 3.3-2. Placer County's attainment status for the CAAQS and the NAAQS are shown in Table 3.3-3.

Ozone

Ozone is a photochemical oxidant (a substance whose oxygen combines chemically with another substance in the presence of sunlight) and the primary component of smog. Ozone is not directly emitted into the air but is formed through complex chemical reactions between precursor emissions of ROG and NO_X in the presence of sunlight. ROG are volatile organic compounds that are photochemically reactive. ROG emissions result primarily from incomplete combustion and the evaporation of chemical solvents and fuels. NO_X are a group of gaseous compounds of nitrogen and oxygen that result from the combustion of fuels.

Emissions of the ozone precursors ROG and NO_X have decreased over the past several years because of more stringent motor vehicle standards and cleaner burning fuels. Emissions of ROG and NO_X decreased from 2000 to 2010 and are projected to continue decreasing from 2010 to 2035 (CARB 2013).

Nitrogen Dioxide

NO_2 is a brownish, highly reactive gas that is present in all urban environments. The major human-made sources of NO_2 are combustion devices, such as boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines. Combustion devices emit primarily nitric oxide (NO), which reacts through oxidation in the atmosphere to form NO_2. The combined emissions of NO and NO_2 are referred to as NO_X and are reported as equivalent NO_2. Because NO_2 is formed and depleted by reactions associated with photochemical smog (ozone), the NO_2 concentration in a particular geographical area may not be representative of the local sources of NO_X emissions (CARB 2023).

Particulate Matter

Respirable particulate matter with an aerodynamic diameter of 10 micrometers or less is referred to as PM_{10}. PM_{10} consists of particulate matter emitted directly into the air, such as fugitive dust, soot, and smoke from mobile and stationary sources, construction operations, fires and natural windblown dust, and particulate matter formed in the atmosphere by reaction of gaseous precursors (CARB 2013). Fine particulate matter ($PM_{2.5}$) includes a subgroup of smaller particles that have an aerodynamic diameter of 2.5 micrometers or less. PM_{10} emissions in the SVAB are dominated by emissions from area sources, primarily fugitive dust from vehicle travel on unpaved and paved roads, farming operations, construction and demolition, and particles from residential fuel combustion. Direct emissions of PM_{10} are projected to remain relatively constant through 2035. Direct emissions of $PM_{2.5}$ have steadily declined in the

SVAB between 2000 and 2010 and then are projected to increase very slightly through 2035. Emissions of $PM_{2.5}$ in the SVAB are dominated by the same sources as emissions of PM_{10} (CARB 2013).

Table 3.3-2 Sources and Health Effects of Criteria Air Pollutants

Pollutant	Sources	Acute[1] Health Effects	Chronic[2] Health Effects
Ozone	Secondary pollutant resulting from reaction of ROG and NO_X in presence of sunlight. ROG emissions result from incomplete combustion and evaporation of chemical solvents and fuels; NO_X results from the combustion of fuels	Increased respiration and pulmonary resistance; cough, pain, shortness of breath, lung inflammation	Permeability of respiratory epithelia, possibility of permanent lung impairment
Carbon monoxide (CO)	Incomplete combustion of fuels; motor vehicle exhaust	Headache, dizziness, fatigue, nausea, vomiting, death	Permanent heart and brain damage
Nitrogen dioxide (NO_2)	Combustion devices; e.g., boilers, gas turbines, and mobile and stationary reciprocating internal combustion engines	Coughing, difficulty breathing, vomiting, headache, eye irritation, chemical pneumonitis or pulmonary edema; breathing abnormalities, cough, cyanosis, chest pain, rapid heartbeat, death	Chronic bronchitis, decreased lung function
Sulfur dioxide (SO_2)	Coal and oil combustion, steel mills, refineries, and pulp and paper mills	Irritation of upper respiratory tract, increased asthma symptoms	Insufficient evidence linking SO_2 exposure to chronic health impacts
Respirable particulate matter (PM_{10}), Fine particulate matter ($PM_{2.5}$)	Fugitive dust, soot, smoke, mobile and stationary sources, construction, fires and natural windblown dust, and formation in the atmosphere by condensation and/or transformation of SO_2 and ROG	Breathing and respiratory symptoms, aggravation of existing respiratory and cardiovascular diseases, premature death	Alterations to the immune system, carcinogenesis
Lead	Metal processing	Reproductive/ developmental effects (fetuses and children)	Numerous effects including neurological, endocrine, and cardiovascular effects

Notes: NO_X = oxides of nitrogen; ROG = reactive organic gases.

[1] "Acute" refers to effects of short-term exposures to criteria air pollutants, usually at fairly high concentrations.

[2] "Chronic" refers to effects of long-term exposures to criteria air pollutants, usually at lower, ambient concentrations.

Sources: EPA 2016.

ATTAINMENT DESIGNATIONS

Both CARB and EPA use air quality monitoring data to designate areas according to their attainment status in accordance with ambient air quality standards for criteria air pollutants. The purpose of these designations is to identify those areas with air quality problems and thereby initiate planning efforts for improvement. The three basic designation categories are "nonattainment," "attainment," and "unclassified." "Nonattainment" means that an area does not attain state or federal ambient air quality standards for a given pollutant, while "attainment" means that an area either attains or exceeds state or federal ambient air quality standards. "Unclassified" is used in an area that cannot be classified on the basis of available information as meeting or not meeting the standards. In addition, the California designations include a subcategory of the nonattainment designation, called "nonattainment-transitional." The nonattainment-transitional designation is given to nonattainment areas that are progressing and nearing attainment. Attainment designations in Placer County are shown in Table 3.3-3 for each criteria air pollutant. Key pollutants for which Placer County is in nonattainment include ozone (California and National), PM_{10} (California), and $PM_{2.5}$ (National).

Table 3.3-3 Attainment Status Designations for Placer County (Sacramento Valley Air Basin)

Pollutant	National Ambient Air Quality Standard	California Ambient Air Quality Standard
Ozone	Revoked in 2005 (1-hour)[1]	Nonattainment (1-hour) Classification-Serious[2]
	Nonattainment (8-hour)[3] Classification=Severe	Nonattainment (8-hour)
	Nonattainment (8-hour)[4] Classification=Severe	
Respirable particulate matter (PM_{10})	Attainment (24-hour)	Nonattainment (24-hour)
		Nonattainment (Annual)
Fine particulate matter ($PM_{2.5}$)	Nonattainment (24-hour)	(No State Standard for 24-Hour)
	Attainment (Annual)	Attainment (Annual)
Carbon monoxide (CO)	Attainment (1-hour)	Attainment (1-hour)
	Attainment (8-hour)	Attainment (8-hour)
Nitrogen dioxide (NO_2)	Attainment (1-hour)	Attainment (1-hour)
	Attainment (Annual)	Attainment (Annual)
Sulfur dioxide (SO_2)[5]	(Attainment Pending) (1-Hour)	Attainment (1-hour)
		Attainment (24-hour)
Lead (Particulate)	Attainment (3-month rolling avg.)	Attainment (30-day average)
Hydrogen Sulfide	No Federal Standard	Unclassified (1-hour)
Sulfates		Attainment (24-hour)
Visibly Reducing Particles		Unclassified (8-hour)
Vinyl Chloride		Unclassified (24-hour)

Notes:
[1] Air Quality meets federal 1-hour Ozone standard (77 FR 64036). EPA revoked this standard, but some associated requirements still apply.
[2] Per Health and Safety Code (HSC) § 40921.5(c), the classification is based on 1989 – 1991 data, and therefore does not change.
[3] 1997 Standard.
[4] 2008 Standard.
[5] 2010 Standard.
Source: SMAQMD 2017.

TOXIC AIR CONTAMINANTS

According to the *California Almanac of Emissions and Air Quality* (CARB 2013), the majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most important being diesel PM. Diesel PM differs from other TACs in that it is not a single substance, but rather a complex mixture of hundreds of substances. Although diesel PM is emitted by diesel-fueled internal combustion engines, the composition of the emissions varies depending on engine type, operating conditions, fuel composition, lubricating oil, and whether an emissions control system is being used. Unlike the other TACs, no ambient monitoring data are available for diesel PM because no routine measurement method currently exists. However, CARB has made preliminary concentration estimates based on a PM exposure method. This method uses the CARB emissions inventory's PM_{10} database, ambient PM_{10} monitoring data, and the results from several studies to estimate concentrations of diesel PM. In addition to diesel PM, the TACs for which data are available that pose the greatest existing ambient risk in California are benzene, 1,3-butadiene, acetaldehyde, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, and perchloroethylene. Diesel PM poses the greatest health risk among these 10 TACs mentioned. Based on receptor modeling techniques, levels of most TACs, except para-dichlorobenzene and formaldehyde, have decreased since 1990 (CARB 2013).

ODORS

Odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from psychological (e.g., irritation, anger, or anxiety) to physiological (e.g., circulatory and respiratory effects, nausea, vomiting, and headache).

The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals can smell very minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor; an odor that is offensive to one person may be perfectly acceptable to another (e.g., fast food restaurant). It is important to also note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity.

Odor sources of concern include wastewater treatment plants, sanitary landfills, composting facilities, recycling facilities, petroleum refineries, chemical manufacturing plants, painting operations, rendering plants, and food packaging plants (PCAPCD 2017). There are several odor sources in the surrounding area, including the Western Regional Sanitary Landfill (WRSL) and associated composting operation and materials recovery facility (MRF), owned and operated by WPWMA. Other odor sources include the Rio Bravo biomass facility, the City of Lincoln Wastewater Treatment and Reclamation Facility, dairy and poultry farms, and a propane dealer (WPWMA 2020). Occasional manure spreading on agricultural fields at and near the project site can also be a source of unpleasant odors. Of these, the WRSL is closest to the project site, located approximately 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddyment Road. This facility is designed to receive and store various types of waste and is currently permitted to receive waste through January 2058. To help establish the existing conditions as it pertains to odors, a review of available documentation was done to obtain information on past odor nuisance complaints associated with the WRSL. The WPWMA utilizes an online odor notification system that allows individuals who experience an odor to report it directly to the WPWMA. Through the online notification system, users can report the day/time an odor was experienced, the duration of the odor, a description and relative intensity of the odor, and the location where the odor was experienced. Table 3.3-4 presents the number of odor nuisance complaint notifications per year between 2015 and ~~2020~~ 2022. It is the goal of the WPWMA to conduct field investigations in the reported areas for as many odor notifications as practicable (WPWMA 2020). The data from 2021 and 2022 demonstrate a reduction in odor complaints and the efficacy of WPWMA's efforts to reduce facility-related odors.

Table 3.3-4 Western Regional Sanitary Landfill Odor Notifications by Year

Year	Total Number of Notifications	Number of Notifications Attributed to WPWMA
2015	327	123
2016	113	84
2017	290	193
2018	382	331
2019	185	115
2020	283	177
2021	66	41
2022	37	27

Source: WPWMA 2022; see Chapter 6, Table 6-5, of ~~this Draft EIR.~~ WPWMA's 2022 Renewable Placer Waste Action Plan EIR; WPWMA comment letter on Sacramento State – Placer Center Draft EIR dated October 30, 2023.

SENSITIVE RECEPTORS

Sensitive receptors are generally considered to include those land uses where exposure to pollutants could result in health-related risks to sensitive individuals, such as children or the elderly. Residential dwellings, schools, hospitals,

playgrounds, and similar facilities are of primary concern because of the presence of individuals particularly sensitive to pollutants and/or the potential for increased and prolonged exposure of individuals to pollutants.

Existing sensitive receptors near the project site include residential dwellings 1,000 feet south of the proposed project site and an elementary school located approximately 1,500 feet south of the proposed project site, both within the City of Roseville. Other land uses to be developed around the project site have been approved as part of the Placer Ranch Specific Plan (PRSP). Based on the adopted land use plan evaluated in the Sunset Area Plan/PRSP (SAP/PRSP) EIR, Sacramento State – Placer Center will be bordered by several sensitive receptors including a Campus Park district, which may contain a variety of non-residential uses, to the north, a low-density residential neighborhood to the south, and medium- and low-density residential neighborhoods to the west. Construction of the first phase of the PRSP (Placer One Phase 1A – Campus Arcade Neighborhood) has begun (as of November 2022). Although buildings are not yet constructed, based on a review of project site plans and the PRSP land use plan, new structures within the PRSP could be relatively close to the project (i.e., within 500 feet).

3.3.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Regional and local criteria air pollutant emissions and associated impacts, as well as impacts from TACs, CO concentrations, and odors were assessed in accordance with PCAPCD-recommended methodologies. The project's emissions were compared to PCAPCD-adopted thresholds.

Construction

Construction and operational emissions of criteria air pollutants and precursors were calculated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0 computer program, as recommended by PCAPCD. Modeling was based on project-specific information (e.g., project size and building type, area to be graded, area to be paved) where available, reasonable assumptions based on typical construction activities, and default values in CalEEMod that are based on the project's location and land use type. Construction would occur in four distinct phases. Construction activities would begin as early as July 2025 and conclude in 2060. Occupancy of the campus would begin in 2025/2026, with the campus remaining operational throughout all four phases of construction.

Each phase of the project was modeled separately, based on the anticipated amount of development that would occur during that phase (e.g., building size and type). Default construction durations for individual construction activities (e.g., paving, grading) in CalEEMod were used, ensuring that the total construction timing was consistent with the anticipated buildout timeframe. To account for the potential for increased construction intensity, equipment numbers per construction phase were increased. Maximum daily emissions for construction were obtained by determining the maximum emissions per day for each year of construction. In addition, CalEEMod assumes that all phases of construction occur linearly, including the final phases of architectural coatings; however, in actuality, buildings would be painted as they are completed, not all at once. Therefore, emissions associated with architectural coating were averaged over that building construction phase.

Operation

Regarding project operations and based on the nature of proposed uses, the project would result in operational emissions associated with area sources, mobile sources, and off-gassing emissions associated with consumer products and architectural coatings (e.g., reapplication of building paint and asphalt resurfacing, use of aerosols). CalEEMod was used to model all sources with project-specific information as inputs, where available (e.g., building square footage, land use type). Specific methods for each sector are described in further detail below.

Mobile source emissions would result from VMT and daily trip generation associated with new student, faculty and employee commuter trips as well as the operation of on-site services such as the Placer County fire station and campus police station. Project VMT and trip data was provided by Fehr & Peers (see Appendix F). Default trip length and trip rates in CalEEMod were adjusted such that the resulting daily trip and VMT calculated by CalEEMod would

be consistent with project-specific data. CalEEMod default emissions factors were updated using CARB's Emission Factor (EMFAC2021) model and these emissions factors were further adjusted off-model to account for the CARB Advanced Clean Cars II regulations which will rapidly scale down light-duty passenger vehicle emissions for vehicles with model years between 2026 and 2035.

No natural gas utility pipelines are planned to serve the Sacramento State – Placer Center site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory, food service, or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck. To account for an estimated campus use of approximately 21,000 therms/year (anticipated to start in Phase 2) (which is based on averaging the non-heating natural gas usage at two science buildings at the Sacramento State main campus), natural gas-related emissions were modeled in CalEEMod. The CalEEMod's electricity demand default was adjusted based on project-specific data regarding on-site photovoltaic solar energy generation (see Table 2-9, Photovoltaic Solar Energy Generation, in Chapter 2 of this EIR).

Area sources were modeled using default emission rates in CalEEMod. All methods described above were applied to two sets of models: one for Phases 1 through 3 of the project, and one for Phases 1-4 of the project. The operational emissions modeling was conducted as two separate sets due to the extended buildout horizon of Phase 4 relative to the first three phases and also for consistency with the transportation analysis included in Section 3.15, "Transportation." For detailed model inputs and outputs, refer to Appendix C.

CO impacts were assessed qualitatively using a combination of available screening methods and relying on previous CO emissions modeling for the larger SAP/PRSP area. Project-specific CO air dispersion modeling was not conducted because CO modeling applicable to the project site was available from previously published documents. The level of health risk from exposure to construction- and operation-related TAC emissions was assessed qualitatively (i.e., no project-specific dispersion modeling was conducted).

Impacts related to odors were also assessed qualitatively based on proposed construction activities, equipment types and duration of use, overall construction schedule, and distance to nearby sensitive receptors. To evaluate an odor impact, PCAPCD recommends the lead agency provide the buffer distance and a description of the land features and topography in the buffer zone that separates nearby sensitive receptors and the odor source.

THRESHOLDS OF SIGNIFICANCE

As stated in Appendix G of the State CEQA Guidelines, the significance criteria established by the applicable air district may be relied on to make the above determinations. In its 2017 *CEQA Handbook* (Handbook), PCAPCD provides evidence to support the development and applicability of its thresholds of significance for project-generated emissions of criteria air pollutants and precursors, which may be used at the discretion of a lead agency overseeing the environmental review of projects located within the Mountain Counties Air Basin, Lake Tahoe Air Basin, and SVAB (where the project is located). As stated in the Handbook, "[i]t is the District's position that any 'nonattainment designation' is a significant environmental issue for air quality impacts because all sources in the area, including direct and indirect sources, contribute emissions that result in air quality deterioration. Therefore, the nonattainment status should be addressed within environmental documents and can be used within the CEQA process as a basis to establish thresholds of significance" (PCAPCD 2017: 4). CEQA-related air quality thresholds of significance are tied to long-term air quality planning, which focuses on achieving or maintaining attainment designations with respect to the NAAQS and CAAQS for criteria air pollutants, which are scientifically substantiated, numerical concentrations considered to be protective of human health.

These numerical thresholds for construction- and operation-related emissions of criteria air pollutants and precursors would determine whether a project's discrete emissions would result in a regional contribution (i.e., significant) to the baseline nonattainment status of SVAB. In developing thresholds of significance for individual project emissions, PCAPCD analyzed emissions values against the PCAPCD's offset thresholds to ozone precursors, which, when applied, prevent further deterioration of ambient air quality in the SVAB. As stated by PCAPCD, "[e]mission offset requirements specified within the local air district's NSR rules are set consistent with the nonattainment classification

of the federal and state ozone ambient air quality standards, pursuant to the California Health and Safety Code" (PCAPCD 2017: 4). Using these parameters, PCAPCD has developed quantitative thresholds of significance for project-level CEQA evaluation that may be used to determine the extent to which a project's emissions of criteria air pollutants and precursors would contribute to the regional degradation of ambient air quality within the SVAB. According to PCAPCD, projects with emissions below these thresholds of significance would demonstrate consistency with PCAPCD and other regional air district's air quality plans, which would minimize the potential for adverse health outcomes from exposure to criteria air pollutants in exceedance of the NAAQS and CAAQS.

Per Appendix G of the State CEQA Guidelines and PCAPCD recommendations (PCAPCD 2017), an air quality impact is considered significant if implementation of the project would:

A. conflict with or obstruct implementation of the applicable air quality plan

B. cause construction-generated criteria air pollutant or precursor emissions to exceed the PCAPCD-recommended thresholds of 82 pounds per day (lb/day) for ROG, 82 lb/day for NO_X, and 82 lb/day for PM_{10};

C. result in a net increase in long-term project level operational criteria air pollutant or precursor emissions that exceed the PCAPCD-recommended thresholds of 55 lb/day for ROG, 55 lb/day for NO_X, and 82 lb/day for PM_{10}. In addition, result in a net increase in long-term cumulative level operational criteria air pollutant or precursor emissions that exceed the PCAPCD-recommended thresholds of 55 lb/day for ROG, 55 lb/day for NO_X, and 82 lb/day for PM_{10};

D. expose sensitive receptors to substantial concentrations of CO (CAAQS and NAAQS in Table 3.3-1);

E. expose sensitive receptors to a substantial incremental increase in TAC emissions that exceed 10 in one million for carcinogenic risk (i.e., the risk of contracting cancer) and/or a noncarcinogenic hazard index of 1.0 or greater; or

F. create objectionable odors affecting a substantial number of people.

ISSUES NOT DISCUSSED FURTHER

All issues pertaining to air quality are addressed in this section.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.3-1: Conflict with or Obstruct Implementation of the Applicable Air Quality Plan (Threshold of Significance A)

Implementation of the project would be consistent with the 2017 Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2018 SIP revisions) (the Plan) because on-site improvements related to promoting pedestrian/bicycle modes of transportation, encouraging electric vehicle use with implementation of electric vehicle charging stations, and utilization of photovoltaic panels to offset campus electricity demand are consistent with the objectives of the Plan. Further, new buildings planned for development would be consistent with CSU policy, which requires increased renewable energy, building efficiencies greater than required by building code, and development of on-site renewable energy sources. These measures would reduce project-generated emissions, consistent with the goals of the Plan. Additionally, project-related increases in VMT and population are accounted for as part of the "university" land use designation in the approved SAP/PRSP. An EIR was prepared for the SAP/PRSP in accordance with CEQA, which demonstrated consistency with the Plan. Through consistency with the SAP/PRSP, the project is considered consistent with the applicable air quality plan. The project would not conflict with the APCD's long-term air quality planning efforts and this impact would be **less than significant**.

PCAPCD and other air districts with jurisdiction in the SVAB developed the Sacramento Regional 2008 8-Hour Ozone Attainment and Reasonable Further Progress Plan to address attainment of the 8-hour NAAQS for ozone. To evaluate consistency, project features described in Chapter 2, "Project Description" were compared to integral portions of the plan's emissions reduction strategy, shown below in Table 3.3-5.

Table 3.3-5 Summary of Project Consistency with 2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan

2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan Goal	Sacramento State - Placer Center Master Plan[1]
Reduce emissions to meet CAA reasonable further progress requirements	**Consistent.** Design Principles 1 and 4 of the Master Plan emphasize pedestrian-oriented and sustainability-focused development. The Master Plan also includes the implementation of features such as EV charging stations, facilities which encourage alternate modes of transportation, such as biking and walking, as well as preferential parking and other features meant to encourage carpool/vanpool. These principles and features would contribute to the goal of reducing emissions for the purpose of meeting CAA reasonable further progress requirements.
Reduce future VOC and NO_X emissions from stationary and area sources, on-road motor vehicles	**Consistent.** The Master Plan incorporates numerous design features to reduce VOC and NO_X emissions. The projects under the Master Plan would be required to comply with CalGreen (Title 24 Part 6) standards to achieve zero net energy in all buildings by 2030. Combined with the planned on-site solar energy generation, this would significantly reduce emissions from fossil fuel-powered electricity generation. Additionally, waste diversion and recycling programs would aid in reducing landfill emissions. Other Master Plan features such as pedestrian-focused design, EV charging stations to encourage EV use, incentives for carpool/vanpool, facilities which encourage biking, and increased transit access would reduce overall VMT and encourage alternate fuel use. These features would support the 2017 Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan by reducing VOC and NO_X emissions from both stationary and on-road vehicle sources.
Reduce Light-Duty NO_X emissions	**Consistent**. See above.
Reduce Off-road Emissions	**Consistent.** Construction of Sacramento State - Placer Center would not result in emissions of criteria air pollutants which would exceed APCD thresholds (see Table 3.3-4 below). Because construction emissions associated with the use of off-road construction equipment would not exceed local PCAPCD thresholds, the project would not conflict with the intent of this goal. Further, construction fleets, statewide and in Placer County, are expected to become cleaner overtime as a result of older equipment being replaced with newer and cleaner (I.e., higher tiered engines). Therefore, emissions from this sector are anticipated to decrease over time.

Notes: [1] See Chapter 2, "Project Description" for more details on the features described in this column.

Source: compiled by Ascent, 2023.

A project in the SVAB, including a land use development plan, has the potential to conflict with the Draft 2018 SIP Revisions if the level of ozone precursor emissions associated with the project would be greater than the projection used in the Draft 2018 SIP Revisions. Regional emission inventories in the Draft 2018 SIP Revisions are developed based on anticipated growth in population, housing, and other parameters, which are based on the zoning designations of local general plans. The Placer County General Plan is the applicable local general plan which encompasses the project site. Development under the 1997 Sunset Industrial Area (SIA) Plan was accounted for in the Placer County General Plan. The SAP/PRSP, which was approved in 2019, updated the SIA Plan including Sacramento State – Placer Center.

In general, a land use development project or plan would not interfere with the applicable air quality plans if it is consistent with the growth assumptions used to form the applicable air quality plans. Impacts to regional air quality are controlled through policies and provisions of PCAPCD, the Placer County General Plan, and the Draft 2018 SIP Revisions.

The Sacramento Area Council of Governments (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy 2036 (MTP/SCS 2036) is based on growth assumptions from all general plans in the region, including the 2013 Placer County General Plan (SACOG 2015). Because SACOG's MTP/SCS 2036 must demonstrate consistency with regional air quality planning efforts, it is consistent with the Draft 2018 SIP Revisions. The SAP area, which is referred

to as the SIA Plan area in SACOG's MTP/SCS 2036, was identified as a "developing community" in SACOG's MTP/SCS 2036. A developing community is defined in SACOG's MTP/SCA as the next increment of urban expansion. Therefore, development under the SAP (including the proposed project) would be consistent with the 2017 Sacramento Regional 2008 NAAQS 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2018 SIP revisions), and the project would be consistent with the applicable air quality plans. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant impact conclusion related to consistency with the applicable air quality plan is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.3-1 in the SAP/PRSP EIR.

Impact 3.3-2: Construction Emissions of Criteria Air Pollutants and Ozone Precursors (Threshold of Significance B)

Construction of the project would result in emissions of ROG, NO_X, and particulate matter from the use of heavy-duty construction equipment, travel on unpaved surfaces, and earth movement for site preparation/grading activities. However, the maximum daily emissions due to project-related construction activities would not exceed PCAPCD's thresholds of significance in any year. This impact would be **less than significant**.

Construction of the project would occur in four phases, with Phase 1 projected to begin as early as July 2025 and full buildout occurring in 2060. Construction would occur intermittently throughout each phase with regular operation of the project commencing alongside construction activities. Each phase of construction would include construction activities such as site preparation, grading, building construction and paving. These activities would involve the use of equipment such as cranes, excavators, loaders, graders, welders and paving equipment. Each phase would involve the construction of various building types such as education buildings, student and faculty housing, recreation centers, a library, office and study spaces, and dining buildings. Surface parking lots and enclosed parking garages would also be constructed, with the total number of surface parking spaces decreasing as parking garages are added in subsequent phases. Project phasing and building type and size were modeled based on details contained in Table 3-1. See Appendix C for detailed modeling assumptions and calculations. Table 3.3-6, below, provides a summary of the modeled maximum daily construction emissions for each phase and for Master Plan buildout.

Table 3.3-6 Unmitigated Maximum Daily Construction Emissions Per Construction Phase

Phase	ROG (lb/day)	NOx (lb/day)	Total PM10[1] (lb/day)	Total $PM_{2.5}$[1] (lb/day)
Phase 1	23.4	63.7	32.5	16.4
Phase 2	44.3	30.3	20.7	11
Phase 3	41.9	40.1	40.2	20.9
Phase 4	41.9	22.2	34.6	10.4
Maximum Daily Emissions	**44.3**	**63.7**	**40.2**	**20.9**
PCAPCD Threshold (lbs/day)	**82**	**82**	**82**	**82**
Threshold Exceeded	**No**	**No**	**No**	**No**

Notes: ROG = reactive organic gas; NO_X = oxides of nitrogen; $PM_{2.5}$ & PM_{10} = respirable particulate matter; PCAPCD = Placer County Air Pollution Control District

[1] PCAPCD CEQA guidance states that the sum of exhaust and fugitive PM should be compared to applicable thresholds.

Source: Modeled by Ascent Environmental in 2022.

As shown above in Table 3.3-6 construction activities associated with construction of the project would not result in daily emissions levels that would exceed any of the PCAPCD thresholds. According to the CEQA Appendix G checklist, a project's impact to air quality is significant if it causes construction-generated criteria air pollutant or precursor emissions to exceed the PCAPCD-recommended thresholds of 82 lb/day for ROG, 82 lb/day for NO_X, and 82 lb/day

for PM_{10}. Based on this analysis, construction of the project would not result in a net increase of any criteria air pollutant for which the region is in non-attainment and this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to criteria air pollutants and ozone precursors is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.3-2 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.3-2 differ because, as described in the SAP/PRSP EIR, even with implementation of Mitigation Measure 4.3-2a, PCAPCD-recommended thresholds of significance for NO_x and PM_{10} would continue to be exceeded during construction, whereas the maximum daily emissions from construction activities associated with Sacramento State – Placer Center would not exceed PCAPCD's thresholds of significance in any year of construction.

Impact 3.3-3: Long-Term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (Threshold of Significance C)

Operation of Sacramento State – Placer Center would generate emissions of ROG and NO_X, which are precursors to ozone, and PM_{10} that exceed the applicable mass emission thresholds recommended by PCAPCD. Thus, long-term operational emissions of ROG, NO_X, and PM_{10} could conflict with the air quality planning efforts and contribute substantially to the nonattainment status of SVAB with respect to the NAAQS and CAAQS for ozone and the CAAQS for PM_{10}. Because $PM_{2.5}$ is a subset of PM_{10}, it is anticipated that operational emissions of $PM_{2.5}$ could contribute to the nonattainment status of the SVAB with respect to the NAAQS for $PM_{2.5}$. Furthermore, the project-related net increase in criteria air pollutants could result in adverse health impacts. This impact would be **significant**.

Project operation would result in the generation of long-term operational emissions of ROG, NO_X, and particulate matter (e.g., PM_{10} and $PM_{2.5}$) as a result of mobile, energy, and area-wide sources. Operation of the project is estimated to begin during Phase 1, as this is when first occupation would occur. From this point, operations would continue throughout all phases of construction. The full buildout year is estimated to be 2060, when Phase 1 through 4 would be completely built. As described above under "Methodology," emissions generated during Phases 1 through 3 were modeled separately from full project buildout given the extended timeframe for buildout of Phase 4 (i.e., 25 years) relative to the first three phases, and also for consistency with the transportation analysis, included in Section 3.15, "Transportation."

Mobile-source emissions of criteria air pollutants and precursors would result from vehicle trips generated by employee, faculty and student commutes, as well as vehicle trips generated by the operation of the on-campus police and fire stations. During operation of Phases 1 through 3, based on project-specific transportation modeling, daily trip generation would be 32,692 and daily VMT was estimated to be 427,820 (Appendix F).

Hydrocarbon fuels (e.g., natural gas, propane, butane) on campus would be limited to laboratory use where such fuels would be used to operate standard laboratory equipment, such as Bunsen burners. If hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck; no natural gas utility infrastructure is planned to serve the Sacramento State – Placer Center site. Additionally, on-site sources such as landscaping equipment, architectural coatings, and landscape equipment would contribute to emissions. Table 3.3-7 below summarizes the maximum daily operational emissions of criteria air pollutants and ozone precursors that would occur from initial occupancy to the end of Phase 3 construction.

Table 3.3-7 Unmitigated Operational Criteria Air Pollutant and Precursor Emissions Associated with Phases 1-3 (2048)

Operational Element	ROG (lb/day)	NOX (lb/day)	PM_{10} Total (lb/day)[2]
Area[1]	72	<1	<1
Energy	<1	<1	<1
Mobile	169	131	423
Total	242	132	462
PCAPCD Thresholds of Significance	**55**	**55**	**82**
Exceeded Threshold	**Yes**	**Yes**	**Yes**

Notes: ROG = reactive organic gas; NO_X = oxides of nitrogen; CO = carbon monoxide; PM_{10} total= sum of exhaust and fugitive respirable particulate matter; lb/day = pounds per day; These unmitigated emissions include the project specific VMT provided by Fehr & Peers (Appendix F).

[1] Area source landscaping equipment, and occasional architectural coating.

[2]. Although PCAPCD does not have adopted thresholds for $PM_{2.5}$, the modeling details in Appendix C include $PM_{2.5}$ emissions.

Source: Modeled by Ascent Environmental in 2022.

For full buildout of the project, similar sources as described above would contribute to operational emissions. During operation of the entire off-campus center, based on project-specific transportation modeling, daily trip generation would be 35,983 and daily VMT was estimated to be 375,784 (Appendix F). It should be noted that VMT is estimated to decrease in the future, when the entire project is developed, due to the anticipated regional growth and development near the project site that would provide services such as employment, entertainment, and amenities closer to residential uses, thereby reducing the length of individual trips by people in the region. Table 3.3-8 below summarizes the maximum daily operational emissions of criteria air pollutants and ozone precursors that would occur from initial occupancy to the end of construction of Phase 3.

Table 3.3-8 Unmitigated Criteria Air Pollutant and Precursor Emissions Associated with Full Project Buildout Operations (2060)

Source	ROG (lb/day)	NO_X (lb/day)	PM_{10} Total (lb/day)[2]
Area Sources[1]	96	<1	<1
Energy	<1	<1	<1
Mobile	175	131	373
Total	271	132	373
PCAPCD Thresholds of Significance	**55**	**55**	**82**
Exceeded Threshold	**Yes**	**Yes**	**Yes**

Notes: ROG = reactive organic gas; NO_X = oxides of nitrogen; CO = carbon monoxide; PM_{10} total= sum of exhaust and fugitive respirable particulate matter; lb/day = pounds per day; PCAPCD Placer County Air Pollution Control District.

[1] Area source landscaping equipment, and occasional architectural coating.

[2] Although PCAPCD does not have adopted thresholds for $PM_{2.5}$, the modeling details in Appendix C include $PM_{2.5}$ emissions.

Source: Modeled by Ascent Environmental in 2022.

Project implementation would generate emissions of criteria air pollutants currently under nonattainment status in the region (i.e., ozone precursors and PM). Based on project characteristics, operational maximum daily emissions of ROG, NO_X, and PM_{10} would exceed PCAPCD's thresholds of significance. As discussed under the heading "Thresholds of Significance" in Section 3.4.3, PCAPCD's mass emissions thresholds have been developed in consideration of achieving the health-based NAAQS. The NAAQS are scientifically substantiated concentration-based thresholds used to determine whether an adverse health outcome could occur from exposure. Because PCAPCD's thresholds of significance are directly tied to attaining the NAAQS, projects that exceed these thresholds would be considered to contribute to adverse health effects. For these reasons, operational emissions from the project could result in negative health outcomes. This impact would be **significant**.

Mitigation Measures

Mitigation Measure 3.3-3a: Implement Mitigation Measure 3.15-1: Develop and Implement a Transportation Demand Management Program

Implementation of Mitigation Measure 3.15-1 requires the development of a Transportation Demand Management (TDM) program, which includes VMT and trip reduction strategies that in turn would include periodic assessments to gauge progress towards achieving the CSU's adopted VMT thresholds.

Mitigation Measure 3.3-3b-: Low-Volatile Organic Compound Coatings During Operations

To reduce VOC emissions from painting activities during reapplication over the life span of Sacramento State - Placer Center buildings and facilities, the project proponents/operator and/or its contractor(s) shall use coatings with VOC ratings that are lower than the requirements of PCAPCD Rule 218. Prior to the commencement of reapplication of coatings for any facility or buildings, the construction contractor(s) shall submit a list of coatings to be used, their respective VOC content, and a summary of surface area to be painted to Sacramento State, including documentation that the proposed coatings exceed VOC limits established by PCAPCD based on the current requirements at that time.

Mitigation Measure 3.3-3c: Purchase ROG, NO_X, and PM_{10} offsets through PCAPCD's Off-Site Air Quality Mitigation Fund

Sacramento State shall implement off-site mitigation in accordance with PCAPCD guidance such that the project's operational emissions of ROG, NO_X, and PM_{10} that exceed PCAPCD's threshold of 55 lbs/day and 82 lbs/day (for one year of operation) are reduced to their respective thresholds. For purposes of this measure, that is equivalent to 39.4 tons of ROG, 14.0 tons of NO_X, and 53.5 tons of PM_{10} (see Table 3.3-9 for calculations). The off-site mitigation measure for criteria pollutant emissions shall be implemented by one of the following methods:

- CSU may develop or participate in their own off-site mitigation project or locally available one, so long as it is verified by PCAPCD and the proposed project will result in an equivalent emission reduction identified by this measure, or
- CSU can pay a mitigation fee, which is calculated based on the anticipated emission reduction needed and cost-effectiveness identified by CARB's most current Carl Moyer Program Guidance (i.e., $18,262 per ton: see Table 3.3-9 for fee calculation) (PCAPCD 2017:1).

Table 3.3-9 Mitigation Fee Calculation

	Unmitigated Emissions (lbs/day)	Threshold (lbs/day)	Needed Mitigation (lbs/day)	Needed Mitigation (tons/year)	Mitigation Fee (dollars)
ROG	271	55	216	39.4	
NO_X	132	55	77	14.0	
PM_{10}	375	82	293	53.5	
Mitigation Fee:				**106.9**	**$1,953,030**

Notes: ROG= reactive organic compounds; NO_X= oxides of nitrogen; PM_{10}= fine particulate matter; lbs=pounds

The applicable fee rates change over time. As of August 2023, the fee rate is $18,262 per ton. Applying this fee to the project's unmitigated emissions results in a total fee of $1,953,030 (Table 3.3-9).

At the time of individual development applications, and prior to building occupancy/operation for any future building to be constructed, Sacramento State shall reassess the mitigation fee based on project-specific operations and more specific details pertaining to the level of on-site mitigation measures incorporated into the project. The actual amount to be paid shall be determined and satisfied per CARB guidelines and in coordination with PCAPCD, prior to occupancy/operation of any Sacramento State - Placer Center facilities.

To satisfy this mitigation requirement, Sacramento State shall hire a qualified professional to quantify on-site and off-site operational criteria air pollutants and ozone precursors and shall provide substantial evidence to PCAPCD for approval. Based on this refined analysis, if operational emissions still exceed PCAPCD thresholds of significance, the

mitigation fee shall be recalculated based on the cost to mitigate ozone precursors at that time. Further, realizing that the Master Plan may not be fully built out until 2060, the specific mitigation measures/programs available (on site or off site), including the cost, quantity, and mitigation potential of such, could vary as new technologies become available and local programs develop. As these programs are developed and as they become available in the future, Sacramento State may apply new or additional mitigation measures to satisfy this mitigation, so long as they meet PCACPD mitigation requirements and demonstrate equal or more effectiveness than this measure to ensure operational emissions meet adopted PCAPCD daily thresholds.

Significance after Mitigation

Implementation of Mitigation Measure 3.3-3a would reduce operational emissions associated with mobile sources by implementing trip and VMT-reducing measures, which would be assessed on an ongoing basis to ensure VMT reduction targets are achieved. Mitigation Measure 3.3-3b would reduce off-gassing emissions associated with reapplication of architectural coatings on buildings campus wide, by required the use of low-VOC containing paints. Off-gassing emissions are directly correlated to the VOC concentration (in grams per liter of pain); thus, using paints that have a lower VOC content correlates directly to a lower off-gassing emissions of VOCs. Finally, per Mitigation Measure 3.3-c, additional reductions may be required that can be achieved through contributing monetarily to current (and future) offset programs that PCAPCD implements, or locally or applicant-sponsored programs. An example of an offset program is the current woodstove changeout program where funds are used to generate rebates and subsidies to assist people to replace current woodstoves with higher efficient EPA-rated clean burning stoves that reduce PM and NOx emissions. An offset as a mitigation strategy is effective when all the proper mechanisms are in place that ensure proper accounting is taking place, emissions quantification is accurate, the reduction strategy is enforced and implemented, and the offsets themselves are available. Given the long-term buildout of the project and the relatively large number of offsets that could potentially be required to achieve reductions equal to PCAPCD's thresholds over the life of the project, it cannot be guaranteed at this time that offsets would be available in the amount needed to reduce ROG, NOx, and PM_{10} to levels necessary. Therefore, this impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable impact related to long-term operational emissions of criteria air pollutants and ozone precursors is consistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.3-3 in the SAP/PRSP EIR.

Impact 3.3-4: Mobile-Source Concentrations of Carbon Monoxide (Threshold of Significance D)

Buildout of Sacramento State – Placer Center would result in additional vehicle trips on the surrounding roadway network. However, operation of the project would not result in increases in traffic congestion such that screening criteria for localized CO hotspots would be triggered. Therefore, the project would not result in increased concentrations of CO that would expose sensitive receptors to unhealthy levels. This impact would be **less than significant**.

The SVAB has been in attainment for CO since 1998, and as vehicle fleets in California continue to become cleaner, CO impacts are less of a concern. Likewise, as the project builds out over decades, the existing and new vehicle fleets in California are anticipated to continue to get cleaner. Nonetheless, to provide a conservative assessment, CO impacts were evaluated.

Various methods have been used to identify potential impacts associated with CO hotspots occurring from project-generated vehicle trips. These include localized dispersion modeling based on intersection throughput and meteorology using computer-based dispersion modeling software, a qualitative screening approach based on anticipated intersection level-of-service degradation, and quantitative screening methods using worst-case traffic conditions that were developed based on air dispersion modeling to determine what level of traffic congestion could result in a CO impact. The most appropriate method, which is applied in this analysis, is screening using modeled worst-case traffic volumes, developed by Sacramento Metropolitan Air Quality Management District (SMAQMD 2016)

Based on this screening method, a CO impact would not occur if:

- The project would not result in an affected intersection experiencing more than 31,600 vehicles per hour;
- The project would not contribute traffic to a tunnel, parking garage, bridge underpass, urban street canyon, or below-grade roadway, or other locations where horizontal or vertical mixing of air would be substantially limited; and
- The mix of vehicle types at an applicable intersection is not anticipated to be substantially different from the County average (as identified by the EMFAC or CalEEMod models).

The SMAQMD screening method was developed using emission factors from CARB's EMFAC2014 (Version 2.3) for the year 2010 (SMAQMD 2009:1). SMAQMD's screening criteria are considered useful to evaluate projects in western Placer County because the jurisdiction of SMAQMD has a similar climate and vehicle fleet mix. Also, because of stricter vehicle emission standards in newer cars, new technology, and increased fuel economy, CO emissions from the vehicle fleet will be substantially lower in future years than under existing conditions.

The SAP/PRSP EIR identified the highest-volume intersections as part of the CO analysis conducted for the SAP and PRSP (which includes the university). The traffic volumes for the intersection of Pleasant Gove Boulevard/Roseville Parkway and the intersection of Blue Oaks Boulevard/Foothills Boulevard are 15,262 and 15,092 under the cumulative plus PRSP and SPA (20-year absorption) scenario (Placer County 2019b:4.3-42). According to SMAQMD's screening criteria, a CO impact is not anticipated unless an intersection experiences more than 31,600 vehicles per hour. Considering that operation of the project would result in a maximum peak hour trip rate of 3,208 trips, the number of vehicles traveling through intersections would be far fewer and would not exceed 31,600 vehicles per hour (Appendix F). Furthermore, the campus intends to implement measures which incentivize electric vehicle use and ridesharing to further reduce vehicle trips and emissions from operational mobile sources. Project-affected intersections are not located within tunnels and project-generated vehicle fleets are anticipated to be consistent with countywide fleet vehicle type distributions.

Further, to supplement the screening analysis conducted above, the SAP/PRSP EIR conducted a project-level CO analysis for a worst-case scenario (i.e., intersection with anticipated highest hourly traffic volumes) (Placer County 2019b:4.3-43). Because the proposed campus is located within the boundaries of the SAP/PRSP and the university land use was anticipated in SAP/PRSP CO analysis, project-generated traffic and associated CO emissions would be less than that reported in the SAP/PRSP. Based on the modeling conducted for the SAP/PRSP EIR, worst-case CO concentrations from buildout of the SAP/PRSP, including the project, were modeled to be 4.3 parts per million (ppm) for the 1-hour CAAQS/NAAQS (below the 20 and 35 ppm standard, respectively) and 2.6 ppm for the 8-hour CAAQS/NAAQS (below the 20 and 35 ppm standard, respectively).Construction was conservatively assumed to occur intermittently over 35 years, and therefore, traffic related to construction activities would also be spread over the duration of construction activities. As such, construction-generated traffic is not anticipated to result in large peaks at any one time over the course of construction.

Because peak-hour, intersection-level volumes would be less than the 31,600-vehicles-per-hour threshold, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the NAAQS and CAAQS for CO. As a result, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to mobile-source concentrations of carbon monoxide is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.3-4 in the SAP/PRSP EIR.

Impact 3.3-5: Expose Sensitive Receptors to Substantial Increases in TAC Emissions (Threshold of Significance E)

Construction-related emissions of TACs associated with development of Sacramento State -Placer Center would be spread over a long period of time, not affecting any one receptor for extended periods. Therefore, project construction would not result in exposure of existing receptors to substantial TAC concentrations. Project-related operation of a new stationary source of TACs (i.e., laboratories) would be in small incremental amounts and are located well beyond applicable screening distances of 1,000 feet from the nearest sensitive receptor. Therefore, project-generated TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million, which is the PCAPCD's recommended level of significance. This impact would be **less than significant**.

Construction

Construction-related activities would result in temporary, intermittent emissions of diesel PM from the exhaust of off-road, heavy-duty diesel equipment used for site preparation (e.g., clearing, grading); paving; on-road truck travel; and other miscellaneous activities. On-road diesel-powered haul trucks traveling to and from the construction areas to deliver materials and equipment are less of a concern because they would not stay on the site for long periods of time.

With regard to exposure of diesel PM, the dose to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance or substances in the environment and the duration of exposure to the substance. Dose is positively correlated with time, meaning that a longer exposure period would result in a higher level of health risk for an exposed receptor. Thus, the risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period.

Regarding existing off-site receptors, the nearest existing residences are located approximately 1,000 feet of the project area. It should be noted that after release of the notice of preparation (NOP) for this EIR, construction activities commenced for the first phase of the PRSP. As of the writing of this analysis, construction of new residential communities is occurring immediately south and west of the project site. No structures have been completed; however, it is reasonably likely that there would be occupied residential structures within 500 feet of project-related construction activities.

Based on the emissions modeling conducted and presented above, maximum daily emissions of diesel PM (applying $PM_{2.5}$ exhaust as a surrogate for diesel PM) would not exceed 2 lbs/day during any year of construction. This maximum daily emission level represents multiple, simultaneous construction projects. It is more likely, however, that construction activities would be located at various locations throughout the project site and occur intermittently over the course of each phase. Therefore, due to the dispersive properties of diesel PM, concentrations from individual construction sites would be lower. In addition, the use of off-road heavy-duty diesel equipment would occur incrementally over the 35-year buildout period. As construction progresses, activity intensity and duration would vary throughout the campus. As such, no single existing or future receptor would be exposed to substantial construction-related emissions of diesel PM for extended periods of time. Further, as construction progresses over time, the off-road construction equipment fleet used in Placer County and throughout the state would continue to become cleaner as a result of EPA's Tier 4 Final rule, that requires new or rebuilt offroad diesel engines (after 2014) to meet the most stringent NO_X and diesel PM exhaust requirements (i.e., up to 95 percent reduction compared to older models). Thus, considering that construction-related maximum daily emissions would not exceed adopted PCAPCD thresholds and in combination with the fact that diesel exhaust emissions would be even lower than estimated in this analysis in the future, exposure to nearby receptors (existing or planned future) from construction-related TACs would not be anticipated.

Long-Term Operation

No natural gas utility infrastructure is planned to serve the Sacramento State – Placer Center site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory, food service, or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be

replenished by truck. To account for the potential use of hydrocarbon fuels, this EIR estimates campus use of approximately 21,000 therms/year (anticipated to start in Phase 2).

While specific activities and associated TACs, including specific locations of TAC sources, cannot be determined at this time, it is anticipated that hydrocarbon fuels would be used intermittently and in small amounts for laboratory activities, food service, or process equipment. The central location of these types of facilities, which would be within the central portion of the project site, provides a large setback of approximately 2,000 feet from the project boundary. Therefore, all existing and future planned nearby sensitive receptors would be located well beyond the 1,000-foot screening distance for stationary TAC sources, used by the Bay Area Air Quality Management (BAAQMD). (Note that PCAPCD does not provide guidance on a TAC screening distance. BAAQMD is one of the only air districts in California that provides such guidance. Because PCAPCD does not provide guidance, and as permitted by CEQA, this analysis relies on standards established by BAAQMD. In this case, the 1000-ft distance is not a threshold but a screening distance that BAAQMD has developed based on experience in risk modeling. This screening distance is utilized as a guide to help substantiate the qualitative risk assessment.) Because natural gas use would be intermittent and in small amounts, as well as the location of the laboratory being well outside of BAAQMD's screening distance of 1,000 feet, TAC emissions from the laboratory would not expose sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million. All other buildings within the project will use electricity for operation and would therefore not emit TACs.

Summary

Considering the relatively low levels of diesel PM emissions that would be generated by construction, the relatively short duration of diesel PM-emitting construction activity at any one location of the project, the distance to the nearest off-site sensitive receptors, and the highly dispersive properties of diesel PM, construction-related TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk that exceed PCAPCD thresholds of significance. Existing sensitive receptors would not be located within BAAQMD's screening distances for the proposed laboratory and therefore would not be exposed to substantial TAC concentrations from this source. Thus, construction and operation-related TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk that exceed PCAPCD thresholds of significance. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to exposing sensitive receptors to substantial increases in TAC emissions is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.3-5 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.3-5 differ because, as described in the SAP/PRSP EIR, even with implementation of Mitigation Measure 4.3-5a, because of the scale of development, the uncertainty in the number, type, and location of TAC sources, and the level of associated health risk exposure that would result at any one location, it cannot be determined with certainty that future TAC concentrations would not expose receptors to levels that exceed 10 in 1 million, whereas TAC emissions associated with Sacramento State – Placer Center would not expose sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million.

Impact 3.3-6: Emissions of Objectionable Odors That Adversely Affect a Substantial Number of People (Threshold of Significance F)

Construction activities and the odors they generate would be temporary and intermittent. New odor sources would be subject to PCAPCD's Rule 205, which regulates nuisances from odors. Sacramento State – Placer Center would not introduce large stationary sources of diesel-powered equipment, would reduce its contribution of waste to the Western Regional Sanitary Landfill through waste-reduction measures, and would not create objectionable odors affecting a substantial number of people.

The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site. Although the off-campus center would implement waste-reduction measures, it would generate solid waste that would contribute to this landfill, which could exacerbate odors from the landfill. The proposed on-campus housing would be located approximately 4,000 feet from the landfill property line. The Placer County General Plan establishes a 2,000-foot buffer around the landfill for residential development, or 1,000 feet with the approval of a specific plan, master plan, or development agreement. Sacramento State – Placer Center would be consistent with (outside of) these buffers.

Nonetheless, based on past data regarding nuisance complaints from residents greater than one mile distant from the landfill, it is possible that new residents, students, faculty, or staff within the project site, as well as residents in communities a mile or more from the landfill, may periodically complain about odors from the landfill. Such complaints could create pressure for the Western Placer Waste Management Authority to implement additional odor control and reduction measures at the landfill ~~and, absent measures to control odors at the source and/or at receptors, could interfere with the ability of the landfill to expand or modify needed operations~~. Impacts related to the consistency and compatibility of the proposed Sacramento State – Placer Center with the Western Regional Sanitary Landfill would be **potentially significant**.

Odors can be generated by new development during construction, associated with vehicle exhaust and various architectural coatings, and operation, depending on the types of land uses being developed. In addition, new development that results in an increase of people residing in close proximity to existing odor sources (e.g., landfills, wastewater treatment plants) could result in increased odor exposure. Project-generated odors and exposure of new receptors are evaluated separately, below.

Project-Generated Odors

The predominant source of power for construction equipment is diesel engines. Exhaust odors from diesel engines, as well as emissions associated with paving and the application of architectural coatings may be considered offensive to some individuals. The generation of these odor emissions would vary greatly on a day-to-day basis depending on the type of construction activities. Application of architectural coatings would also be a source of offensive odors from volatile organic compounds. However, because the application of architectural coatings would be required to comply with PCAPCD Rule 218 (Architectural Coatings) that requires VOC limits on coatings used, potential construction odors would be minimized. Minor odors from the use of heavy-duty diesel equipment would be intermittent and temporary and would dissipate rapidly from the source with an increase in distance. Existing off-site receptors include residences located approximately 1,000 feet south of the site. New residences are currently being constructed within 500 feet to the south and east of the project site. Given the temporary nature of construction activities and the distance of the sensitive receptors from the project site, project construction is not anticipated to result in an odor-related impact during the construction of the project.

The project would not introduce large stationary sources of diesel-powered equipment. Operation of the new off-campus center would be powered mostly by on-site solar and a backup battery supply. In addition, on-site EV charging would promote the use of EV vehicles, reducing the number of gasoline-powered vehicles, which are a typical odor source. As part of its waste reduction strategy, the Master Plan identifies potential integration of a composting site into the community garden. The composting site would receive compostable materials from the off-campus center; it would not receive compost from outside sources. It would be a small-scale site-specific composting facility, which may generate odors. However, the potential odors from the on-site composting are anticipated to be far less than odors generated from a regional composting facility (such as the composting facility at the WRSL) and would not be expected to migrate off site. No other major on-site odor sources are included as part of the proposed project. The project would not generate objectionable odors.

Project-Related Increase in Odors from the Western Regional Sanitary Landfill

Placer County assessed the incremental increase in odor emissions and odor impact that would result from implementation of the SAP/PRSP, which includes the "university" site (Placer County 2019b). The SAP/PRSP area would, at its peak, conservatively represent 16 percent of the odor currently generated at WRSL, and at the time of landfill closure in 2058, it would represent approximately 8 percent of odor emissions. Thus, the SAP/PSRP would

result in an increase in waste processed at the WRSL, increasing the likelihood to cause odor nuisance complaints. Although the proposed project would contribute waste to the WRSL, it is CSU policy that Sacramento State – Placer Center Master Plan divert 80 percent of waste from landfill through the following waste-reduction measures:

- banning single-use materials;
- utilizing bioplastics;
- utilizing right-sizing trash receptacles;
- implementing waste management programs, such as upcycling and food donation;
- proper handling of hazardous materials in lab buildings;
- composting; and
- waste consolidation, sorting, dehydrators, and shredders.

In addition, WPWMA approved an expansion plan for the WRSL in 2022, which would nearly double the annual tonnage received from 483,968 currently received to up to 912,200 tons (up to 428,232 additional tons per year of material received at the site) (WPWMA 2022:3-50). Therefore, the SAP/PRSP (including the project) constitutes a smaller percentage of the projected processed waste and associated odor emissions. The project would contribute less waste than had been anticipated and evaluated under the SAP/PRSP and associated EIR through the reduction in student population from 30,000 to 20,000 and the Master Plan measures to divert 80 percent of waste from the landfill. Therefore, the project-related increase in waste stream would, alone, not substantially increase odor impacts associated with the WRSL**.**

Note that cumulative impacts associated with exposure of sensitive receptors to odors are evaluated in Chapter 4, "Cumulative Impacts." In that evaluation, the project's contribution to odors generated by the landfill along with the contribution of other planned development that will be served by the WRSL, as well as the project's placement of odor-sensitive land uses within 1 mile of the landfill, along with other regional development, are considered.

Land Use Compatibility - Odors

A land use incompatibility issue could arise when odor-generating land uses, such as a landfill, are not sufficiently setback from receivers; odor detection and odor complaints may arise from the nearby land uses. As addressed in Impact 3.11-2: Consistency and Compatibility with Existing and Planned Development, the Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwestern edge of the Sacramento State – Placer Center site. The proposed on-campus housing, concentrated in the southern part of the off-campus center, would be approximately 4,000 feet (three-quarters of a mile) from the landfill property line. There are no state laws or regulations mandating a particular buffer distance between development and landfills to address odors. However, the PCAPCD CEQA Handbook recommends a screening distance for sanitary landfill odor impacts of 1 mile from the landfill (PCAPCD 2017). The PCAPCD recommends that a significance determination for odor impacts be made on a case-by-case basis.

As described above, the nearest non-residential building associated with Sacramento State -Placer Center would be located over 1,000 feet from the landfill and the closest on-site residential uses would be approximately 4,000 feet away. Considering PCAPCD guidance, the potential for increased odor exposure by a larger population increases when residential uses are located within one mile of the WRSL. However, the Placer County General Plan Table 1-5, "Minimum Public Facility Buffer Zone Standards Width," requires minimum buffers around solid waste disposal sites of 2,000 feet for residential, 1,000 feet for commercial, and 500 feet for industrial. Placer County Policy 4.G.11 states that residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. Although a sovereign state entity, Sacramento State has designed the Sacramento State – Placer Center Master Plan in compliance with these buffers.

Since the time that the SAP/PRSP odor assessment was conducted, the WPWMA, in coordination with PCAPCD, developed a site-wide odor plan (SWOP), approved in 2020. The SWOP was established to provide clear, concise information about facility odor sources, operational and meteorological conditions having the potential to exacerbate

the perception of odors, and the measures the WPWMA takes at the WRSL and MRF to reduce the potential for facility odors to be perceived by nearby receptors, which include odor monitoring, predicative odor risk modeling, odor monitoring, and an odor notification system. Considering the additional measures in place now at the WRSL to detect, monitor, and control odors, it is likely that odor nuisances can be better responded to and addressed. This is illustrated in the reduction of odor notifications in 2021 and 2022, as shown in Table 3.3-4, above. ~~;h~~However, as population increases in the area, coupled with increased awareness and technology to report odors (as a result of the approved SWOP and online tools), the number of odor nuisance reports could be increased compared to before these technologies were in place. Nonetheless, additional data and/or analysis would be required to determine if the ongoing odor control actions have reduced the number of odor complaints in the area. Furthermore, the EIR for the approved WRSL expansion identifies a list of emissions reduction measures and best management practices that were incorporated into the design of the landfill expansion, including:

- processing waste within 48 hours of receipt,
- screening alternative daily cover (ADC) to 0.5-inch minus size,
- transporting all ADC to the WRSL daily as produced (no overnight storage),
- transporting all residual wastes to WRSL daily as produced (with limited overnight storage in trailers),
- continuously operating the stormwater pond aeration system with fully submerged aerators and dissolved oxygen at less than 1 milligram per liter,
- promptly placing daily and intermediate cover (minimizing open-air waste exposure times),
- establishing one or more daily active working faces,
- minimizing the size of the working face,
- burying sludges and other highly odiferous loads immediately upon receipt,
- using soil or "fines" recovered from the MRF or C&D processing as ADC in specific ways,
- placing a layer of soil or ADC over the active working face at the end of each operating day,
- compacting daily cover to minimize odor transmission,
- placing and compacting a minimum of 12 inches of intermediate soil over areas where landfilling operations will not occur for 180 days or more,
- maximizing recovery of landfill gas (LFG),
- optimizing efficiency of LFG collecting system,
- fully transitioning composting from windrows to aerated static pile,
- using water suppression during compost, and
- using water misters for dust control (WPWMA 2022:6-6).

The EIR for the approved landfill expansion concludes that odor impacts associated with the expansion are significant and unavoidable; however, the EIR identifies a mitigation measure that includes a number of additional odor reduction measures:

Conduct Annual Odor Emissions Testing and Implement Response Actions (Tier 1, Composting Operations).

- Increase Screening of LFG and Implement Response Actions (Tier 1, Landfill Operations). Quarterly screening for fugitive LFG shall be conducted to identify "hot spots" of LFG emissions through interim and final landfill covers. Such screening reduces the time between identification and repair of surface hot spot emissions, and thus odor.
- Enhance LFG Collection (Tier 1, Landfill Operations). To reduce landfill-related odor emissions, the WPWMA shall establish stricter protocols for LFG collection. Because LFG must be used, flared, or stored in a leak-free

container, minimizing odorous emissions involves operating the system for maximum containment of gas as well as cost-effective performance of the gas-to-energy system.

- Implement Enhanced Monitoring and Modeling (Tier 1, Site-wide Technologies and Operations). To monitor odor emissions in areas around the WRSL, odor sensors shall be placed in developed areas surrounding the landfill to identify odor spikes or other abnormal odor emissions, ideally before community complaints are lodged. Updates to the WPWMA's dispersion modeling capabilities shall also be implemented to better predict the nature, location, and intensity of odor issues.
- Establish Tree-lined Perimeter of WRSL (Tier 1, Site-wide Technologies and Operations). Trees with aromatic foliage, such as pine or eucalyptus, shall be planted around the WRSL to visually screen the landfill from surrounding areas, providing psychological benefits, and to serve as a windbreak, thereby impeding, absorbing, or otherwise altering the flow of odorous emissions from the facility.
- Implement additional measures in accordance with the Odor Mitigation MOU (WPWMA 2022: 6-65). (The MOU establishes a list of potential odor mitigation measures and a funding mechanism whereby fair-share contributions from future SAP/PRSP development projects will go toward programs and measures at the WPWMA facility to mitigate cumulative odor and air quality impacts.)

Regardless of the increased odor control technology at the WRSL, the project would result in more people living and working in proximity of the WRSL. The population associated with the University was considered in the odor analysis conducted in the SAP/PRSP EIR. The PRSP anticipated a headcount of 30,000 students. However, the Sacramento State – Placer Center Master Plan is designed to serve a population of 20,000 students, which is substantially smaller than that envisioned in the PRSP and is designed to reduce waste that goes to the landfill. Because the project would result in fewer people residing/working near the WRSL and being served by the WRSL than what was assumed in the SAP/PRSP odor assessment, it can logically be determined that the project's contribution to an increase in odors in the region would be less than what was previously determined. Nonetheless, the project would still bring a substantial number of students, employees, and visitors to the area, in proximity to the WRSL.

Buildout and operation of Sacramento State – Placer Center would be consistent with the SAP's buffer requirements for the landfill. While measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Regardless of the buffer distance established through policy, implementation of the project is likely to result in an increase in the number of odor complaints received by WPWMA and PCAPCD. Such complaints could lead to increased pressure for WPWMA to implement further odor control and reduction measures at the WRSL. Impacts relative to consistency and compatibility of proposed land uses with the WRSL and potential exacerbation of existing odor impacts would be **potentially significant**.

Mitigation Measures

No mitigation measures are available.

As discussed above, the WRSL is now operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. The WRSL has implemented the appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less than significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill.

Also, although the project site would not violate local land use buffer requirements, the project site would be within the PCAPCD-recommended 1-mile buffer for landfills, within a distance to the landfill where odor complaints currently occur. Thus, because the project would contribute solid waste to the WRSL, which could potentially exacerbate odors, and would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and this impact would remain **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the impact related to odors from the Western Regional Sanitary Landfill is consistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.3-6 in the SAP/PRSP EIR.

3.4 BIOLOGICAL RESOURCES

This section addresses biological resources known or with potential to occur on or near the project site and describes the potential effects of project implementation on those resources. This impact evaluation is primarily based on a Biological Resources Assessment conducted by Madrone Ecological Consulting, LLC in 2023, which was prepared to support this EIR as well as to meet the requirements of the Placer County Conservation Program (PCCP) because Sacramento State intends to apply for coverage as a Participating Special Entity under the PCCP (Appendix D). A 2021 verified jurisdictional determination from the U.S. Army Corps of Engineers (USACE) provides the basis for the characterization of aquatic resources for the project site (Attachment B to the Biological Resources Assessment provided in Appendix D). In addition, this analysis is supported by data collected during a reconnaissance-level field survey conducted by Ascent Environmental, Inc. on September 10, 2021, review of aerial photographs, review of existing databases that address biological resources in the project vicinity, and review of previous environmental documentation that evaluated the project site.

Cumulative impacts related to biological resources are addressed in Chapter 4, "Cumulative Impacts."

Scoping comments received in response to the Notice of Preparation (NOP) noted the need to coordinate with the Placer Conservation Authority regarding coverage as a Participating Special Entity under the Placer County Conservation Plan. Scoping comments raised concerns regarding impacts to vernal pools, wetlands, grasslands, and associated wildlife species. Scoping comments also requested a complete inventory of habitat and special-status species within the footprint and within any offsite areas that would be affected; evaluation of direct, indirect, and cumulative biological resource impacts; and appropriate and adequate avoidance, minimization, and mitigation measures. The comment letters received during the public scoping period are presented in Appendix A.

3.4.1 Regulatory Setting

FEDERAL

Federal Endangered Species Act

Pursuant to the federal Endangered Species Act (ESA) (16 U.S.C. Section 1531 et seq.), the U.S. Fish and Wildlife Service (USFWS) regulates the taking of species listed in the ESA as threatened or endangered. In general, persons subject to ESA (including private parties) are prohibited from "taking" endangered or threatened fish and wildlife species on private property, and from "taking" endangered or threatened plants in areas under federal jurisdiction or in violation of state law. Under Section 9 of the ESA, "take" is defined as "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." USFWS has also interpreted the definition of "harm" to include significant habitat modification that could result in take.

Section 10 of the ESA applies if a non-federal agency is the lead agency for an action that results in take and no other federal agencies are involved in permitting the action. Section 7 of the ESA applies if a federal discretionary action is required (e.g., a federal agency must issue a permit), in which case the involved federal agency consults with USFWS.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA), first enacted in 1918, provides for protection of international migratory birds and authorizes the Secretary of the Interior to regulate the taking of migratory birds. The MBTA provides that it will be unlawful, except as permitted by regulations, to pursue, take, or kill any migratory bird, or any part, nest, or egg of any such bird. Under the MBTA, "take" is defined as "to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or any attempt to carry out these activities." A take does not include habitat destruction or alteration, as long as there is not a direct taking of birds, nests, eggs, or parts thereof. The current list of species protected by the MBTA can be found in Title 50 of the Code of Federal Regulations (CFR), Section 10.13 (50 CFR 10.13). The list includes nearly all birds native to the United States.

Clean Water Act

Section 404 of the Clean Water Act (CWA) requires project applicants to obtain a permit from U.S. Army Corps of Engineers (USACE) before performing any activity that involves any discharge of dredged or fill material into waters of the United States, including wetlands. Waters of the United States include navigable waters of the United States, interstate waters, tidally influenced waters, and all other waters where the use, degradation, or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries. Many surface waters and wetlands in California meet the criteria for waters of the United States.

In accordance with Section 401 of the CWA, projects that apply for a USACE permit for discharge of dredged or fill material must obtain water quality certification from the appropriate regional water quality control board (RWQCB) indicating that the action would uphold state water quality standards.

Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon

The Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon (USFWS 2005) was released by USFWS on December 15, 2005. This plan focuses on 33 species of plants and animals that occur exclusively or primarily within vernal pool ecosystems, including the federally listed vernal pool fairy shrimp and vernal pool tadpole shrimp.

The plan outlines recovery priorities and provides goals, objectives, strategies, and criteria for recovery. One of the overall objectives of the recovery plan is to promote natural ecosystem processes and functions by protecting and conserving intact vernal pools and vernal pool complexes. Habitat protection under the recovery plan includes the protection of the topographic, geographic, and edaphic features that support hydrologically interconnected systems of vernal pools, swales, and other seasonal wetlands within uplands that together form hydrologically and ecologically functional vernal pool complexes.

The vernal pool recovery plan goal is to preserve 85 percent of the existing vernal pool fairy shrimp habitat within the Western Placer County core area. Habitat to be protected includes both occupied and unoccupied suitable habitat that serves as corridors for dispersal, opportunities for metapopulation dynamics, reintroduction/introduction sites, and protection of undiscovered populations.

While not regulatory in nature, the Recovery Plan should be taken into consideration when analyzing potential impacts on vernal pools and associated biota to ensure that projects do not prevent or impair the plan's future long-term implementation success. It is also used by the USFWS to determine recommendations and requirements during endangered species consultation for vernal pool dependent species.

STATE

California Endangered Species Act

Pursuant to the California Endangered Species Act (CESA), a permit from CDFW is required for projects that could result in the "take" of a plant or animal species that is listed by the state as threatened or endangered. Under CESA, "take" is defined as an activity that would directly or indirectly kill an individual of a species, but does not include "harm" or "harass," as does the federal definition. As a result, the threshold for take is higher under CESA than under the federal ESA. Authorization for take of state-listed species can be obtained through a California Fish and Game Code Section 2081 incidental take permit.

California Fish and Game Code Sections 3503 and 3503.5—Protection of Bird Nests and Raptors

Section 3503 of the Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 of the California Fish and Game Code states that it is unlawful to take, possess, or destroy any raptors (i.e., species in the orders *Falconiformes* and *Strigiformes*), including their nests or eggs. Typical violations include destruction of active nests as a result of tree removal or disturbance caused by project construction or other activities that cause the adults to abandon the nest, resulting in loss of eggs and/or young.

Fully Protected Species under the California Fish and Game Code

Protection of fully protected species is described in Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species and do not provide for authorization of incidental take.

California Fish and Game Code Section 1602—Streambed Alteration

All diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake in California that supports fish or wildlife resources are subject to regulation by CDFW under Section 1602 of the California Fish and Game Code. Under Section 1602, it is unlawful for any person, governmental agency, or public utility to do any of the following without first notifying CDFW:

- substantially divert or obstruct the natural flow of, or substantially change or use any material from, the bed, channel, or bank of any river, stream, or lake; or
- deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake.

The regulatory definition of a stream is a body of water that flows at least periodically or intermittently through a bed or channel that has banks and supports fish or other aquatic life. This definition includes watercourses with a surface or subsurface flow that supports or has supported riparian vegetation (California Code of Regulations Title 14, Section 1.72). CDFW jurisdiction within altered or artificial waterways is based on the value of those waterways to fish and wildlife. A streambed alteration agreement must be obtained for any diversion or alteration that would substantially adversely affect a fish or wildlife resource in a river, stream, or lake.

Porter-Cologne Water Quality Control Act

Under the Porter-Cologne Act, waters of the state fall under the jurisdiction of the appropriate RWQCB. The project site is within the Central California RWQCB. The RWQCB must prepare and periodically update water quality control plans (basin plans). Each basin plan sets forth water quality standards for surface water and groundwater, as well as actions to control point and nonpoint sources of pollution to achieve and maintain these standards. The RWQCB's jurisdiction includes federally protected waters as well as areas that meet the definition of "waters of the state." All waters of the United States are also waters of the state, but waters disclaimed by USACE pursuant to the CWA generally still qualify as waters of the state. Waters of the state are defined as any surface water or groundwater, including saline waters, within the boundaries of the state. The state also has its own definition for wetlands as follows:

> An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater or shallow surface water or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area's vegetation is dominated by hydrophytes the area lacks vegetation.

In addition to water quality certifications under Section 401 of the federal CWA, discharges to waters of the state, including wetlands, must meet the RWQCB waste discharge requirements. This issue is addressed comprehensively in Section 3.10, "Hydrology and Water Quality," as well as herein with respect to biological resources.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County Conservation Program

On September 1, 2020, the Placer County Board of Supervisors adopted the Placer County Conservation Program (PCCP). The goal of the PCCP is to provide an effective framework to protect, enhance, and restore the natural resources in specific areas of western Placer County, while streamlining environmental permitting for Covered Activities. The PCCP Plan Area encompasses approximately 201,000 acres in western Placer County and specific conservation activity areas in neighboring Sutter County, of which 50,000 to 60,000 acres would become part of a reserve system. The PCCP comprises three separate but complementary components, described below.

Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan

The Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan (HCP/NCCP) provides protection for fish, wildlife, and their habitats, and provides a regulatory compliance strategy for covered species under ESA and CESA. The Western Placer County HCP/NCCP includes 14 covered species: burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), California black rail (*Laterallus jamaicensis coturniculus*), Swainson's hawk (*Buteo swainsoni*), giant gartersnake (*Thamnophis gigas*), western pond turtle (*Actinemys marmorata*), California red-legged frog (*Rana draytonii*), foothill yellow-legged frog (*Rana boylii*), Central Valley steelhead (*Oncorhynchus mykiss irideus*), Chinook salmon - Central Valley Fall/Late Fall-Run (*Onchorhynchus tshawytscha*), vernal pool tadpole shrimp (*Lepidurus packardii*), vernal pool fairy shrimp (*Branchinecta lynchi*), Conservancy fairy shrimp (*Branchinecta conservatio*), and valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*).

The Western Placer County HCP/NCCP identifies conditions for avoidance, minimization, and mitigation (AMMs) to minimize impacts on natural communities (e.g., wetlands, vernal pools), riverine and riparian habitats, oak woodland, stream systems, and covered species. Participation in the Western Placer County HCP/NCCP includes payment of fees for land conversion and impacts on special habitats (e.g., vernal pools).

The PCCP states (p. 1-30) that it is expected that the conservation provided in the HCP/NCCP will be sufficient to meet all CEQA mitigation standards for impacts on the special-status species and natural communities that are covered in this Plan. The PCCP also indicates that barring major changes (e.g., changes to listing status of species, changes to CEQA statute or guidelines, new technologies), it is expected that future CEQA documents for activities that receive take coverage under the HCP/NCCP will incorporate the conservation measures by reference to comply with CEQA for the Covered Species and natural communities addressed in the HCP/NCCP. Since the PCCP was adopted in 2020, no such major changes have occurred that would inhibit the ability to rely on participation in the HCP/NCCP for CEQA-compliant mitigation.

Furthermore, it is important to note that, as opposed to patchwork resource mitigation achieved by ad hoc, project-by-project mitigation, the primary objective of an NCCP (such as the PCCP) is to conserve natural communities at the ecosystem scale while accommodating compatible land use. The PCCP includes adaptive management and monitoring to maximize success, as well as provisions, not only for protection of habitat, but also through creation/restoration and long-term management of habitat. The PCCP states (p. 1-25) that the HCP/NCCP will ultimately create a system of large, interconnected reserves that meet the goals and objectives for specific natural communities and for specific Covered Species. As stated in the PCCP (p. 1-30), the HCP/NCCP provides for broad-based planning to preserve natural communities at the ecosystem scale and that many of the conservation measures in the HCP/NCCP will also benefit other special-status species (i.e., species not covered by the Plan); such measures may be sufficient to meet CEQA standards for these other species as well.

Western Placer County Aquatic Resources Program

The Western Placer County Aquatic Resources Program (CARP) is a component of the PCCP that identifies, classifies, and protects aquatic resources within the PCCP Plan Area by providing a programmatic framework for applicants to obtain an authorization to affect aquatic resources for Covered Activities within the Plan Area. As stated in the CARP (p. 1-1), the CARP and the HCP/NCCP have consistent, complementary goals and objectives. The HCP/NCCP minimizes and mitigates impacts to Covered Species and natural communities, including aquatic natural communities and habitat, and provides for their conservation and management at a landscape-level scale. The CARP provides a multidisciplinary, programmatic approach to avoid, minimize, and mitigate impacts to aquatic resources, providing preferred avoidance, minimization, conservation, and mitigation at a larger landscape level, rather than on a project-by-project basis. The CARP classifies the various aquatic resources within the Plan Area that are under USACE, RWQCB), and CDFW regulatory authorities.

In May of 2021, USACE issued a Regional General Permit (RGP) for activities conducted under the Western Placer County In-Lieu Fee Program and covered by the Western Placer County HCP/NCCP that would result in the discharge of dredged and/or fill material in waters of the United States (USACE 2021). In October of 2020, the Central Valley RWQCB issued a General Order for California Water Code section 13263 General Waste Discharge Requirements (WDRs) and CWA Section 401 Water Quality Certification for the Western Placer County HCP/NCCP RGP (Central Valley RWQCB 2020).

The CARP has a number of additional conditions for work within the vicinity of drainages. These conditions apply to certain defined areas; those that are relevant to the project include:

- Disturbance within 50 feet of the edge of riparian vegetation shall be limited to exempt activities such as bridge crossings, recreational trails, and outfalls.
- No structures are permitted within 50 feet of intermittent streams or within 100 feet of perennial streams unless authorized through an approved variance processed by Placer County. In addition, Placer County Code (Chapter 17.54.145) identifies a Watercourse Setback within which no structures are permitted except as approved by the planning director. This "Placer County Watercourse Setback" is defined as designated buffers for various named drainages, and 50-foot buffers for all other drainages in National Hydrology Dataset (NHD). There is a 300-foot setback from Dry Creek and a 50-foot setback from all other drainages.

Western Placer County In-Lieu Fee Program

The Western Placer County In-Lieu Fee (ILF) Program allows requirements under Section 404 of CWA to be fulfilled by payment of a fee for compensatory mitigation of impacts on aquatic resources from activities covered under the HCP/NCCP and the CARP. As stated in the CARP (p. 4-1), PCCP Development Fees include Land Conversion Fees, which are used to purchase and preserve land within the Reserve Acquisition Area (RAA), and Special Habitat Fees, which are collected for impacts to Aquatic Resources of Placer County. Special Habitat Fees are used to create, enhance, and restore aquatic resources within the RAA for both the HCP/NCCP and ILF Program.

Placer County General Plan

The Natural Resources Section of the Placer County General Plan (Placer County 2013) outlines several goals, policies and implementation programs aimed at protecting natural resources, including special-status plants and animals, wetland and riparian habitats, vernal pool complexes, and other sensitive natural resources that occur or have the potential to occur in the plan area. The goals, policies, and programs applicable to the biological resources analysis are summarized below.

Wetland and Riparian Areas

GOAL 6.B: To protect wetland communities and related riparian areas throughout Placer County as valuable resources.

Fish and Wildlife Habitat

GOAL 6.C: To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels.

Vegetation

GOAL 6.D: To preserve and protect the valuable vegetation resources of Placer County.

Sunset Area Plan / Placer Ranch Specific Plan

Although not subject to local government planning and land use plans, policies, or regulations, Sacramento State will consider the SAP/PRSP (Placer County 2019a) policies, which provide guidance related to biological resources as follows.

- **Policy NR-4.5: Construction Management Adjacent to Open Space.** To protect biological resources in designated Open Space areas, either within or adjacent to the Sunset Area, the County shall require development activities to limit disturbance during construction to the minimum area necessary for construction and access and will prohibit fill within any preserved waters of the U.S. and habitat for Endangered Species unless permitted by the Agencies. To ensure this protection, the County will require that the following protective measures be taken prior to or during project construction:

A. Improvement plans that show the boundaries and label the Open Space areas.

B. For projects adjacent to the City of Roseville's Open Space preserve areas, the County shall coordinate with the City of Roseville to ensure protection of preserve areas consistent with the City's Open Space Preserve Overarching Management Plan.

C. Pre-construction meetings for construction occurring adjacent to (within 250 feet) or within Open Space areas to address the presence of the Open Space, the sensitive habitats present, minimization of disturbance to the Open Space, and the requirements for preservation of habitat.

D. Biological monitor to observe construction activities occurring within 250 feet of adjacent Open Space Preserve unless there is clearly not foreseeable impact to Open Space habitats.

E. Permits as needed from the Corps, Service, and the County prior to initiation of grading within the open space areas.

F. Temporary construction fencing will be required prior construction adjacent to or within any Open Space area.

G. Flagging of preserved wetlands adjacent to construction within the Open Space.

H. Stormwater pollution prevention BMPs and a Stormwater Pollution Prevention Plan (SWPPP) to prevent pollutant discharges into the Open Space for any project over one acre in size to control sediment and erosion during construction.

I. Temporary stormwater discharge measures (e.g., discharge points, swales) to properly direct flows and ensure that erosion does not take place at any location along the swale or at the point of discharge to avoid discharge into vernal pools and inundation of oak trees.

J. Use of native grasses in post construction revegetation.

K. Trash removal and post construction clean-up.

L. Post-construction remediation construction impacts as needed.

3.4.2 Environmental Setting

HABITAT TYPES

The PCCP baseline community and land cover mapping for the project site identifies the site as Vernal Pool Complex (VPC), with 248.9 acres of VPC Low land cover and 52.4 acres of VPC High land cover (Table 3.4-1, Figure 3.4-1) (Madrone 2003, Appendix D).

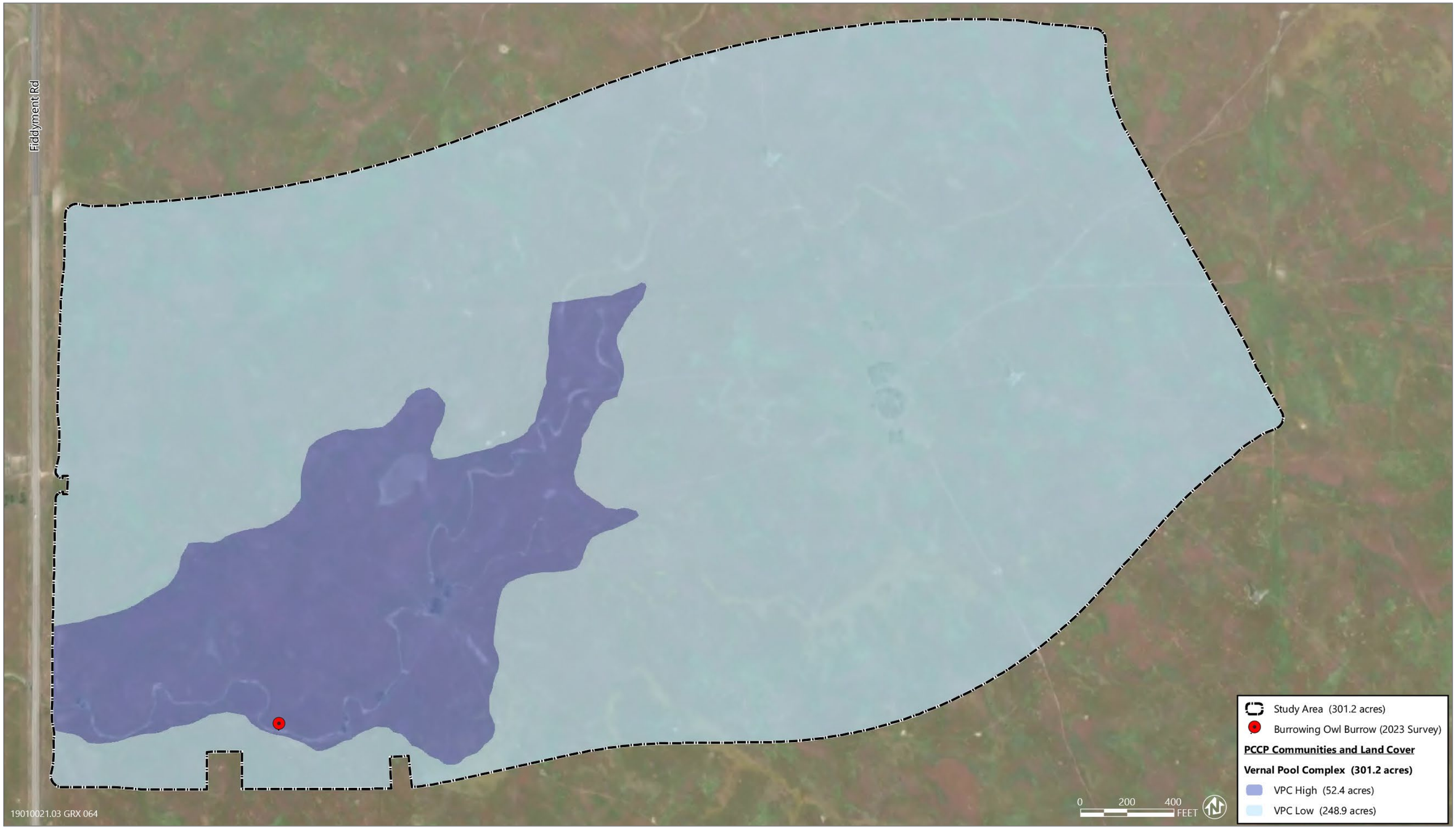
Table 3.4-1 PCCP Community and Land Cover Types

PCCP Community	Land Cover	Acres
Vernal Pool Complex	VPC Low	248.9
Vernal Pool Complex	VPC High	52.4
Total [1]		**301.2**

[1] Summation errors may occur due to rounding.

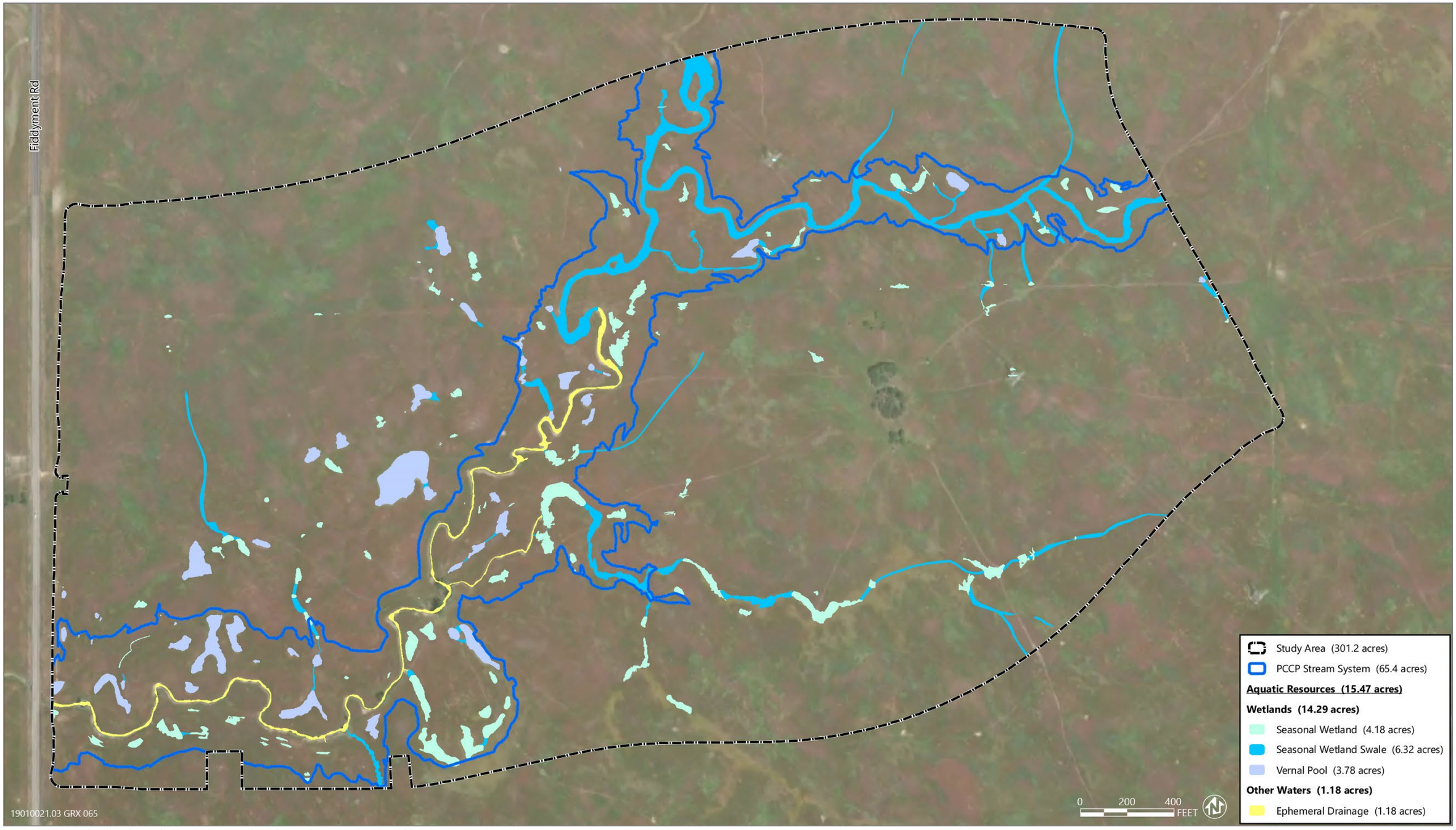
Source: Madrone 2023 (Appendix D).

Habitat types on the project site include ~~annual grassland~~ VPC grassland and four distinct habitats associated with VPC habitat: vernal pool, seasonal wetland swale, seasonal wetland, and ephemeral drainage. In addition, an area of stream system runs along either side of the ephemeral drainage and main seasonal wetland swale that runs through the project site. These aquatic resources are summarized in Table 3.4-2, described below, and mapped in Figure 3.4-2.



Source: Image produced and provided by Madrone Ecological Consulting in 2023, adapted by Ascent Environmental in 2023.

Figure 3.4-1 PCCP Baseline Communities, Land Cover, and Documented Special-Status Species



Source: Image produced and provided by Madrone Ecological Consulting in 2023, adapted by Ascent Environmental in 2023.

Figure 3.4-2 Aquatic Resources and Stream System

Table 3.4-2 Land Cover on the Project Site

Vegetation Community Type	Size (acres)
~~Annual Grassland~~ Vernal Pool Complex Grassland	285.7
Vernal Pool Constituents	
Vernal Pool	3.8
Seasonal Wetland Swale	6.3
Seasonal Wetland	4.2
Other Waters of U.S./Waters of the State	
Ephemeral Drainage	1.2

Source: Madrone 2023 (Appendix D).

~~Annual Grassland~~ Vernal Pool Complex Grassland

There are approximately 285.7 acres of ~~annual grassland~~ VPC grassland habitat on the project site (Table 3.4-1, Figures 3.4-1 and 3.4-2). This habitat is dominated by nonnative annual grasses and forbs, including soft chess (*Bromus hordeaceus*), medusahead (*Elymus caput-medusae*), rattail fescue (*Festuca myuros*), filaree (*Erodium botrys*), and angled pea (*Lathyrus angulatus*) (Madrone 2020). Other species that have been documented within ~~annual grassland~~ VPC grassland habitat on the project stie include slender tarweed (*Holocarpha virgata*), elegant brodiaea (*Brodiaea elegans*), rose clover (*Trifolium hirtum*), prickly wild lettuce (*Lactuca serriola*), short pod mustard (*Hirschfeldia incana*), wild oat (*Avena fatua*), Mediterranean barley (*Hordeum marinum*), and Italian ryegrass (*Festuca perennis*) (Madrone 2023).

Trees

The project site contains several small clusters of trees, including 14 native Fremont cottonwood (*Populus fremontii*) trees (Madrone 2023, Appendix D). The remaining trees on the project site are nonnative tree of heaven (*Ailanthus altissima*).

Vernal Pool Complex

Three density categories of VPC habitat have been established under the PCCP based on estimated density of vernal pools and vernal pool seasonal wetlands: VPC High Density (greater than 5 percent), VPC Intermediate Density (one to five percent), VPC Low Density (less than one percent). The project site contains approximately 52.4 acres of VPC High Density habitat and 248.9 acres of VPC Low Density habitat (Table 3.4-1, Figure 3.4-1). The VPC High Density habitat is located in the western half of the project site (Figure 3.4-1). The vernal pool constituent habitats found in the VPC habitat on the project site are described below, including the PCCP definitions of these habitats, and shown on Figure 3.4-2 (Madrone 2023, Appendix D).

Vernal Pool

Vernal pools are seasonal wetlands found in depressions atop an impervious soil layer that prevents percolation; water loss from vernal pools occurs only through evaporation and thus the pools persist as shallow accumulations of surface water for some time. They can range from a few square feet to between two and three acres in area. Vernal pools provide habitat for specialized plants that are able to tolerate several months of inundation and anaerobic conditions, followed by months of hot, dry weather.

There are approximately 3.8 acres of vernal pool habitat on the project site, located predominantly, although not exclusively, in the southwestern and central portions of the project site (Table 3.4-2, Figure 3.4-2). Plant species that have been documented within the vernal pool habitats on the project site include double-horned downingia (*Downingia bicornuta*), ornate downingia (*Downingia ornatissima*), smooth goldfields (*Lasthenia glaberrima*), creeping spikerush (*Eleocharis macrostachya*), Carter's buttercup (*Ranunculus bonariensis* var. *trisepalus*), slender popcorn flower (*Plagiobothrys stipitatus* var. *micrantha*), bractless hedge-hyssop (*Gratiola ebracteata*), hyssop loosestrife (*Lythrum hyssopifolia*), Vasey's coyote thistle (*Eryngium vaseyi*), and pillwort (*Pilularia americana*) (Madrone 2023, Appendix D).

Seasonal Wetland Swale

Seasonal wetland swales are natural features that drain gently sloped topography and convey water within the vernal pool/grassland land cover. The volume of water flow during rainy periods lacks the intensity or duration needed to create the bed-and-bank morphology that is characteristic of riverine systems. Seasonal wetland swales are usually dominated by species that can occur in either wetlands or uplands.

There are approximately 6.3 acres of seasonal wetland swale habitat on the project site (Table 3.4-2, Figure 3.4-2). Plant species that have been documented within seasonal wetland swale habitat on the project site include those documented within vernal pool habitats on the project site, as well as California damasonium (*Damasonium californicum*), northern water plantain (*Alisma triviale*), and hairy water fern (*Marsilea vestita*) (Madrone 2023, Appendix D).

Seasonal Wetland

Seasonal wetland is a general term for wetlands formed in depressions or behind berms that remain saturated until spring but become dry before emergent marsh species can become established. Seasonal wetlands serve as vernal pool complex constituent habitat within the vernal pool/grassland land cover but are generally characterized more by wetland generalist plant species rather than vernal pool endemic flora, often due to degradation from past activities such as agricultural disking.

There are approximately 4.2 acres of seasonal wetlands on the project site (Table 3.4-2, Figure 3.4-2). Plant species that have been documented within the seasonal wetlands on the project site include Mediterranean barley, Italian ryegrass, brome fescue (*Festuca bromoides*), hairy hawkbit (*Leontodon saxatilis*); toad rush (*Juncus bufonius*), and little quaking grass (*Briza minor*); as well as some of the species present within vernal pool habitats (Madrone 2023).

Ephemeral Drainage

Ephemeral drainages convey stormwater runoff for short periods of time directly after precipitation events. The ephemeral drainages on the project site are portions of the seasonal swales that have become incised drainages with defined bed and banks and that are largely unvegetated within the channel. There are approximately 1.2 acres of ephemeral drainage habitat on the project site (Table 3.4-2, Figure 3.4-2). The plant species observed within the ephemeral drainages are similar to those within the seasonal wetland swales; however, isolated Fremont cottonwood trees also occur along the banks (Madrone 2023, Appendix D).

Stream System

An area of stream system runs along either side of the ephemeral drainage and main seasonal wetland swale that runs through the project site. Per the PCCP, the stream system is defined primarily by the 100-year floodplain for the drainage feature or a specific width depending on the type of stream, whichever is greater. For the project site, the stream system is defined by the outermost of the 100-year floodplain and a 50-foot buffer off the ephemeral drainage (the CARP Drainage Setback). The area of stream system on the project site is 65.4 acres (Figure 3.4-2) (Madrone 2023, Appendix D).

SENSITIVE BIOLOGICAL RESOURCES

State and Federally Protected Wetlands

The 15.5 acres of mapped aquatic resources within the project site (i.e., vernal pool, seasonal wetland swale, seasonal wetland, ephemeral drainage) qualify as waters of the state; less than 0.1 acre of these features are considered waters of the United States (Madrone 2023, Appendix D).

Sensitive Natural Communities

Sensitive natural communities are those native plant communities defined by CDFW as having limited distribution statewide or within a county or region and that are often vulnerable to environmental effects of projects (CDFW 2018). These communities may or may not contain special-status plants or their habitat (CDFW 2018). CDFW designates sensitive natural communities based on their state rarity and threat ranking using NatureServe's Heritage

Methodology. Natural communities with rarity ranks of S1 to S3, where S1 is critically imperiled, S2 is imperiled, and S3 is vulnerable, are considered sensitive natural communities to be addressed in the environmental review processes of CEQA and its equivalents (CDFW 2018). Six sensitive natural communities were identified in the CNDDB as having potential to occur on the project site: alkali meadow, alkali seep, northern claypan vernal pool, northern hardpan vernal pool, northern volcanic mud flow vernal pool, and valley needlegrass grassland (CNDDB 2022). The project site does not contain alkaline, volcanic, or perennial grassland habitats that would contain valley needlegrass; however, as described above, the project site does contain vernal pool habitat, which is also considered a sensitive natural community. Many riparian plant communities qualify as sensitive natural communities based on the plant associations therein. In addition, riparian habitats are protected under section 1602 of California Fish and Game Code. The project site does not contain riparian habitat.

Special-Status Species

Special-status species are defined as species that are legally protected or that are otherwise considered sensitive by federal, state, or local resource agencies. Special-status species are species, subspecies, or varieties that fall into one or more of the following categories, regardless of their legal or protection status:

- officially listed by California under the California Endangered Species Act (CESA) or the federal government under the Endangered Species Act (ESA) as endangered, threatened, or rare;
- a candidate for state or federal listing as endangered, threatened, or rare under CESA or ESA;
- taxa (i.e., taxonomic category or group) that meet the criteria for listing, even if not currently included on any list, as described in Section 15380 of the State CEQA Guidelines;
- species identified by CDFW as Species of Special Concern;
- species listed as Fully Protected under the California Fish and Game Code;
- species considered Covered Species under the Western Placer County HCP/NCCP;
- species afforded protection under local planning documents; and
- taxa considered by the CDFW to be "rare, threatened, or endangered in California" and assigned a California Rare Plant Rank (CRPR) of 1 or 2. The CDFW system includes rarity and endangerment ranks for categorizing plant species of concern, and ranks 1 and 2 are summarized as follows:
  - CRPR 1A - Plants presumed to be extinct in California;
  - CRPR 1B - Plants that are rare, threatened, or endangered in California and elsewhere;
  - CRPR 2A - Plants presumed to be extinct in California but common elsewhere; and
  - CRPR 2B - Plants that are rare, threatened, or endangered in California but more common elsewhere.

The term "California species of special concern" is applied by CDFW to animals not listed under ESA or CESA, but that are considered to be declining at a rate that could result in listing, or that historically occurred in low numbers and known threats to their persistence currently exist. CDFW's fully protected status was California's first attempt to identify and protect animals that were rare or facing extinction. Most species listed as fully protected were eventually listed as threatened or endangered under CESA; however, some species remain listed as fully protected but do not have simultaneous listing under CESA. Fully protected species may not be taken or possessed at any time and no take permits can be issued for these species except for scientific research purposes, for relocation to protect livestock, or as part of an NCCP.

Of the 10 special-status plant species that are known to occur within the nine USGS 7.5-minute quadrangles including and surrounding the project site, seven species were determined to have potential to occur on the project site based on the presence of habitat suitable for the species (CNDDB 2022; CNPS 2022; Table 3.4-3). However, protocol-level plant surveys conducted in 2005 and 2023 were negative. No special-status plants are present within the project site (Madrone 2023, Appendix D).

Table 3.4-3 Special-Status Plant Species Known to Occur in the Vicinity of the Project Site and Their Potential for Occurrence on the Project Site

Species	Listing Status[1] Federal	Listing Status[1] State	CRPR	Habitat	Potential for Occurrence
Big-scale balsamroot *Balsamorhiza macrolepis*	–	–	1B.2	Chaparral, valley and foothill grassland, cismontane woodland. Sometimes on serpentine. 115–4,805 feet in elevation. Blooms March–June. Perennial.	Not expected to occur. The project site is below the known elevation range of this species, and there are no serpentine soils on the project site.
Hispid salty bird's-beak *Chloropyron molle* ssp. *hispidum*	–	–	1B.1	In damp alkaline soils, especially in alkaline meadows and alkali sinks with *Distichlis*. 0–510 feet in elevation. Blooms June–September. Annual.	Not expected to occur. The project site does not contain meadow or sink habitat suitable for this species.
Dwarf downingia *Downingia pusilla*	–	–	2B.2	Vernal lake and pool margins with a variety of associates. In several types of vernal pools. 0–1,610 feet in elevation. Blooms March–May. Annual.	Absent. The vernal pools, seasonal wetlands, seasonal wetland swales, and ephemeral drainage within the Study Area represent suitable habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.
Boggs Lake hedge-hyssop *Gratiola heterosepala*	–	SE	1B.2	Clay soils; usually in vernal pools, sometimes on lake margins. 30–7,795 feet in elevation. Blooms April–August. Annual.	Absent. The vernal pools and seasonal wetlands within the Project Area represent marginally suitable habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.
Woolly rose-mallow *Hibiscus lasiocarpos var. occidentalis*	–	–	1B.2	Freshwater wetlands/marshes including edges.	No Habitat Present. No marsh habitat occurs within the Study Area.
Ahart's dwarf rush *Juncus leiospermus* var. *ahartii*	–	–	1B.2	Restricted to the edges of vernal pools in grassland. 100–330 feet in elevation. Blooms March–May. Annual.	Absent. The vernal pools and seasonal wetlands within the Project Area represent suitable habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.
Red Bluff dwarf rush *Juncus leiospermus* var. *leiospermus*	–	–	1B.1	Vernally mesic sites. Sometimes on edges of vernal pools. 100–3,365 feet in elevation. Blooms March–June. Annual.	Not expected to occur. There is one CNDDB record of this species from Placer County (Roseville), which is outside of the species' typical range and thought to be erroneous (CNDDB 2022). Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative for this species.
Legenere *Legenere limosa*	–	–	1B.1	In beds of vernal pools. 0–2,890 feet in elevation. Blooms April–June. Annual.	Absent. The vernal pools and seasonal wetlands within the Project Area represent marginal habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.
Pincushion navarretia *Navarretia myersii* ssp. *Myersii*	–	–	1B.1	Vernal pools, wetland. Clay soils within nonnative grassland. 145–330 feet in elevation. Blooms April–May. Annual.	Absent. The vernal pools and seasonal wetlands within the Project Area represent suitable habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.
Sacramento Orcutt grass *Orcuttia viscida*	FE	SE	1B.1	Vernal pools, wetland. 50–280 feet in elevation. Blooms April–July. Annual.	Absent. The largest vernal pools within the Project Area represent marginal habitat for this species. Protocol-level surveys throughout the Study Area in 2005 and 2023 were negative.

Species	Listing Status[1] Federal	Listing Status[1] State	CRPR	Habitat	Potential for Occurrence
Sanford's arrowhead *Sagittaria sanfordii*	–	–	1B.2	In standing or slow-moving freshwater ponds, marshes, and ditches. 0–2,135 feet in elevation. Blooms May–October. Geophyte.	Not expected to occur. Emergent marsh habitat suitable for this species is not present on the project site.

Notes: CRPR = California Rare Plant Rank; CEQA = California Environmental Quality Act; ESA = Endangered Species Act; NPPA = Native Plant Protection Act

[1] Legal Status Definitions

Federal:

FE Federally Listed as Endangered (legally protected by ESA)

State:

SE State Listed as Endangered (legally protected by CESA)

California Rare Plant Ranks (CRPR):

1B Plant species considered rare or endangered in California and elsewhere (protected under CEQA, but not legally protected under ESA or CESA).
2B Plant species considered rare or endangered in California but more common elsewhere (protected under CEQA, but not legally protected under ESA or CESA).

CRPR Threat Ranks:

0.1 Seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
0.2 Moderately threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat)

Sources: CNDDB 2022; CNPS 2022.

Of the 45 special-status wildlife species that could occur within the nine USGS quadrangles, 18 of these species have been eliminated from further evaluation in this EIR because it was determined that either there is no suitable habitat on the project site or the species has a limited range that does not include the project site (Appendix D). Some bird species have been eliminated from further evaluation because they do not nest in the region and they are of conservation concern only within their nesting range. Although these species have been reported in the nine-quad search area, they are not expected to occur on the project site. Species that were considered but eliminated from further evaluation are:

- California red-legged frog (*Rana draytonii*)*,
- Foothill yellow-legged frog (*Rana boylii*)*,
- American white pelican (*Pelecanus erythrorhynchos*),
- Bald eagle (*Haliaeetus leucocephalus*),
- Golden eagle (*Aquila chrysaetos*)
- Bank swallow (*Riparia riparia*),
- Black tern (*Chlidonias niger*),
- Short-eared owl (*Asio flammeus*),
- Long-eared owl (*Asio otus*),
- Olive-sided flycatcher (*Contopus cooperi*),
- Purple martin (*Progne subis*),
- Redhead (*Aythya americana*),
- Vaux's swift (*Chaetura vauxi*),
- Yellow-breasted chat (*Icteria virens*),
- Yellow warbler (*Setophaga petechial*),
- Willow flycatcher (*Empidonax trailii*),
- Delta smelt (*Hypomesus transpacificus*), and
- River lamprey (*Lampetra ayersii*).

Table 3.4-4 describes the regulatory status, habitat, and potential for occurrence on the project site for each of the remaining special-status fish and wildlife species.

Table 3.4-4 Special-Status Wildlife Species Known to Occur in the Vicinity of the Project Site and Their Potential for Occurrence on the Project Site

Species	Listing Status[1] Federal	Listing Status[1] State	PCCP Covered Species	Habitat	Potential for Occurrence
Amphibians and Reptiles					
Coast horned lizard *Phrynosoma blainvillii*	—	SSC	—	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Not expected to occur. The project site does not contain open areas with shrubs and sandy soil preferred by this species.
Giant gartersnake *Thamnophis gigas*	FT	ST	PCCP Covered Species	Prefers freshwater marsh and low gradient streams. Has adapted to drainage canals and irrigation ditches. This is the most aquatic of the garter snakes in California.	Not expected to occur. The project site is outside of the current range of giant Gartersnake and no aquatic habitat suitable for this species is present.
Western pond turtle *Actinemys marmorata*	—	SSC	PCCP Covered Species	Aquatic turtle of ponds, marshes, rivers, streams, and irrigation ditches, usually with aquatic vegetation, below 6,000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to approximately 0.3 mile (0.5 km) from water for egg-laying.	Not expected to occur. The project site does not contain aquatic habitat suitable for western pond turtle (i.e., stream, ponds, ditches), and is located too far (i.e., more than 0.3 mile) from any stream or pond for the site to function as upland habitat for western pond turtle.
Western spadefoot *Spea hammondii*	—	SSC	—	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands. Vernal pools are essential for breeding and egg-laying.	May occur. The project site contains vernal pool habitat potentially suitable for western spadefoot.
Birds					
American peregrine falcon *Falco peregrinus anatum*	FD	SD FP	—	Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures. Nest consists of a scrape or a depression or ledge in an open site.	Not expected to occur. The project site does not contain nesting habitat (i.e., cliffs, human-made structures) suitable for American peregrine falcon.
Burrowing owl *Athene cunicularia*	—	SSC	PCCP Covered Species	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Present. ~~Annual grassland~~ VPC grassland habitat potentially suitable for nesting burrowing owls is present on the project site. One individual was documented in the southern portion of the project site during a non-breeding season survey in January 2023.
California black rail *Laterallus jamaicensis coturniculus*	—	ST FP	PCCP Covered Species	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	Not expected to occur. Marsh and wet meadow habitat suitable for California black rail is not present on the project site.

Species	Listing Status[1] Federal	Listing Status[1] State	PCCP Covered Species	Habitat	Potential for Occurrence
Grasshopper sparrow *Ammodramus savannarum*	—	SSC	—	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs, and scattered shrubs. Loosely colonial when nesting.	May occur. The ~~annual grassland~~ VPC grassland habitat on the project site may provide nesting habitat suitable for grasshopper sparrow.
Loggerhead shrike *Lanius ludovicianus*	—	SSC	—	Broken woodlands, savannah, pinyon-juniper, Joshua tree, and riparian woodlands, desert oases, scrub, and washes. Prefers open country for hunting, with perches for scanning, and fairly dense shrubs and brush for nesting.	May occur. The trees on the project site may provide nesting habitat suitable for loggerhead shrike.
Northern harrier *Circus hudsonius*	—	SSC	—	Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	May occur. The ~~annual grassland~~ VPC grassland habitat on the project site may provide nesting habitat suitable for northern harrier.
Song sparrow ("Modesto" population) *Melospiza melodia*	—	SSC	—	Emergent freshwater marshes, riparian willow thickets, riparian forests of valley oak (*Quercus lobata*), and vegetated irrigation canals and levees.	Not expected to occur. The project site does not contain marsh or riparian forest habitat suitable for this species.
Swainson's hawk *Buteo swainsoni*	—	ST	PCCP Covered Species	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees. Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	Present. The trees on the project site may provide nesting habitat suitable for Swainson's hawk. Additionally, ~~annual grassland~~ VPC grassland on the project site provides foraging habitat suitable for this species and Swainson's hawks have been documented foraging on the project site.
Tricolored blackbird *Agelaius tricolor*	—	ST SSC	PCCP Covered Species	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few kilometers of the colony.	May occur. Riparian nesting habitat suitable for tricolored blackbird is not present on the project site; however, ~~annual grassland and vernal pool complex~~ VPC grassland provides foraging habitat suitable for tricolored blackbird and there is nesting habitat within a few kilometers of the project site.
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	FT	SE	—	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.	Not expected to occur. Riparian forest habitat suitable for western yellow-billed cuckoo is not present on the project site.

Species	Listing Status[1] Federal	Listing Status[1] State	PCCP Covered Species	Habitat	Potential for Occurrence
White-tailed kite *Elanus leucurus*	—	FP	—	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	May occur. The trees on the project site may provide nesting habitat suitable for white-tailed kite. Additionally, ~~annual grassland~~ VPC grassland on the project site provides foraging habitat suitable for this species.
Yellow-headed blackbird *Xanthocephalus xanthocephalus*	—	SSC	—	Nests in freshwater emergent wetlands with dense vegetation and deep water. Often along borders of lakes or ponds. Nests only where large insects such as Odonata are abundant, nesting timed with maximum emergence of aquatic insects.	Not expected to occur. Riparian nesting habitat suitable for yellow-headed blackbird is not present on the project site.
Fish					
Chinook salmon - Central Valley fall / late fall-run ESU *Oncorhynchus tshawytscha* pop. 13	—	SSC	PCCP Covered Species	Populations spawning in the Sacramento and San Joaquin rivers and their tributaries.	Not expected to occur. Aquatic habitat suitable for this species is not present on the project site.
Green sturgeon *Acipenser medirostris*	FT	SSC	—	The most marine species of sturgeon. Abundance increases northward of Point Conception. Spawns in the Sacramento, Klamath, and Trinity Rivers. Spawns at temperatures between 8-14 degrees C. Preferred spawning substrate is large cobble, but can range from clean sand to bedrock.	Not expected to occur. Aquatic habitat suitable for this species is not present on the project site.
Pacific lamprey *Entosphenus tridentatus*	—	SSC	—	Found in Pacific Coast streams north of San Luis Obispo County, however regular runs in Santa Clara River. Size of runs is declining. Swift-current gravel-bottomed areas for spawning with water temperatures between 12-18 degrees C. Ammocoetes need soft sand or mud.	Not expected to occur. Aquatic habitat suitable for this species is not present on the project site.
Steelhead - Central Valley DPS *Oncorhynchus mykiss irideus* pop. 11	FT	—	PCCP Covered Species	Populations in the Sacramento and San Joaquin rivers and their tributaries.	Not expected to occur. Aquatic habitat suitable for this species is not present on the project site.
Invertebrates					
Conservancy fairy shrimp *Branchinecta conservatio*	FE	—	PCCP Covered Species	Endemic to the grasslands of the northern two-thirds of the Central Valley; found in large, turbid pools. Inhabit astatic pools located in swales formed by old, braided alluvium; filled by winter/spring rains, last until June.	Not expected to occur. The typical known range of distribution of this species does not include Placer County or the Southeastern Sacramento Valley Vernal Pool Region.

Species	Listing Status[1] Federal	Listing Status[1] State	PCCP Covered Species	Habitat	Potential for Occurrence
Monarch *Danaus plexippus*	FC	—	—	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	May occur. The project site is outside of the monarch overwintering range; however, monarchs could use the project site for foraging and breeding. Milkweed (*Asclepias* spp.), which is the primary host plant species for monarch, was observed during the reconnaissance-level survey of the project site on September 10, 2021.
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT	—	PCCP Covered Species	Occurs only in the Central Valley of California, in association with blue elderberry (*Sambucus nigra* ssp. *caerulea*). Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries.	Not expected to occur. The project site does not contain blue elderberry shrub habitat suitable for valley elderberry longhorn beetles.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	—	PCCP Covered Species	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	May occur. Vernal pool and seasonal wetland habitat potentially suitable for this species is present on the project site.
Vernal pool tadpole shrimp *Lepidurus packardi*	FE	—	PCCP Covered Species	Inhabits vernal pools and swales in the Sacramento Valley containing clear to highly turbid water. Pools commonly found in grass bottomed swales of unplowed grasslands. Some pools are mud-bottomed and highly turbid.	May occur. Vernal pool and seasonal wetland habitat potentially suitable for this species is present on the project site.
Mammals					
American badger *Taxidea taxus*	—	SSC	—	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	May occur. ~~Annual grassland~~ VPC grassland habitat potentially suitable for American badger is present on the project site.
Pallid bat *Antrozous pallidus*	—	SSC	—	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting. Tree roosting has also been documented in large conifer snags, inside basal hollows of redwoods and giant sequoias, and bole cavities in oaks. Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	May occur. Roost habitat potentially suitable for pallid bat is present within exfoliating bark and hollows of trees on the project site.

Species	Listing Status[1] Federal	Listing Status[1] State	PCCP Covered Species	Habitat	Potential for Occurrence
Townsend's big-eared bat *Corynorhinus townsendii*	—	SSC	—	Throughout California in a wide variety of habitats. Most common in mesic sites. Requires large cavities for roosting, which may include abandoned buildings and mines, caves, and basal cavities of trees. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	Not expected to occur. The trees on the project site do not contain large cavities that would provide roosting habitat suitable for Townsend's big-eared bat.
Western red bat *Lasiurus blossevillii*	—	SSC	—	Typically, a solitary bat; roosts primarily in trees with dense canopies, often in edge habitats adjacent to streams or open fields, and orchards in the Central Valley; strongly associated with intact mature riparian forest	Not expected to occur. No riparian or edge habitat suitable for western red bat roosting is present on the project site.

Notes: CNDDB = California Natural Diversity Database; CEQA = California Environmental Quality Act

[1] Legal Status Definitions

Federal:
FE Federally Listed as Endangered (legally protected)
FT Federally Listed as Threatened (legally protected)
FD Federally Delisted

State:
FP Fully protected (legally protected)
SSC Species of special concern (no formal protection other than CEQA consideration)
SE State Listed as Endangered (legally protected)
ST State Listed as Threatened (legally protected)
SD State Delisted

Sources: CNDDB 2022; USFWS 2022.

3.4.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

This impact evaluation is primarily based on the Biological Resources Assessment conducted by Madrone Ecological Consulting, LLC in 2023, which was prepared to support this EIR as well as to meet the requirements of PCCP because Sacramento State intends to apply for coverage as a Participating Special Entity under the PCCP (Appendix D). A 2021 verified jurisdictional determination from the U.S. Army Corps of Engineers (USACE) provides the basis for the characterization of aquatic resources for the project site (Attachment B to the Biological Resources Assessment provided in Appendix D). In addition, this analysis is supported by data collected during a reconnaissance-level field survey conducted by Ascent Environmental, Inc. on September 10, 2021, review of aerial photographs, review of existing databases that address biological resources in the project vicinity, and review of previous environmental documentation that evaluated the project site.

Specific data and reports reviewed in preparation of this analysis include:

- Results of California Natural Diversity Database (CNDDB) record search of the Sheridan, Lincoln, Gold Hill, Pleasant Grove, Roseville, Rocklin, Rio Linda, Citrus Heights, and Folsom U.S. Geological Survey (USGS) 7.5-minute quadrangles (CNDDB 2022);
- Results of California Native Plant Society (CNPS), Inventory of Rare Plants search of the Sheridan, Lincoln, Gold Hill, Pleasant Grove, Roseville, Rocklin, Rio Linda, Citrus Heights, and Folsom USGS 7.5-minue quadrangles (CNPS 2022);

- Results of U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC) electronic records search (USFWS 2022);
- Western Placer County Habitat Conservation Plan/Natural Community Conservation Plan and EIR/EIS (PCCP 2020);
- Sunset Area Plan/Placer Ranch Specific Plan Draft EIR (Placer County 2019b);
- Placer Ranch University Site Draft Biological Resources Assessment (Madrone 2023, provided in Appendix D);
- Approved Jurisdictional Determination (U.S. Army Corps of Engineers, Sacramento District 2021) (Attachment B to the Biological Resources Assessment provided in Appendix D).
- Reconnaissance-level survey of the project site by an Ascent Environmental wildlife biologist on September 10, 2021;
- Protocol-level plant surveys conducted in 2005 and 2023 (Madrone 2023, provided in Appendix D); and
- Aerial photographs of the project site and region.

It is the intent of Sacramento State to apply to participate in the PCCP as a Participating Special Entity. Participation in the PCCP is subject to state and federal regulatory and wildlife agency concurrence, approval by the Placer Conservation Authority Board, and will include incorporation of species conditions (e.g., survey requirements, protection measures) and permitting requirements under the CARP into project design and payment of applicable fees. The mitigation measures included in the analysis below are consistent with PCCP species conditions and CARP permitting requirements, where applicable.

As noted in Chapter 2, "Project Description," of this EIR, Placer One (formerly Placer Ranch), or its successors or assigns, is responsible for paying the costs associated with mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, generally applicable to the areas labeled Academic Student Services Housing & Support Facilities, and Sports/Recreation Facilities identified in the SAP/PRSP Draft EIR, Exhibit 3-10 "Campus Concept Plan," either through an individual permitting process with applicable state and federal resource agencies or participation in the adopted Placer County Conservation Plan.

THRESHOLDS OF SIGNIFICANCE

An impact on biological resources would be significant if implementation of the project would:

A. have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by CDFW or USFWS;

B. have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by CDFW or USFWS;

C. have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

D. interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

E. conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

F. conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

ISSUES NOT DISCUSSED FURTHER

Riparian Habitat (Threshold of Significance B): The project site does not contain riparian habitat. Therefore, the project would not impact riparian habitat and this issue is not discussed further.

Conflict with Local Policies (Threshold of Significance E): As stated above, Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. Therefore, the project would not conflict with local policies or ordinances and this issue is not discussed further.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.4-1: Result in Disturbance or Loss of Special-Status Plant Species (Threshold of Significance A)

Development of the project site, including ground disturbance associated with construction of facilities, roads, parking areas, or buildings, and other infrastructure, could result in direct removal, of or damage disturbance that results in the eventual death or indirect loss of special-status plants, if present on the project site. Because the loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species, this would be a **significant** impact.

Floristic surveys were conducted by Madrone Ecological Consulting during April and May of 2023. The surveys were completed in accordance with the U.S. Fish and Wildlife Service's Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS 1996), California Department of Fish and Wildlife's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (CDFW 2018), and the CNPS Botanical Survey Guidelines (CNPS 2001). No special-status plants were found on the project site during these surveys. However, based on record searches, a total of seven special-status plant species were identified as having potential to occur within vernal pool or other aquatic habitats on the project site: dwarf downingia, Boggs Lake hedge-hyssop, Ahart's dwarf rush, legenere, pincushion navarretia, Sacramento Orcutt grass, and Sanford's arrowhead (Table 3.4-2; CNDDB 2022; CNPS 2022). Because the project would be constructed in four phases over approximately 35 years, there is a potential that these species could be present on the project site in the future.

Development of the project site, including ground disturbance associated with construction of roads, parking areas, or buildings, could result in direct removal of special-status plants, if present on the project site, or in habitat alterations or plant damage that leads to the ultimate death of special-status plants or failure to successfully reproduce. Loss of special-status plants could substantially affect the abundance, distribution, and viability of local and regional populations of these species; thus, this would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-1: Conduct Special-Status Plant Surveys and Implement Avoidance Measures and Mitigation

- Before implementation of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) and during the blooming period for the special-status plant species with potential to occur on the project site (see Table 3.4-5), a qualified botanist shall conduct protocol-level surveys for special-status plants within the project site following survey methods from CDFW's *Protocols for Surveying and Evaluating Impacts on Special-Status Native Plant Populations and Natural Communities* (CDFW 2018 or most recent version). The qualified botanist shall: 1) be knowledgeable about plant taxonomy, 2) be familiar with plants of the Central Valley region, including special-status plants and sensitive natural communities, 3) have experience conducting floristic botanical field surveys as described in CDFW 2018, 4) be familiar with the *California Manual of Vegetation* (Sawyer et al. 2009 or current version, including updated natural communities data at http://vegetation.cnps.org/), and 5) be familiar with federal and state statutes and regulations related to plants and plant collecting.
- If special-status plants are not found, the botanist shall document the findings in a report to the applicant, and no further mitigation shall be required.

Table 3.4-5 Normal Blooming Period for Special-Status Plants That are Known to Occur or May Occur on the Project Site

Species	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Dwarf downingia												
Boggs Lake hedge-hyssop												
Ahart's dwarf rush												
Legenere												
Pincushion navarretia												
Sacramento orcutt grass												
Sanford's arrowhead												

Source: Data compiled by Ascent Environmental in 2022; CNPS 2022.

- If special-status plants are found during special-status plant surveys and cannot be avoided, the applicant shall, in consultation with CDFW or USFWS, as appropriate depending on species status, develop and implement a site-specific mitigation strategy to compensate for loss of occupied habitat or individuals. Mitigation measures shall include, at a minimum, preserving and enhancing existing populations, establishing populations through seed collection or transplantation from the site that is to be affected, and/or restoring or creating habitat in sufficient quantities to offset loss of occupied habitat or individuals. Potential mitigation sites could include suitable locations within or outside of the project site. Habitat and individual plants lost shall be mitigated at a minimum 1:1 ratio, considering acreage as well as function and value. Success criteria for preserved and compensatory populations shall include:
  - The extent of occupied area and plant density (number of plants per unit area) in compensatory populations shall be equal to or greater than the affected occupied habitat.
  - Compensatory and preserved populations shall be self-producing. Populations would be considered self-producing when:
  - plants reestablish annually for a minimum of five years with no human intervention such as supplemental seeding; and
  - reestablished and preserved habitats contain an occupied area and flower density comparable to existing occupied habitat areas in similar habitat types in the project vicinity.
  - If off-site mitigation includes dedication of conservation easements, purchase of mitigation credits, or other off-site conservation measures, the details of these measures shall be included in the mitigation plan, including information on responsible parties for long-term management, conservation easement holders, long-term management requirements, success criteria such as those listed above and other details, as appropriate to target the preservation of long-term viable populations.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-1 would reduce significant impacts on special-status plants to a **less-than-significant** level by requiring protocol-level surveys for special-status plants and implementation of avoidance measures and compensation for impacts on special-status plants if present on the project site.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on special-status plant species is consistent with the less-than-significant conclusion (with implementation of SAP Policy NR 2-1 and Program NR-5) identified for the PRSP area in the discussion of Impact 4.4-2 in the SAP/PRSP EIR.

Impact 3.4-2: Result in Disturbance to or Loss of Special-Status Wildlife Species and Habitat (Threshold of Significance A)

Project implementation would include land use conversion and development activities including ground disturbance, vegetation removal, and overall conversion of wildlife habitat, which could result in disturbance, injury, or mortality of several special-status wildlife species if present, reduced breeding productivity of these species, and loss of species habitat. This would be a **potentially significant** impact.

Table 3.4-3 provides information about the special-status wildlife species that may occur on the project site: western spadefoot, burrowing owl, grasshopper sparrow, loggerhead shrike, northern harrier, Swainson's hawk, tricolored black bird, white-tailed kite, monarch, vernal pool fairy shrimp, vernal pool tadpole shrimp, American badger, and pallid bat. Common native nesting birds protected under the California Fish and Game Code and the federal MBTA may also be present on the project site.

Burrowing owl, Swainson's hawk, vernal pool fairy shrimp, and vernal pool tadpole shrimp are also covered species under the Western Placer County HCP/NCCP, a component of the PCCP.

Species Covered under the PCCP - Western Placer County HCP/NCCP

Burrowing Owl

The project site contains grassland and vernal pool complex habitat which are identified as habitats suitable for burrowing owl in the PCCP. The nearest documented burrowing owl CNDDB occurrence is approximately 1.9 miles north of the project site (CNDDB 2022) and one burrowing owl was observed on the project site during a non-breeding season survey in January 2023 (Madrone 2023). Project activities (i.e., vegetation clearing, ground disturbance, staging, heavy equipment use) may result in direct loss of burrowing owls or active burrows if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation

Sacramento State shall comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity.

As of June 2023, the USACE has disclaimed jurisdiction over all of the aquatic resources in the project site (Madrone 2023, Appendix D). If, in the future, USACE determines that the aquatic resources within the project site are subject to their jurisdiction, Sacramento State shall obtain a Letter of Permission from the USACE as outlined in the CARP.

Sacramento State shall obtain Waste Discharge Requirements (WDRs) and/or a 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB) depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time of project actions. A copy of the WDRs/401 Water Quality Certification shall be provided to the PCA when received. All avoidance and minimization measures specified in the WDRs shall be applied as necessary and appropriate.

Sacramento State shall submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state, and shall implement the final agreement measures.

As established in agreements between Sacramento State and Placer One (or its successors or assigns), Placer One, or its successors or assigns, shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. These fees shall include payment of land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and

federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well-connected with each other, including those that contain vernal pools and other state and federally protected wetlands.

Mitigation Measure 3.4-2b: Conduct Preconstruction Surveys for Burrowing Owl Pursuant to the PCCP

- A qualified biologist shall conduct two surveys within 15 days prior to project-related ground-disturbing activities ~~disturbance~~ (e.g., grading, vegetation removal, staging) to establish the presence or absence of burrowing owls. The surveys shall be conducted at least 7 days apart for both breeding and non-breeding season surveys. If burrowing owls are detected during the first survey, a second survey is not required. All burrowing owls observed shall be counted and mapped.
- During the breeding season (February 1 to August 31), surveys will document whether burrowing owls are nesting in or within 250 feet of the project area.
- During the non-breeding season (September 1 to January 31), surveys will document whether burrowing owls are using habitat in or directly adjacent to any area to be disturbed. Survey results will be valid only for the season (breeding or non-breeding) during which the survey was conducted.
- The qualified biologist will survey the proposed footprint of disturbance in a 250-foot radius from the perimeter of the proposed footprint to determine the presence or absence of burrowing owls. The site will be surveyed by walking line transects, spaced 20 to 60 feet apart, adjusting for vegetation height and density. At the start of each transect and, at least, every 300 feet, the surveyor, with use of binoculars, shall scan the entire visible project area for burrowing owls. During walking surveys, the surveyor will record all potential burrows used by burrowing owls, as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls; therefore, observers will also listen for burrowing owls while conducting the survey. Adjacent parcels under different land ownership will be surveyed only if access is granted. If portions of the survey area are on adjacent sites for which access has not been granted, the qualified biologist will get as close to the non-accessible area as possible, and use binoculars to look for burrowing owls.
- The presence of burrowing owl or their sign anywhere on the site or within the 250-foot accessible radius around the site will be recorded and mapped. Surveys will map all burrows and occurrence of sign of burrowing owl on the project site. Surveys must begin 1 hour before sunrise and continue until 2 hours after sunrise (3 hours total) or begin 2 hours before sunset and continue until 1 hour after sunset. Additional time may be required for large project site.
- If burrowing owls are found during the breeding season (approximately February 1 to August 31), the following measures shall be implemented:
    - the project applicant shall avoid all nest sites (i.e., burrows or habitat structures that are likely housing a nest, as determined by a qualified biologist) that could be disturbed by covered activities during the remainder of the breeding season or while the nest is occupied by adults or young (occupation includes individuals or family groups foraging on or near the site following fledging).
    - A qualified biologist shall clearly mark (e.g., with flagging or fencing) a 250-foot no-disturbance buffer zone around the nest site(s). Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, or otherwise display agitated behavior, then the exclusionary buffer shall be increased such that activities are far enough from the nest so that the bird(s) no longer display this agitated behavior. The avoidance area will remain in place until the chicks have fledged or as otherwise determined by the qualified biologist. Covered activities may only occur within the 250-foot buffer zone during the breeding season if a qualified raptor biologist monitors the nest and determines that the activities do not disturb nesting behavior, or the birds have not begun egg-laying and incubation, or that the juveniles from the occupied burrows have fledged and moved offsite. The qualified biologist may use measures such as visual screens to further reduce the size of the avoidance area with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.

- If burrowing owls are detected during the non-breeding season (September 1–January 31), the following measures shall be implemented:
  - A qualified biologist shall clearly mark (e.g., with flagging or fencing) a 160-foot buffer zone around the active burrows. The qualified biologist may use measures such as visual screens to further reduce the size of the avoidance area with Wildlife Agency approval and provided a biological monitor confirms that such measures do not cause agitated behavior.
  - During the non-breeding season only, if a project cannot avoid occupied burrows after all alternative avoidance and minimization measures are exhausted, as confirmed by the Wildlife Agencies, a qualified biologist may passively exclude birds from those burrows. A burrowing owl exclusion plan must be developed by a qualified biologist consistent with the most recent guidelines from the Wildlife Agencies (e.g., CDFW 2012) and approved by the Placer Conservation Authority (PCA) and the Wildlife Agencies. Burrow exclusion shall be conducted for burrows located in the project footprint and within a 160-foot buffer zone, as necessary.
- If burrowing owls are detected during the breeding season or non-breeding season, a biological monitor will be present on the project site daily to ensure that no covered activities occur within the avoidance area. The qualified biologist performing the construction monitoring will ensure that effects on burrowing owls are minimized. If monitoring indicates that construction outside of the avoidance area is affecting nesting, the avoidance area will be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction will cease until the young have fledged from all nests within the avoidance area and beyond the avoidance area where nesting burrowing owls are disturbed by covered activities (as confirmed by a qualified biologist) or until the end of the breeding season, whichever occurs first.

  A biological monitor will conduct training of construction personnel on the avoidance procedures, buffer zones, and protocols in the event that a burrowing owl flies into an active construction zone (i.e., outside the buffer zone).

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2a and Mitigation Measure 3.4-2b would reduce potential impacts on burrowing owl to a **less-than-significant** level by participation in the PCCP (i.e., payment of fees for land conversion), preconstruction surveys for the species, and implementation of measures to avoid injury or mortality of burrowing owls and destruction of active burrows if detected pursuant to the PCCP.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on burrowing owl is consistent with the less-than-significant conclusion (with implementation of Mitigation Measure 4.5-5a) identified for the PRSP area in the discussion of Impact 4.4-5 in the SAP/PRSP EIR.

Swainson's Hawk

The project site contains grassland habitat with trees which is identified as habitat suitable for Swainson's hawk in the PCCP. The nearest documented Swainson's hawk nesting occurrence is approximately 0.8 mile south of the project site (CNDDB 2022). However, trees on the project site may provide nesting habitat suitable for Swainson's hawks and the project site provides grassland foraging habitat for the species. Project activities (i.e., tree removal, vegetation clearing, ground disturbance, staging, heavy equipment use) may result in direct loss of Swainson's hawk nests or disturbance of active nests if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation (as described above)

Mitigation Measure 3.4-2c: Conduct Planning Level and Preconstruction Surveys for Swainson's Hawk pursuant to the PCCP

Background Research and Notification

- One year prior to ~~project implementation~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, the applicant shall contact the PCA to confirm with the Program Biologist which areas require Swainson's hawk surveys and to inform when surveys are scheduled.
- One year prior to ~~project implementation~~ prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, the applicant shall conduct an updated CNDDB query for Swainson's hawk and request site-specific occurrence information from the PCA.

Planning Level Surveys

- One year prior to ~~project implementation~~ prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, a qualified biologist shall conduct planning-level surveys between February 1 and September 15 based on the *Swainson's Hawk PCCP Survey Protocols for Projects* (PCA 2022; version 022252022 or most recent version). Planning-level surveys would require up to six surveys during the breeding season depending on detection of active nests.
- If a nest tree is identified during the planning-level surveys and is planned for removal, early consultation with the PCA and CDFW will begin on removal of that tree outside of the nesting season.
- In the year of project ~~implementation~~ construction, a qualified biologist shall conduct additional surveys to detect Swainson's hawk nest building, nesting, and fledgling success or failure pursuant to *Swainson's Hawk PCCP Survey Protocols for Projects* (PCA 2022; version 022252022 or most recent version). The Period 4 survey (April 21–June 10) may be replaced by the preconstruction survey, as described below.

Preconstruction Surveys

- If construction activities (e.g., ground disturbance, staging, tree removal, other vegetation removal) would occur entirely outside of the Swainson's hawk nesting season (i.e., conducted from September 15 to February 1), then preconstruction surveys would not be required.
- For construction activities during the Swainson's hawk nesting season (February 1 to September 15, or sooner if the PCA determines that Swainson's hawk are nesting earlier in the year), a preconstruction survey shall be conducted no more than 15 days prior to ~~ground disturbance~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal. If active construction lapses for more than 15 days, another preconstruction survey for Swainson's hawk activity is required.

Reporting and Buffers

- The applicant shall provide results of planning level and preconstruction surveys to the PCA after each survey round. Survey results may be grouped into a single report if no activity or nests are detected. If a Swainson's hawk is detected during planning level or preconstruction surveys, the PCA shall be notified immediately.
- In accordance with the PCCP, all active Swainson's hawk nests will be given a 1,320-foot (0.25 mile) buffer during the nesting season. Project applicants may apply to the PCA for a reduction in the buffer distance.

Construction Monitoring

- All active nests shall require construction monitoring to ensure that no activity within the buffer zone occurs. Frequency of monitoring will be approved by the PCA and based on frequency and intensity of construction

activities. The PCA will consult with agencies on level of monitoring and frequency that results in the ~~lease~~ least disturbance to the nest while gauging project activities.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2a and Mitigation Measure 3.4-2c would reduce potential impacts on Swainson's hawk to a **less-than-significant** level by participation in the PCCP (i.e., payment of fees for land conversion), planning level and preconstruction surveys for the species, and implementation of measures to avoid injury or mortality of Swainson's hawk and protection of active nests if detected pursuant to the PCCP.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on Swainson's hawk is consistent with the less-than-significant conclusion (with implementation of Mitigation Measure 4.5-5a) identified for the PRSP area in the discussion of Impact 4.4-5 in the SAP/PRSP EIR.

Tricolored Blackbird

The project site contains ~~annual grassland and vernal pool complex~~ VPC grassland habitat, which is identified in the PCCP as habitat suitable for tricolored blackbird foraging. There is no habitat suitable for tricolored blackbird nesting, so project activities would not directly affect nesting colonies or result in direct mortality of chick and eggs; however, there are 10 nesting colonies documented in the CNDDB within 5 miles of the project site and loss of foraging habitat within the foraging distance of these colonies could reduce reproductive success and survival of the colonies, eventually leading to declines in the local population. Additionally, disturbance of active foraging during the nesting season can cause the nesting colony to fail. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation (as described above)

Mitigation Measure 3.4-2d: Conduct Planning Level and Preconstruction Surveys for Tricolored Blackbird pursuant to the PCCP

- A qualified biologist shall conduct two surveys of foraging habitat within the project site and within a 1,300-foot radius around the project site to determine whether foraging habitat is being actively used by foraging tricolored blackbirds. The qualified biologist shall map foraging habitat, as defined by the land cover types listed above, within a 1,300-foot radius around the project site to delineate foraging habitat that will be surveyed. The surveys shall be conducted approximately one week apart, with the second survey occurring no more than five calendar days prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~ground-disturbing activities~~.
- Each survey shall last four hours, and begin no later than 8:00 a.m. The qualified biologist shall survey the entire project site and a 1,300-foot radius around the project site by observing and listening from accessible vantage points that provide views of the entire survey area. If such vantage points are not available, the qualified biologist shall survey from multiple vantage points to ensure that the entire survey area is surveyed.
- In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist shall scan all foraging habitat from the adjacent property, roadsides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for tricolored blackbird foraging activity.
- The qualified biologist shall map the locations on the site and within a 1,300-foot radius around the project site where tricolored blackbirds are observed and record an estimate of the numbers of tricolored blackbirds observed (estimated by 10s, 100s, or 1,000s), the frequency of visits (e.g., if individuals or a flock makes repeated

foraging visits to the site during the survey period), whether tricolored blackbirds are leaving the site with food in their bills, and the direction they fly to/from.

- Construction activity or other covered activities that may disturb foraging tricolored blackbirds, as determined by a qualified biologist, will be prohibited within 1,300-feet of the foraging site to the extent feasible during the nesting season (March 15 through July 31 or until the chicks have fledged or the colony has been abandoned on its own) if the foraging habitat was found to be actively used by foraging tricolored blackbirds during at least one of the two foraging habitat surveys.
- If survey results indicate that the area provides marginal foraging habitat (e.g., tricolored blackbirds were observed foraging, but only briefly, and most were not successfully capturing prey), or site-specific conditions may warrant a reduced buffer, the PCA technical staff will consult with the CDFW and USFWS to evaluate whether the project needs to avoid the foraging habitat or whether a reduced buffer may be appropriate. In such cases, additional surveys may be needed to assess site conditions and the value of the foraging habitat.
- If present, foraging habitat within the 1,300-foot buffer shall be monitored by the qualified biologist(s) to verify that project activity is not disrupting tricolored blackbird foraging behavior. The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of foraging tricolored blackbirds. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that effects on tricolored blackbird are minimized.
- The biologist will train construction personnel on the avoidance procedures and buffer zones.
- If the qualified biologist(s) determines that project activity is disrupting foraging behavior, the qualified biologist shall notify the project applicant immediately, and the project applicant shall notify the PCA within 24 hours to determine additional protective measures that can be implemented. The qualified biologist(s) shall have the authority to stop project activities until additional protective measures are implemented. Additional protective measures shall remain in place until the qualified biologist(s) determine(s) tricolored blackbird behavior has normalized.
- If additional protective measures are ineffective, the qualified biologist(s) shall have the authority to stop Covered Activities as needed until the additional protective measures are modified and foraging behavior of tricolored blackbird returns to normal. Additional protective measures may include increasing the size of the buffer (within the constraints of the Project site), temporarily relocating staging areas, or temporarily rerouting access to the Project work area.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2a and Mitigation Measure 3.4-2d would reduce potential impacts on tricolored blackbird to a **less-than-significant** level through participation in the PCCP (i.e., payment of fees for land conversion) and preconstruction surveys for foraging tricolored blackbirds, and implementation of measures to avoid loss of nesting colonies pursuant to the PCCP.

Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

The project site contains vernal pool habitat which is identified as suitable habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp in the PCCP. Approximately 3.8 acres of vernal pools, 4.2 acres of seasonal wetland in vernal pool complex, 7.3 acres of seasonal swale habitat, and 0.3 acre of intermittent stream have been mapped on the project site, which may provide habitat suitable for these species (Table 3.4-1). The nearest documented occurrences of vernal pool fairy shrimp are approximately 0.2 mile south and 0.5 mile north of the project site and the nearest documented occurrence of vernal pool tadpole shrimp is approximately 3.1 miles northeast of the project site (CNDDB 2022).

Project activities (i.e., vegetation clearing, ground disturbance, staging, heavy equipment use) will result in direct removal of vernal pool and wetland habitats potentially suitable for vernal pool fairy shrimp and vernal pool tadpole shrimp, and potential direct loss of these species, if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2a: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation (as described above)

Mitigation Measure 3.4-2e: Conduct Surveys for Vernal Pool Branchiopods pursuant to the PCCP

A qualified biologist will conduct wet-season (i.e., that portion of year when precipitation generally occurs, usually in California and Southern Oregon during the period from October to June) surveys for vernal pool fairy shrimp and vernal pool tadpole shrimp in vernal pools and other habitats suitable for these species (e.g., seasonal wetland, seasonal swale, intermittent stream) on the project site following USFWS's 2015 Survey Guidelines (USFWS 2015), with the following exceptions or deviations.

- If presence is confirmed for vernal pool fairy shrimp and vernal pool tadpole shrimp in an individual vernal pool, surveys may be stopped for that vernal pool.
- All vernal pools on the project site must be surveyed. Surveys cannot be suspended prior to completion, as otherwise allowed by the Guidelines, if one or more of the six listed large branchiopods, identified in the Guidelines is determined to be present.
- The Guidelines define a complete survey as consisting of one wet-season and one dry-season survey conducted and completed in accordance with the Guidelines within a 3-year period. For the purposes of the PCCP, only one wet-season survey is required; dry-season surveys are not required. Applicants must plan ahead to allow sufficient time to complete these surveys.
- Data that will be collected at each vernal pool surveyed during the wet-season survey will include the presence or absence of vernal pool fairy shrimp and vernal pool tadpole shrimp, species identity and the estimated abundance (10s, 100s, 1,000s) of immature and mature vernal pool fairy shrimp and vernal pool tadpole shrimp present, and the estimated maximum surface area of the vernal pool. Other information on the USFWS data sheet are not required to be collected (i.e., air and water temperature; average and estimated maximum depth of the vernal pool; presence of non-target crustaceans, insects, and platyhelminths; habitat condition). This will allow surveys to be conducted more efficiently, while providing the essential information necessary to calculate the Pool-based Occupancy Rate Standard 9 and the Area-based Occupancy Rate Standard 10. Because these vernal pools will be affected by Covered Activities, collection of additional information is not necessary.
- Information will be recorded on the PCA-provided data sheet, which will be the USFWS data sheet (included as Appendix A to the Guidelines), modified to include the above information.
- Voucher specimens will not be collected during wet-season surveys unless the identity of the mature shrimp is uncertain and cannot be identified in the field. The Guidelines allow for limited number of voucher specimens to be collected for each vernal pool. For the purpose of the Plan, the modified survey protocol further limits the collection of voucher specimens to instances where identity is uncertain.

The biologist conducting a survey for vernal pool fairy shrimp and vernal pool tadpole shrimp should participate in the wetland delineation to map the area of each vernal pool. If the biologist cannot participate in the wetland delineation, and the wetland delineation does not provide area for each vernal pool, the biologist will conduct follow-up surveys to map the perimeter of each vernal pool with a global positioning system. Each vernal pool will be given a unique identification number that will be used to track survey data collected during wet-season surveys.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2a and Mitigation Measure 3.4-2e would reduce potential impacts on vernal pool fairy shrimp and vernal pool tadpole shrimp to a **less-than-significant** level by participation in the PCCP (i.e., payment of fees for land conversion) and implementation of wet-season surveys for the species pursuant to the PCCP.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on vernal pool fairy shrimp and vernal pool tadpole shrimp is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.4-3. The conclusions for this impact and SAP/PRSP EIR Impact 4.4-3 differ because the PCCP had not yet been adopted when the SAP/PRSP EIR was prepared; therefore, participation in the PCCP, which is an option now, was not yet an option. As described in the SAP/PRSP EIR, implementation of Mitigation Measure 4.4-3b would not be sufficient to reduce the impact to less than significant; therefore, the impact was identified as significant and unavoidable.

Species Not Covered under the PCCP - Western Placer County HCP/NCCP

Western Spadefoot

The project site contains vernal pools, seasonal wetlands, and seasonal wetland swales that may provide aquatic habitat suitable for western spadefoot, and adjacent ~~annual grassland~~ VPC grassland provides suitable upland habitat for the species. The nearest documented occurrence of western spadefoot is approximately 1.5 miles north of the project site (CNDDB 2022). Participation in the PCCP would include payment of fees to establish habitat reserves, which would benefit western spadefoot by preserving aquatic and upland habitats suitable for the species in close proximity to the project site. Project activities (i.e., vegetation clearing, ground disturbance, staging, heavy equipment use) will result in direct removal of grassland and vernal pool and wetland habitats potentially suitable for western spadefoot, and potential direct loss of adults or tadpoles, if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2f: Conduct Surveys for Western Spadefoot and Implement Avoidance Measures

- Within 48 hours prior to project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~, a qualified biologist will conduct focused surveys in aquatic (i.e., vernal pool, wetland) and upland (i.e., ~~annual grassland~~ VPC grassland within approximately 860 feet (262 meters) habitats of aquatic habitat [Baumberger et al. 2019]) habitats suitable for the species. Burrows considered potentially suitable for western spadefoot toads shall be identified and further examined by a qualified biologist (e.g., with a burrow scope, through hand excavation) to determine whether an adult toad is present in the burrow.
- If western spadefoot toads are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required.
- If western spadefoot toads are detected during focused surveys, adults, tadpoles, or egg masses will be relocated to nearby suitable habitat by a qualified biologist with a valid CDFW scientific collecting permit.

Significance after Mitigation

Implementation of Mitigation Measure 3.5-2f would reduce potential impacts on western spadefoot to a **less-than-significant** level by requiring implementation of focused surveys for the species and relocation of adults, tadpoles, or egg masses by a qualified biologist, such that direct injury or mortality of the species would not occur.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on western spadefoot is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.4-3. The conclusions for this impact and SAP/PRSP EIR Impact 4.4-3 differ because the PCCP had not yet been adopted when the SAP/PRSP EIR was prepared; therefore participation in the PCCP, which is an option now, was not an option. As described in the SAP/PRSP EIR, implementation of Mitigation Measures 4.4-3a and 4.4-3b would not be sufficient to reduce the impact to less than significant; therefore, the impact was identified as significant and unavoidable.

Special-Status Birds (Grasshopper Sparrow, Loggerhead Shrike, Northern Harrier, White-Tailed Kite, Common Native Nesting Birds)

Four special-status bird species not covered by the PCCP have potential to occur on the project site: grasshopper sparrow, loggerhead shrike, northern harrier, and white-tailed kite. Trees on the project site may provide nesting habitat suitable for loggerhead shrike, northern harrier, and white-tailed kite, and ~~annual grassland~~ VPC grassland on the project site may provide nesting habitat suitable for grasshopper sparrow. Additionally, common native raptors (e.g., red-shouldered hawk [*Buteo lineatus*]) and other birds could nest within trees and ~~annual grassland~~ VPC grassland habitat on the project site. Project activities (i.e., tree removal, vegetation clearing, ground disturbance, staging, heavy equipment use) may result in direct loss of nests of special-status or common bird species or disturbance of active nests if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2g: Conduct Focused Surveys for Special-Status Birds, Nesting Raptors, and Other Native Nesting Birds and Implement Protective Buffers

- To minimize the potential for loss of special-status bird species, raptors, and other native birds, project activities (e.g., tree removal, other vegetation removal, ground disturbance, staging) will be conducted during the nonbreeding season (approximately September 1-January 31, as determined by a qualified biologist), if feasible. If project activities are conducted during the nonbreeding season, no further mitigation will be required.
- Within 14 days before the onset of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal ~~project activities~~ during the breeding season (approximately February 1 through August 31, as determined by a qualified biologist), a qualified biologist familiar with birds of California and with experience conducting nesting bird surveys will conduct focused surveys for special-status birds, other nesting raptors, and other native birds and will identify active nests within 0.25 mile of the project site.
- If active nests are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required.
- If active nests are found, impacts on nesting birds will be avoided by establishing appropriate buffers around active nest sites identified during focused surveys to prevent disturbance to the nest. Project activity will not commence within the buffer areas until a qualified biologist has determined that the young have fledged, the nest is no longer active, or reducing the buffer will not likely result in nest abandonment. A qualified biologist will determine the size of the buffer after a site- and nest-specific analysis. Buffers typically will be 0.25 mile for white-tailed kites, 500 feet for raptors (other than special-status raptors), and 100 feet for non-raptor species. Factors to be considered for determining buffer size will include presence of natural buffers provided by vegetation or topography, nest height above ground, baseline levels of noise and human activity, species sensitivity, and proposed project activities. The size of the buffer may be adjusted if a qualified biologist, determines that such an adjustment would not be likely to adversely affect the nest. Any buffer reduction for a special-status species will require consultation with CDFW. Periodic monitoring of the nest by a qualified biologist during project activities will be required if the activity has potential to adversely affect the nest, the buffer has been reduced, or if birds within active nests are showing behavioral signs of agitation (e.g., standing up from a brooding position, flying off the nest) during project activities, as determined by the qualified biologist.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2g would reduce potential impacts on special-status birds, raptors, and other native nesting birds to a **less-than-significant** level by requiring focused surveys for the nesting birds and implementation of measures to avoid disturbance, injury, or mortality of the species if nests are detected.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on special-status birds is consistent with the less-than-significant conclusion (with implementation of Mitigation Measures 4.4-5b and 4.4-5c) identified for the PRSP area in the discussion of Impact 4.4-5 in the SAP/PRSP EIR.

Monarch

Monarch is a candidate for listing under ESA. The project site is located outside of the coastal overwintering range of this species but is located within the inland breeding and foraging range of the species. The project site contains ~~annual grassland~~ VPC grassland habitat that likely provides foraging habitat for monarch (i.e., floral resources) and may provide breeding habitat for the species if milkweed (*Ascelepias* spp.) plants are present within the project site. Milkweed plants were observed on the project site during the reconnaissance-level survey on September 10, 2021 and were reported as occurring frequently along the ephemeral drainage during floristic surveys conducted during spring 2023 (Madrone 2023).

Project implementation would include conversion of ~~annual grassland~~ VPC grassland habitat and potential loss of foraging and breeding habitat suitable for monarch, as well as potential direct loss of individual monarch butterfly eggs and caterpillars if present on milkweed plants during construction. Project implementation could result in loss of individual monarchs and loss of foraging and breeding habitat. Participation in the PCCP would include payment of fees to establish habitat reserves, which would benefit monarch butterflies by preserving foraging and breeding habitat suitable for the species in close proximity to the project site. Nonetheless, direct loss of monarchs would be a **potentially significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2h: Conduct Focused Surveys for Monarch Eggs and Larvae

No more than 14 days prior project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~to implementing project activities that would result in ground disturbance or vegetation removal~~ during the time when milkweed plants could host monarch eggs or caterpillars (approximately mid-March through late September), a qualified biologist shall conduct focused surveys for milkweed plant and inspect these plants for monarch eggs, larvae (i.e., caterpillars), and pupae. If monarch eggs, caterpillars, or pupae are found, the host plants shall be avoided until metamorphosis is completed and adult butterflies emerge and leave the host plant. If no eggs or caterpillars are detected, no additional protection measures are necessary.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2h would reduce potential impacts on monarch to a **less-than-significant** level by requiring focused surveys for the species and implementation of measures to avoid mortality of monarch eggs, larvae, and pupae if they are detected.

Consistency with Conclusion in SAP/PRSP EIR

Monarch is not discussed in the SAP/PRSP EIR.

Bumble Bees

The CNDDB tracks six bumble bees that are identified as species of greatest conservation need. Four of these bumble bee species—Crotch's (*Bombus crotchii*), Franklin's (*Bombus franklini*), Suckley's cuckoo (*Bombus suckleyi*), and western bumble bee (*Bombus occidentalis occidentalis*)—were petitioned for listing as endangered species under the CESA in 2018, and CDFW advanced them to candidacy in 2019. However, this action was challenged in court and in November 2020, the Superior Court ruled that insects are not eligible for listing under CESA (CDFW 2021). In September 2022, the State Supreme Court reversed the Superior Court ruling and ruled that California bumble bees can be protected under CESA. On September 30, 2022 (after this project's NOP was issued) the candidacies of these bumble bee species were reinstated under CESA. Thus, these four bumble bee species now have the same legal protection afforded to an endangered or threatened species (California Fish and Game Code [FGC] sections 2074.2 and 2085).

Of the four bumble bee species, only Crotch bumble bee has potential to occur at Sacramento State – Placer Center, as the project site is outside the range of the other three species. Franklin's bumble bee's geographic distribution is quite limited and known only from southern Oregon and northern California between the Coast and Sierra-Cascade Ranges (CDFW 2019). The Suckley's cuckoo bumble bee has a limited range in California, occurring only in the Klamath Mountains region in the far northern part of the state (CDFW 2019). In California, western bumble bee

populations are largely restricted to high elevation sites in the Sierra Nevada (Xerces Society 2012), though there have been several observations of this species on the northern California coast (Xerces Society et al. 2017). However, Crotch bumble bee's range is primarily in California, including the Mediterranean region (ecoregion encompassing the greater Central Valley, Sierra foothills and central coast ranges of California south to Mexico), Pacific Coast, Great Valley, and adjacent foothills though most of southwestern California. The project site is within this range.

CDFW's Survey Considerations recommends reviewing the CNDDB, iNaturalist, and Bumblebee Watch databases for recorded observations in the vicinity of a given project area; none of the records on CNDDB or Bumblebee Watch are within 10 miles of the project site. While there are several occurrences of the species in the iNaturalist database in the vicinity of the Study Area, it is unclear how many if any of these are accurate, as it is a citizen science database and not professionally administered). The CNDDB has been importing some iNaturalist occurrences into their database when they have confidence in their accuracy; the occurrences in the vicinity of the Study Area have not yet been incorporated. Regardless, any grassland with native or non-native floral resources in California's central valley could be considered habitat for this species (Vonderohe, pers. comm., 2023).

Nesting and overwintering habitat potentially suitable for Crotch bumble bee may be present on the project site. Construction activities associated with the project could result in loss of individual Crotch bumble bees and loss of foraging and breeding habitat for the species. While loss of individual crotch bumble bees or a colony as a result of project activities may not cause the population to drop below self-sustaining levels, threaten to eliminate the species, or substantially reduce the range of the species, the population status of this species is poorly understood, and loss of a colony could have a substantial effect on the population. Thus, implementation of the project could have a **potentially significant** impact on Crotch bumble bee.

Mitigation Measure 3.4-2i: Implement Limited Operating Period or Conduct Focused Surveys for Crotch Bumble Bee

- Initial ground-disturbing activities ~~work~~ (e.g., grading, vegetation removal, staging) shall take place between August 15 and March 15, if feasible, to avoid impacts on nesting Crotch bumble bees.
- If completing all initial ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~work~~ between August 15 and March 15 is not feasible, then a qualified biologist approved by CDFW, familiar with bumble bees of California, with experience using survey methods for bumble bees shall conduct a habitat assessment and focused survey for Crotch bumble bee prior to the start of any ground-disturbing activities, following the methods in *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023).
- The applicant shall submit a survey report to CDFW within one month of survey completion and shall notify CDFW within 24 hours if Crotch bumble bees are detected.
- If Crotch bumble bees are detected during the focused survey, appropriate avoidance measures shall be implemented. Avoidance measures may include, but not be limited to the following:
    - Protective buffers shall be implemented around active nesting colonies or overwintering queens until these sites are no longer active.
- If impacts on Crotch bumble bee cannot be avoided, the applicant shall obtain an Incidental Take Permit (ITP) from CDFW and shall implement all avoidance measures included in the ITP.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2i would reduce potential impacts on Crotch bumble bees to a **less-than-significant** level by requiring focused surveys for the species and implementation of measures to avoid mortality of Crotch bumble bees if they are detected. It should also be noted that ecosystem-scale conservation associated with participation in the PCCP would conserve likely Crotch bumble-bee habitat.

Consistency with Conclusion in SAP/PRSP EIR

Bumble bees are not discussed in the SAP/PRSP EIR.

American Badger

The project site contains ~~annual grasslands~~ VPC grasslands that may provide habitat suitable for American badger. The nearest documented occurrence of American badger is approximately 13.5 miles southeast of the project site (CNDDB 2022). Project activities (i.e., vegetation clearing, ground disturbance, staging, heavy equipment use) could result in inadvertent disturbance, injury, or mortality of American badgers or destruction of active dens. If present, badgers could be disturbed due to the presence of equipment and personnel in close proximity to a den, potentially resulting in abandonment of the den. Active dens could be inadvertently crushed and destroyed, if present, potentially resulting in the loss of adults or young. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2j: Conduct Focused American Badger Survey and Establish Protective Buffers

- Within 15 days of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging), ~~before commencement of project activities,~~ a qualified wildlife biologist familiar with American badger and experienced using survey methods for the species will conduct focused surveys of habitat suitable for the species within the project site to identify any American badger dens.
- If occupied dens are not found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further mitigation will not be required.
- If occupied dens are found, impacts on active badger dens will be avoided by establishing exclusion zones around all active badger dens, the size of which will be determined by the qualified biologist. No project activities (e.g., vegetation removal, ground disturbance, staging) will occur within the exclusion zone until denning activities are complete or the den is abandoned, as confirmed by a qualified biologist. The qualified biologist will monitor each den once per week to track the status of the den and to determine when it is no longer occupied. When it is no longer occupied, project activities within the exclusion zone may occur.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2j would reduce potential impacts on American badger to a **less-than-significant** level by requiring focused surveys for the species and implementation of measures to avoid disturbance, injury, or mortality of American badgers if active dens are detected.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on American badger is consistent with the conclusion (with implementation of Mitigation Measure 4.5-5e) identified for the PRSP area in the discussion of Impact 4.4-5 in the SAP/PRSP EIR.

Pallid Bat

Roost habitat potentially suitable for pallid bat is present within exfoliating bark and hollows of trees on the project site. Project activities (i.e., tree removal) may result in direct loss of pallid bat roosts or disturbance of active roosts if present on the project site. This would be a **significant** impact.

Mitigation Measures

Mitigation Measure 3.4-2k: Conduct Focused Bat Surveys and Implement Avoidance Measures

- As early as possible before project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal ~~project implementation~~ (e.g., in the early planning stages), a qualified biologist with familiarity with bats and bat ecology and experienced in conducting bat surveys will conduct surveys for bat roosts in trees on the project site.
- If no evidence of bat roosts is found, the qualified biologist will submit a report summarizing the results of the survey to the applicant, and further study or mitigation will not be required.

- If evidence of bat roosts is observed, the species and number of bats using the roost will be determined. Bat detectors shall be used if deemed necessary to supplement survey efforts by the qualified biologist.
- A no-disturbance buffer of 250 feet will be established around active pallid bat roosts, and project activities will not occur within this buffer until after the roosts are unoccupied.
- If roosts of pallid bat are determined to be present and must be removed, the bats will be excluded from the roosting site before the tree is removed. A program addressing compensation, exclusion methods, and roost removal procedures will be developed in consultation with CDFW before implementation. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with CDFW and may require construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. If determined necessary during consultation with CDFW, replacement roosts will be implemented before bats are excluded from the original roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site by a qualified biologist, the roost tree may be removed.

Significance after Mitigation

Implementation of Mitigation Measure 3.4-2k would reduce potential impacts on pallid bat to a **less-than-significant** level by requiring focused surveys for the species and implementation of measures to avoid disturbance, injury, or mortality of pallid bats if active roosts are detected.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on pallid bat is consistent with the conclusion (with implementation of Mitigation Measure 4.4-5d) identified for the PRSP area in the discussion of Impact 4.4-5 in the SAP/PRSP EIR.

Impact 3.4-3: Result in Degradation or Loss of State or Federally Protected Wetlands (Thresholds of Significance B and C)

Project implementation would include land use conversion and development activities including ground disturbance, vegetation removal, and overall conversion of habitat, which would result in direct removal (i.e., fill) of vernal pools, seasonal wetland swales, seasonal wetlands, and ephemeral drainages, and potential indirect loss of these features through hydrological alteration. In addition, the area of stream system that runs along the ephemeral drainage and main seasonal wetland swale would be impacted due to land conversion. This would be a **potentially significant** impact.

As described above under Section 3.4.2, "Environmental Setting," the project site contains ~~annual grassland~~ VPC grassland and four habitats associated with VPC habitat: 3.8 acres of vernal pool, 6.3 acres of seasonal wetland swale, 4.2 acres of seasonal wetland, and 1.2 acres of ephemeral drainage (Table 3.4-2, Figure 3.4-2) as verified by USACE (Madrone 2023, Appendix D). In addition, 65.4 acres of stream system, defined by the outermost of the 100-year floodplain and a 50-foot buffer off the ephemeral drainage (the CARP Drainage Setback), runs along either side of the ephemeral drainage and main seasonal wetland swale that runs through the project site (Figure 3.4-2) (Madrone 2023, Appendix D). The stream system overlaps with the aquatic resources on the project site.

As detailed in Table 3.4-6, below, and shown in Figure 3.4-3, of the 301.2 acres of VPC land cover on the project site, 197.1 acres would be permanently impacted and 4.4 acres would be temporarily impacted due to implementation of the Sacramento State - Placer Center Master Plan.

Table 3.4-6 Aquatic Resource Impacts within the Project Site

Resource	Acres Existing	Acres of Permanent Impact	Acres of Temporary Impact
Vernal Pool Complex Low	248.9	191.5	2.0
Vernal Pool Complex High	52.4	5.6	2.4
Totals[1] [2]	**301.2**	**197.1**	**4.4**

1 Summation errors may occur due to rounding.

2 Total excludes approximately 19. 6 acres of VPC land cover located within the proposed Sacramento State – Placer Center project site that was analyzed under the SAP/PRSP EIR and the addendum prepared in 2023 and approved for the Placer One stormwater facilities.

Source: Madrone 2023, Appendix D.

As detailed in Table 3.4-7, below, and shown in Figure 3.4-4, of the 15.5 acres of aquatic resources within the project site, 3.6 acres would be permanently impacted and 0.3 acre would be temporarily impacted due to implementation of the Sacramento State - Placer Center Master Plan. Based on PCCP guidance, for vernal pools and seasonal wetlands, impact acreages (both permanent and temporary) assume the entire feature is affected and account for the entire feature in the impact total even if the majority of the feature would be avoided.

Table 3.4-7 Aquatic Resource Impacts within the Project Site

Vernal Pool Complex High – Aquatic Resource Type	Acres Existing	Acres of Permanent Impact	Acres of Temporary Impact
Vernal Pool Constituents – Aquatic Resources			
Vernal Pool	3.8	0.5	0.1
Seasonal Wetland Swale	6.3	1.4	0.1
Seasonal Wetland	4.2	1.6	0.1
Ephemeral Drainage (Other Waters of U.S./Waters of the State)	1.2	0.1	0.01
Total[1, 2]	15.5	3.6	0.3

1 Summation errors may occur due to rounding.

2 Total excludes approximately 0.4 acres of permanent aquatic habitat impacts and 0.004-acre temporary aquatic habitat impacts located within the proposed Sacramento State – Placer Center project site that were analyzed under the SAP/PRSP EIR and the addendum prepared in 2023 and approved for the Placer One stormwater facilities.

Source: Madrone 2023, Appendix D.

It is estimated that the project would result in 9.6 acres of "immediate watershed impacts" (Figure 3.4-4), which were estimated based on a 250-foot buffer from the permanent impact area, except where the buffer crosses a drainage or swale. Temporarily impacted vernal pool constituents would experience immediate watershed effects following their restoration and are therefore included in this impact acreage.

The stream system cannot be completely avoided due to road crossings, trail crossings, and stormwater infrastructure. The Sacramento State - Placer Center Master Plan would result in 2.8 acres of permanent impacts and 2.2 acres of temporary impacts within the stream system (Figure 3.4-4). The areas of temporary disturbance would be restored to pre-construction conditions within one year, using materials and seed mixes appropriate for the land cover type and habitat requirements of wildlife that may use the project site.

It should be noted that construction of Placer One is occurring adjacent to the project site. This activity and resulting development surrounding the site will likely affect, and potentially degrade, the ecological function of onsite aquatic resources. Regardless, the proposed project's permanent conversion of onsite aquatic resources, temporary impacts to aquatic resources, and impacts to the stream system and watershed would be a **potentially significant** impact.

Mitigation Measures

Mitigation Measure 3.4-3: Participate in the PCCP, Avoid and Minimize, Mitigate through Payment of ~~Pay~~ Land Conversion and Special Habitat Fees, and Obtain Permitting for Impacts on State and Federally Protected Wetlands through PCCP Participation

Sacramento State shall comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity.

As of June 2023, the USACE has disclaimed jurisdiction over all of the aquatic resources in the project site (Madrone 2023, Appendix D). If, in the future, USACE determines that the aquatic resources within the project site are subject to their jurisdiction, Sacramento State shall obtain a Letter of Permission from the USACE as outlined in the CARP.

Sacramento State shall obtain Waste Discharge Requirements (WDRs) and/or a 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB) depending on the limit of federal jurisdiction to wetlands and waters of the U.S. in place at the time of project actions. A copy of the WDRs/401 Water Quality Certification shall be provided to the PCA when received. All avoidance and minimization measures specified in the WDRs shall be applied as necessary and appropriate.

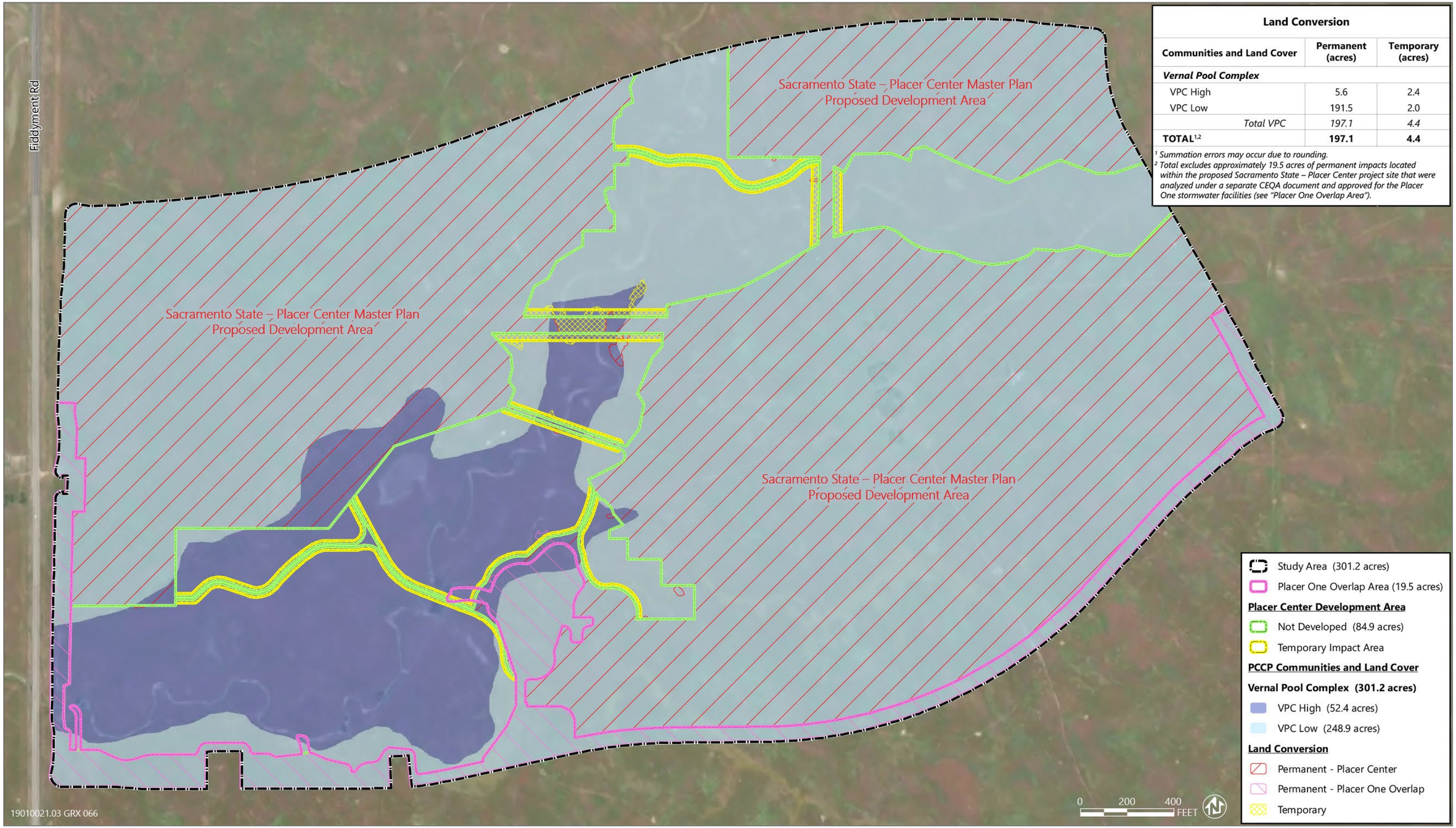
Sacramento State shall submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state, and shall implement the final agreement measures.

As established in agreements between Sacramento State and Placer One (or its successors or assigns), Placer One, or its successors or assigns, shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. These fees shall include payment of land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well connected with each other, including those that contain vernal pools and other state and federally protected wetlands.

Significance after Mitigation

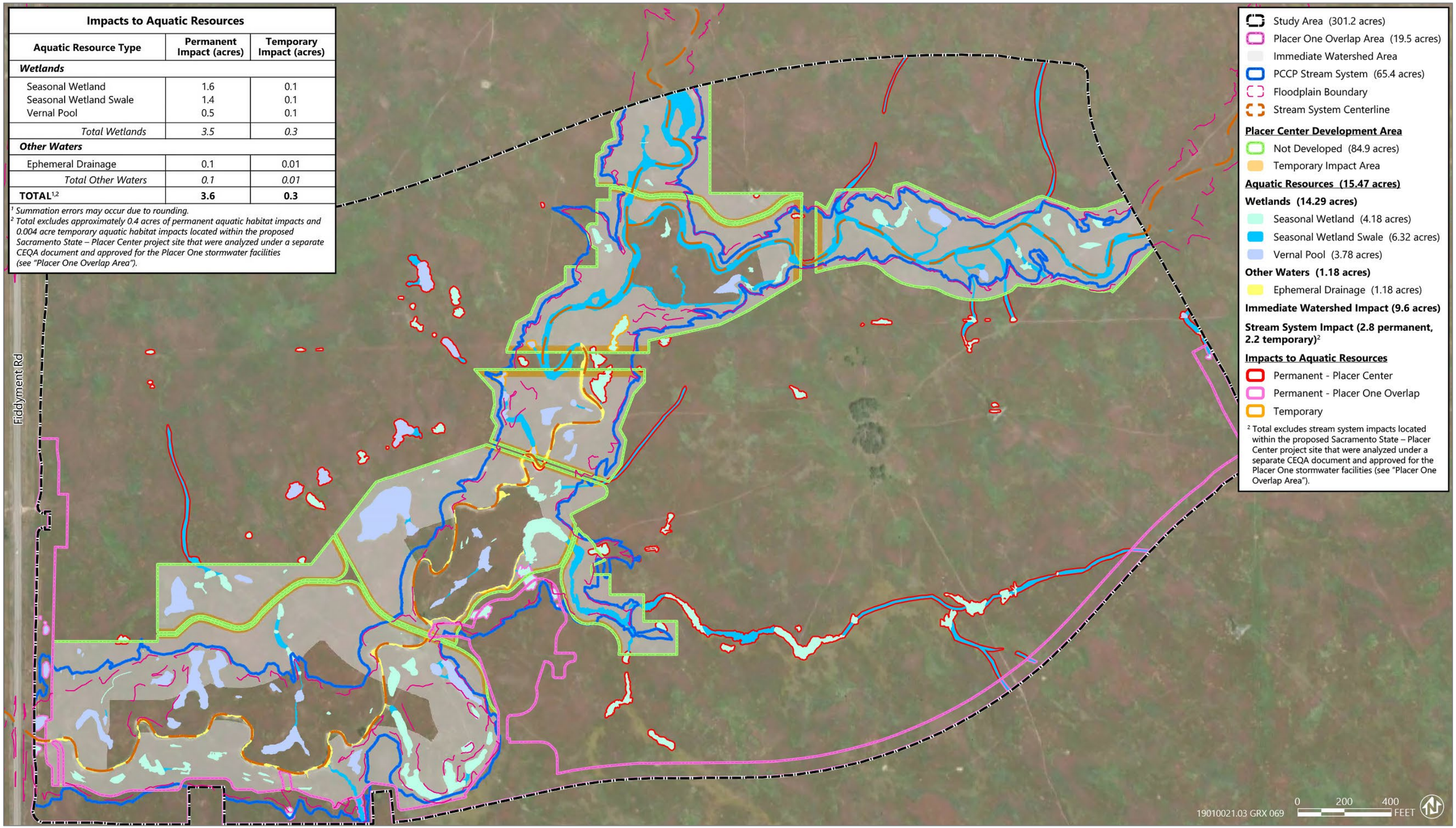
As stated in the Regulator Setting, above, the PCCP states (p. 1-30) that it is expected that the conservation provided in the HCP/NCCP will be sufficient to meet all CEQA mitigation standards for impacts on the special-status species and natural communities that are covered in the HCP/NCCP. The PCCP also indicates that, barring major changes, it is expected that future CEQA documents for activities that receive take coverage under the HCP/NCCP will incorporate the conservation measures by reference to comply with CEQA for the Covered Species and natural communities addressed in the HCP/NCCP. Since the PCCP was adopted in 2020, no such major changes have occurred that would inhibit the ability to rely on participation in the HCP/NCCP for CEQA-compliant mitigation.

Implementation of Mitigation Measure 3.4-3 would reduce potential impacts on state or federally protected wetlands to a **less-than-significant** level by requiring participation in the PCCP and permitting for impacts on state and federally protected wetlands through the PCCP. Through participation in the PCCP, Placer One, or its successors or assigns, shall pay fees that would contribute to preservation of habitats through the PCCP Reserve System, including vernal pool habitat. As described above under "Regulatory Setting," fee payments contribute to creation and restoration of habitat. The Regulatory Setting also describes how the PCCP and CARP are designed to provide ecosystem-scale conservation, which includes, not only protection of existing habitat, but creation and restoration, as well as long-term management of habitat.



Source: Image produced and provided by Madrone Ecological Consulting in 2023, adapted by Ascent Environmental in 2023.

Figure 3.4-3 Community and Land Cover Impacts



Impacts to Aquatic Resources

Aquatic Resource Type	Permanent Impact (acres)	Temporary Impact (acres)
Wetlands		
Seasonal Wetland	1.6	0.1
Seasonal Wetland Swale	1.4	0.1
Vernal Pool	0.5	0.1
Total Wetlands	*3.5*	*0.3*
Other Waters		
Ephemeral Drainage	0.1	0.01
Total Other Waters	*0.1*	*0.01*
TOTAL[1,2]	**3.6**	**0.3**

[1] *Summation errors may occur due to rounding.*
[2] *Total excludes approximately 0.4 acres of permanent aquatic habitat impacts and 0.004 acre temporary aquatic habitat impacts located within the proposed Sacramento State – Placer Center project site that were analyzed under a separate CEQA document and approved for the Placer One stormwater facilities (see "Placer One Overlap Area").*

Source: Image produced and provided by Madrone Ecological Consulting in 2023, adapted by Ascent Environmental in 2023.

Figure 3.4-4 Aquatic Resource and Stream System Impacts

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with implementation of mitigation) identified for the impact on wetlands is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.4-1 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.4-1 differ because the PCCP had not yet been adopted when the SAP/PRSP EIR was prepared, and participation in the PCCP, which is an option now, was not yet an option. As described in the SAP/PRSP EIR, implementation of Mitigation Measure 4.4-1a would not be sufficient to reduce the impact to less than significant; therefore, the impact was identified as significant and unavoidable.

Impact 3.4-4: Interfere with Wildlife Movement Corridors or Impede the Use of Wildlife Nurseries (Threshold of Significance D)

Project implementation would result in conversion of natural land cover types; however, it is unlikely that the project site functions as a high-quality wildlife movement corridor due to surrounding residential and industrial development. Further, the project site does not contain wildlife nursery habitat. Impacts related to wildlife movement corridors and wildlife nurseries would be **less than significant**.

The project site is surrounded by additional undeveloped land, but nearby dense residential development is present south of the project area, and industrial development is present to the north and east. The project site is located adjacent to other undeveloped land immediately to the north, east, and west, this land is bisected by roads (e.g., Fiddyment Road, Sunset Blvd W) and fencing surrounding private properties. The project site is not included within any modeled Essential Connectivity Area or natural landscape block, as defined under the California Essential Habitat Connectivity Project, which was commissioned by the California Department of Transportation and CDFW with the purpose of making transportation and land-use planning more efficient and less costly, while helping reduce dangerous wildlife-vehicle collisions (Spencer et al. 2010).

While the project site and surrounding undeveloped land likely supports some wildlife movement (e.g., coyotes [*Canis latrans*]), the surrounding residential and industrial development and lack of cover on the project site likely does not support any substantial wildlife movement. Further, the project site does not contain wildlife nursery habitat (e.g., heron rookeries, significant bat roosts, deer fawning). As described in Section 2, "*Project Description*," project site design includes retention of approximately 53 acres of open space which would include wetlands and ephemeral drainages, which may support wildlife movement after project implementation. Project implementation would not result in degradation or interference of a significant wildlife movement corridor or impede the use of wildlife nursery sites. Therefore, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on wildlife movement corridors and wildlife nurseries is essentially consistent with the less-than-significant conclusions (with implementation of Mitigation Measures 4.4-5d, 4.4-8a, 4.4-8c) identified for the PRSP area in the discussions of Impact 4.4-8 (wildlife movement corridors) and 4.4-9 (wildlife nurseries) in the SAP/PRSP EIR.

Impact 3.4-5: Conflict with the Provisions of an Adopted Habitat Conservation Plan or Natural Community Conservation Plan (Threshold of Significance F)

Sacramento State would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, there would be no conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be **no impact**.

Sacramento State would comply with the PCCP as a Participating Special Entity. As a Participating Special Entity, Sacramento State would implement surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP (see Mitigation Measures 3.4-2a through 3.4-2e, above), and would obtain permits for impacts on aquatic habitats (i.e., vernal pools, seasonal wetlands, seasonal wetland swales, ephemeral drainages) under the CARP, as described under Impact and Mitigation Measure 3.4-3, above. In addition, as established in agreements between Sacramento State and Placer One (or its successors or assigns), Placer One, or its successors or assigns, shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. Therefore, the project would not conflict with the PCCP and there would be **no impact**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The conclusion of no impact identified for the impact related to conflict with an adopted HCP or NCCP is essentially consistent with the less-than-significant conclusion identified for the PRSP area in the discussion of Impact 4.4-10 in the SAP/PRSP EIR. The PRSP incorporates SAP policies regarding consistency with the PCCP. Most of the PRSP area is identified in the PCCP as potential future growth area and counted as an area of habitat loss that would be permitted under the plan. Because implementing the PRSP would not reduce the effectiveness of the PCCP conservation strategy or interfere with attaining the overall PCCP goals and objectives, the impact in the SAP/PRSP EIR was identified as less than significant.

3.5 CULTURAL RESOURCES

This section analyzes and evaluates the potential impacts of the Sacramento State – Placer Center Master Plan on known and unknown cultural resources. Impacts associated with tribal cultural resources are discussed in Section 3.16, "Tribal Cultural Resources." Cumulative impacts related to cultural resources are addressed in Chapter 4, "Cumulative Impacts."

The analysis of archaeological and historical resources herein is based on the findings and recommendations of the *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021). The analysis is also informed by the provisions and requirements of federal, state, and local laws and regulations that apply to cultural resources.

Cultural resources include districts, sites, buildings, structures, or objects generally older than 50 years and considered to be important to a culture, subculture, or community for scientific, traditional, religious, or other reasons. They include prehistoric resources and historic-period resources. Archaeological resources are locations where human activity has measurably altered the earth or left deposits of prehistoric or historic-period physical remains (e.g., stone tools, bottles, former roads, house foundations). Historical (or built environment) resources include standing buildings (e.g., houses, barns, outbuildings, cabins) and intact structures (e.g., dams, bridges, roads, districts), or landscapes. A cultural landscape is defined as a geographic area (including both cultural and natural resources and the wildlife therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.

One comment letter regarding cultural resources was received in response to the Notice of Preparation (NOP). The Native American Heritage Commission (NAHC) letter provided recommendations for cultural resources assessments. The comment letters received during the public scoping period are presented in Appendix A.

3.5.1 Regulatory Setting

FEDERAL

National Register of Historic Places

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic properties. It is administered by the National Park Service and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The formal criteria (36 CFR 60.4) for determining NRHP eligibility are as follows:

1. The property is at least 50 years old (however, properties under 50 years of age that are of exceptional importance or are contributors to a district can also be included in the NRHP);
2. It retains integrity of location, design, setting, materials, workmanship, feeling, and associations; and
3. It possesses at least one of the following characteristics:

   Criterion A Is associated with events that have made a significant contribution to the broad patterns of history (events).

   Criterion B Is associated with the lives of persons significant in the past (persons).

   Criterion C Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components may lack individual distinction (architecture).

Criterion D Has yielded, or may be likely to yield, information important in prehistory or history (information potential).

For a property to retain and convey historic integrity it must possess most of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or the place where a historic event occurred. Integrity of location refers to whether the property has been moved since its construction. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property that illustrates the character of the place. Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. This is an intangible quality evoked by physical features that reflect a sense of a past time and place. Association is the direct link between the important historic event or person and a historic property. Continuation of historic use and occupation help maintain integrity of association.

Listing in the NRHP does not entail specific protection or assistance for a property but it does guarantee consideration in planning for federal or federally-assisted projects, eligibility for federal tax benefits, and qualification for federal historic preservation assistance. Additionally, project effects on properties listed in the NRHP must be evaluated under CEQA.

The National Register Bulletin series was developed to assist evaluators in the application of NRHP criteria. For example, National Register Bulletin #36 provides guidance in the evaluation of archaeological site significance. If a property cannot be placed within a particular theme or time period, and thereby lacks "focus," it will be unlikely to possess characteristics which would make it eligible for listing in the NRHP. Evaluation standards for linear features (such as roads, trails, fence lines, railroads, ditches, and flumes) are considered in terms of four related criteria that account for specific elements that define engineering and construction methods of linear features: (1) size and length, (2) presence of distinctive engineering features and associated properties, (3) structural integrity, and (4) setting. The highest probability for NRHP eligibility exists in the intact, longer segments, where multiple criteria coincide.

STATE

California Register of Historical Resources

All properties in California that are listed in or formally determined eligible for listing in the NRHP are also listed in the California Register of Historical Resources (CRHR). The CRHR is a listing of State of California resources that are significant in the context of California's history. It is a statewide program with a scope and with criteria for inclusion similar to those used for the NRHP. In addition, properties designated under municipal or county ordinances are also eligible for listing in the CRHR.

A historical resource must be significant at the local, state, or national level under one or more of the criteria defined in the California Code of Regulations Title 15, Chapter 11.5, Section 4850 to be included in the CRHR. The CRHR criteria are tied to CEQA because any resource that meets the criteria below is considered a significant historical resource under CEQA. As noted above, all resources listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

The CRHR uses four evaluation criteria:

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2. Is associated with the lives of persons important to local, California, or national history.

Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.

Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Similar to the NRHP, a resource must meet one of the above criteria and retain integrity. The CRHR uses the same seven aspects of integrity as the NRHP.

California Environmental Quality Act

CEQA requires public agencies to consider the effects of their actions on "historical resources," and "unique archaeological resources." Pursuant to PRC Section 21084.1, a "project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment." Section 21083.2 requires agencies to determine whether projects would have effects on unique archaeological resources.

Historical Resources

"Historical resource" is a term with a defined statutory meaning (PRC Section 21084.1; State CEQA Guidelines Sections 15064.5[a] and [b]). Under State CEQA Guidelines Section 15064.5(a), historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC, Section 5024.1).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, will be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource will be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the California Register of Historical Resources (Public Resources Code, Section 5024.1).
4. The fact that a resource is not listed in or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in PRC Section 5020.1(j) or 5024.1.

Unique Archaeological Resources

CEQA also requires lead agencies to consider whether projects will impact unique archaeological resources. Public Resources Code, Section 21083.2, subdivision (g), states that unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Public Resources Code Section 21083.2

Treatment options under PRC Section 21083.2(b) to mitigate impacts to archaeological resources include activities that preserve such resources in place in an undisturbed state. PRC Section 21083.2 states:

(a) As part of the determination made pursuant to Section 21080.1, the lead agency shall determine whether the project may have a significant effect on archaeological resources. If the lead agency determines that the project may have a significant effect on unique archaeological resources, the environmental impact report shall address the issue of those resources. An environmental impact report, if otherwise necessary, shall not address the issue of nonunique archaeological resources. A negative declaration shall be issued with respect to a project if, but for the issue of nonunique archaeological resources, the negative declaration would be otherwise issued.

(b) If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts to be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. Examples of that treatment, in no order of preference, may include, but are not limited to, any of the following:

(1) Planning construction to avoid archaeological sites.

(2) Deeding archaeological sites into permanent conservation easements.

(3) Capping or covering archaeological sites with a layer of soil before building on the sites.

(4) Planning parks, greenspace, or other open space to incorporate archaeological sites.

(c) To the extent that unique archaeological resources are not preserved in place or not left in an undisturbed state, mitigation measures shall be required as provided in this subdivision.

(d) Excavation as mitigation shall be restricted to those parts of the unique archaeological resource that would be damaged or destroyed by the project.

(e) In no event shall the amount paid by a project applicant for mitigation measures required pursuant to subdivision (c) exceed the following amounts:

(1) An amount equal to one-half of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of a commercial or industrial project.

(2) An amount equal to three-fourths of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of a housing project consisting of a single unit.

(3) If a housing project consists of more than a single unit, an amount equal to three-fourths of 1 percent of the projected cost of the project for mitigation measures undertaken within the site boundaries of the project for the first unit plus the sum of the following:

(A) Two hundred dollars ($200) per unit for any of the next 99 units.
(B) One hundred fifty dollars ($150) per unit for any of the next 400 units.
(C) One hundred dollars ($100) per unit in excess of 500 units.

(f) Unless special or unusual circumstances warrant an exception, the field excavation phase of an approved mitigation plan shall be completed within 90 days after final approval necessary to implement the physical development of the project or, if a phased project, in connection with the phased portion to which the specific mitigation measures are applicable. However, the project applicant may extend that period if he or she so elects. Nothing in this section shall nullify protections for Indian cemeteries under any other provision of law.

California Native American Historical, Cultural, and Sacred Sites Act

The California Native American Historical, Cultural, and Sacred Sites Act (PRC Section 5097.9) applies to both State and private lands. The act requires, upon discovery of human remains, that construction or excavation activity cease and that the county coroner be notified. If the remains are those of a Native American, the coroner must notify the Native American Heritage Commission (NAHC), which notifies and has the authority to designate the most likely descendant (MLD) of the deceased. The act stipulates the procedures the descendants may follow for treating or disposing of the remains and associated grave goods.

Health and Safety Code, Sections 7050.5

Section 7050.5 of the Health and Safety Code requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If they are determined to be those of a Native American, the coroner must contact NAHC. Section 7050.5(b) sets forth the procedures to be followed should human remains be inadvertently discovered outside of a dedicated cemetery. The section also states that the County Coroner, upon recognizing the remains as being of Native American origin, is required to contact the NAHC within 24 hours. The NAHC has various powers and duties to provide for the ultimate disposition of any Native American remains, as does the assigned Most Likely Descendant.

Public Resources Code, Section 5097

PRC Section 5097 specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal land. The disposition of Native American burial falls within the jurisdiction of the NAHC. Section 5097.5 of the Code states the following:

> No person shall knowingly and willfully excavate upon, or remove, destroy, injure, or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy," section of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The "Recreation and Cultural Resources" section (Section 5) of the *Placer County General Plan* (Placer County 2013) includes a goal to "identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment." This plan also includes policies to protect and enhance cultural resources through various means, including implementing incentive programs for private property owners, educating the public, avoiding and mitigating cultural resource impacts in discretionary development projects, coordinating with the local Native American community and the NAHC, and assisting private citizens seeking historic landmark designations for their property. The following polices pertaining to cultural resources contained in the *Placer County General Plan* (2013) are relevant to the project:

- **Policy-1.I.1**: The County shall require that significant natural, open space, and cultural resources be identified in advance of development and incorporated into site-specific development project design. The Planned Residential Developments (PDs) and the Commercial Planned Development (CPD) provisions of the Zoning Ordinance can be used to allow flexibility for this integration with valuable site features.
- **Policy-5.D.3**: The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- **Policy-5.D.6**: The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their

contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.

- Policy-5.D.7: The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

Placer County Code

Article 15.60, Cultural and Historic Resources Preservation, of the Placer County Code is intended to promote the general welfare of the public. The purpose of this article is to promote the general welfare of the public through one or more of the following:

1. The protection, enhancement, perpetuation and use of historic structures and/or other cultural resources: (a) that represent past eras, events, and persons important in prehistory or history, (b) which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, (c) which are unique and irreplaceable assets to the county and its communities, or (d) which provide for this and future generations examples of the physical surroundings in which past generations lived.
2. The development and maintenance of complementary settings and environment for such structures and/or districts.
3. The preservation and encouragement of the county's varied architectural styles, reflecting the cultural, social, economic, political, and architectural phases of its history.
5. The integration of the preservation of cultural resources into public and private land use management and development processes.
7. The promotion and encouragement of continued private ownership and utilization of such structures so the objectives listed above can be attained under this policy.
8. The identification and resolution of conflicts between the preservation of cultural resources and alternative land uses, as early as possible in the planning process.
9. The promotion of public awareness of the benefits of preservation and the encouragement of public participation in identifying and preserving historic, architectural and archaeological resources thereby increasing community pride in the county's cultural heritage.
10. The establishment of a basis for coordinating the goal of the preservation of cultural resources, historic structures and historic districts with the need to set standards for and implement other elements of the county's plans, policies, and programs.

Sunset Area Plan

The following goal and policies from the Sunset Area Plan (SAP) (Placer County 2019a) aim to identify and protect the significant cultural resources of the SAP including paleontological, archaeological, and historical.

- CR-1.1: Cultural Resource Coordination and Education. In areas with a moderate to high degree of sensitivity for cultural resources based on location or previous investigations or in areas where buildings and structures are more than 45 years old, the County shall require a cultural resource assessment of the site by a qualified professional before construction activities begin. The assessment would include preparing archaeological and historical survey reports and conducting a paleontological record search using an appropriate database, such as the University of California, Museum of Paleontology. Archaeological and historical sites and materials shall be evaluated and recorded on standard DPR 523-series forms in accordance with NRHP/CRHR criteria. The evaluation report shall be completed by a qualified archaeologist, architectural historian, or historical architect who meets the Secretary of

the Interior's Professional Qualifications for Archaeology and Historic Preservation, as appropriate, and submitted to Placer County. Project sponsors shall follow recommendations identified in the survey.

- CR-1.4: Potential Development and Cultural Resources. The Placer County Development Review Committee shall regularly consult with the North Central Information Center, Native American Heritage Commission, and appropriate local tribes, such as the United Auburn Indian Community, to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.
- CR-1.5: Sensitive Locations for Cultural Resources. The County shall consider, at a minimum, the following areas to be sensitive areas for the presence of cultural resources:
  - A. Areas with existing riparian resources.
  - B. Areas with a clear and distinct floodplain.
  - C. Areas with identifiable historical remains (e.g., old foundations, rock walls, and old abandoned equipment).
  - D. Areas adjacent to properties which have previously had cultural resource assessments which resulted in the identification of significant resources.
  - E. Areas with a Modesto, Riverbank, Turlock Lake/Mehrten Formation geologic condition (in descending order of sensitivity).
- CR-1.6: Minimize Cultural Resource Impacts. The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, tribal cultural, historical, or paleontological consultants (in consultation with recognized local Native American groups), depending on the type of resource in question.
  - A. If archaeological resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources as well as detailed measures to avoid or minimize impacts to these resources will be included in an evaluation report. These measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.
  - B. If historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources will be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.
  - C. If tribal cultural resources eligible for inclusion in the NRHP or CRHR are identified in the proposed assessment of project impacts, then detailed measures to avoid or minimize impacts to these resources shall be included. These measures could include dedicated conservation easements per SB18; project alternatives, or redesign; additional construction monitoring by a qualified tribal monitor; avoidance of sites; preservation in place; or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

- CR-1.7: Discovery of Cultural Resources During Construction. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, architectural remains, significant paleontological resources) are discovered. In the event archaeological, tribal cultural, historical, or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Heritage Commission on the cultural find, if warranted. If the appropriate specialist determines that the find does not meet standards of significance for cultural resources (as defined in the State CEQA Guidelines Section 15064.5), construction may proceed. If the appropriate specialist determines that the find does meet the standards of significance for cultural resources, SAP Policy CR-1.6, Minimize Cultural Resource Impacts, shall be implemented.
- CR-1.8: Discovery of Burials During Construction. The County shall require all new development to suspend construction activities in the area of the discovery and contact the County when human remains are discovered. In such cases, County shall contact the County Coroner, the Native American Heritage Commission (NAHC), and if the remains are determined to be Native American, the most likely descendant (MLD). The Count and the applicant will coordinate the appropriate treatment and disposition of the remains with the MLD assigned by NAHC.

3.5.2 Environmental Setting

The following environmental setting information was provided in the *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021).

REGIONAL PREHISTORY

The prehistory of the Sacramento Valley is grouped with that of the greater California Central Valley. The initial tripartite classification scheme for cultural change in California's Central Valley, the Windmiller, Berkeley, and Augustine Patterns, was developed in the 1930s based on finds at specific archaeological sites. Decades of additional research based on many more sites has refined these patterns and adjusted their timeframes based on radiocarbon testing and other absolute dating techniques. These refinements were recently summarized into the following chronological sequence: Paleo-Indian (11,500–8550 cal [calibrated] before common era [B.C.E]), Lower Archaic (8550–5550 cal B.C.E), Middle Archaic (5550–550 cal B.C.E), Upper Archaic (550 cal B.C.E–cal anno Domini [C.E.] 1100), and Emergent or Late Prehistoric Period (cal C.E. 1100–Historic Contact).

Paleo-Indian and Lower Archaic Periods (11,500-5550 cal B.C.E)

There is little evidence of the Paleo-Indian and Lower Archaic periods in the Central Valley. As shown by geoarchaeological studies, large segments of the Late Pleistocene landscape throughout the central California lowlands have been buried or removed by periodic episodes of deposition or erosion. The archaeological evidence that is available for the Paleo-Indian Period is comprised primarily by fluted projectile points that are thicker at the top than they are at the bottom. These points are similar in shape to well-dated Clovis points found elsewhere in North America.

In the Central Valley, the Lower Archaic Period is mainly represented by isolated finds of single objects. The earliest confirmed evidence for habitation in the Sacramento vicinity during the Lower Archaic was recovered from a depth of 10-22 feet below current street level. This site is located on a paleo-sandbar which dates from 8,500 to 3,000 years ago. Other Lower Archaic sites around the Central Valley contain numerous milling slabs and handstones, and some at the most southernly end near Kern County, have yielded stemmed projectile points, chipped stone crescents, and the remains of fish, birds, and shellfish in abundance over larger game, such as deer or elk.

Middle Archaic Period (5550–550 cal B.C.E)

For the first 3,000 years of the Middle Archaic, archaeological sites on the valley floor are relatively scarce, in part due to natural geological processes, unlike in the foothills where a number of buried sites dating to the Middle Archaic have been found. Regardless, the archaeological record in both locales indicate that the subsistence system during this period included a wide range of natural resources (e.g., plants, small and large mammals, fish, and waterfowl) that indicate people followed a seasonal foraging strategy. Projectile points with a triangular blade and contracting stems are common as are a variety of fishing implements such as angling hooks, composite bone hooks, spears, and baked clay artifacts, which may have been used as net or line sinkers. The points are classified within the Sierra Contracting Stem and Houx Contracting Stem series. The presence of milling implements (grinding slabs, handstones, pestles, and mortars) indicate that acorns or seeds were an important part of the Middle Archaic diet. In the foothills, pine nut was also an important part of the diet. The presence of an established trade network is indicated by the recovery of Olivella shell beads, obsidian tools, and quartz crystals. Obsidian tool sources during the Middle Archaic included quarries in the North Coast Ranges, eastern Sierra, and Cascades.

Upper Archaic Period (550 cal B.C.E–cal C.E. 1100)

The Upper Archaic is characterized by a dramatic shift in milling technologies. Grinding slabs and handstones significantly decrease while mortars and pestles increase. Archaeologists generally agree mortars and pestles are better suited to crushing and grinding acorns, while grinding slabs and handstones may have been used primarily for processing wild grass seeds. Such a shift indicates acorns most likely became a dietary staple. Other innovations such as new types of shell beads, charmstones, bone tools, and ceremonial stone blades are additional evidence of the more specialized technology which dominates this period.

Upper Archaic shell bead assemblages are characterized by saddle-shaped Olivella beads and abalone ornaments. A variety of bone tool types, decorated bone tube whistles and earrings as well as clay pipes are also found. Mortuary practices are dominated by flexed interments, although a few cremations have been discovered at sites dating to this period. Trade networks brought obsidian to the Central Valley from the North Coast Ranges and the east side of the Sierra Nevada. Large villages located on natural levees and mounds become the norm around 2,700 years ago in the Sacramento and Delta regions. These sites include accumulations of habitation debris and features, such as cooking hearths, house floors, rock-lined ovens, shellfish remains, and flexed burials with variable orientations and a paucity of grave goods.

Emergent or Late Prehistoric Period (cal C.E. 1100 to Historic Contact)

The Emergent Period was shaped by a number of cultural innovations, such as the bow and arrow and more elaborate and diverse fishing technology, as well as an elaborate social and ceremonial organization. The increased number of archaeological sites dating to this period demonstrate that numerous villages, ranging in size from small to large, were established along the valley floor sloughs and river channels and along the foothills side streams. Many of the cultural patterns typical of this period are also reflected in the cultural traditions observed at historic contact.

The faunal and botanical remains recovered at Emergent Period archaeological sites indicate the occupants relied on a diverse assortment of mammals, fish, and plant parts, including acorns and pine nuts. Milling technologies included hopper mortars, shaped mortars and pestles. Bone awls were used to produce coiled baskets and bone fishhooks, harpoons, and gorge hooks were used for fishing, as well as the bow and arrow for hunting. Small, Gunther barbed series projectile points have been found at sites dating to the early part of the period, while Desert-side notched points appear later in the period. The Stockton serrated arrow point is a local variant that also appears in archaeological assemblages dating to this period. In some parts of the lower Sacramento Valley, Cosumnes Brownware ceramics appear indicating advancement in the baked clay industry. Mortuary practices changed to include more cremations, particularly of high-status individuals with many grave goods and pre-interment burning of burial pits. Currency, in the form of clamshell disk beads is an Emergent Period marker. Trade networks also shifted to a predominantly interior Napa obsidian sources instead of eastern Sierra sources and dentalium shell from coastal Oregon and Washington.

HISTORIC SETTING

Regional History

Placer County was organized in 1851 from parts of neighboring Sutter and Yuba Counties and was named after its principal source of revenue at that time, placer mining. The earliest settlers in Placer County arrived in the late 1840s, as miners poured into the region in search of placer deposits. By the mid-1850s the area was sparsely settled and dotted with small-scale ranches. By the mid-1860s, the construction and development of the railroad industry played a significant role in the region's development. The Central Pacific Railroad (CPRR) had incorporated in 1861 to build the western portion of the First Transcontinental Railroad. The tracks of the CPRR (later Southern Pacific Railroad [SPRR]; now Union Pacific Railroad [UPRR]) reached Roseville, Rocklin, and Newcastle in 1864. A designated California Historical Landmark (No. 780), the First Transcontinental Railroad has a marker in Old Town Roseville.

The presence of the railroad also contributed to the growth of Placer County's agricultural industry, mainly fruits and nuts, since the rail line provided access to a large market east of the Sierra Nevada. Incorporated in 1906, the Pacific Fruit Express Company (PFE) was a joint SPRR and UPRR enterprise. The company operated a number of ice plants and docks, as well as car and repair shops throughout the west, and shipped produce in ice refrigerated railcars. The first units of the PFE Ice Plant were erected in 1909, and by 1920, it was known as the world's largest artificial ice plant. The name of present-day PFE Road, whose unnamed precedent is shown on the 1911 USGS Antelope quadrangle, is derived from the company, which is now a UPRR subsidiary (NIC 2021).

Project Site History

NIC's review of the USGS Mineral Resource Data System showed no historical mines within a one-mile radius of the project site (NIC 2021). No properties in the immediate vicinity of the project site are listed in the Built Environment Resources Directory or California Inventory of Historic Resources. The 1855 General Land Office (GLO) land plat of the Project vicinity shows that the project site is entirely vacant at the time. A trail bisects it from northeast to southwest and a few others are shown in the surrounding area. A wheat field is shown roughly 3.5 miles to the east, and another is shown about 2.5 miles to the southwest. Auburn Road is in place to the south.

NIC's review of later historical aerial photographs and topographic maps revealed that the project site has been subject to limited subsequent development. The 1891 USGS Sacramento 30-minute topographic quadrangle shows no development on the project site, though Fiddyment Road is in place to the west. The Town of Whitney is established to the northeast and the Marysville Line of the SPRR is in place to the east. The first development of the Project location is shown on the USGS 1910 Roseville 15-minute quadrangle with an unpaved road bisecting the center of the property from east to west, terminating at Fiddyment Road, and a single residence present to its north on the eastern side of the property. A second structure is shown on the west side of Fiddyment Road, just opposite the western terminus of the unnamed road through the project site.

RECORDS SEARCHES AND SURVEYS

On July 08, 2021, a California Historical Resources Information System (CHRIS) records search of the 301-acre project site and a 0.25-mile buffer was conducted at the North Central Information Center (NCIC), at California State University, Sacramento. The archival search of the archaeological and historical records, national and state databases, and historic maps included the following sources:

- NRHP and CRHR,
- Historic Property Data File for Placer County,
- Archaeological Determinations of Eligibility,
- Built Environment Resources Directory,
- California Inventory of Historic Resources,
- California State Historic Landmarks,

- California Points of Historical Interest, and
- Historical GLO Land plat maps.

The CHRIS records search indicates that three prior cultural resource studies have been completed within the project site, and eight additional studies have been completed within the 0.25-mile records search radius. These studies were completed between 1985 and 2017.

The CHRIS records search also indicates that two archaeological sites and one built-environment feature have been previously recorded within the project site and three additional sites and features have been recorded within the 0.25-mile search radius. The first archaeological site within the project site (P-31-005847) is the site of a historical residence. It consists of two refuse pits, scattered historical and modern debris, a well, and a walnut grove. The second site within the project site is a prehistoric isolate (P-31-005856) consisting of a fragmentary groundstone artifact. The built environment feature is the Rio Oso-Tesla and Rio Oso-Hurley transmission line (P-31-005857) which extends from Rio Oso station in southern Sutter County through Placer County to Folsom and then south through Sacramento to Hurley Station, and then to Tesla Station in Alameda County. The CRHR and NRHP eligibility for these is addressed below. The three remaining sites and features outside the project site but within the 0.25-mile records search radius include a prehistoric lithic scatter, a historical segment of Fiddyment Road, and a historical farm site.

Other Sources

A geoarchaeological sensitivity analysis was also completed for the project site. This review included an examination of soil survey maps, the 2008 geoarchaeological sensitivity study conducted for the entire Sacramento region, and the results of past archaeological investigations in the vicinity of the project site. The geoarchaeological analysis concluded that the project site is underlain by Early Pleistocene-aged (1.9 million to 540,000 years ago) alluvium of the Turlock Lake Formation (Qtl) with soils of the Cometa and Fiddyment Series formed at their surface. Because these materials formed long before the first human occupation of the area, they are very unlikely to contain or to have buried archaeological resources. Based on several site-specific variables, including the age of landform underlying the project site, extent of past disturbance, and results of field survey, the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low (NIC 2021).

PEDESTRIAN SURVEY

A pedestrian survey of the project site was conducted from July 26 to 28, 2021. The survey consisted of a pedestrian inspection, with the surveyors walking 15-meter-wide intervals to ensure maximum ground. Ground visibility within the project site was variable, ranging from poor (10 percent to 25 percent) in areas overgrown with annual grasses and weeds, to excellent (75 percent to 100 percent) along the firebreak and in other clearings. During the pedestrian survey, all visible ground surface, ground disturbance, and geologic outcrops were carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), cultural use (e.g., bedrock mortars, petroglyphs), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of the former presence of structures or buildings (e.g., postholes, foundations), and historic-period debris (e.g., refuse of metal, glass, and ceramics). No previously unrecorded cultural resources of any kind were identified within the project site during the field survey (NIC 2021).

Cultural Resources

P-31-005846

This historic-era archaeological site is the location of a historical residence consisting of two refuse pits, scattered historical and modern debris, a well, and a walnut grove. The former residence is no longer extant. It appears to have been constructed by 1910 and demolished by 1967. Limited shovel testing conducted in 2015 found sparse artifacts of mixed historical and modern age. The investigation concluded that the overall condition of the site is poor. The site revisit finds that the remains of the site are limited to two depressions marking the location of the former structure, assorted wire and fencing fragments, a metal drum, metal strapping, amorphous metal fragments, and sparse historical and modern refuse. The resource shows significant disturbance from cattle grazing. The present assessment

finds that P-31-005846 does not appear to be eligible for listing in the CRHR. Background research finds no evidence that property is associated with any events (Criterion 1) or people (Criterion 2) significant in local or regional history. The former structure and all other built environment features have been entirely dismantled and largely removed from the site during past clean-up events. For these reasons they no longer reflect the distinctive characteristics of any type, period, region, or method of construction, and cannot represent the work of a master, or possesses high artistic values (Criterion 3). Finally, the negligible findings of previous Phase I testing at the site, as well as those of the present survey, suggest that it is not likely to yield historically important information. In order for a resource of the kind to be found significant under CRHR Criterion 4, it needs to be, or to have been, the principal source of information. Therefore, the site is not recommended eligible for listing and is not a resource under CEQA.

P-31-005856

This precontact site is an isolated fragment of a groundstone mano. Isolates are defined as one or two artifacts occurring by themselves and not associated with an archaeological site. Because they have no historical context, isolates are generally not eligible for listing in the CRHR or NRHP and are not a resource under CEQA.

Historic Built Environment Resources

P-31-005857

This built environment feature is the Rio Oso-Tesla and Rio Oso-Hurley transmission line which extends from Rio Oso station in southern Sutter County through Placer County to Folsom and then south through Sacramento to Hurley Station, and then to Tesla Station in Alameda County. The utility was constructed circa 1958 and consists of an active 230kV transmission line supported by steel lattice towers on concrete footings. A past significance evaluation concluded that it is not eligible for listing in either the NRHP or CRHR due to lack of historical significance; it is therefore not a resource under CEQA. The present survey finds that the resource is in active use and is well-maintained.

3.5.3 Impacts and Mitigation Measures

METHODOLOGY

The impact analysis for archaeological and historical resources is based on the findings and recommendations of the *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021). The analysis is also informed by the provisions and requirements of federal, state, and local laws and regulations that apply to cultural resources.

Section 21083.2 of the State CEQA Guidelines defines "unique archaeological resource" as an archeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one or more of the following CRHR-related criteria: 1) that it contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) that it as a special and particular quality, such as being the oldest of its type or the best available example of its type; or 3) that it is directly associated with a scientifically recognized important prehistoric or historic event or person. An impact on a "nonunique resource" is not a significant environmental impact under CEQA (State CEQA Guidelines Section 15064.5[c][4]). If an archaeological resource qualifies as a resource under CRHR criteria, then the resource is treated as a unique archaeological resource for the purposes of CEQA.

For the purposes of the impact discussion, "historical resource" is used to describe built-environment historic-period resources. Archaeological resources (both prehistoric and historic-period), which may qualify as "historical resources" pursuant to CEQA, are analyzed separately from built-environment historical resources.

THRESHOLDS OF SIGNIFICANCE

A cultural resources impact would be significant if implementation of the project would:

A. cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5 of the State CEQA Guidelines;

B. cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the State CEQA Guidelines; or

C. disturb any human remains, including those interred outside of dedicated cemeteries.

Section 15064.5 of the State CEQA Guidelines defines "substantial adverse change" as physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings.

ISSUES NOT DISCUSSED FURTHER

Adverse Change in the Significance of a Historical Resource (Threshold of Significance A): Historical resources include standing buildings (e.g., houses, barns, cabins) and structures (e.g., dams, bridges, water conveyance systems, foundation pads). As described above, no historic resources were identified on the project site. P-31-005857, the Rio Oso-Tesla and Rio Oso-Hurley transmission line was evaluated and found not eligible for listing in the CRHR or NRHP. As a result, it would not be considered significant for the purposes of CEQA. Therefore, project construction and operation would have no impact on historical resources. This issue is not analyzed further.

(The SAP/PRSP EIR [Placer County 2019b] also noted that the PRSP area does not contain any historical resources.)

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.5-1: Cause a Substantial Adverse Change in the Significance of Unique Archaeological Resources (Threshold of Significance B)

Results of the records search and pedestrian survey did not identify unique archaeological resources within the project site. Additionally, no unique archaeological resources as defined in PRC Section 21083.2(g) or archaeological resources as defined in State CEQA Guidelines Section 15064.5 were identified during the survey. However, construction-related ground-disturbing activities could result in discovery or damage of yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. This would be a **potentially significant** impact.

The NCIC records search revealed one previously recorded archaeological site within the project site, and three additional resources within the 0.25-mile search radius. P-31-005847 is the site of a historical residence and consists of two refuse pits, scattered historical and modern debris, a well, and a walnut grove. As previously stated, P-31-005847 was evaluated and recommended ineligible for listing in the CRHR (NIC 2021: 23-24).

The pedestrian survey found no anthropogenic soils (i.e., midden), above-ground features, or concentrations of shell, bone, or lithic materials that would indicate the presence of a pre-contact indigenous archaeological deposit. Additionally, the geoarchaeological sensitivity analysis found that that the project site is underlain by Early Pleistocene-aged (1.9 million to 540,000 years ago) alluvium of the Turlock Lake Formation (Qtl) with soils of the Cometa and Fiddyment Series formed at their surface. Because these materials formed long before the first human occupation of the area, they are very unlikely to contain or to have buried archaeological resources. Based on several site-specific variables, including the age of landform underlying the project site, extent of past disturbance, and results of field survey, the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low. However, construction-related ground-disturbing activities could result in discovery or damage of yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. This would be a **potentially significant** impact.

Mitigation Measures

Mitigation Measure 3.5-1: For All Ground-Disturbing Construction Activities, Halt Ground Disturbance Upon Discovery of Subsurface Archaeological Features

In the event that any prehistoric or historic-era subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits are discovered during construction, all ground-disturbing activity within 100 feet of the resource(s) shall be halted and a qualified professional archaeologist shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, Sacramento State shall contact the appropriate Native American tribe for their input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist (i.e., because it is determined to constitute a unique archaeological resource), the archaeologist shall develop, and Sacramento State shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures shall include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts to archaeological sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan).

Significance after Mitigation

Implementation of Mitigation Measures 3.5-1 would reduce impacts associated with archaeological resources to a **less-than-significant** level because they would require the performance of professionally accepted and legally compliant procedures for the discovery and protection of previously undocumented significant archaeological resources.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential impact on unique archaeological resources is consistent with the conclusion identified for the PRSP area in the discussion of Impact 4.5-2 in the SAP/PRSP EIR.

Impact 3.5-2: Disturb Human Remains (Threshold of Significance C)

Based on documentary research, no evidence suggests that any prehistoric or historic-era marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, ground-disturbing construction activities could uncover previously unknown human remains. Compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 would make this impact **less than significant**.

Based on documentary research, no evidence suggests that any prehistoric or historic-era marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, the location of grave sites and Native American remains can occur outside of identified cemeteries or burial sites. Therefore, there is a possibility that unmarked, previously unknown Native American or other graves could be present within the project site and could be uncovered by project-related construction activities.

As stated in Section 3.5.1, Regulatory Setting, California law requires that, if human remains are discovered, potentially damaging ground-disturbing activities in the area of the remains shall be halted immediately, and the appropriate County coroner shall be notified immediately. If the remains are determined by the coroner to be Native American, NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. Following the coroner's findings, the NAHC-designated Most Likely Descendant, and the landowner shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments, if present, are not disturbed. The responsibilities for acting upon notification of a discovery of Native American human remains are identified in PRC Section 5097.94.

Compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 would provide an opportunity to avoid or minimize the disturbance of human remains, and to appropriately treat any remains that are discovered. Therefore, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential disturbance of human remains is consistent with the conclusion identified for the PRSP area in the discussion of Impact 4.1-3 (with implementation of Mitigation Measure 4.5-1b) in the SAP/PRSP EIR.

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3.6 ENERGY

This section was prepared in accordance with Section 15126 and Appendix F of the State CEQA Guidelines, which requires that EIRs include a discussion of the potential energy impacts of projects, with emphasis on considering whether implementing a project would result in inefficient, wasteful, and unnecessary consumption of energy. This section discusses the energy impacts of construction and operation of the Sacramento State – Placer Center Master Plan. The capacity of existing and proposed infrastructure to serve the project is evaluated in Section 3.17, "Utilities and Service Systems."

Energy related to the project would include energy directly consumed for space heating and cooling, electricity- and gas-powered equipment, and interior and exterior lighting of all proposed buildings. Transportation-related energy consumption includes the use of fuels and electricity to power cars, trucks, and public transportation. Energy would also be consumed by equipment and vehicles used during construction and routine maintenance activities. Detailed calculations, modeling inputs, and results can be found in Appendix C.

Scientists and climatologists have produced evidence that the burning of fossil fuels by vehicles, power plants, industrial facilities, residences, and commercial facilities has led to an increase of the earth's temperature. For an analysis of greenhouse gas (GHG) production and the impacts on climate change associated with implementing the project, refer to Section 3.8, "Greenhouse Gas Emissions and Climate Change."

No comments were received pertaining to the energy analysis during the NOP comment period.

3.6.1 Regulatory Setting

Energy conservation is embodied in many federal, state, and local statutes and policies. At the federal level, energy standards apply to numerous products (e.g., EPA's EnergyStar™ program) and transportation (e.g., fuel efficiency standards). At the state level, Title 24 of the CCR sets forth energy standards for buildings. Further, the state provides rebates/tax credits for installation of renewable energy systems and offers the Flex Your Power program, which promotes conservation in multiple areas. At the local level, Placer County has policies in the general plan related to the energy efficiency of new development and land use planning and to the use of renewable energy sources.

FEDERAL

Energy Policy and Conservation Act, and CAFE Standards

The Energy Policy and Conservation Act of 1975 established nationwide fuel economy standards to conserve oil. Pursuant to this Act, the National Highway Traffic and Safety Administration, part of the U.S. Department of Transportation (DOT), is responsible for revising existing fuel economy standards and establishing new vehicle economy standards.

The Corporate Average Fuel Economy (CAFE) program was established to determine vehicle manufacturer compliance with the government's fuel economy standards. Compliance with the CAFE standards is determined based on each manufacturer's average fuel economy for the portion of their vehicles produced for sale in the country. The U.S. Environmental Protection Agency calculates a CAFE value for each manufacturer based on the city and highway fuel economy test results and vehicle sales. Based on information generated under the CAFE program, DOT is authorized to assess penalties for noncompliance.

STATE

Renewables Portfolio Standard

The state passed legislation referred to as the Renewables Portfolio Standard that requires increasing use of renewable energy to produce electricity for consumers. California utilities are required to generate 33 percent of their

electricity from renewables by 2020 (Senate Bill [SB] X1-2 of 2011); 52 percent by 2027 (SB 100 of 2018); 60 percent by 2030 (also SB 100 of 2018); and 100 percent by 2045 (also SB 100 of 2018).

Senate Bill 350: Clean Energy and Pollution Reduction Act of 2015

The Clean Energy and Pollution Reduction Act of 2015 (SB 350) requires that the amount of electricity generated and sold to retail customers per year from eligible renewable energy resources be increased to 50 percent by December 31, 2030. It also establishes energy efficiency targets that achieve statewide, cumulative doubling of the energy efficiency savings in electricity and natural gas end uses by the end of 2030.

California Energy Efficiency Action Plan

The 2019 California Energy Efficiency Action Plan has three primary goals for the state: double energy efficiency savings by 2030 relative to a 2015 base year (per SB 350), expand energy efficiency in low-income and disadvantaged communities, and reduce GHG emissions from buildings. This plan provides guiding principles and recommendations on how the state would achieve those goals. These recommendations include:

- identifying funding sources that support energy efficiency programs,
- identifying opportunities to improve energy efficiency through data analysis,
- using program designs as a way to encourage increased energy efficiency on the consumer end,
- improving energy efficiency through workforce education and training, and
- supporting rulemaking and programs that incorporate energy demand flexibility and building decarbonization. (CEC 2019).

Assembly Bill 1007: State Alternative Fuels Plan

Assembly Bill (AB) 1007 (Chapter 371, Statues of 2005) required California Energy Commission (CEC) to prepare a state plan to increase the use of alternative fuels in California. CEC prepared the State Alternative Fuels Plan in partnership with the California Air Resources Board (CARB) and in consultation with other state, federal, and local agencies. The plan presents strategies and actions California must take to increase the use of alternative nonpetroleum fuels in a manner that minimizes the costs to California and maximizes the economic benefits of in-state production. The plan assessed various alternative fuels and developed fuel portfolios to meet California's goals to reduce petroleum consumption, increase alternative fuel use, reduce GHG emissions, and increase in-state production of biofuels without causing a significant degradation of public health and environmental quality.

Building Energy Efficiency Standards (Title 24, Part 6)

The energy consumption of new residential and nonresidential buildings in California is regulated by the California Energy Code. The code was established by CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy-efficiency standards for residential and nonresidential buildings. CEC updates the California Energy Code every 3 years, typically including more stringent design requirements for reduced energy consumption, which results in the generation of fewer GHG emissions.

The 2022 California Energy Code went into effect on January 1, 2023. The 2022 California Energy Code advances the onsite energy generation progress started in the 2019 California Energy Code by encouraging electric heat pump technology and use, establishing electric-ready requirements when natural gas is installed, expanding solar photovoltaic (PV) system and battery storage standards, and strengthening ventilation standards to improve indoor air quality. CEC estimates that the 2022 California Energy Code will save consumers $1.5 billion and reduce GHGs by 10 million metric tons of carbon dioxide equivalent ($MMTCO_2e$) over the next 30 years (CEC 2023a).

California Green Building Standards (Title 24, Part 11)

The California Green Building Standards, also known as CALGreen, is a reach code (i.e., optional standards that exceed the requirements of mandator codes) developed by CEC that provides green building standards for statewide residential and nonresidential construction. The current version is the 2022 CALGreen Code, which took effect on January 1, 2023. As compared to the 2019 CALGreen Code, the 2022 CALGreen Code strengthened sections

pertaining to electric vehicle (EV) and bicycle parking, water efficiency and conservation, and material conservation and resource efficiency, among other sections of the CALGreen Code. The CALGreen Code sets design requirements equivalent to or more stringent than those of the California Energy Code for energy efficiency, water efficiency, waste diversion, and indoor air quality. These codes are adopted by local agencies that enforce building codes and used as guidelines by state agencies for meeting the requirements of Executive Order B-18-12.

Climate Change Scoping Plan

Reducing GHG emissions in California has been the focus of the state government for approximately two decades. GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (AB 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (SB 32 of 2016). Executive Order S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. This target was superseded by AB 1279, which codifies a goal for carbon neutrality and reduce emissions by 85 percent below 1990 levels by 2045. These targets are in line with the scientifically established levels needed in the United States to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (United Nations 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the state's the pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045 using a combined top-down, bottom-up approach under various scenarios. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals.

As it pertains to energy consumption and the reduction in fossil fuel use, the 2022 Scoping Plan identifies three priority areas that local land use development should focus on, including the decarbonization of building and transportation-related energy (e.g., cleaning the grid, reducing fossil fuel use for transportation) and the reduction of vehicle miles traveled (i.e. reduces all energy sources used in the transportation sector).

Executive Order B-18-12: Green Building Action Plan

In April 2012, Executive Order B-18-12 was issued, which requires state agencies to implement green building practices to improve energy, water, and materials efficiency; improve air quality and working conditions for state employees; reduce costs to the state; and reduce environmental impacts from state operations. Among other actions, Executive Order B-18-12 requires state agencies to reduce agency-wide water use by 10 percent by 2015 and 20 percent by 2020, as measured against a 2010 baseline. The Executive Order directs new state buildings designed after 2025 to be constructed as zero net energy (ZNE) facilities, with an interim target of 50 percent of new facilities beginning design after 2020 to be ZNE. The Executive Order also calls for state agencies to identify and pursue opportunities to provide electric vehicle charging stations at employee parking facilities in new buildings.

California State University Sustainability Policy

In the spring of 2022, The California State University (CSU) Board of Trustees adopted an update to the CSU system-wide Sustainability Policy, which was first adopted in 2014 with subsequent updates in 2019 and 2020. The current update became effective March 23, 2022. The policy aims to reduce the environmental impact of construction and operation of buildings and to integrate sustainability across the curriculum. The CSU Sustainability Policy established the following goals related to GHG emissions:

University Sustainability

- The CSU will seek to further integrate sustainability and climate literacy into the academic curriculum working within the normal campus consultative process. Activities can include but will not be limited to supporting multi-disciplinary course development, utilizing the campus as a living laboratory model, connecting sustainability with social justice, strengthening community partnerships, and creating appropriate learning outcomes. Progress shall be measured through the use of the AASHE STARS1 platform.

Climate Action Plan

- The CSU will strive to reduce systemwide facility carbon emissions to 40 percent below 1990 levels consistent with SB 32, California's Global Warming Solutions Act of 2006 (HSC §38566, effective January 1, 2017). Emissions will include both state and auxiliary organization purchases of electricity and natural gas; fleet, marine vessel usage; and other emissions the university or self-support entity has direct control over. The Chancellor's Office staff will provide the baseline 1990 facility emission levels (for purchased electricity and natural gas) for the campuses that existed at that time and assist campuses added to the CSU after 1990 to determine their appropriate baseline.
- The CSU will strive to reduce facility carbon emissions to 80 percent below 1990 levels by 2040 to achieve carbon neutrality by 2045 in accordance with statewide mandates. Metrics will include GHG emissions per FTE.

Energy Resilience and Procurement

- The CSU will pursue energy procurement and production to reduce energy capacity requirements from fossil fuels, enhance electrical demand flexibility, and promote energy resilience using available economically feasible technology for on-site renewable generation, microgrids, and other fossil fuel-free energy storage solutions. The CSU shall endeavor to increase its self-generated renewable energy and battery capacity from 32 to 80 megawatts by 2030.
- The CSU will consider cost effective opportunities to exceed the State of California and California Public Utilities Commission Renewable Portfolio Standard sooner than the established goal of procuring 60 percent of its electricity needs from renewable sources by 2030 consistent with SB 100 (PUC Section 399.11).
- To minimize use of natural gas, campuses will transition from fossil-fuel sourced equipment to electric equipment as replacements or renovations are needed. Any in-kind fossil-fuel sourced equipment will be justified through an analysis which demonstrates why that solution represents the most cost-effective option and what alternatives were analyzed for comparative purposes. The intention of this item shall be limited to no new investment in, or renewal of, natural gas assets or infrastructure as part of campus projects starting July 1, 2035, with the exception of critical academic program needs.

Energy Conservation, Carbon Reduction and Utility Management

- All CSU buildings and facilities, regardless of the source of funding for their operation, will be operated in the most energy efficient manner and transition to a low carbon strategy without endangering public health and safety and without diminishing the quality of education and the academic program.
- All CSU campuses shall continue to identify energy efficiency and carbon reduction improvement measures to the greatest extent possible, undertake steps to seek funding for their implementation and, upon securing available funds, expeditiously implement the measures.
- The CSU will cooperate with federal, state, and local governments and other appropriate organizations in accomplishing energy conservation, and carbon reduction, and utilities management objectives throughout the state; and inform students, faculty, staff and the general public of the need for and methods of energy conservation, and carbon reduction, and utilities management.
- Each CSU campus shall designate an energy/utilities staff with the responsibility and the authority for carrying out energy conservation and utilities management programs. The Chancellor's Office will have the responsibility to coordinate the individual campus programs into a systemwide program.
- The CSU will monitor monthly energy and utility usage on all campuses and the Chancellor's Office and will prepare a systemwide annual report on energy utilization and greenhouse gas emissions. The Chancellor's Office will maintain a systemwide energy database in which monthly campus data will be compiled to produce systemwide energy reporting. Campuses will provide the Chancellor's Office the necessary energy and utility data, such as electricity and natural gas consumption; water and sewer usage; fuel consumed by fleet vehicles, boats, and ships; waste disposal for the systemwide database in a timely manner.
- Each CSU campus shall develop and maintain a campuswide utility master plan which includes an integrated strategic energy resource plan, with tactical recommendations in the areas of new construction, decarbonization,

deferred maintenance, climate resilience, facility renewal, energy projects, water conservation, solid waste management, and an energy management plan. This plan will be updated every 10 years and guide the overall energy and climate action program at each campus.

Sustainable Building & Lands Practices

- All future CSU new construction, remodeling, renovation, and repair projects, regardless of funding source, will be designed with consideration of optimum energy utilization, decarbonization, and low life-cycle operating costs and shall exceed all applicable energy codes and regulations (Building Energy Efficiency Standards, Tit. 24 CCR Section 6) by ten percent. In the areas of specialized construction that are not regulated through the current energy standards, such as historical buildings, museums, and auditoriums, the CSU will ensure that these facilities are designed to maximize energy efficiency. Energy efficient and sustainable design features in the project plans and specifications will be considered in balance with the academic program needs of the project within the available project budget.
- Capital planning for state, non-state facilities and infrastructure shall consider features of a sustainable and durable design to achieve a low life cycle cost. Campuses shall design, construct, operate, and maintain green building certified high performing buildings, regardless of funding source, that improve occupant productivity and wellness, optimize life-cycle costs, and minimize carbon impact. Principles and best practices established by leading industry standards or professional organizations shall be implemented to the greatest extent possible.
- Existing building energy performance will be optimized through improved operation, maintenance and repair, and capital improvement, enabling campuses to meet carbon reduction goals. Sustainable design for capital projects is a process of balancing long-term institutional needs for academic and related programs with environmental concerns. In the context of designing to provide for university and academic needs, the following attributes will be considered "sustainable:"
- Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds;
    - Durable systems and finishes with long life cycles that minimize maintenance and replacement.
    - Optimization of layouts and designing spaces that can be reconfigured with the expectation that the facility will be renovated and re-used (versus demolished);
    - Systems designed for optimization of energy, water, and other natural resources;
    - Optimization of indoor environmental quality for occupants;
    - Utilization of environmentally preferable products and processes, such as long life-cycle materials and components, recycled-content and recyclable materials;
    - Procedures that monitor, trend, and report operational performance as compared to the optimal design and operating parameters.
    - Cost-effective design features which algin with the CSU Basic Needs Initiative and support campus diversity, equity and inclusion efforts.
- To implement the sustainable building goal in a cost-effective manner, the process will: identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems are not stand-alone systems.
- Capital Planning, Design and Construction in the Chancellor's Office shall monitor building sustainability/energy performance and maintain information on design best practices to support the energy efficiency goals and guidelines of this policy.

- The sustainability performance shall be based on Leadership in Energy and Environmental Design (LEED) principles with consideration to the physical diversity and microclimates within the CSU.
- The CSU shall design and build all new buildings and major renovations to meet or exceed the minimum requirements equivalent to LEED Silver. Each campus shall strive to achieve a higher standard equivalent to LEED Gold or Platinum within project budget constraints. Each campus may pursue external certification through the LEED process or alternative sustainable building rating systems. If the project is not registered through U.S. Green Building Council, then a qualified campus staff member shall evaluate the documentation necessary to determine LEED equivalence and shall attest that equivalence has been achieved.
- In informal or unlandscaped areas, and where appropriate, campuses will work to support a naturally functioning habitat, promote biodiversity, and preserve native landscapes.

Sustainable Building & Lands Practices

- Each campus shall operate and maintain a comprehensive energy management system that will provide centralized reporting and control of the campus energy and carbon reduction related activities.
- Campus energy/utilities managers will make the necessary arrangements to achieve optimum efficiency in the use of natural gas, electricity, or any other purchased energy resources to meet the heating, cooling, and lighting needs of the buildings and/or facilities. Campuses shall strive to adhere to statewide energy efficiency guidance regarding appropriate indoor temperature setpoints during heating and cooling periods (State Administrative Manual, Section: 1805.3). Except for areas requiring special operating conditions, such as electronic data processing facilities, or other scientifically critical areas, where rigid temperature controls are required, building and/or facility temperatures will be allowed to fluctuate between the limits stated above. Simultaneous heating and cooling operations to maintain a specific temperature in work areas will not be allowed unless special operating conditions dictate such a scheme to be implemented.
- To the extent possible, academic and non-academic programs will be consolidated in a manner to achieve the highest building utilization.
- All CSU campuses shall implement a utilities chargeback system to recover direct and indirect costs of utilities provided to self-supporting and external organizations pursuant to procedures in the CSU Policy Library.

Transportation

- The CSU will encourage and promote the use of alternative transportation and/or alternative fuels to reduce GHG emissions related to university associated transportation, including commuter and business travel. The Chancellor's Office will establish a baseline for carbon emissions from student, faculty and staff commuting and establish a systemwide reduction target.
- All CSU campuses shall develop and maintain a transportation demand management (TDM) plan to reduce vehicle miles traveled (VMT) and carbon emissions. This plan will be updated every 5 years and guide the overall transportation and parking program at each campus.
- Campuses shall strive to increase EV, electric bicycle, and other electric mobility and transportation device charging infrastructure and incentive programs to further support campus carbon reduction strategies.
- Campuses shall strive to develop and maintain a long-range plan for transitioning fleet, and grounds equipment to zero emissions, excluding public safety patrol vehicles if necessary. 50 percent of all light duty vehicle purchases will be ZEV by 2035, with no addition of gas-powered light duty vehicles to the fleet after 2035. All small off-road engine equipment used for campus grounds will be all-electric by 2035. All buses and heavy-duty vehicles will be ZEV by 2045 in alignment with state regulations.

Energy Use Index

Energy use is the primary metric used by the CSU to track progress toward energy conservation goals, referred to as the Energy Use Index (EUI). EUI represents total annual electricity and natural gas use per square foot of building space, measured in British thermal units per square foot. To normalize this metric between different CSU campuses,

the square footage is adjusted to prorate or remove buildings and structures that are very low or zero energy users, such as parking structures, stadiums, and farm buildings such as barns and storage sheds. The last two CSU Executive Orders on energy and sustainability (i.e., 917 of 2004, 987 of 2006) established goals to reduce British thermal units per square foot by 15 percent over two consecutive 5-year periods.

Executive Order 987

Executive Order 987 is the CSU Policy Statement on Energy Conservation, Sustainable Building Practices, and Physical Plant Management for all CSU campuses. Sacramento State University, and therefore Placer Center as an off-campus center of Sacramento State, operates under this Executive Order, which sets minimum efficiency standards for new construction and renovations, and establishes operating practices intended to ensure CSU buildings are used in the most energy efficient and sustainable manner possible while still meeting the programming needs of the University.

Climate Action Plan

Sacramento State prepared the 2018 Climate Action Plan (CAP) as a mechanism to ensure the reduction of GHG emissions associated with campus operations which would lead to achieving a carbon neutral goal by 2040. An updated CAP was prepared in 2021 to align with the latest GHG reduction targets of the CSU system, including a 50 percent waste reduction target and zero waste campus by 2030, an 80 percent GHG emissions reduction target by 2035, and a carbon neutrality target by 2040. However, the CAP's reduction targets are based on an emissions inventory conducted for the Sacramento State main campus, not including the proposed off-campus center; thus, targets and policies set in the CAP do not apply to the project.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The following goals and policies of the Placer County General Plan (Placer County 2013) are relevant to energy use within the project site:

Natural Resources

- **Policy 6.F.5.** The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.

Transportation and Circulation

GOAL 3.C: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

Placer County Sustainability Plan

Placer County adopted its Sustainability Plan in January 2020 to show leadership and commitment to reducing countywide GHG emissions and reduce climate-related impacts (Placer County 2020). The GHG Reduction Strategy of

the plan includes a GHG inventory, and measures for reducing current and future emissions, including those occurring from electricity use and generation. The reduction measures pertain to County operations as well as community activities within the unincorporated areas of Placer County The following emissions reduction strategies of the Placer County Sustainability Plan apply to energy use and generation:

- Strategy E-1: Facilitate a transition to electricity as the primary energy source for residential, mixed-use, commercial, and office buildings.
- Strategy E-4: Encourage new residential, office, and commercial development, as mitigation for discretionary projects exceeding applicable CEQA GHG thresholds, to implement CALGreen Tier 1 standards and accelerate ZNE in new construction.
- Strategy E-7: Create incentives to construct new nonresidential buildings to ZNE energy efficiency standards in advance of the 2030 mandate, and a second class of incentives to support new nonresidential construction that does not achieve ZNE but exceeds minimum standards.
- Strategy E-11: Partner with APCD to develop and implement programs to replace old wood- and propane-burning space heaters with modern, efficient, and low-carbon appliances where feasible, while ensuring that access to alternative heating is maintained.
- Strategy E-17: Promote onsite renewable energy generation and energy storage for new small- and medium-sized nonresidential structures.
- Strategy E-18: Encourage electrical customers to participate in demand-reduction programs.
- Strategy E-21: Encourage onsite solar PV systems and/or energy storage as mitigation for discretionary projects exceeding applicable GHG thresholds, for new nonresidential buildings exceeding 20,000 square feet.
- Strategy T-1: Facilitate the installation of public electric vehicle (EV) charging stations at existing and new residential and non-residential uses.
- Strategy T-2: Support the installation of alternative fueling stations to encourage residents and visitors to transition from high-carbon vehicle fuels, such as diesel or gasoline, to less-carbon-intensive vehicle fuels, such as natural gas, propane, biofuel, or hydrogen.
- Strategy T-3: Encourage new development to provide a mix of land uses and to be located contiguous to existing developed areas and infrastructure to support connectivity and to reduce trip lengths.
- Strategy T-4: Partner with surrounding regional transit agencies to improve connectivity to regional transportation systems.
- Strategy T-5: Partner with incorporated communities and regional agencies to develop bikeways and trails between communities.
- Strategy T-8: Look for opportunities to achieve additional trip reductions in the foothill and valley regions of Placer County.

Placer County Sunset Area Plan

The SAP (Placer County 2019a) includes the following goals and policies related to energy consumption:

GOAL LU/ED-2: Healthy Communities. To promote a positive physical, social, and economic environment that supports a sense of community and promotes a sustainable future where residents can enjoy a high quality of life.

- Policy LU/ED-2.11: Bike- and Pedestrian-Supportive Design. Encourage development of local mixed-use centers that provide goods and services that meet the daily needs of the community and surrounding neighborhoods to encourage walking and bicycling, and to reduce vehicle trips outside of the plan area.

GOAL LU/ED-3: Design and Land Development Practices. To promote high-quality design and land development practices in the Sunset Area.

- **Policy LU/ED-3.5:** Parking. The County shall require site planning that minimizes the visibility of parking areas as much as possible through their configuration and the use of landscaping and grading. This can be achieved by locating parking to the rear of buildings and in areas that can be appropriately screened from the adjacent street and surrounding land uses. Parking supply design should adhere to the following principles:
    a) Parking areas should be organized into small units separated by landscaping and pedestrian facilities to provide safe, attractive pedestrian environments and visual enhancement.
    b) Shade trees shall be provided on parking islands, along street edges, and at other locations wherever feasible, and shall be consistent with the shading provisions of the Placer County Landscape Guidelines.
    c) Where shade structures are provided, encourage the installation of solar panels.
    d) Convenient surface parking shall be provided for commercial areas without affecting the character of major streetscapes. Parking areas should be located whenever possible at the rear or side and connected to the streetscape through pedestrian links.
    e) Access points to parking areas shall be minimized to reduce their potential impact on the surrounding streetscapes and to minimize potential vehicular conflict.
    f) Bike parking areas shall be provided as required by the Zoning Ordinance.
- **Policy LU/ED-3.9:** Lighting. The County shall balance the need for lighting in new developments with concern for the environment and existing uses by encouraging the use of efficient, strategic, and aesthetic lighting methods that address public safety and reduce light pollution. Lighting design should adhere to the following principles:
    a) Lighting on site should be designed to promote pedestrian comfort and safety and to enliven public gathering places.
    b) Lighting for individual buildings should be integrated into the architecture.
    c) Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.
    d) The height of light standards in parking areas shall not exceed eighteen (18) feet.
    e) Energy-efficient technology should be used wherever possible.

GOAL LU/ED-5: Innovation Center. To leverage the Sunset Area's regionally unique supply of large footprint development sites to promote opportunities for innovation economy business.

- **Policy LU/ED-5.5:** Innovative Residential Uses. The County shall support integration of innovative residential land uses that are close to workplaces to attract and accommodate creative and knowledge-based economy workers and minimize commute times and vehicle trips.

GOAL NR-5: Air Quality. To protect and improve air quality in the Sunset Area.

- **Policy NR-5.5:** Construction Exhaust Emissions. The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The PCAPCD shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).
- **Policy NR-5.6:** Emission Reduction Compliance. The County shall require new development to demonstrate to the County and the PCAPCD compliance with California State Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- **Policy NR-5.9:** Cool Community Strategies. The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements. This may include the following:

a) Use of roofing materials with a high solar reflectance index (SRI), to reduce heat island effect and manage stormwater.

b) Incorporation of high-albedo materials such as concrete for pathways and parking areas, or use coatings and integral colorants for asphalt to achieve light colored surfaces instead of blacktop, where feasible.

c) Shading of hardscapes (such as sidewalks, roadways, and parking lots) with trees, vegetated trellises, or structures covered with solar panels or materials with high solar reflectance.

d) Preservation of existing trees, wherever feasible, and addition of trees in the public right-of-way, where appropriate.

e) Construction of hard surfaces such as roads and sidewalks with partially vegetated systems such as open grid vegetated paving.

GOAL NR-6: Energy Efficiency and Conservation. To encourage design and construction practices that result in greater energy efficiency and energy conservation.

- Policy NR-6.2: Energy Efficient Construction. The County shall encourage new construction to achieve third-party green building certification, such as the GreenPoint Rated program and the LEED [Leadership in Energy and Environmental Design] rating system. This will include building and capital improvement design practices that reduce energy consumption, maximize energy conservation, promote passive solar energy generation or other on-site electricity generation, and incorporate natural ventilation.
- Policy NR-6.3: CALGreen. The County shall require that all new buildings shall comply with CALGreen building codes, including diversion and recycle construction and demolition waste; use of locally-sourced building materials and recycled content building materials, including mulch/compost; heating and air conditioning standards, VOC limits, and recycled content value.
- Policy NR-6.4: Energy-Efficient Retrofits. The County shall encourage energy conservation retrofits for existing buildings in the Sunset Area.
- Policy NR-6.6: Efficient Landscape Maintenance Equipment. The County shall encourage installation of electric outlets in parks and public/quasi-public lands to promote the use of electric landscape maintenance equipment.
- Policy NR-6.7: Residential Energy Efficiency. The County shall require new residential units to be designed and constructed to maximize energy efficiency. This shall include consideration of the following design features:

  a) Installation of solar photovoltaic systems.

  b) Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.

  c) Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.

  d) Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.
- Policy NR-6.8: Energy Efficient Lighting. Require the use of energy efficient lighting for all street, parking, and area lighting, to the extent feasible.

GOAL NR-7: Air Quality and Transportation/Land Use Planning. To integrate air quality improvement with the land use and transportation planning process.

- Policy NR-7.1: Vehicle Emission Reduction Through Project Design. The County shall evaluate new development projects which have the potential to generate a significant amount of vehicle emissions due to high employment levels or due to a high level of patronage, and shall require that effective mitigation strategies be incorporated into the project design.
- Policy NR-7.2: Alternative Transportation. The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative

transportation modes to reduce air contaminant emissions. This includes providing secure bicycle parking and storage.

- **Policy NR-7.3:** Regional Connectivity. The County shall connect bike lanes in the Sunset Area to existing and future bike lanes within the unincorporated county and neighboring cities to create a regional bicycle network, wherever feasible.
- **Policy NR-7.4:** Transit Funding. The County shall support the Placer County Transportation Planning Agency's efforts to secure adequate transit funding to increase the effectiveness and viability of transit. The County shall require new development to pay its fair share of the cost of transit facilities required to serve the new development.
- **Policy NR-7.5:** Transportation Control Measures. The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area wide source-reduction programs and transportation control measure (TCM) programs. County review of new development projects also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- **Policy NR-7.6:** Mixed-Use, Increased Intensity Development. The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- **Policy NR-7.7:** Efficient Traffic Control. The County shall implement high-efficiency traffic control strategies such as synchronized signals and roundabouts to reduce vehicle emissions.
- **Policy NR-7.8:** Roadway Infrastructure Demand Reduction. The County shall encourage vehicle trip reduction and improved air quality by requiring new development projects that exceed the PCAPCD's significance thresholds for operational emissions to provide on-going, cost-effective mechanisms for transportation services that help reduce the demand for existing roadway infrastructure.
- **Policy NR-7.9:** Dedicated Land for Park-and-Ride Lots. The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.
- **Policy NR-7.10:** Construction Worker Vehicle Trip Reduction. The County shall require project proponents to consult the County and the PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.
- **Policy NR-7.11:** County Facilities and Operations. The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- **Policy NR-7.14:** Vehicle Idling Restriction. The County shall prohibit the idling of on- and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.
- **Policy NR-7.15:** Alternative Fuel Vehicle Infrastructure. The County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings.
- **Policy NR-7.16:** Low-Emission Vehicle Fleet. The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

GOAL TM-1: Roadways and Traffic. To develop a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel.

- **Policy TM-1.1:** Complete Streets Design. The County shall require the design of all arterial, collector, and local streets in the Sunset Area to address the needs of all potential users and all modes of travel within the street right-of-way. This will include the following:
  a) Sidewalks and curbs to ensure pedestrian convenience, comfort, and safety.
  b) Off-street, separated Class I Bike Trails and on-street Class II Bike Lanes to accommodate the needs of both commuter and recreational cyclists.
  c) Transit accessibility and transit priority to enhance the convenience and efficiency of transit services.
  d) Shade trees and planting strips to add to the comfort of users and to enhance the aesthetic appeal of streets.
- **Policy TM-1.10:** Transportation Systems Management Programs. The County shall promote the use of transportation systems management programs directed at increasing the efficiency of the transportation system. This includes the requirement that proposed development projects meet the County's trip reduction ordinance, which is aimed at increasing average vehicle occupancy and promoting use of transit and active transportation.

GOAL TM-2: Active Transportation. To support bicycling and walking in the Sunset Area by providing safe and convenient routes and facilities.

- **Policy TM-2.1:** Transportation Facility Design. With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for shared use paths.
- **Policy TM-2.2:** New Development Connectivity. The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities.
- **Policy TM-2.3:** Pedestrian and Bicycle Safety. The County shall require safe street and intersection crossings for bicyclists and pedestrians that include traffic signals, signal timing to enable safe crossings, enhanced crosswalk facilities with painted and textured and/or raised surfaces, pedestrian and bike activated signals, pedestrian refuge islands and medians, and intersection crossing guidelines consistent with the Americans with Disabilities Act.
- **Policy TM-2.4:** Supportive Land Uses. The County shall encourage land use types and forms that facilitate the use of alternate modes of transportation, multi-modal facilities, and the development of complete streets.
- **Policy TM-2.5:** Bicycle Parking. The County shall require safe and convenient bicycle parking for all new or modified public and private developments and businesses.
- **Policy TM-2.6:** End-of-Trip Facilities. The County shall encourage incorporation of cycling-friendly facilities such as showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces for all new or modified public and private developments and businesses.
- **Policy TM-2.7:** Regional Connectivity. The County shall work to promote and facilitate bicycle and pedestrian connections between the Sunset Area networks and the active transportation networks of nearby communities. This will include connecting existing facilities in adjacent areas with new facilities in the Sunset Area.
- **Policy TM-2.8:** Grant Funding. The County shall identify regional, State, and Federal funding programs and secure funding for pedestrian and bicycle facilities and programs, if possible.
- **Policy TM-2.9:** Placer Parkway Grade Separations. With implementation of Placer Parkway, the County shall pursue funding opportunities to ensure provision of grade separations across Placer Parkway to accommodate bicycle and pedestrian facilities.

GOAL TM-3: Transit and Shared Mobility. To plan for efficient and convenient local and regional transportation services that meet the unique needs of the Sunset Area while minimizing reliance on personal automobiles

- **Policy TM-3.1:** Transit Service Planning. The County shall collaborate with the Placer County Transportation Planning Agency to update its Long-Range Transit Master Plan to include transit service to the Sunset Area. This

update would include a funding mechanism for the establishment and operation costs of transit service to the Sunset Area.

- **Policy TM-3.2:** Public and Private Transportation. The County shall encourage publicly- and privately-owned transit systems, such as taxicabs, ridesharing companies, employer shuttles, and other micro-transit, and private bus companies, to provide additional transit services, particularly to serve special needs populations, including senior citizens and the mobility impaired.
- **Policy TM-3.3:** Employer Shuttles. The County shall encourage major employers to establish shuttle services, van pools, and other forms of micro-transit to connect with major destinations and transit hubs within the Sunset Area.

GOAL TM-4: Parking. To ensure the provision of adequate, well-located, and efficient parking for employees and customers of Sunset Area businesses, residents, and visitors.

- **Policy TM-4.1:** Shared-Use Parking. The County shall encourage shared-use parking facilities to more efficiently use parking lots.
- **Policy TM-4.2:** Consolidation of Off-Street Parking. The County shall encourage consolidation of off-street parking within mixed-use areas in the Plan area.
- **Policy TM-4.3:** Credit for Off-Site Parking Requirements. The County shall allow properties that contribute to off-site community parking facilities or transit service to be given credit for satisfying their individual parking requirements.
- **Policy TM-4.4:** Preferred Parking for Alternatively-Powered Vehicles. The County shall require the provision of preferred parking for alternatively-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles.

Placer County Placer Ranch Specific Plan Development Standards and Guidelines

The following objective in the Placer County Placer Ranch Specific Plan (PRSP) (Placer County 2019a) pertains to energy consumption:

- Foster Sustainable Community Design: Aid the County in achieving its objectives for long-term sustainability through project design and building practices that incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile.

3.6.2 Environmental Setting

ENERGY TYPES AND SOURCES

California relies on a regional power system comprising a diverse mix of natural gas, renewable energy, hydroelectric, and nuclear generation resources. Gasoline and diesel fuel sold in California for motor vehicles is refined in California to meet specific formulations required by CARB. Major petroleum refineries in California are concentrated in three counties: Contra Costa County in northern California, Kern County in central California, and Los Angeles County in southern California. Power plants in California meet approximately 68 percent of the in-state electricity demand; hydroelectric power from the Pacific Northwest provides 12 percent, and power plants in the southwestern U.S. provide the remaining 20 percent (EIA 2014). The contribution of in- and out-of-state power plants depends on the precipitation that occurred in the previous year, the corresponding amount of hydroelectric power that is available, and other factors. The Pacific Gas and Electric Company (PG&E) is the primary electricity supplier for Placer County and the project site.

Alternative Fuels

A variety of alternative fuels are used to reduce demand for petroleum-based fuel. The use of these fuels is encouraged through various statewide regulations and plans (e.g., Low Carbon Fuel Standard, AB 32 Scoping Plan). Conventional gasoline and diesel may be replaced (depending on the capability of the vehicle) with many

transportation fuels, including biodiesel, electricity, ethanol, hydrogen, natural gas/methane, propane, and renewable diesel.

California has a growing number of alternative fuel vehicles through the joint efforts of CEC, CARB, local air districts, federal government, transit agencies, utilities, and other public and private entities. As of June 2023, California contained over 40,970 alternative fueling stations (AFDC 2023).

Transportation Fuels

On-road vehicles use about 90 percent of the petroleum consumed in California. The California Department of Transportation projected 821 million gallons of gasoline and diesel were consumed in Sacramento County in 2020, an increase of approximately 75 million gallons of fuel from 2015 levels (Caltrans 2009).

Energy Service in the SAP/PRSP Area

Electric and natural gas services in Placer County are provided by PG&E. PG&E would provide the project site with electricity; however, the project would not include natural gas infrastructure.

3.6.3 Impacts and Mitigation Measures

METHODOLOGY

Energy related to the project would include energy directly consumed for space heating and cooling, electricity- and gas-powered equipment, and interior and exterior lighting of all proposed buildings. Transportation-related energy consumption includes the use of fuels and electricity to power cars, trucks, and public transportation. Energy would also be consumed by equipment and vehicles used during construction and routine maintenance activities. Construction- and operation-related energy consumption by the project, measured in megawatt-hours of electricity, gallons of gasoline, and gallons of diesel fuel were calculated using the proposed phasing of the project, the California Emissions Estimator Model (CalEEMod) version 2020.4.0 computer program, and fuel consumption rates obtained from CARB's Emission Factors model for Placer County. Detailed calculations, modeling inputs, and results can be found in Appendix C.

Construction- and operation-related energy are based on a combination of project details provided in the Sacramento State – Placer Center Master Plan and model defaults. No natural gas utility infrastructure is planned to serve the project site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck. To account for the potential use of hydrocarbon fuels, this EIR evaluates use of approximately 21,000 therms/year, which was calculated by dividing the total annual natural gas consumption of two of Sacramento State's science labs by two to account for Placer Center's FTE (full-time equivalent students) being about half that of Sacramento State's. Operational fuel consumption was calculated using project-specific anticipated VMT and applying statewide average fuel efficiency estimates, using CARB's Emission Factors (Appendix C).

THRESHOLDS OF SIGNIFICANCE

An impact related to energy would be significant if implementation of the project would:

A. result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation; and/or

B. conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Appendix F of the State CEQA Guidelines requires the consideration of the energy implications of a project. CEQA requires mitigation measures to reduce "wasteful, inefficient and unnecessary" energy usage (PRC Section 21100, subdivision [b][3]). Neither the law nor the State CEQA Guidelines establish criteria that define wasteful, inefficient, or

unnecessary use. The following analysis discusses the various phases and components of the project that would require energy.

ISSUES NOT DISCUSSED FURTHER

All issues pertaining to energy resources are addressed below.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.6-1: Wasteful, Inefficient, or Unnecessary Consumption of Energy, During Project Construction or Operation (Threshold of Significance A)

Implementation of the project would increase fuel (gasoline and diesel) and electricity consumption. Construction-related energy consumption would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. The off-campus center would include academic buildings, student and faculty housing, sports and recreation centers, dining buildings, libraries, office and study spaces and on-campus services such as police and fire stations. The campus is designed to achieve zero net energy for all buildings through an onsite solar microgrid and battery storage. Transportation-related fuel consumption would be reduced through the installation of electric vehicle infrastructure as well as pedestrian-oriented design and the development of a transportation demand management plan that would be monitored over time. For these reasons, the project would not result in the wasteful, inefficient, or unnecessary consumption of energy during project construction or operation. This impact would be **less than significant**.

Construction-Related Energy

Energy would be required to construct, operate, and maintain construction equipment and to produce and transport construction materials associated with construction of the project. The project would be constructed in four distinct phases over a span of 35 years. The one-time energy expenditure required to construct the physical buildings and infrastructure associated with the project would be nonrecoverable. Most energy consumption would result from operation of construction equipment and vehicle trips associated with commutes by construction workers and haul trucks supplying materials. See Table 3.6-1 below for an estimate of fuel needed for construction activities. The estimates are related to the number of days in each construction phase and anticipated equipment (based on defaults derived from the CalEEMod model). Therefore, energy use for construction increases in Phases 3 and 4 due to longer timeframes, more demolition activities, and more vehicular trips.

Table 3.6-1 Construction Energy (Fuel) Consumption

Construction Phase	Gasoline (Gallons)	Diesel (Gallons)
1 (7 years)	169,619	231,866
2 (8 years)	399.440	347,272
3 (10 years)	761,452	3,450,559
4 (10 years)	761,452	3,153,781
Total	**2,091,963**	**7,183,478**

Notes: Gasoline gallons include on-road gallons from worker trips. Diesel gallons include off-road equipment and on-road gallons from worker and vendor trips.

Source: Calculations by Ascent Environmental in 2023.

Although construction activities would require fuel and other energy sources, increases would be temporary. Construction contractors typically strive to complete construction projects in an efficient manner to meet project schedules and minimize cost (to maximize their profitability). There is no basis to conclude that construction would

be wasteful of fuel or other energy resources; therefore, it is assumed that only the necessary amount of fuel would be consumed to complete construction of the proposed project.

Building Energy

Electric service for the project would be provided by PG&E, via one main point of connection located along Sunset Boulevard. A new onsite CSU-owned substation (approximately 15,000 square feet) would be built adjacent to the onsite Central Plant during Phase 1 and the project site's buildout would be served via that point of connection and substation. The substation would consist of dual primary and secondary service to provide resiliency and mitigate power outages and equipment failures. Each 21 kilovolt (kV) primary feed could accommodate the entire campus electrical load at full buildout. Dual secondary 12.47 kV feeds are proposed to mitigate outages at either 21 kV to 12.47 kV transformer. Each transformer would be able to accommodate half the campus electrical load at buildout.

Operation of project buildings would be typical with respect to the use of electricity for space and water heating, appliances, lighting, and landscape maintenance activities. Indirect energy consumption would come from wastewater treatment and solid waste removal. Implementation of the project would increase electricity consumption in the region relative to existing conditions. The project is anticipated to reach full buildout by 2060. According to Senate Bill 100, California will require zero-carbon resources supply 100 percent of electric retail sales to customers by 2045 (CEC 2023b). Thus, as time goes on, energy sourced from the grid would continue to become cleaner.

Although a connection to the PG&E electrical grid would be installed, primary energy demand would be met through onsite electricity production. Demand would be reduced through highly efficient building design. Project-specific energy system design and demand projections were prepared and available from the Master Plan, which included specific information relating to the overall efficiency of buildings, energy source information, electricity demand, solar energy generation, and backup energy storage technologies that would be implemented (Joyce, pers. comm., 2022). This analysis summarizes the primary components relevant to the energy analysis requirements under CEQA.

The Sacramento State – Placer Center Master Plan is designed for all new residential and nonresidential buildings to achieve ZNE (where the energy used is offset by renewable energy sources) by 2030. This would be achieved through an onsite solar microgrid. A microgrid is a self-sufficient energy system that serves a discrete geographic footprint, such as the campus. Within microgrids are one or more kinds of distributed energy (e.g., solar panels, wind turbines, combined heat and power, generators) that produce its power. Interconnected to nearby buildings, the campus microgrid would provide self-generated electricity for the campus. The campus microgrid concept is solar-based and would consist of multiple PV solar arrays and battery energy storage systems (BESS), configured as multiple nodes distributed about the campus, with each node serving a building or group of buildings.

Onsite solar for Sacramento State – Placer Center would be installed on 75 percent of all building rooftops and 80 percent of all covered parking areas. Based on full buildout of the Master Plan buildings and parking areas, the solar arrays would result in an annual electricity generation of 38 gigawatt per hour per year (GWh/year). Total campus (at buildout) electricity demand is anticipated to be 49 GWh/year; thus, onsite solar generation would represent approximately 80 percent of campus's electricity needs. Onsite BESS is designed at a capacity of 44 megawatt hours, which can support 30 percent of the total anticipated campus load during a 3-day utility power outage (Joyce, pers. Comm., 2022). Some propane use (from tanks), approximately 21,000 therms/year, may be required for laboratory uses, food service, or process equipment. However, no natural gas infrastructure is proposed and natural gas would not be used for appliances or heating and cooling.

Consistent with the CSU Sustainability Policy, Capital Planning, Design and Construction in the CSU Chancellor's Office would monitor building sustainability/energy performance and maintain information on design best practices to support the energy efficiency goals and guidelines. As the off-campus center is built out, electrical loads and demand would be monitored to establish operating benchmarks for assessing the progress to ZNE. Considering the highly-energy-efficient building design proposed, the availability of space on campus, and the likelihood of emerging additional technologies available, the goal of achieving ZNE by the time the campus is completely built out is considered achievable.

The building design of the proposed campus would promote the use of clean, renewable energy with onsite solar and battery backup, and substantially reduce the use of fossil fuel, consistent with the priorities established by the 2022 Scoping Plan and the CSU Sustainability Policy

Transportation Energy

During operation of Phases 1-3, based on project-specific transportation modeling, daily trip generation would be 32,692 and daily VMT was estimated to be 427,820. During operation of the full off-campus center buildout (Phase 4), based on project-specific transportation modeling, daily trip generation would be 35,983 and daily VMT was estimated to be 361,218 (see Section 3.15, Transportation). The decrease in VMT, and associated fuel consumption, between buildout of Phases 1-3 and full buildout through Phase 4 can be explained by a projected decrease in VMT in the future, due to the anticipated regional growth based on the approved SAP/PRSP and development surrounding the project site that would provide services, such as employment, entertainment, and amenities closer to residential uses, thereby reducing the length of individual trips by people in the region. Based on anticipated annual project-generated VMT, fuel estimates are provided in Table 3.6-2.

Table 3.6-2 Operational Transportation Energy (Fuel) Consumption

Land Use/Energy Type	Gasoline (Gallons)	Diesel (Gallons)
Phase 1-3 Mobile (2038 operations)	4,650,377,652	133,555,869
Phase 1-4 Mobile (Total for Project)	4,081,509,170	119,882,625

Source: Calculations by Ascent Environmental in 2022.

In addition to the anticipated VMT at full buildout, onsite installation of EV charging facilities, pedestrian-friendly development, and the preparation of a TDM plan would further reduce transportation-related fuel consumption.

The Sacramento State – Placer Center Master Plan is designed to meet or exceed the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations) requirements for EV charging station ratios on the campus. Based on the Green Building Code requirements for nonresidential development as of preparation of this EIR, 10 percent of parking spaces must be EV-capable (i.e., have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations) and 20 percent of parking spaces must be Level 2 EV-Ready EV (i.e., charging unit is absent, but there is a wired outlet to allow the electric car driver to plug-in their portable charger) (CalGreen 2019). Current plans include a total of 1,214 EV charging stations with a total of 6,497 parking spaces, representing 18 percent of parking spaces with EV chargers, exceeding the current 10 percent EV-capable standard.

Sacramento State - Placer Center would include a mobility framework that creates a pedestrian-oriented, accessible, and interconnected network of routes to, from, and within the off-campus center. The Master Plan transportation network provides for a comprehensive, coordinated system that increases transit use and promotes pedestrian and bicycle circulation on campus. In addition, a TDM plan would be developed, funded, implemented, and updated every five years, in accordance with CSU regulations and Mitigation Measure 3.15-1. The TDM plan must contain a mix of regionally appropriate transportation strategies, including, but not limited to, infrastructure and programs to improve bicycle, pedestrian, and transit access, and to responsibly manage existing parking assets and reduce parking demand.

Considering the off-campus center would provide bicycle and pedestrian facilities, EV infrastructure, and a comprehensive TDM strategy to reduce reliance on vehicle use, energy/fuel consumption associated with transportation would be reduced to the extent feasible and the design of the project would promote the increased use of renewable energy and minimize the use of fossil fuels to the extent possible.

Summary

Both construction and operation of Sacramento State – Placer Center would result in increases in fuel (gasoline and diesel), energy, and natural gas consumption (due to limited propane use potentially required for laboratory uses, food service, or process equipment). Construction activities would occur intermittently across multiple phases and

would not require additional capacity or increased peak, or base period demands for electricity or other forms of energy.

Operation of the project would use electricity to provide power various on-campus buildings such as academic buildings, recreation and sports centers, dining centers and faculty and student housing. However, the Master Plan is designed to achieve ZNE for all buildings through an onsite solar microgrid and battery storage. Transportation-related fuel consumption would be reduced through the installation of EV infrastructure as well as pedestrian-oriented design and the development of a TDM plan that would be monitored over time.

According to Appendix F of the State CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall per capita energy consumption, decreasing reliance on oil, and increasing reliance on renewable energy sources. Construction and operation of the project would not involve activities that conflict with goals of decreasing per capita energy consumption, reliance on fossil fuels (gasoline and diesel), or increasing uses of renewable energy sources, or that would result in wasteful, inefficient, or unnecessary consumption of energy. Additionally, further progress towards achieving ZNE is expected to be made following full project buildout. For these reasons, this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is consistent with the less than significant conclusion for the PRSP area in the discussion of Impact 4.16-1 in the SAP/PRSP EIR (Placer County 2019b).

Impact 3.6-2: Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency (Threshold of Significance B)

The Sacramento State – Placer Center Master Plan is designed to achieve zero net energy for all buildings through an onsite solar microgrid and battery storage. This onsite renewable energy generation would directly support the goals and strategies in the 2022 Scoping Plan and the CSU Sustainability Policy. In addition, construction and operation of project buildings would be done in compliance with the 2022 (or as updated) California Energy Code energy efficiency requirements. Therefore, construction and operation of the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact would be **less than significant**.

Relevant plans that pertain to the efficient use of energy include the state's 2022 Scoping Plan and the CSU Sustainability Policy, which seeks to increase on-site renewable energy generation, exceed Renewables Portfolio Standards requirements, increase energy efficiency, and provide alternative transportation and use alternative fuels to meet GHG reduction goals.

The 2022 Scoping Plan identified key actions necessary to achieve the state's goals, including moving to zero-emission transportation; phasing out the use of fossil gas for heating homes and buildings; transitioning to low-GWP chemicals and refrigerants; providing communities with sustainable options for walking, biking, and public transit to reduce reliance on cars; continued investment in solar powered–infrastructure, wind turbine capacity, and other resources that provide clean, renewable energy to displace fossil-fuel fired electrical generation; and scaling up new renewable energy options that are available or may be available in the future.

Consistent with the priorities identified in the 2022 Scoping Plan, the Sacramento State – Placer Center Master Plan includes EV infrastructure, onsite renewable energy, backup battery storage, and buildings designed to be ZNE, which are all features that reduce fossil fuel use, increase renewable energy use, and increase overall energy efficiency through efficient building design.

As described above in the "Regulatory Setting," the CSU has adopted numerous sustainability, renewable energy, and energy conservation policies. The Sacramento State – Placer Center Master Plan is designed in compliance with these policies, which include goals to reduce overall energy consumption, minimize the use of natural gas, procure clean electricity, and promote onsite clean energy, all actions that promote achievement of the state's priority to decarbonize buildings. Lastly, the CSU's transportation policies require the development of trip reduction strategies for all campuses in an effort to reduce VMT and fossil fuel consumption from the transportation sector, efforts that

demonstrate consistency with the state's priority to reduce emissions from the transportation sector. As discussed in Impact 3.6-1, the Master Plan is designed to achieve ZNE for all buildings through an onsite solar microgrid and battery storage. Transportation-related fuel consumption would be reduced through the installation of EV infrastructure as well as pedestrian-oriented design and the development of a TDM plan that would be monitored over time. Therefore, the project would not conflict with or obstruct a state or local plan adopted for renewable energy or energy efficiency. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is consistent with the less than significant conclusion for the PRSP area in the discussion of Impact 4.16-2 in the SAP/PRSP EIR (Placer County 2019b).

Mitigation Measures

No mitigation is required for this impact.

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3.7 GEOLOGY AND SOILS

This section addresses the potential impacts of the project with respect to geology and soils, as well as mineral and paleontological resources based on a review of US Geological Survey (USGS) and CGS technical maps and guides, the NRCS Soil Survey, previous EIRs for the region, background reports prepared for nearby plans and projects, and published geologic literature. Technical reports prepared for the area, including *Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004), *Paleontological Resources Technical Report: Placer Ranch Project* (Lawler 2004), and *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021), were also reviewed for this analysis. This section describes the existing geologic conditions of the project area and identifies applicable federal, State, and local plans, policies, laws, and regulations. The analysis evaluates potential impacts of the project related to soil and geologic stability, loss of mineral resource availability, and loss of significant paleontological resources. The analysis identifies mitigation measures, when available, to reduce the level of impact to less than significant. Changes in deposition, erosion, or siltation that may modify the existing hydrology are discussed in Section 3.10, "Hydrology and Water Quality." Cumulative impacts related to geology and soils are addressed in Chapter 4, "Cumulative Impacts."

No comments regarding geology and soils or mineral and paleontological resources were received during the Notice of Preparation (NOP) public comment period.

3.7.1 Regulatory Setting

FEDERAL AND STATE

National Pollutant Discharge Elimination System Permit

In California, the State Water Resources Control Board administers the Clean Water Act (33 U.S. Code Section 1301 et seq.) and its associated regulations promulgated by the U.S. Environmental Protection Agency (40 CFR Section 122 et seq.) requiring the permitting of stormwater-generated pollution under the National Pollutant Discharge Elimination System (NPDES). The State Water Resources Control Board's jurisdiction is administered through nine regional water quality control boards. Under the federal Clean Water Act and the California Porter-Cologne Water Quality Control Act, an operator must obtain coverage under the General Construction Permit for any construction or demolition activity (e.g., clearing, grading, excavation) that results in a land disturbance of 1 acre or more. The General Construction Permit requires the implementation of best management practices (BMPs) to reduce sedimentation into surface waters and to control erosion. One element of compliance with the NPDES permit is preparation of a stormwater pollution prevention plan (SWPPP) that addresses control of water pollution, including sediment, in runoff during construction (see Section 3.10, "Hydrology and Water Quality," for more information about the NPDES permit and SWPPPs).

California Building Code

The California Building Code (CBC) (California Code of Regulations, Title 24) is based on the International Building Code. The CBC has been modified from the International Building Code for California conditions, with more detailed and/or more stringent regulations. Specific minimum seismic safety and structural design requirements are set forth in Chapter 16 of the CBC. The CBC identifies seismic factors that must be considered in structural design. Chapter 18 of the CBC regulates the excavation of foundations and retaining walls, while Chapter 18A regulates construction on unstable soils, such as expansive soils and areas subject to liquefaction. Appendix J of the CBC regulates grading activities, including drainage and erosion control. The CBC contains a provision that provides for a preliminary soil report to be prepared to identify "…the presence of critically expansive soils or other soil problems which, if not corrected, would lead to structural defects." (CBC Chapter 18 Section 1803.1.1.1).

Surface Mining and Reclamation Act of 1975

The Surface Mining and Reclamation Act of 1975 (PRC Sections 2710–2796) provides for the classification of nonfuel mineral resources in the state to show where economically significant mineral resources occur or are likely to occur. Classification is carried out under the Mineral Land Classification Project under the direction of the State Geologist. Once lands have been classified, they may be designated by the State Mining and Geology Board as mineral-bearing areas of statewide or regional significance if they are in areas where urban expansion or other irreversible land uses may occur that could restrict or preclude future mineral extraction. Designation is intended to prevent future land use conflicts and occurs only after consultation with lead agencies and other stakeholders.

The California Geological Survey (CGS) developed guidelines for the classification and designation of mineral lands. These guidelines contain information on what are known as Mineral Resource Zones (MRZs), which together make up a system of classifying lands based on their economic importance. The MRZ system consists of four categories into which lands may be classified based on the degree of available knowledge about the resource, and the level of economic significance of the resource. These zones are described as follows:

- MRZ-1: areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence;
- MRZ-2: areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence;
- MRZ-3: areas containing mineral deposits for which the significance cannot be determined from available data; and
- MRZ-4: areas where available information is inadequate for assignment of any other MRZ category.

Paleontological Resources

Paleontological resources are classified as nonrenewable scientific resources and are protected by state statute (PRC Chapter 1.7, Section 5097.5, Archeological, Paleontological, and Historical Sites, and Appendix G of the State CEQA Guidelines). No state or local agencies have specific jurisdiction over paleontological resources or require a paleontological collecting permit to allow for the recovery of fossil remains discovered because of construction-related earth-moving on state or private land on a project site.

California State University Seismic Requirements

The California State University (CSU) Seismic Requirements (CSU 2020) include specific requirements for the construction of new buildings and the rehabilitation of existing buildings to ensure that all CSU buildings provide an acceptable level of earthquake safety, per the California Building Code. The policy adopted by the CSU Board of Trustees in 1993 supplements the requirements of the California Building Code and is provided below.

> It is the policy of the Trustees of the California State University that to the maximum extent feasible by present earthquake engineering practice to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where University operations and activities occur. The standard for new construction is that it meets the life safety and damageability objectives of Title 24 provisions; the standard for existing construction is that it provides reasonable life safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences.

The CSU Seismic Requirements describe the framework used to implement the Board of Trustees' Seismic Policy. All new construction is required to meet the life, safety, and damage objectives of Title 24 of the California Building Code, while the standard for rehabilitating existing structures is that reasonable life safety protection is provided, consistent with that for typical new structures.

Geotechnical investigations are required by the CSU Seismic Requirements to assess and classify a building site's soils. Any geotechnical investigation conducted for future developments shall include consideration of all seismically induced site failure hazards, including liquefaction, differential settlement, lateral spreading, landslides, and surface faulting. As the CSU has determined campus-specific seismic design ground motion parameters to be used for new and modification of existing buildings that supersede those given in the California Building Code, geotechnical investigations do not require additional site exposure work for determining seismic design requirements. These seismic design ground motion parameters are used by the geotechnical engineer during project design.

Independent technical peer reviews shall be conducted concerning the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance with good seismic-resistant practice consistent with this policy. The CSU Seismic Review Board is charged with implementing the independent peer review requirements and advises CSU on structural engineering issues for specific projects.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The *Placer County General Plan* (2013) includes the following relevant goals and policies regarding seismic and geological issues as they relate to public health and safety and natural resources:

GOAL 8.A: To minimize the loss of life, injury, and property damage due to seismic and geological hazards.

- Policy 8.A.1: The County shall require the preparation of a soils engineering and geologic-seismic analysis prior to permitting development in areas prone to geological or seismic hazards (i.e., ground shaking, landslides, liquefaction, critically expansive soils, avalanche).
- Policy 8.A.2: The County shall require submission of a preliminary soils report, prepared by a registered civil engineer and based upon adequate test borings, for every major subdivision and for each individual lot where critically expansive soils have been identified or are expected to exist.
- Policy 8.A.3: The County shall prohibit the placement of habitable structures or individual sewage disposal systems on or in critically expansive soils unless suitable mitigation measures are incorporated to prevent the potential risks of these conditions.

3.7.2 Environmental Setting

GEOLOGY

Regional Geology

The project site is located at an elevation of between 75 and 150 feet above mean sea level (msl) in the Sacramento Valley, on the north side of the Great Valley geomorphic province, which is a northwest-trending alluvial plain about 50 miles wide and 400 miles long, bounded by the Coast Ranges on the west and the Sierra Nevada on the east. It is drained by the Sacramento and San Joaquin Rivers, which join and enter San Francisco Bay. To the north, the

Sacramento Valley floodplain is interrupted by the Sutter Buttes, an isolated Plio-Pleistocene volcanic plug. The Great Valley is filled with alluvial sediments derived from the Sierra Nevada and Coast Ranges that can be 20,000–40,000 feet thick. Beneath the valley, Cretaceous and Cenozoic strata form a broad U-shaped cross-sectional trough that is steeper on the west than the east (CGS 2015).

Local Geology

Review of geologic maps and data produced by the California Geological Survey finds that the Sacramento State – Placer Center site is underlain by Early Pleistocene-aged (1 million to 540,000 years ago) alluvium of the Turlock Lake Formation (Qtl). The Turlock Lake Formation is widespread in a northwest-southeasterly trending direction along the eastern side of the Great Valley province. It consists of deeply weathered and dissected arkosic alluvium (that is, sediments rich in feldspar minerals), sand with some silt, minor gravel, and local clay layers at the base. It has a thickness of between 295 and 1,033 feet (NIC 2021).

TOPOGRAPHY

Regional Topography

The project site is located in the Sacramento Valley, on the north side of the Great Valley geomorphic province. The Great Valley geomorphic province is characterized by low-lying ridges and valleys separated by streams. The most prominent topographic feature throughout the Sacramento Valley is the Sutter Buttes, an ancient volcanic remnant that rises about 1,980 feet above the valley and lies about 30 miles northwest of the project area. Other significant features include the Coast Ranges, west of the project area, and the Sierra Nevada, east of the project area.

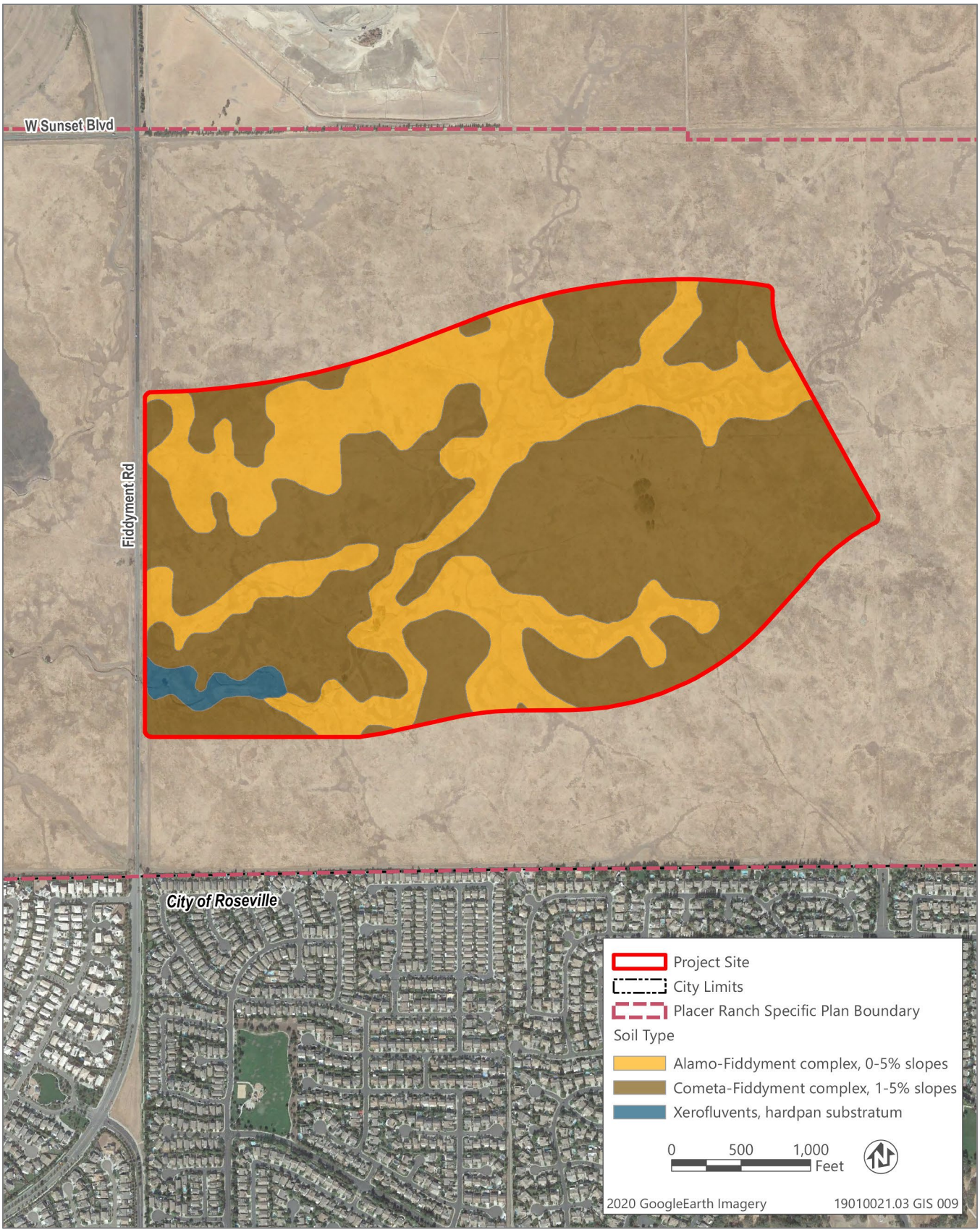
Local Topography

The topography of the PRSP area is dominated by a series of highly dissected alluvial fans that emanate from a horseshoe-shaped ridge located north, south, and east of the PRSP area. Intermittent streams dissecting the ridge drain water to the central and southwestern portions of the area. Description of the project site hydrology and drainage can be found in Section 3.10, "Hydrology and Water Quality." The low-lying portion in the center of the ridge consists of a moderately wide valley containing a meandering stream. The relatively flat-lying tops of the ridges represent alluvial fan lobes that vary in elevation from 143 feet in the northeastern portion of the PRSP area to 115 feet in the central and eastern portions. Site elevations range from approximately 143 feet above feet above mean sea level (msl) near the northeastern PRSP area boundary to approximately 90 feet msl near the southwestern corner (Wallace-Kuhl & Associates 2004).

SOILS

Geotechnical study of the PRSP area, within which Sacramento State – Placer Center is located, has been conducted, and the results are presented in *A Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004). The scope of the investigation included a site reconnaissance; a review of NRCS maps, geologic maps, historical aerial photographs, and available groundwater information; a subsurface investigation, including the excavation and sampling of 21 test pits across the PRSP area to a maximum depth of approximately 10 feet below existing site grades; and limited laboratory testing of materials excavated from trenches. The study found that surface and near-surface soils consist generally of silty clays and clayey sands within the upper 2–3 feet underlain by silty sands and variably cemented clayey and sandy silts (locally know as hardpan) to the maximum depth explored (Wallace-Kuhl & Associates 2004).

The Natural Resources Conservation Service (NRCS) Web Soil Survey indicates three soil types occurring within the project site, as depicted in Figure 3.7-1. Properties of these soil types, including erosion potential and shrink-swell potential (linear extensibility), are identified in Table 3.7-1. Detailed descriptions of these soil types are provided in Table 3.7-2.



Source: Data downloaded from NRCS 2017.

Figure 3.7-1 Soils

Table 3.7-1 Soil Characteristics the Project Site

Soil Series	Description	Erosion Potential	Shrink-Swell (Linear Extensibility) Potential
Alamo-Fiddyment complex, 0-5% slopes	This map unit consists of approximately 50% Alamo soil and 30% Fiddyment soil. Alamo soils are poorly drained.	Slight	High
Cometa-Fiddyment complex, 1-5% slopes	This map unit consists of approximately 35% Cometa soil and 35% Fiddyment soil. Cometa soils are well drained.	Severe	Low
Xerofluvents, hardpan substratum	The Xerofluvents component makes up 85% of the map unit. This map unit occurs in small areas of somewhat poorly drained loamy alluvium in minor drainageways on terraces.	Slight	Low

Source: NRCS 2017.

Table 3.7-2 Summary of Soil Types within the Project Area

Alamo-Fiddyment complex, 0–5% slopes
This soil unit comprises 50% Alamo and 30% Fiddyment. The remaining percentages include soil of San Joaquin sandy loam, Cometa sandy loam, and Kaseberg loam. These soils occur on nearly level to undulating low terraces at elevations of 50–130 feet.
Alamo soils occurs in nearly level basins and drainageways, and Fiddyment on side slopes and ridges. The Alamo soil is composed of poorly drained clay with a moderately deep hardpan; because of these characteristics, permeability of the soil is very slow, with surface runoff slow to ponded, and the average water table occurring near surface from winter through spring. The Fiddyment soil forms in old valley fill and is well drained and moderately deep over a hardpan layer, which typically occurs at a depth of about 28 inches. Permeability of the soil is similarly very slow, as is surface runoff, which can cause the soil to become saturated for short periods following heavy rainfall.
The Alamo-Fiddyment complex does not readily support construction and is primarily used for farmsteads.
Cometa-Fiddyment complex, 1–5% slopes
These undulating soils are on low terraces and occur at elevations of 75–200 feet. The unit is approximately 35% Cometa and 35% Fiddyment. The remaining percentage includes soils of the San Joaquin sandy loam, the Kaseberg loam, and the Ramona sandy loam. Cometas soil can be found on younger land surfaces and the Fiddyment on older surface features.
Cometa soils are composed of a deep, well-drained claypan soil that was formed from alluvium, primarily from granitic sources. Surface soils are typically brown sandy loam and are approximately 18 inches thick. The subsoil is brown clay and extends to a depth of about 29 inches, where it grades into a compacted very pale brown sandy loam. Permeability of the Cometa soil is very slow, and surface runoff is slow. The Fiddyment soil is described above.
Xerofluvents, hardpan substratum
This unit is composed of small areas of loamy alluvium found in minor drainageways on terraces. These soils are somewhat poorly drained with permeability being moderately slow. The water table can rise to within 20 inches of the surface during the rainy winter months. These soils can sometimes be flooded by streams that overflow during large storm events.

Source: NRCS 2017.

EROSION POTENTIAL

Erosion is the process by which surface soils are detached and transported by water and wind. Erosion has a detrimental effect on soil productivity because erosion begins with the upper horizons of a soil profile, which contain organic matter and microbial communities vital to supporting plant growth. Factors that influence the erosion potential of a soil include vegetative cover; soil properties, such as soil texture, structure, rock fragments, and depth; steepness and slope length; and climatic factors, such as the amount and intensity of precipitation.

NRCS provides an erosion potential rating based on slope and soil erosion factors (K value). Soils high in clay have low K values, about 0.05 to 0.15, because they are resistant to detachment. Coarse-textured soils, such as sandy soils, also have low K values, about 0.05 to 0.2, because they produce low runoff even though these soils are easily detached. Medium-textured soils, such as the silt loam soils, have moderate K values, about 0.25 to 0.4, because they

are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content are the most erodible of all soils; they are easily detached, tend to crust, and produce high rates of runoff. K values for these soils tend to be greater than 0.4.

Erosion hazard is characterized as "slight," "moderate," "severe," or "very severe." A rating of "slight" indicates that erosion is unlikely under ordinary conditions; "moderate" indicates that some erosion is likely and that erosion-control measures may be needed; "severe" indicates that erosion is very likely and that erosion-control measures, including revegetation of bare areas, are advised; and "very severe" indicates that significant erosion is expected, loss of soil productivity and off-site damage are likely, and erosion-control measures are costly and generally impractical. The project site is characterized by soils ranging from slight to severe erosion potential, as shown in Tables 3.7-1 and 3.7-2.

EXPANSIVE SOILS

Expansive soils (also known as shrink-swell soils) are soils that contain expansive clay minerals that can absorb significant amounts of water. The presence of these clay minerals makes the soil prone to large changes in volume in response to changes in water content. When an expansive soil becomes wet, water is absorbed and it increases in volume, and as the soil dries it contracts and decreases in volume. This repeated change in volume over time can produce enough force and stress on buildings, underground utilities, and other structures to damage them.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. The amount and type of clay minerals in the soil influence volume change. Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. As shown in Table 3.7-1, soils within the project site exhibit a range in linear extensibility from low to high; the Alamo-Fiddyment complex, 0-5% slopes, soil series within the project area has a high shrink-swell potential.

MINERAL RESOURCES

The CGS, formerly the California Department of Conservation, Division of Mines and Geology, has mapped mineral and mineral aggregate resources in Placer County (Loyd 1995). The project area is located on lands classified Mineral Resource Zone 4 (MRZ-4), which are "areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources." No areas have been identified as Aggregate Resource Areas within the project site. The project site does not include any locally important mineral resource recovery sites that have been delineated on a local general plan, specific plan, or other land use plan (Placer County 2013). No mineral extraction operations exist in the project area (Placer County 2015), nor are lands within the project area and vicinity zoned Mineral Reserve Combining District (-MR), where mineral resource extraction is permitted (Placer County 1994a). Additionally, DOC's Geologic Energy Management Division (CalGEM), formerly the Division of Oil, Gas, and Geothermal Resources, maintains records of the location and details of construction and abandonment of all oil and gas wells. Oil wells were not identified within the project site using the CalGEM Well Finder.

PALEONTOLOGY

Paleontological resources are limited, nonrenewable resources of scientific, cultural, and educational value that are explicitly afforded protection by CEQA, specifically Appendix G. A unique paleontological site would include a known area of fossil-bearing rock strata. Paleontological resources are lithologically dependent; that is, deposition and preservation of paleontological resources are tied to the lithologic unit in which they occur. The potential for paleontological resources to be present is described as the paleontological sensitivity of a geological unit.

Regional Paleontology

Fossil remains of prehistoric plant and animal life could be found in the sedimentary rocks and volcanic rock sedimentary materials that are present throughout western Placer County. Sediments associated with the Mehrten Formation in the Roseville area have been found to contain fossils of terrestrial vertebrates. Fossilized animal remains also may be present in caves associated with the limestone geology that can be found in the central part of the Sierra Nevada foothills (Placer County 1994b). The southern Sacramento Valley foothill region contains a diverse record of geological and biological history that spans more than 100 million years, dating from the Upper Cretaceous period. Under the combined influences of regional tectonic events (ranging from creation of the Sacramento Basin to uplift of the Coast Ranges foothill region), deposition of sedimentary sequences, and fluctuating worldwide sea level changes, fossils of marine and terrestrial organisms have accumulated to produce a significant record of prehistoric life (Lawler 2004).

Local Paleontology

A paleontological assessment performed for the project site (NIC 2021) consisted of a search of the University of California Museum of Paleontology (UCMP) database on July 7, 2021, as well as field survey of the project site on July 26 to July 28, 2021. The field survey method consisted of walking pedestrian transects to inspect soil and available sedimentary exposures that exist within stream channels, irrigation ditches, and rodent burrow tailings for evidence of fossiliferous materials.

The UCMP records show no unique geologic features, fossil-bearing strata, or paleontological sites in the project site. No paleontological resources or unique geologic units were observed during the pedestrian survey of the project site (NIC 2021), and no vertebrate paleontological sites are known to exist within the surrounding PRSP area (Wagner et al. 1981). However, review of geologic mapping indicates the project site is underlain Early Pleistocene-aged (1 million to 540,000 years ago) alluvium of the Turlock Lake Formation (Qtl). The formation is not known to be paleontologically sensitive in Placer County, though it has yielded paleontologically significant fossils elsewhere in California. In addition, paleontological sites occur in similar-age rock units outside the project site and PRSP area but within the southern Sacramento Valley region. These sites contain scientifically important vertebrate fossils of proboscidian (elephant), camel, sloth, bison (buffalo), and rodent terrestrial mammalian taxa.

3.7.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

The following impact analysis is based on a review of US Geological Survey (USGS) and CGS technical maps and guides, the NRCS Soil Survey, the SAP/PRSP EIR, background reports prepared for nearby plans and projects, and published geologic literature. Technical reports prepared for the area, including *Preliminary Geotechnical Engineering Report: Placer Ranch* (Wallace-Kuhl & Associates 2004), *Paleontological Resources Technical Report: Placer Ranch Project* (Lawler 2004), and *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021), were also reviewed for this analysis. In determining the level of significance, the analysis assumes that the project would comply with relevant laws, regulations, and guidelines.

Both construction and operation of the Sacramento State – Placer Center Master Plan are considered in the impact analysis. The impact analysis assumes that development would be constructed in compliance with the most current provisions of the California Building Code, as well as mandatory CSU Seismic Requirements, described above.

THRESHOLDS OF SIGNIFICANCE

A geology and soils impact is considered significant if implementation of Sacramento State - Placer Center would:

A. result in substantial soil erosion or the loss of topsoil;

B. locate project facilities on expansive soil, creating substantial risks to property;

C. directly or indirectly destroy a unique paleontological resource or site or unique geologic feature;

D. directly or indirectly expose people or structures to potential substantial adverse impacts, including the risk of loss, injury, or death through the:

   i. rupture of a known earthquake fault, as delineated on the most recent Alquist Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault,

   ii. strong seismic shaking,

   iii. seismic-related ground failure, including liquefaction, or

   iv. landslides;

E. locate project facilities on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;

F. have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

G. result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

H. result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

ISSUES NOT DISCUSSED FURTHER

Unique Geologic Features (Threshold of Significance C): The project area is relatively flat and does not contain unique geologic or physical features. No activities that would level off hilltops or create deep cuts into hillsides are proposed. Therefore, implementing the project would not substantially change the topography or ground surface relief features, nor would it result in the destruction, covering, or modification of unique geologic or physical features. There would be no impact and these issues are not discussed further.

Seismic Hazards (Threshold of Significance D): The project site is not located in an area that is typically subject to strong seismic activity. The project site is not located within an Alquist-Priolo active fault zone, and there is no evidence of active faulting within or near the project site (Bryant and Hart 2007). The Placer County General Plan EIR states that the western and central parts of the county generally have low seismicity (Placer County 1994b). Also, implementation of the project would conform to the current California Building Standards Code (CBC), which contains specifications to minimize adverse effects on structures caused by ground shaking from earthquakes and to minimize secondary seismic hazards (i.e., ground lurching, liquefaction). Thus, through conformance with the CBC and implementation of site-specific engineering measures developed in compliance with these codes, implementing the project would not result in exposure of people or structures to substantial adverse effects related to seismic hazards, nor would implementing the project have the potential to exacerbate these hazards. There would be no impact and these issues are not discussed further.

Unstable Geologic Units or Soils (Threshold of Significance E): The project site does not contain unstable geologic units or soils, including those susceptible to landslide, subsidence, collapse, or compaction. Mass wasting (e.g., landslides) is not a potential hazard in the project area because of the relatively flat topography and gently undulating terrain. The USGS, which monitors historical and current subsidence, does not identify subsidence in the project area (USGS 2017). Based on mapping conducted pursuant to the Alquist-Priolo Act, the project site and surrounding area are not identified as located within an area of potential liquefaction (Bryant and Hart 2007). Furthermore, implementation of the project would conform to the current CBC, which contains specifications to minimize adverse effects on structures caused by unstable soils. For example, construction of buildings on or adjacent to slopes must follow specifications regarding building clearance from ascending slopes, foundation setbacks, and foundation elevation. The CBC also contains guidance for installation of deep foundations through unstable soils. There would be no impact and these issues are not discussed further.

Septic Systems (Threshold of Significance F): The project would not result in impacts related to septic systems. Sanitary sewer service would be provided to the project site by both Placer County and the South Placer Wastewater Authority as discussed in Section 3.17, "Utilities." No septic systems or alternative wastewater disposal systems are proposed or present on-site. There would be no impact and this issue is not discussed further.

Mineral Resources (Threshold of Significance G and H): The project site does not include any locally important mineral resource recovery sites that have been delineated on a local general plan, specific plan, or other land use plan (Placer County 2013). No mineral extraction operations exist in the project area (Placer County 2015), nor are lands within the project area and vicinity zoned Mineral Reserve Combining District (-MR), where mineral resource extraction is permitted (Placer County 1994a). Additionally, DOC's CalGEM maintains records of the location and details of construction and abandonment of all oil and gas wells. Oil wells were not identified within the project site using the CalGEM Well Finder. There would be no impact and this issue is not discussed further.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.7-1: Result in Substantial Soil Erosion (Threshold of Significance A)

Construction associated with the project would involve clearing, grading, and excavation in areas where new facilities and infrastructure would be built as well as trenching for placement of utility connections. This would temporarily expose soils currently protected by vegetation to the effects of wind and water erosion. Sacramento State would comply with the State CBC and federal NPDES programs and would implement best management practices for erosion control. Sacramento State would also implement fugitive dust control measures identified by the Placer County Air Pollution Control District. Given the flat to gently sloping topography of the site, required compliance with the regulations and best management practices governing construction-related erosion, implementation of the Master Plan would result in a **less-than-significant** impact related to soil erosion.

Construction of the Sacramento State - Placer Center would include vegetation removal, grading, earth moving, excavation, stockpiling of soil and other material, installation of infrastructure, and construction of buildings. The full buildout construction disturbance footprint is anticipated to be approximately 130 acres. This disturbance could expose soil to wind and water erosion. The project site is characterized by soils with slight to severe erosion potential, as shown in Tables 3.7-1 and 3.7-2. Although these soils are in some cases easily detachable by rain and runoff, the topography and slope characteristics of the project site do not create a high potential for soil erosion.

The risk of erosion associated with construction activity has long been acknowledged by regulators. Consequently, programs aimed at mitigating these effects are addressed in policies, laws, and regulations at various levels of government. Sacramento State would comply with the State CBC and federal NPDES program and would implement BMPs for erosion control. In addition, Sacramento State would implement the Placer County Air Pollution Control District's minimum dust control requirements. Project construction would comply with the Western Placer County Aquatic Resources Program, which contains policies designed to safeguard water quality during construction by requiring a 50-foot buffer from all streams mapped in the National Hydrography Dataset and other mapped aquatic resources (PCCP 2020).

Sacramento State would comply with the California Construction General Permit 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ). This permit requires the development of a stormwater pollution prevention plan (SWPPP) and the installation of erosion and sediment controls; implementation and maintenance of temporary construction BMPs to control and properly manage site runoff; and waste control measures to prevent leakage or spill of hazardous materials into soils and surface waters, as discussed in Section 3.10, "Hydrology and Water Quality." Implementation of a SWPPP on constructions sites greater than 1 acre would avoid or minimize erosion and sedimentation through BMPs designed to reduce and capture soil erosion. Construction (temporary) BMPs include, but are not limited to:

- straw mulch,
- velocity dissipation devices,

- silt fencing,
- fiber rolls,
- storm drain inlet protection,
- wind erosion control, and
- stabilized construction entrances.

Upon completion of construction, structures, roadways, and landscaping would eventually cover soils exposed during construction, thus minimizing the potential for wind erosion and water-induced erosion. Due to the flat to gently sloping topography of the site, the required construction-related erosion control measures, and project design features, the impact of erosion resulting in loss of topsoil due to implementation of the project would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to soil erosion is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.6-1 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.6-1 differ because the SAP/PRSP EIR analyzes development of a substantially larger area that would be subjected to extensive ground disturbance, whereas Sacramento State – Placer Center involves developing a much smaller site with a flat to gently sloping topography. As described in the SAP/PRSP EIR, even with implementation of Mitigation Measures 4.6-1a, 4.6-1b, and 4.6-1c, the impact would be significant and unavoidable.

Impact 3.7-2: Expose Structures to Risk of Damage from Placement on Expansive Soils (Thresholds of Significance B)

Implementation of the project involves construction of structures and roadways in areas that are expected to contain expansive soils. However, all construction would comply with the California Building Code and CSU Seismic Requirements. In addition, site-specific geotechnical engineering reports would be prepared by a California Registered Civil Engineer or Geotechnical Engineer as part of project planning for development in areas that contain soils with high shrink-swell potential. Recommendations of the site-specific geotechnical studies (e.g., design of roads, foundations, retaining walls, grading practices) would be implemented. Therefore, the risk of damage from development on expansive soils would be **less than significant**.

As shown in Table 3.7-1, above, soils within the project site exhibit a range in linear extensibility from low to high; the Alamo-Fiddyment complex, 0-5 percent slopes, soil series within the project area has a high shrink-swell potential. Therefore, implementation of the project involves construction of structures and roadways in areas that are expected to contain expansive soils. All structures proposed to be constructed under the Sacramento State – Placer Center Master Plan would be required to comply with the CSU Seismic Requirements and the latest CBC, to ensure structural design of all new and modified buildings would not result in adverse effects resulting from expansive soils.

In addition, for areas of the Sacramento State – Placer Center site that contain soils with high shrink-swell potential, geotechnical engineering reports for development projects would be prepared by a California Registered Civil Engineer or Geotechnical Engineer as part of project planning. In compliance with the California Building Code, the reports would address and make recommendations on road, pavement, and parking area design; structural foundations, including retaining wall design (if applicable); grading practices; erosion/winterization; special problems discovered on-site (e.g., groundwater, expansive/unstable soils); and slope stability. Sacramento State's designated building inspectors review the project plans and geotechnical reports to ensure compliance with the California Building Code, which includes (but is not limited to) requirements for soil tests to determine the presence of expansive soils, structural requirements for structures proposed in such soils, and safeguards at work sites to ensure

stable excavations and cut or fill slopes. Before final plan approval, Sacramento State would incorporate into the project design and implement all recommendations identified in the site-specific geotechnical investigation, including all recommendations included in the final geotechnical report prepared for the project. Furthermore, all recommendations would be shown on final plans and/or included as project specifications.

Through compliance with the California Building Code, CSU Seismic requirements, and site-specific geotechnical engineering recommendations, the risk of damage from development on expansive soils would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to expansive soils is ultimately consistent with the less-than-significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.6-2 in the SAP/PRSP EIR. As described in the SAP/PRSP EIR, with implementation of Mitigation Measures 4.6-2b and 4.6-2c, the impact would be reduced to less than significant.

Impact 3.7-3: Loss of a Unique Paleontological Resource (Threshold of Significance C)

No paleontological resources are known to exist within the project area. However, the geologic unit underlying the project site is Pleistocene era Turlock Lake Formation. This formation is not known to be paleontologically sensitive in Placer County, but it has yielded paleontologically significant fossils elsewhere in California. Ground-disturbing activities of 10-feet or more could therefore affect undiscovered paleontological resources. This impact would be **potentially significant**.

The UCMP records show no unique geologic features, fossil-bearing strata, or paleontological sites in the project site. No paleontological resources or unique geologic units were observed during the pedestrian survey of the project site (NIC 2021), and no vertebrate paleontological sites are known to exist within the surrounding PRSP area (NIC 2021, Wagner et al. 1981). However, review of geologic mapping indicates the project site is underlain Early Pleistocene-aged (1 million to 540,000 years ago) alluvium of the Turlock Lake Formation (Qtl). The formation is not known to be paleontologically sensitive in Placer County. However, it has yielded paleontologically significant fossils elsewhere in California. In addition, paleontological sites occur in similar-age rock units outside the project site and PRSP area but within the southern Sacramento Valley region. These sites contain scientifically important vertebrate fossils of proboscidian (elephant), camel, sloth, bison (buffalo), and rodent terrestrial mammalian taxa. Therefore, ground-disturbing activities of 10 feet or more have potential to affect previously undiscovered paleontological resources. Because implementation of Sacramento State – Placer Center involves construction and ground disturbance that could potentially destroy unknown paleontological resources, this impact is **potentially significant**.

Mitigation Measures

Mitigation Measure 3.7-3a: Paleontological Sensitivity Training for Construction Personnel

Prior to construction commencing and before ~~initiating earthmoving activities~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, Sacramento State shall retain a qualified paleontologist , as defined by the Society of Vertebrate Paleontology, to train all construction personnel involved with earthwork in those areas. The paleontologist will educate construction workers about the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and the proper stop-work and CSU-approved notification procedures to follow if fossils are encountered. A note to contractors regarding this requirement shall be included on the Improvement Plans.

Mitigation Measure 3.7-3b: Inadvertent Discovery of Potential Paleontological Resources

If a paleontological resource is inadvertently discovered during ~~project-related soil disturbance~~ project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) or tree removal, regardless of the depth of work or location, work must be halted within 30 feet of the find and a qualified paleontologist notified immediately so that an assessment of its potential significance can be undertaken. Coordination with experts on resource recovery and curation of specimens and/or other measures shall be considered, as appropriate, after consultation.

Significance after Mitigation

Implementation of Mitigation Measures 3.7-3a and 3b would reduce potentially significant impacts on undiscovered paleontological resources by providing proper paleontological resource training to construction workers and halting work in the event of an inadvertent discovery. Proper training would ensure that if paleontological resources are encountered, they would be properly identified and avoided or handled appropriately. In addition, in the event of an inadvertent discovery halting work and contacting a qualified paleontologist would allow proper avoidance or treatment. Therefore, implementation of this mitigation measure would reduce impacts to unique paleontological resources to a **less-than-significant** level.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant (with mitigation) conclusion identified for the impact on paleontological resources is consistent with the less-than-significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.6-4 in the SAP/PRSP EIR. As described in the SAP/PRSP EIR, with implementation of Mitigation Measure 4.6-4a, the impact would be reduced to less than significant.

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3.8 GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

This section presents a summary of regulations applicable to greenhouse gas (GHG) emissions, a summary of climate change science and GHG sources in California, quantification of GHGs emitted from construction and operation of Sacramento State - Placer Center (project), and a discussion of their contribution to global climate change. Detailed calculations, modeling inputs, and results can be found in Appendix C.

Scoping comments received in response to the Notice of Preparation (NOP) pertaining to GHG and climate change were received from the Alliance for Environmental Leadership, Western Placer Waste Management Authority, and the Placer County Air Pollution Control District. Comments raised questions about loss of grasslands as a loss of a carbon sink and the use of carbon offsets. Comments also provided input regarding CEQA thresholds of significance for GHG analysis, recommended analytical approaches, and feasible mitigation measures. The comment letters received during the public scoping period are presented in Appendix A.

3.8.1 Regulatory Setting

FEDERAL

National Highway Traffic Safety Administration

The National Highway Traffic Safety Administration (NHTSA) regulates vehicle emissions through the Corporate Average Fuel Economy (CAFE) Standards. On April 2, 2018, the EPA administrator announced a final determination that the current standards should be revised. On August 2, 2018, the U.S. Department of Transportation and EPA proposed the Safer Affordable Fuel-Efficient Vehicles Rule (SAFE Rule), which would amend existing CAFE standards for passenger cars and light-duty trucks by increasing the stringency of the standards by 1.5 percent per year from models 2021 through 2026 (NHTSA 2020).

The CAA grants California the ability to enact and enforce stricter fuel economy standards through the acquisition of an EPA-issued waiver. Each time California adopts a new vehicle emission standard (see discussion under "State" below for specific California standards), the state applies to EPA for a waiver for those standards. However, Part One of the SAFE Rule, which became effective on November 26, 2019, revoked California's existing waiver to implement its own vehicle emission standard. Part Two of the SAFE Rule established a standard to be adopted and enforced nationwide (84 Federal Register [FR] 51310). Pending several legal challenges to Part One of the SAFE Rule and administrative turnover, on December 21, 2021, the NHSTA published its CAFE Preemption Rule, which finalizes the repeal of the SAFE Rule Part 1 allowing California to continue procuring a waiver from EPA through the CAA to enforce more stringent emissions standards. Also, on April 1, 2022, the Secretary of Transportation unveiled new CAFE standards for 2024–2026 model year passenger cars and light-duty trucks. These new standards require new vehicles sold in the US to average at least 40 miles per gallon and apply to all states except those that enforce stricter standards.

STATE

Plans, policies, regulations, and laws established by the state agencies are generally presented in the order they were established.

Statewide GHG Emission Targets and Climate Change Scoping Plan

Reducing GHG emissions in California has been the focus of the state government for approximately two decades. GHG emission targets established by the state legislature include reducing statewide GHG emissions to 1990 levels by 2020 (Assembly Bill [AB] 32 of 2006) and reducing them to 40 percent below 1990 levels by 2030 (Senate Bill [SB] 32 of 2016). Executive Order S-3-05 calls for statewide GHG emissions to be reduced to 80 percent below 1990 levels by 2050. This target was superseded by AB 1279, which codifies a goal for carbon neutrality and reduction of emissions

by 85 percent below 1990 levels by 2045. These targets are in line with the scientifically established levels needed in the U.S. to limit the rise in global temperature to no more than 2 degrees Celsius, the warming threshold at which major climate disruptions, such as super droughts and rising sea levels, are projected; these targets also pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius (United Nations 2015).

CARB adopted the *Final 2022 Scoping Plan for Achieving Carbon Neutrality* (2022 Scoping Plan) on December 16, 2022, which traces the state's the pathway to achieve its carbon neutrality and an 85 percent reduction in 1990 emissions goal by 2045 using a combined top-down, bottom-up approach under various scenarios. It identifies the reductions needed by each GHG emission sector (e.g., transportation [including off-road mobile source emissions], industry, electricity generation, agriculture, commercial and residential, pollutants with high global warming potential, and recycling and waste) to achieve these goals.

CARB and other state agencies also released the *January 2019 Draft California 2030 Natural and Working Lands Climate Change Implementation Plan* consistent with the carbon neutrality goal of Executive Order B-55-18 (California Environmental Protection Agency et al. 2019).

The state has also passed more detailed legislation addressing GHG emissions associated with transportation, electricity generation, and energy consumption, as summarized below.

Transportation-Related Standards and Regulations

As part of its Advanced Clean Cars program, CARB established more stringent GHG emission standards and fuel efficiency standards for fossil fuel–powered on-road vehicles than EPA. In addition, the program's zero-emission vehicle (ZEV) regulation requires battery, fuel cell, and plug-in hybrid electric vehicles (EVs) to account for up to 15 percent of California's new vehicle sales by 2025 (CARB 2017). In August 2022, CARB adopted the ACC II program, which sets sales requirements for ZEVs to ultimately reach the goal of 100 percent ZEV sales in the state by 2035.

Executive Order B-48-18, signed into law in January 2018, requires all state entities to work with the private sector to have at least 5 million ZEVs on the road by 2030, as well as 200 hydrogen-fueling stations and 250,000 EV-charging stations installed by 2025. It specifies that 10,000 of these charging stations must be direct-current fast chargers.

CARB adopted the Low Carbon Fuel Standard (LCFS) in 2007 to reduce the carbon intensity (CI) of California's transportation fuels. Low-CI fuels emit less CO_2 than other fossil fuel–based fuels such as gasoline and fossil diesel. The LCFS applies to fuels used by on-road motor vehicles and off-road vehicles, including construction equipment (Wade, pers. comm., 2017).

In addition to regulations that address tailpipe emissions and transportation fuels, the state legislature has passed regulations to address the amount of driving by on-road vehicles. Since passage of SB 375 in 2008, CARB requires metropolitan planning organizations (MPOs) to develop and adopt sustainable communities strategies (SCSs) as a component of the federally-prepared regional transportation plans (RTPs) to show reductions in GHG emissions from passenger cars and light-duty trucks in their respective regions for 2020 and 2035 (CARB 2018). These plans link land use and housing allocation to transportation planning and related mobile-source emissions. The Sacramento Area Council of Governments (SACOG) serves as the MPO for Sacramento, Placer, El Dorado, Yuba, Sutter, and Yolo Counties, excluding those lands located in the Tahoe Basin. The project site is in Placer County. Under SB 375, SACOG adopted its most recent *Metropolitan Transportation Plan/Sustainable Communities Strategy* 2020 in 2019. SACOG was tasked by CARB to achieve a 19 percent per capita reduction compared to 2005 emissions by 2040, which ARB confirmed the region would achieve by implementing its SCS (SACOG 2019).

CARB's Mobile Source Strategy (2016) described California's strategy for containing air pollutant emissions from vehicles and quantifies growth in vehicle miles traveled (VMT) that is compatible with achieving State climate targets.

SACOG plans to finalize a blueprint by 2024 which is planned to build a connected region that includes transportation options for residents, affordable housing for the region's growing population, and equitable investments that give all community members access to a safe and healthy region.

Legislation Associated with Electricity Generation

The state has passed legislation requiring the increasing use of renewables to produce electricity for consumers. California utilities are required to generate 33 percent of their electricity from renewables by 2020 (SB X1-2 of 2011); 52 percent by 2027 (SB 100 of 2018); 60 percent by 2030 (also SB 100 of 2018); and 100 percent by 2045 (also SB 100 of 2018).

Building Energy Efficiency Standards (Title 24, Part 6)

The energy consumption of new residential and nonresidential buildings in California is regulated by the California Energy Code. The code was established by CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption and provide energy-efficiency standards for residential and nonresidential buildings. CEC updates the California Energy Code every 3 years, typically including more stringent design requirements for reduced energy consumption, which results in the generation of fewer GHG emissions.

The 2022 California Energy Code went into effect on January 1, 2023. The 2022 California Energy Code advances the onsite energy generation progress started in the 2019 California Energy Code by encouraging electric heat pump technology and use, establishing electric-ready requirements when natural gas is installed, expanding solar photo voltaic (PV) system and battery storage standards, and strengthening ventilation standards to improve indoor air quality. CEC estimates that the 2022 California Energy Code will save consumers $1.5 billion and reduce GHGs by 10 million $MTCO_2e$ ($MMTCO_2e$) over the next 30 years (CEC 2021).

California Green Building Standards (Title 24, Part 11)

The California Green Building Standards, also known as CALGreen, is a reach code (i.e., optional standards that exceed the requirements of mandatory codes) developed by CEC that provides green building standards for statewide residential and nonresidential construction. The current version is the 2022 CALGreen Code, which took effect on January 1, 2023. As compared to the 2019 CalGreen Code, the 2022 CalGreen Code strengthened sections pertaining to EV and bicycle parking, water efficiency and conservation, and material conservation and resource efficiency, among other sections of the CalGreen Code. The CALGreen Code sets design requirements equivalent to or more stringent than those of the California Energy Code for energy efficiency, water efficiency, waste diversion, and indoor air quality. These codes are adopted by local agencies that enforce building codes and used as guidelines by state agencies for meeting the requirements of Executive Order B-18-12.

CALIFORNIA STATE UNIVERSITY

California State University Sustainability Policy

In the spring of 2022, The California State University (CSU) Board of Trustees adopted an update to the CSU system-wide Sustainability Policy (CSU 2020), which was first adopted in 2014 with subsequent updates in 2019 and 2020. The current update became effective March 23, 2022. The policy aims to reduce the environmental impact of construction and operation of buildings and to integrate sustainability across the curriculum. The CSU Sustainability Policy established the following goals related to GHG emissions:

<u>University Sustainability</u>

- The CSU will seek to further integrate sustainability and climate literacy into the academic curriculum working within the normal campus consultative process. Activities can include but will not be limited to supporting multi-disciplinary course development, utilizing the campus as a living laboratory model, connecting sustainability with social justice, strengthening community partnerships, and creating appropriate learning outcomes. Progress shall be measured through the use of the AASHE STARS1 platform.
- The CSU shall promote environmental and social justice through new and existing Diversity, Equity, & Inclusion (DE&I) programs such as the CSU Basic Needs Initiative.
- The CSU will develop employee and student workforce skills in the green jobs industry, climate-related industry, promote the development of sustainable products and services, and foster economic development.

- The CSU will pursue sustainable practices, in all areas of the university, including:
  - business operations such as procurement; information technology; student and employee services; food services; events, habitat and land-use management, facilities operations; design and construction; and
  - self-funded entities such as student housing, student unions, parking and transportation, children's centers, and auxiliary operations.
- Each CSU will designate a sustainability officer/staff member responsible for planning and/or coordinating campus sustainability program efforts.

Climate Action Plan

- CSU will strive to reduce systemwide facility carbon emissions to 40 percent below 1990 levels consistent with SB 32, California's Global Warming Solutions Act of 2006 (HSC §38566, effective January 1, 2017). Emissions will include both state and auxiliary organization purchases of electricity and natural gas; fleet, marine vessel usage; and other emissions the university or self-support entity has direct control over. The Chancellor's Office staff will provide the baseline 1990 facility emission levels (for purchased electricity and natural gas) for the campuses that existed at that time and assist campuses added to the CSU after 1990 to determine their appropriate baseline.
- The CSU will strive to reduce facility carbon emissions to 80 percent below 1990 levels by 2040 in order to achieve carbon neutrality by 2045 in accordance with statewide mandates. Metrics will include GHG emissions per FTE.

Energy Resilience and Procurement

- The CSU will pursue energy procurement and production to reduce energy capacity requirements from fossil fuels, enhance electrical demand flexibility, and promote energy resilience using available economically feasible technology for on-site renewable generation, microgrids, and other fossil fuel-free energy storage solutions. The CSU shall endeavor to increase its self-generated renewable energy and battery capacity from 32 to 80 megawatts (MW) by 2030.
- The CSU will consider cost effective opportunities to exceed the State of California and California Public Utilities Commission Renewable Portfolio Standard (RPS) sooner than the established goal of procuring 60 percent of its electricity needs from renewable sources by 2030 consistent with SB 100 (PUC§399.11).
- To minimize use of natural gas, campuses will transition from fossil-fuel sourced equipment to electric equipment as replacements or renovations are needed. Any in-kind fossil-fuel sourced equipment will be justified through an analysis which demonstrates why that solution represents the most cost-effective option and what alternatives were analyzed for comparative purposes. The intention of this item shall be limited to no new investment in, or renewal of, natural gas assets or infrastructure as part of campus projects starting July 1, 2035, with the exception of critical academic program needs.

Energy Conservation, Carbon Reduction and Utility Management

- All CSU buildings and facilities, regardless of the source of funding for their operation, will be operated in the most energy efficient manner and transition to a low carbon strategy without endangering public health and safety and without diminishing the quality of education and the academic program.
- All CSU campuses shall continue to identify energy efficiency and carbon reduction improvement measures to the greatest extent possible, undertake steps to seek funding for their implementation and, upon securing available funds, expeditiously implement the measures.
- The CSU will cooperate with federal, state, and local governments and other appropriate organizations in accomplishing energy conservation, and carbon reduction, and utilities management objectives throughout the state; and inform students, faculty, staff and the general public of the need for and methods of energy conservation, and carbon reduction, and utilities management.
- Each CSU campus shall designate an energy/utilities staff with the responsibility and the authority for carrying out energy conservation and utilities management programs. The Chancellor's Office will have the responsibility to coordinate the individual campus programs into a systemwide program.

- The CSU will monitor monthly energy and utility usage on all campuses and the Chancellor's Office and will prepare a systemwide annual report on energy utilization and greenhouse gas emissions. The Chancellor's Office will maintain a systemwide energy database in which monthly campus data will be compiled to produce systemwide energy reporting. Campuses will provide the Chancellor's Office the necessary energy and utility data, such as electricity and natural gas consumption; water and sewer usage; fuel consumed by fleet vehicles, boats, and ships; waste disposal for the systemwide database in a timely manner.
- Each CSU campus shall develop and maintain a campuswide utility master plan which includes an integrated strategic energy resource plan, with tactical recommendations in the areas of new construction, decarbonization, deferred maintenance, climate resilience, facility renewal, energy projects, water conservation, solid waste management, and an energy management plan. This plan will be updated every 10 years and guide the overall energy and climate action program at each campus.

Water Conservation

- All CSU campuses shall pursue cost effective water resource conservation to reduce consumption by ten percent by 2030, as compared to a 2019 baseline, consistent with AB 1668 (California Water Code § 10609) including steps to develop sustainable, drought tolerant or native landscaping, reduce turf, install controls to optimize irrigation water use, reduce water usage in restrooms, showers, fountains and decorative water features, and promote the use of reclaimed/recycled water. In the event of a declaration of drought, the CSU will cooperate with the state, city, and county governments to the greatest extent possible to reduce water use.

Sustainable Procurement

- Campuses shall promote use of suppliers and/or vendors who reduce waste, re-purpose recycled material, or support other environmentally friendly practices in the provision of goods or services to the CSU under contract. This may include additional evaluation points in solicitation evaluations for suppliers integrating sustainable and socially responsible practices.
- To move to zero waste, campus practices should: (1) encourage use of products that minimize the volume of trash sent to landfill or incinerators; (2) participate in the CalRecycle Buy-Recycled program or equivalent; and (3) increase recycled content purchases in all Buy-Recycled program product categories.
- Campuses shall continue to report on all recycled content product categories, consistent with PCC § 12153-12217 and shall implement improved tracking and reporting procedures for their recycled content purchases.
- Campuses shall align procedures with state initiatives to report environmental product declarations for select construction materials, consistent with PCC §3500-3505 and state mandates.
- Campuses shall promote circular economies by seeking to reduce waste when considering materials purchases, including but not limited to, office supplies, equipment, classroom supplies, and promotional and giveaway items by minimizing purchase of items that have a short useful life, are unable to be recycled, and/or are made of unsustainable or carbon intensive materials.

Waste Management

- Campuses shall seek to reduce landfill bound waste to 50 percent of total campus waste by 2030, divert at least 80 percent from landfill by 2040, and move toward zero waste.
- Campuses shall identify and implement cost effective opportunities for organics diversion, collection, and disposal and shall designate zero waste responsibilities for coordinating campus waste prevention, reduction and diversion efforts. Campuses will continue to report on all disposal activities using the CalRecycle State Agency Reporting Center (SARC) and are encouraged to coordinate and maintain a solid waste management plan as it is a requirement in the utility master plan.
- The CSU will continue to reduce hazardous waste disposal while supporting the academic program.

Sustainable Food Service

- All campus food service organizations should track and increase/improve their sustainable food purchases.
- Campuses and food service organizations shall collaborate to provide information and/or training to staff and patrons on the benefits of, and how to successfully participate in sustainable food service operations.

Sustainable Building & Lands Practices

- All future CSU new construction, remodeling, renovation, and repair projects, regardless of funding source, will be designed with consideration of optimum energy utilization, decarbonization, and low life-cycle operating costs and shall exceed all applicable energy codes and regulations (Building Energy Efficiency Standards, Tit. 24 CCR § 6) by ten percent. In the areas of specialized construction that are not regulated through the current energy standards, such as historical buildings, museums, and auditoriums, the CSU will ensure that these facilities are designed to maximize energy efficiency. Energy efficient and sustainable design features in the project plans and specifications will be considered in balance with the academic program needs of the project within the available project budget.
- Capital planning for state, non-state facilities and infrastructure shall consider features of a sustainable and durable design to achieve a low life cycle cost. Campuses shall design, construct, operate, and maintain green building certified high performing buildings, regardless of funding source, that improve occupant productivity and wellness, optimize life-cycle costs, and minimize carbon impact. Principles and best practices established by leading industry standards or professional organizations shall be implemented to the greatest extent possible.
- Existing building energy performance will be optimized through improved operation, maintenance and repair, and capital improvement, enabling campuses to meet carbon reduction goals. Sustainable design for capital projects is a process of balancing long-term institutional needs for academic and related programs with environmental concerns. In the context of designing to provide for university and academic needs, the following attributes will be considered "sustainable:"
- Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds;
    - Durable systems and finishes with long life cycles that minimize maintenance and replacement.
    - Optimization of layouts and designing spaces that can be reconfigured with the expectation that the facility will be renovated and re-used (versus demolished);
    - Systems designed for optimization of energy, water, and other natural resources;
    - Optimization of indoor environmental quality for occupants;
    - Utilization of environmentally preferable products and processes, such as long life-cycle materials and components, recycled-content and recyclable materials;
    - Procedures that monitor, trend, and report operational performance as compared to the optimal design and operating parameters.
    - Cost-effective design features which algin with CSU Basic Needs Initiative and support campus diversity, equity and inclusion efforts.
- In order to implement the sustainable building goal in a cost-effective manner, the process will: identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems are not stand-alone systems.
- Capital Planning, Design and Construction in the Chancellor's Office shall monitor building sustainability/energy performance and maintain information on design best practices to support the energy efficiency goals and guidelines of this policy.

- The sustainability performance shall be based on Leadership in Energy and Environmental Design (LEED) principles with consideration to the physical diversity and microclimates within the CSU.
- The CSU shall design and build all new buildings and major renovations to meet or exceed the minimum requirements equivalent to LEED Silver. Each campus shall strive to achieve a higher standard equivalent to LEED Gold or Platinum within project budget constraints. Each campus may pursue external certification through the LEED process or alternative sustainable building rating systems. If the project is not registered through U.S. Green Building Council, then a qualified campus staff member shall evaluate the documentation necessary to determine LEED equivalence and shall attest that equivalence has been achieved.
- In informal or unlandscaped areas, and where appropriate, campuses will work to support a naturally functioning habitat, promote biodiversity, and preserve native landscapes.

Physical Plant Management

- Each campus shall operate and maintain a comprehensive energy management system that will provide centralized reporting and control of the campus energy and carbon reduction related activities.
- Campus energy/utilities managers will make the necessary arrangements to achieve optimum efficiency in the use of natural gas, electricity, or any other purchased energy resources to meet the heating, cooling, and lighting needs of the buildings and/or facilities. Campuses shall strive to adhere to statewide energy efficiency guidance regarding appropriate indoor temperature setpoints during heating and cooling periods (State Administrative Manual, Section: 1805.3). Except for areas requiring special operating conditions, such as electronic data processing facilities, or other scientifically critical areas, where rigid temperature controls are required, building and/or facility temperatures will be allowed to fluctuate between the limits stated above. Simultaneous heating and cooling operations to maintain a specific temperature in work areas will not be allowed unless special operating conditions dictate such a scheme to be implemented.
- To the extent possible, academic and non-academic programs will be consolidated in a manner to achieve the highest building utilization.
- All CSU campuses shall implement a utilities chargeback system to recover direct and indirect costs of utilities provided to self-supporting and external organizations pursuant to procedures in the CSU Policy Library.

Transportation

- The CSU will encourage and promote the use of alternative transportation and/or alternative fuels to reduce GHG emissions related to university associated transportation, including commuter and business travel. The Chancellor's Office will establish a baseline for carbon emissions from student, faculty and staff commuting and establish a systemwide reduction target.
- All CSU campuses shall develop and maintain a transportation demand management plan to reduce Vehicle Miles Traveled (VMT) and carbon emissions. This plan will be updated every five years and guide the overall transportation and parking program at each campus.
- Campuses shall strive to increase Electric Vehicle (EV), electric bicycle, and other electric mobility and transportation device charging infrastructure and incentive programs to further support campus carbon reduction strategies.
- Campuses shall strive to develop and maintain a long-range plan for transitioning fleet, and grounds equipment to zero emissions, excluding public safety patrol vehicles if necessary. 50 percent of all light duty vehicle purchases will be ZEV by 2035, with no addition of gas-powered light duty vehicles to the fleet after 2035. All small off-road engine equipment used for campus grounds will be all-electric by 2035. All buses and heavy-duty vehicles will be ZEV by 2045 in alignment with state regulations.

CSU Executive Order 987

EO 987 is the CSU Policy Statement on Energy Conservation, Sustainable Building Practices, and Physical Plant Management. Sacramento State operates under this EO, which sets minimum efficiency standards for new construction and renovations, and establishes operating practices intended to ensure CSU buildings are used in the most energy efficient and sustainable manner possible while still meeting the programmatic needs of the University.

Association for the Advancement of Sustainability in Higher Education

Sacramento State participates in the Association for the Advancement of Sustainability in Higher Education's Sustainability Tracking, Assessment, and Rating System (STARS) as a framework for implementation, measurement, and improvement of sustainable practices across the entire University. The voluntary point-based rating system measures sustainability performance in the areas of Curriculum and Research, Campus and Community Engagement, Operations, and Planning and Administration. As of 2021, Sacramento State has earned a STARS Gold Rating in recognition of its sustainability achievements.

Second Nature Climate Leadership Commitment

In 2016, Sacramento State became a Charter Signatory to the Climate Leadership Commitment, establishing a goal for Sacramento State to achieve net zero emissions from all sources (Scope 1, 2, and 3) by 2050. Scope 3 emissions are emissions not under direct control (e.g., commuting, business travel, solid waste). Campuses that have signed the Second Nature Climate Leadership Commitment are also responsible for reducing Scope 3 emissions as part of climate action plans to achieve neutrality as soon as possible. The Climate Commitment also requires Sacramento State to collaborate with local governments to achieve climate resilience.

Climate Action Plan

Sacramento State prepared the 2018 Climate Action Plan (CAP) as a mechanism to ensure the reduction of GHG emissions associated with campus operations which would lead to achieving a carbon neutral goal by 2040. An updated CAP was prepared in 2021 to align with the latest GHG reduction targets of the CSU system, including a 50 percent waste reduction target and zero waste campus by 2030, an 80 percent GHG emissions reduction target by 2035, and a carbon neutrality target by 2040. However, the CAP's reduction targets are based on an emissions inventory conducted for the Sacramento State main campus, not including the proposed project; thus, targets and policies set in this CAP do not apply to the project.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County Air Pollution Control District

The Placer County Air Pollution Control District (PCAPCD) has issued guidance on the analysis of GHG emissions in Chapter 5 of the District's CEQA Air Quality Handbook (PCAPCD 2017). The chapter outlines expectations and methodologies for the analysis of GHG emissions generated by a project, and guidance on determining the significance of impacts and appropriate mitigation. PCAPCD recommends that both construction and operations related GHG emissions be quantified, and that the significance of GHG emissions be determined in a manner based on whether such emissions are cumulatively considerable.

Placer County General Plan

The following goals and policies of the Placer County General Plan (Placer County 2013) are relevant to GHG emissions within the project site:

Natural Resources

- **Policy 6.F.5:** The County shall encourage project proponents to consult early in the planning process with the County regarding the applicability of Countywide indirect and areawide source programs and transportation control measures (TCM) programs. Project review shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous materials.
- **Policy 6.G.3:** The County shall encourage the use of alternative modes of transportation by incorporating public transit, bicycle, and pedestrian modes in County transportation planning and by requiring new development to provide adequate pedestrian and bikeway facilities.

Transportation and Circulation

GOAL 3.C: To maximize the efficient use of transportation facilities so as to: 1) reduce travel demand on the County's roadway system; 2) reduce the amount of investment required in new or expanded facilities; 3) reduce the quantity of emissions of pollutants from automobiles; and 4) increase the energy-efficiency of the transportation system.

Placer County Sunset Area Plan

The following proposed goals and policies in the SAP (Placer County 2019a) address GHGs and climate change:

- **Policy LU/ED-3.9: Lighting.** The County shall balance the need for lighting in new developments with concern for the environment and existing uses by encouraging the use of efficient, strategic, and aesthetic lighting methods that address public safety and reduce light pollution. Lighting design should adhere to the following principles:
  a) Lighting on site should be designed to promote pedestrian comfort and safety and to enliven public gathering places.
  b) Lighting for individual buildings should be integrated into the architecture.
  c) Lighting shall be designed to minimize projection into adjacent properties and onto adjacent roads and not provide a source of glare.
  d) The height of light standards in parking areas shall not exceed eighteen (18) feet.
  e) Energy-efficient technology should be used wherever possible.
- **Policy TM-1.5: Capital Improvement Funding**. The County shall provide for sufficient capital improvements to meet the target for vehicle miles traveled (VMT) and greenhouse gas reductions.

GOAL TM-2: Active Transportation. To support bicycling and walking in the Sunset Area by providing safe and convenient routes and facilities.

- **Policy TM-2.1: Transportation Facility Design.** With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for shared use paths.
- **Policy TM-2.2: New Development Connectivity.** The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities.
- **Policy TM-2.4: Supportive Land Uses.** The County shall encourage land use types and forms that facilitate the use of alternative modes of transportation, multi-modal facilities, and the development of complete streets.
- **Policy TM-2.5: Bicycle Parking.** The County shall require safe and convenient bicycle parking for all new or modified public and private developments and businesses. For commercial establishments, bicycle parking shall be located near primary building entrances.

- **Policy TM-2.6: End-of-Trip Facilities.** The County shall encourage incorporation of cycling-friendly facilities such as showers, secure weather-protected bicycle lockers, storage lockers for other gear, and changing spaces for all new or modified public and private developments and businesses.
- **Policy TM-2.7: Regional Connectivity.** The County shall work to promote and facilitate bicycle and pedestrian connections between the Sunset Area networks and the active transportation networks of nearby communities. This will include connecting existing facilities in adjacent areas in new facilities in the Sunset Area.
- **Policy TM-2.8: Grant Funding.** The County shall identify regional, State, and federal funding programs and secure funding for pedestrian and bicycle facilities and programs, if possible.
- **Policy TM-**2.9: **Placer Parkway Grade Separations.** With implementation of Placer Parkway, the County shall pursue funding opportunities to ensure provision of grade separations across Placer Parkway to accommodate bicycle and pedestrian facilities.
- **Policy TM-4.4: Preferred Parking for Alternatively-Powered Vehicles.** The County shall require the provision of preferred parking for alternatively-powered vehicles, including electric cars, natural gas vehicles, and hydrogen fuel cell vehicles.
- **Policy PFS-3.2: Efficiency and Demand Reduction.** The County shall promote efficient water use and reduced water demand by:
    a) Requiring water-conserving design and equipment in new construction;
    b) Requiring water-conserving landscaping and other conservation measures consistent with the Water Efficient Landscaping Ordinance, as well as the use of recycled water;
    c) Requiring the retrofitting of existing development with water-conserving devices as a condition of discretionary approval of any change of use or structures;
    d) Encouraging retrofitting existing development with water-conserving devices; and
    e) Encouraging water-conserving agricultural irrigation practices.
- **Policy PFS-3.3: Recycled Water.** The County shall require the use of recycled water and the development of associated infrastructure where feasible to offset the demand for new water supplies.
- **Policy PFS-4.2: Efficient Water Use and Wastewater Reduction.** The County shall promote efficient water use and reduced wastewater system demand by:
    a) Requiring water-conserving design and equipment in new construction;
    b) Encouraging retrofitting with water-conserving devices; and
    c) Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
- **Policy PFS-4.4: Recycled Water Irrigation Uses.** The County shall require the use of recycled water, wherever feasible, for irrigation, including commercial, industrial, and private landscaping, landscaping within public rights-of-way (e.g., medians), and agricultural lands.
- **Policy PFS-6.1: Maximize Waste Reduction.** The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- **Policy NR-5.2: Air Quality Analysis and Mitigation Plan.** Developments that meet or exceed thresholds of significance for ozone precursor pollutants and greenhouse gas emissions, as adopted by the Placer County Air Pollution Control District (PCAPCD), shall be deemed to have a significant environmental impact. The County shall require submittal of an Air Quality Analysis and Mitigation Plan prior to project approval, subject to review and recommendation as to technical adequacy by the PCAPCD.
- **Policy NR-5.5: Construction Exhaust Emissions.** The County shall require new development to incorporate the use of Best Available Control Technologies (BACT) for the control of construction exhaust emissions. The PCAPCD

shall be consulted to determine the appropriate BACT measures available (e.g., regular tune-ups, cleaner burning conventional fuels, alternative fueled vehicles and equipment).

- **Policy NR-5.6: Emission Reduction Compliance.** The County shall require new development to demonstrate to the County and the PCAPCD compliance with California Air Resources Board (CARB) and PCAPCD Rules and Regulations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- **Policy NR-5.8: Chlorofluorocarbon Recovery.** The County shall require the recovery of chlorofluorocarbons (CFC's) when older air conditioning and refrigeration units are serviced or disposed.
- **Policy NR-5.9: Cool Community Strategies.** The County shall promote Cool Community strategies to cool the urban heat island, reduce energy use and ozone formation, and maximize air quality benefits by requiring new development to implement four key strategies: plant trees, selective use of vegetation for landscaping, install cool roofing, and install cool pavements. This may include the following:
  a) Use of roofing materials with a high solar reflectance index (SRI), to reduce heat island effect and manage stormwater.
  b) Incorporation of high-albedo materials such as concrete for pathways and parking areas, or use coatings and integral colorants for asphalt to achieve light colored surfaces instead of blacktop, where feasible.
  c) Shading of hardscapes (such as sidewalks, roadways, and parking lots) with trees, vegetated trellises, or structures covered with solar panels or materials with high solar reflectance.
  d) Preservation of existing trees, wherever feasible, and addition of trees in the public right-of-way, where appropriate.
  e) Construction of hard surfaces such as roads and sidewalks with partially vegetated systems such as open grid vegetated paving.
- **Policy NR-6.1: Energy Conservation.** The County shall continue to support and implement energy efficiency and conservation strategies to reduce greenhouse gas emissions from buildings and other site improvements.
- **Policy NR-6.2: Energy Efficient Construction.** The County shall encourage new construction to achieve third-party green building certification, such as the GreenPoint Rated program and the LEED rating system. This will include building and capital improvement design practices that reduce energy consumption, maximize energy conservation, promote passive solar energy generation or other on-site electricity generation, and incorporate natural ventilation.
- **Policy NR-6.3: CALGreen.** The County shall require that all new buildings shall comply with CALGreen building codes, including diversion and recycling construction and demolition waste; use of locally-sourced building materials and recycled content building materials, including mulch/compost; heating and air conditioning standards, volatile organic compound limits, and recycled content value.
- **Policy NR-6.4: Energy-Efficient Retrofits.** The County shall encourage energy conservation retrofits for existing buildings in the Sunset Area.
- **Policy NR-6.5 Water Efficient Landscape Design.** The County shall require all new development to comply with the County's Water Efficient Landscape Ordinance (WELO) to reduce water used for landscaping irrigation and to encourage the use of recycled water and greywater for landscaping purposes.
- **Policy NR-6.6: Efficient Landscape Maintenance Equipment.** The County shall encourage installation of electric outlets in parks and public/quasi-public lands to promote the use of electric landscape maintenance equipment.
- **Policy NR-6.7: Residential Energy Efficiency.** The County shall require new residential units to be designed and constructed to maximize energy efficiency. This shall include consideration of the following design features:
  a) Installation of solar photovoltaic systems.

b) Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.

c) Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.

d) Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.

- **Policy NR-6.8: Energy Efficient Lighting.** Require the use of energy efficient lighting for all street, parking, and area lighting, to the extent feasible.
- **Policy NR-7.2: Alternative Transportation.** The County shall require that new development projects be designed to promote pedestrian/bicycle access and circulation to encourage residents and employees to use alternative transportation modes to reduce air contaminant emissions. This includes providing secure bicycle parking and storage.
- **Policy NR-7.3: Regional Connectivity.** The County shall connect bike lanes in the Sunset Area to existing and future bike lanes within the unincorporated county and neighboring cities to create a regional bicycle network, wherever feasible.
- **Policy NR-7.5: Transportation Control Measures.** The County shall require project proponents to consult with the County early in the planning process regarding the applicability of countywide indirect and area wide source-reduction programs and transportation control measure programs. County review of new development projects shall also address energy-efficient building and site designs and proper storage, use, and disposal of hazardous material.
- **Policy NR-7.6: Mixed-Use, Increased Intensity Development.** The County shall promote mixed-use development and increased development intensity along existing and proposed transit corridors to reduce the length and frequency of vehicle trips.
- **Policy NR-7.7: Efficient Traffic Control.** The County shall implement high-efficiency traffic control strategies such as synchronized signals and roundabouts to reduce vehicle emissions.
- **Policy NR-7.9: Dedicated Land for Park-and-Ride Lots.** The County shall require large new developments to dedicate land for and construct appropriate improvements for park-and-ride lots.
- **Policy NR-7.10: Construction Worker Vehicle Trip Reduction.** The County shall require project proponents to consult the County and the PCAPCD concerning feasible transportation alternatives to reduce construction worker vehicle trips and associated vehicle exhaust emissions.
- **Policy NR-7.11: County Facilities and Operations.** The County shall comply with CARB and PCAPCD Rules and Regulations for Placer County facilities and operations to reduce emissions from fuel consumption, energy consumption, surface coating operations, and solvent usage.
- **Policy NR-7.13: Tailpipe Emissions Standards.** The County shall support intergovernmental efforts directed at stricter tailpipe emissions standards.
- **Policy NR-7.14: Vehicle Idling Restriction.** The County shall prohibit the idling of on- and off-road engines when the vehicle is not moving or when the off-road equipment is not performing work for a period greater than five minutes in any one-hour period.
- **Policy NR-7.15: Alternative Fuel Vehicle Infrastructure.** To the extent feasible, the County shall require the incorporation of alternative vehicle charging and fuel stations, such as electric vehicle charging stations, bio-diesel fueling stations, and hydrogen fueling stations, that are accessible to the public to reduce use of fossil fuel and other nonrenewable resources. This includes the design of an electric box in all residential unit garages to promote electric vehicle usage and the provision of charging stations for electric vehicles at multi-family residences and retail, light industrial, office, hotel, entertainment, and mixed-use buildings.
- **Policy NR-7.16: Low-Emission Fleet Vehicles.** The County shall encourage businesses to purchase low-emission, fuel-efficient vehicles and phase out use of diesel-fuel vehicles wherever feasible.

3.8.2 Environmental Setting

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Certain gases in the earth's atmosphere, classified as GHGs, play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space. A portion of the radiation is absorbed by the earth's surface, and a smaller portion of this radiation is reflected toward space. The absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. The earth has a much lower temperature than the sun; therefore, the earth emits lower frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

Prominent GHGs contributing to the greenhouse effect are CO_2, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of these GHGs in excess of natural ambient concentrations are found to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming. It is "extremely likely" that more than half of the observed increase in global average surface temperature from 1951 to 2010 was caused by the anthropogenic increase in GHG concentrations and other anthropogenic forcing (IPCC 2014:5).

Climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Whereas most pollutants with localized air quality effects have relatively short atmospheric lifetimes (approximately 1 day), GHGs have long atmospheric lifetimes (1 year to several thousand years). GHGs persist in the atmosphere long enough to be dispersed around the globe. Although the lifetime of any GHG molecule depends on multiple variables and cannot be determined with any certainty, it is understood that more CO_2 is emitted into the atmosphere than is sequestered by ocean uptake, vegetation, and other forms of sequestration. Of the total annual human-caused CO_2 emissions, approximately 55 percent are estimated to be sequestered through ocean and land uptake every year, averaged over the last 50 years, whereas the remaining 45 percent of human-caused CO_2 emissions remain stored in the atmosphere (IPCC 2013:467).

The quantity of GHGs in the atmosphere responsible for climate change is not precisely known, but it is enormous. No single project alone would measurably contribute to an incremental change in the global average temperature or to global or local climates or microclimates. From the standpoint of CEQA, GHG impacts relative to global climate change are inherently cumulative.

GREENHOUSE GAS EMISSION SOURCES

As discussed previously, GHG emissions are attributable in large part to human activities. The total GHG inventory for California in 2020 was 370 $MMTCO_2e$ (CARB 2022). This is less than the 2020 target of 431 $MMTCO_2e$ (CARB 2022). Table 3.8-1 summarizes the statewide GHG inventory for California.

Table 3.8-1 Statewide GHG Emissions by Economic Sector in 2019

Sector	Emissions ($MMTCO_2e$)	Percent
Transportation	141	38%
Industrial	85	23%
Electricity generation (in state)	41	11%
Agriculture and Forestry	33	9%
Residential	30	8%
Commercial	22	6%
Electricity generation (imports)	19	5%
Total	370	100%

Source: CARB 2022.

As shown in Table 3.8-1, transportation, industry, and electricity generation are the largest GHG emission sectors.

A GHG inventory for Placer County was completed for inventory year 2015, which is summarized in Table 3.8-2.

Table 3.8-2 Placer County GHG Inventory by Emissions Sector ($MTCO_2e$)

Emissions Sector	2015
Residential Energy	256,070
Nonresidential Energy	148,650
Transportation	503,610
Solid Waste	87,530
Off-Road	9,410
Water and Wastewater	11,550
Agriculture and Forest Management	186,460
Total	1,203,260

Notes: Totals may not equal the sum of the numbers because of independent rounding.

$MTCO_2e$ = metric tons of carbon dioxide equivalent.

Source: Placer County 2018.

EFFECTS OF CLIMATE CHANGE ON THE ENVIRONMENT

According to the Intergovernmental Panel on Climate Change (IPCC), global average temperature will increase by 3.7 to 3.8 degrees Celsius (°C) (6.7 to 8.6 degrees Fahrenheit [°F]) by the end of the century unless additional efforts to reduce GHG emissions are made (IPCC 2014:10). According to CEC, temperatures in California will warm by approximately 2.7°F above 2000 averages by 2050 and by 4.1°F to 8.6°F by 2100, depending on emission levels (CEC 2012:2).

Other environmental resources could be indirectly affected by the accumulation of GHG emissions and the resulting rise in global average temperature. In recent years, California has been marked by extreme weather and its effects. According to CNRA's *Safeguarding California Plan: 2018 Update*, California experienced the driest 4-year statewide precipitation on record from 2012 through 2015; the warmest years on average in 2014, 2015, and 2016; and the smallest and second smallest Sierra snowpack on record in 2015 and 2014 (CNRA 2018:55). In contrast, the northern Sierra Nevada experienced its wettest year on record during the 2016-2017 water year (CNRA 2018:64). The changes in precipitation exacerbate wildfires throughout California, increasing their frequency, size, and devastation. As temperatures increase, the amount of precipitation falling as rain rather than snow also increases, which could lead to increased flooding because water that would normally be held in the snowpack of the Sierra Nevada and Cascade Range until spring would flow into the Central Valley during winter rainstorm events. This scenario would place more pressure on California's levee/flood control system (CNRA 2018:190–192). Furthermore, in the extreme scenario involving the rapid loss of the Antarctic ice sheet, the sea level along California's coastline could rise up to 10 feet by 2100, which is approximately 30–40 times faster than the sea level rise experienced over the last century (CNRA 2017:102). Changes in temperature, precipitation patterns, extreme weather events, wildfires, and sea level rise have the potential to threaten transportation and energy infrastructure and crop production (CNRA 2018:64, 116–117, 127).

Cal-Adapt is a climate change scenario planning tool developed by CEC that downscales global climate model data to local and regional resolution under two emissions scenarios. The Representative Concentration Pathway (RCP) 8.5 scenario represents a business-as-usual future emissions scenario, and the RCP 4.5 scenario represents a future with reduced GHG emissions. According to Cal-Adapt, annual average temperatures in the project/plan area are projected to rise by 5°F to 6.8°F by 2099, with the low and high ends of the range reflecting the lower and higher emissions increase scenarios (CEC 2018).

Placer County experienced an annual average high temperature of 64.9°F between 1961 and 1990. Under the RCP 4.5 scenario, the county's annual average high temperature is projected to increase by 4.6°F to 69.3°F by 2064 and increase an additional 0.7°F to 71.2°F by 2099 (CEC 2018). Under the RCP 8.5 scenario, the county's annual average

high temperature is projected to increase by 5.7°F to 70.6 by 2064 and increase an additional 4.2°F to 74.2°F by 2099 (CEC 2018).

Placer County experienced an average precipitation of 46.1 inches per year between 1961 and 1990. Under the RCP 4.5 scenario, the county is projected to experience an increase of 3.4 inches per year to 49.5 by 2064 and decrease to 49.4 inches per year by 2099 (CEC 2018). Under the RCP 8.5 scenario, the county is projected to experience an increase of 4.4 inches to 50.5 inches per year by 2064 and increase to 54.1 inches per year by 2099 (CEC 2018).

3.8.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

GHG emissions associated with the project would be generated during project construction and operation after the project is built. Methods used to estimate levels of construction- and operation-related GHGs, which are provided in Appendix C, are described below.

Construction-Related Greenhouse Gas Emissions

Construction-generated GHG emissions were calculated using the California Emissions Estimator Model (CalEEMod), Version 2020.4.0 (CAPCOA 2020), as recommended by PCAPCD and other air districts in California. Modeling was based on project-specific information (e.g., building size, area to be graded, area to be paved) where available; assumptions based on typical construction activities; and default values in CalEEMod that are based on the project location and land use types.

Construction would occur in four phases that would not overlap. Construction activities would begin as early as July 2025 and conclude in 2060. Occupancy of the campus would begin in 2025/2026, with the campus remaining operational throughout all four phases of construction. Each phase of the project was modeled separately, based on the anticipated level of development that would occur during that phase (e.g., building size and type). Default construction phasing in CalEEMod was used, ensuring that the total construction timing was within the anticipated phase buildout time period. To account for the potential for increased construction intensity, equipment numbers per phase, were increased. Total annual GHG emissions per year of construction were reported (Appendix C).

Operational Greenhouse Gas Emissions

Operation-related emissions of GHGs were estimated for the following sources: energy use (i.e., electricity and natural gas/propane demand), water use, solid waste generation, and mobile sources.

Specifically, operational-related mobile-source GHG emissions were modeled based on the estimated level of VMT and trip generation rates that the project would generate, using transportation model outputs used to prepare Section 3.15, "Transportation and Circulation." Default trip length and trip rates in CalEEMod were adjusted such that the resulting daily trip and VMT calculated by CalEEMod would be consistent with project-specific data. CalEEMod default emissions factors were updated using CARB's Emission Factor (EMFAC 2021 Version 1.0.2) model and these emissions factors were further adjusted off-model to account for the CARB Advanced Clean Cars II regulations which will rapidly scale down light-duty passenger vehicle emissions for vehicles with model years between 2026 and 2035 (CARB 2021).

As discussed in Section 3, "Project Description," the campus would include an onsite solar microgrid that would be capable of generating 38 gigawatt hours per year (GWh/year), while annual campus energy demand is conservatively estimated to be approximately 49 GWh/year. This solar generation would be sufficient in offsetting approximately 78 percent of total campus energy demand, with approximately 11 GWh/year being sourced from the grid. However, according to SB 100 all California utilities will be required to generate 100 percent carbon-free electricity by December 31, 2045. With full buildout of the project occurring in 2060, all electricity sourced from the grid will be considered carbon neutral. This is reflected in the modeling for the project and the subsequent analysis. In addition to onsite

solar and battery storage, the project would include up to 1,214 EV charging stations. This is accounted for in the total campus electrical demand discussed above.

Regarding natural gas use, the campus would be entirely electric with no natural gas infrastructure. However, as a university, there may be specialty laboratory or process equipment that require some limited natural gas, propane or butane. To account for this potential, using available natural gas consumption rates from the Sacramento State main campus, GHG emissions from natural gas use were modeled in CalEEMod.

Annual potable and non-potable water demand, as well as annual wastewater demand for the project was available and input into CalEEMod. Annual potable water demand is estimated to be 44 million gallons per year, while non potable water demand is estimated to be 36.5 million gallons per year. Annual wastewater demand is estimated to be 45.7 million gallons per year.

Operation of the project would generate solid waste, with 80 percent of this solid waste being diverted from landfill per the CSU requirement. This diversion would reduce the emission of greenhouse gases and is reflected in the modeling. Detailed model assumptions and inputs for these calculations are presented in Appendix C.

THRESHOLDS OF SIGNIFICANCE

The issue of global climate change is inherently a cumulative issue because the GHG emissions of individual projects cannot be shown to have any material effect on global climate. Thus, the project's impact on climate change is addressed only as a cumulative impact.

State CEQA Guidelines Section 15064 and relevant portions of Appendix G recommend that a lead agency consider a project's consistency with relevant, adopted plans and discuss any inconsistencies with applicable regional plans, including plans to reduce GHG emissions. Under Appendix G of the State CEQA Guidelines, implementing a project may result in a cumulatively considerable contribution to climate change if it would:

- generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or
- conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

PCAPCD developed recommended thresholds of significance for evaluating construction- and operation-related GHG emissions for proposed land use and stationary development projects in their jurisdiction as follows:

- De Minimis Level for the operational phases of 1,100 $MTCO_2e$/year. This only applies to the operational phase of land use projects. Projects that exceed this level must conduct further analysis and apply thresholds below, as discussed herein.
- Efficiency Matrix, which gives per unit (capita or 1,000 square feet) threshold for different residential and nonresidential projects, for the operational phase of land use development projects only when emissions exceed the De Minimis Level but do not exceed the bright-line threshold. This approach is only applicable to land use projects with residential and/or commercial components.
- Bright-line Threshold of 10,000 $MTCO_2e$/year applies to the construction and operational phase of land use development projects as well as to operational emissions of stationary projects. This threshold is applied when the De Minimis level is exceeded and the Efficiency Matrix doesn't apply.

With respect to GHG emissions, CEQA Guidelines Section 15064.4 provides guidance to lead agencies for determining the significance of impacts from GHG emissions. Section 15064.4(a) provides that a lead agency will make a good-faith effort based, to the extent possible, on scientific and factual data to describe, calculate, or estimate the amount of GHG emissions resulting from a project. Section 15064.4(a) further provides that a lead agency will have the discretion to determine, within the context of a particular project, whether to quantify GHG emissions from a project or rely on qualitative analysis or performance-based standards. Pursuant to the CEQA Guidelines in Section 15064.4(a), the analysis presented herein quantifies GHG emissions resulting from the project, and describes, calculates, and estimates those emissions. CEQA Guidelines Section 15064.4(b) provides that when

assessing the significance of impacts from GHG emissions, a lead agency should focus the analysis on the incremental contribution of the project's emissions to the effects of climate change and consider an appropriate timeframe for the project. The lead agency's analysis should reasonably reflect evolving scientific knowledge and state regulatory schemes and consider (1) the extent to which the project may increase or reduce GHG emissions compared with existing conditions, (2) whether the project's GHG emissions exceed a threshold of significance that the lead agency determines applies to the project, and (3) the extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of GHG emissions. The analysis of the potential impacts from the project's GHG emissions follows this approach.

The CEQA Guidelines do not provide numeric or quantitative thresholds of significance for evaluating GHG emissions. Instead, they leave the determination of the significance threshold up to the lead agency and give it the discretion to consider thresholds previously adopted or recommended by other public agencies or experts, provided that the lead agency's decision is supported by substantial evidence (CEQA Guidelines Sections 15064.7[b] and 15064.7[c]). Additionally, any public agency may also use an environmental standard as a threshold of significance, as it would promote consistency in significance determination and integrate environmental review with other environmental program planning and regulations (CEQA Guidelines Section 15064.7[d]).

In California, when numerical GHG thresholds are established, they are developed based on the overall statewide GHG emissions reduction targets that have been legislated but are adjusted based on anticipated growth and development in a particular region such that when a project meets the established threshold, it can be said that the project is also consistent with the established state's GHG target on which the threshold was based. The State's targets are based on future milestone years (i.e., 2030, 2045, and 2050); thus, by default the local thresholds must also be based on the same targets.

EO B-55-18 establishes a goal to achieve statewide carbon neutrality as soon as possible and no later than 2045, and EO S-03-05 has set forth a long-term reduction target to reduce GHG emissions by 80 percent below 1990 levels by 2050. AB 1279, which was signed into law on September 16, 2022, requires the state to achieve net zero GHG emissions as soon as possible, but no later than 2045, and achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels. The proposed project would be phased over many years, with full buildout expected by 2060. As shown above, PCAPCD has developed quantitative GHG thresholds for the purpose of evaluating a project's significance under CEQA, for both the construction and operational phase of land use development projects. However, PCAPCD's thresholds were established in accordance with the 2030 statewide target set by SB 32; therefore, given that the project is anticipated to be built out beyond 2030, achieving PCAPCD's thresholds alone would not be sufficient to demonstrate consistency with the established milestone years beyond 2030. Consequently, PCAPCD's thresholds of significance are not applied to the GHG analysis.

Courts have ruled that although there are various potential thresholds and methodologies for evaluating project-level GHG emissions consistent with CEQA, use of statewide emission reduction goals is a permissible criterion of significance, so long as substantial evidence and reasoned explanation are provided to close the analytical gap between the level of effort required at one scale (state level) and the level of effort required at another scale (e.g., a project level). The plan to achieve these statewide emission reduction goals is the 2022 Scoping Plan; comparing a project to the 2022 Scoping Plan can demonstrate whether a project is consistent or conflicts with statewide reduction targets and goals.

PCAPCD's thresholds are based on the SB 32 statewide GHG target of reducing emissions to 40 percent below 1990 levels by 2030 as established by SB 32; however, AB 1279, which was signed into legislation in 2022, establishes a statewide target of achieving net zero GHG emissions as soon as possible, but no later than 2045, and to achieve and maintain net negative GHG emissions thereafter, and to ensure that by 2045, statewide anthropogenic GHG emissions are reduced to at least 85 percent below the 1990 levels.

The recently adopted 2022 Scoping Plan assesses progress toward the state's statutory 2030 target, outlining different scenarios for achieving statewide carbon neutrality by 2045. In addition, the 2022 Scoping Plan identifies key GHG emissions sectors (i.e., building energy, transportation energy) for which local development should focus on reducing, referred to as priority areas. Appendix D, "Local Actions," of the 2022 Scoping Plan provides lead agencies

with guidance for the necessary project design features (or mitigation measures) needed in new development to further the state's long-term GHG reduction goals established in AB 1279 including the elimination of on-site natural gas infrastructure, incorporation of the most recent version of the CalGreen Code's Tier 2 EV charging requirements for residential and nonresidential land uses, and increasing VMT efficiency. These development standards are paramount as they provide the infrastructure needed to support California's transition from fossil-fuel powered buildings and vehicles to ensure that the state can meet its long-term GHG reduction targets.

Therefore, given the lack of an applicable threshold consistent with the state's long-term GHG goals beyond 2030 and the lack of an applicable adopted local plan for the reduction of GHGs consistent with CEQA Guidelines Section 15183.5, the proposed project's GHG emissions are evaluated using the approach suggested by CARB in Appendix D of the 2022 Scoping Plan. Accordingly, GHG emissions that would be generated by the proposed project are evaluated for each major emission sector identified by the 2022 Scoping Plan as a primary focus area that local development can address. To evaluate the significance of the proposed project's GHG emissions, the two CEQA Guidelines Appendix G checklist questions have been combined into a single impact statement, as shown below.

A GHG emissions impact would be significant if implementation of the proposed project would:

A. generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with state GHG reduction goals, measured by implementation of project attributes identified by CARB in Appendix D of the 2022 Scoping Plan.

ISSUES NOT DISCUSSED FURTHER

All issues pertaining to GHG emissions are discussed below.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.8-1: Generate Greenhouse Gas Emissions, Either Directly or Indirectly, That May Have a Significant Impact on the Environment (Threshold of Significance A)

The project would result in GHG emissions during both construction and operational phases. However, the project would include numerous project design features that serve to further the state's efforts to reduce GHG emissions, including onsite EV charging facilities, no natural gas infrastructure, a renewable energy solar microgrid with battery storage, and onsite trip reduction strategies to reduce reliance on vehicle use. In consideration of these features, the project would be consistent with the priority areas identified in the 2022 Scoping Plan: Transportation Electrification, VMT Reduction, and Building Reduction aligned with the standards of Appendix D to the 2022 Scoping Plan. Therefore, the project would be consistent with the 2022 Scoping Plan and would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with state GHG reduction goals. This impact would be **less than significant**.

GHG emissions associated with the project would be generated during both construction and operational activities, which are discussed separately, below.

Construction

Construction-related activities would generate GHG emissions from the use of heavy-duty off-road equipment, materials transport, and worker commute trips. Construction of Sacramento State- Placer Center and associated buildings (e.g., student housing, academic facilities) were anticipated to be built in four distinct phases, over a 35-year period, as described in more detail in Chapter 3, "Project Description." Based on the anticipated building types (e.g., academic, residential), building size (square feet), and phasing buildout, construction-related GHG emissions were estimated for each year that construction could occur. Table 3.8-3, below, summarizes emissions for each year, provides an annual average, and annual maximum emissions estimate. Refer to Appendix C for construction assumptions and detailed input parameters and results.

Table 3.8-3 Project-Generated Construction Greenhouse Gas Emissions

Construction Year[1]	GHG Emissions ($MTCO_2e$)[2]
Year 1	503
Year 2	1,376
Year 3	1,367
Year 4	1,355
Year 5	1,343
Year 6	597
Year 7	243
Year 8	1,807
Year 8	2,021
Year 10	1,990
Year 11	1,976
Year 12	1,735
Year 13	66
Year 14	271
Year 15	137
Year 16	1,694
Year 17	2,572
Year 18	2,885
Year 19	2,845
Year 20	2,845
Year 21	795
Year 22	93
Year 23	177
Year 24	1,004
Year 25	997
Year 26	26
Total	**32,719**
Average Annual	**1,258**
Maximum Annual	**2,885**

Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent; yr = year.

[1] Construction start year for each phase based on anticipated project phasing per project description. End years may not match for all phases because default CalEEMod phasing was used for each project phase based on land use inputs, to provide a more conservative construction intensity estimate.[2]

Refer to Appendix C for construction assumptions and detailed input parameters and results.

Source: Modeled by Ascent Environmental in 2023.

As shown in Table 3.8-3, the maximum level of GHG emissions generated by project in a single year of construction would be 2,885 $MTCO_2e$ and the annual average emissions would be 1,258 $MTCO_2e$.

Operations

Project operation would result in the generation of long-term operational GHG emissions as a result of vehicle trips, energy-source emissions from the consumption of propane (for laboratory use only), water-related energy consumption associated with water use and the conveyance and treatment of wastewater, and waste-generated emissions from disposal of solid waste.

Operation of the project is estimated to begin during Phase 1, as this is when first occupancy of structures would occur. From this point, operations would continue throughout all phases of construction. For this reason, emissions generated during Phases 1-3 have been calculated to provide an estimate of the emissions that would occur from initial occupation through the end of Phase 3, a timespan of 25 years. The full buildout year is estimated to be 2060, when Phases 1-4 are anticipated to be completely built. Table 3.8-4 below summarizes the projected operational GHG emissions from initial occupancy to the end of Phase 3 construction.

Table 3.8-4 Project-Generated Operational Greenhouse Gas Emissions

Emissions Source	GHG Emissions ($MTCO_2e$/year) Phases 1-3[2]	GHG Emissions ($MTCO_2e$/year) Phases 1-4 (Full Buildout, 2060)[2]
Area	6	6
Energy (Laboratory Gas Use)	112	112
Mobile	39,590	34,809
Waste	3,883	3,962
Water	42	60
Sub- Total Operational GHG Emissions	*43,633*	*38,949*
(New Tree Planting Credit)	(73)	(73)
Total Operational GHG Emissions	**43,560**	**38,876**

Notes: Totals may not add due to rounding; GHG = greenhouse gas; $MTCO_2e$/year = metric tons of carbon dioxide equivalent per year.

2 Refer to Appendix C for operational assumptions and detailed input parameters and results.

Source: Modeled by Ascent Environmental in 2023.

It should be noted that emissions from partial buildout (Phases 1-3) are provided above for informational purposes and are not considered in the outcome of this analysis, since CEQA analyses only consider potential impacts from operational emissions generated at full project buildout (through Phase 4).

As shown above, as the campus becomes completely operational, emissions from mobile sources decrease, while emissions from area and energy sources remain the same, and emissions from waste and water increase. During operation of Phases 1-3, based on project-specific transportation modeling, daily trip generation would be 32,692 and daily VMT was estimated to be 427,820. During operation of the entire project, based on project-specific transportation modeling, daily trip generation would be 35,983 and daily VMT was estimated to be 375,784 (Fehr & Peers 2022). The decrease in GHG emissions from mobile sources between partial buildout and full buildout can be explained by a projected decrease in VMT in the future, due to the anticipated regional growth and development near the project site (pursuant to the approved SAP/PRSP) that would provide services, such as employment, entertainment, and amenities closer to residential uses, thereby reducing the length of individual trips by people in the region. Emissions from vehicle use are a function of the number of daily trips and VMT and because mobile sources represent the largest portion of GHG emissions, an estimated 91 percent, when mobile-source emissions go down, overall project emissions do as well.

Scoping Plan Consistency

As discussed above, in the "Thresholds of Significance" section, the 2022 Scoping Plan, the state's adopted GHG reduction plan/strategy, is the applicable GHG reduction plan used to evaluate GHG emissions from the project. The 2017 Scoping Plan lays out the framework for achieving the 2030 statewide GHG reduction target of reducing statewide emissions to 40 percent below 1990 levels and integrates various CARB regulations and strategies,

including Cap-and-Trade, LCFS, SB 350, the Sustainable Freight Action Plan, the Mobile Source Strategy, and the Short-Lived Climate Pollutant (SLCP) Strategy. The 2022 Scoping Plan assesses progress towards achieving the SB 32 2030 target and extends upon earlier plans with a target of reducing anthropogenic emissions to 85 percent below 1990 levels, as well as providing the framework to achieve statewide carbon neutrality by 2045 through implementation of zero-emission technologies in every GHG-emitting sector, a substantial reduction in fossil fuel dependence, combined with investments in carbon capture and sequestration and nature-based solutions.

The 2022 Scoping Plan identified key actions necessary to achieve the state's goals, including moving to zero-emission transportation; phasing out the use of fossil gas for heating homes and buildings; transitioning to low-GWP chemicals and refrigerants; providing communities with sustainable options for walking, biking, and public transit to reduce reliance on cars; continued investment in solar powered–infrastructure, wind turbine capacity, and other resources that provide clean, renewable energy to displace fossil-fuel fired electrical generation; and scaling up new renewable energy options that are available or may be available in the future.

Based on these key actions, Appendix D of the 2022 Scoping Plan includes local action recommendations that align with the state's climate strategies. Land use development projects that are consistent with these, either through onsite project design features or mitigation strategies, would support state-level measures to contain growth of GHG emissions associated with the transportation system and built environment, which comprise the two largest GHG emissions sectors over which local governments (or in the project's context, the CSU) have the authority to govern.

The 2022 Scoping Plan categorized the priority areas into Transportation Electrification, VMT Reduction, and Building Decarbonization and provides project attributes associated with each that are intended as a guide to help local jurisdictions qualitatively identify projects that are consistent with the state's climate goals. The priority areas and associated attributes are summarized below in Table 3.8-5.

Table 3.8-5 2022 Scoping Plan Key Project Attributes that Reduce Greenhouse Gas Emissions

Priority Areas	Project Attribute
Transportation Electrification	Provides EV charging infrastructure that, at minimum, meets the most ambitious voluntary standard in the California Green Building Standards Code at the time of project approval.
VMT Reduction	Is located on infill sites that are surrounded by existing urban uses and reuses or redevelops previously undeveloped or underutilized land that is presently served by existing utilities and essential public services (e.g., transit, streets, water, sewer).
	Does not result in the loss or conversion of natural and working lands.
	Consists of transit-supportive densities (minimum of 20 residential dwelling units per acre), 50 or Is in proximity to existing transit stops (within a half mile), or satisfies more detailed and stringent criteria specified in the region's SCS.
	Reduces parking requirements by: ▶ Eliminating parking requirements or including maximum allowable parking ratios (i.e., the ratio of parking spaces to residential units or square feet); or ▶ Providing residential parking supply at a ratio of less than one parking space per dwelling unit; or For multifamily residential development, requiring parking costs to be unbundled from costs to rent or own a residential unit.
Building Decarbonization	Uses all-electric appliances without any natural gas connections and does not use propane or other fossil fuels for space heating, water heating, or indoor cooking.

Source: CARB 2022.

Using this qualitative approach, projects that include all of these key attributes would be consistent with the state's climate goals; however, projects that incorporate some, but not all, of these attributes can also demonstrate consistency with the state's climate goals. There are different pathways for the overarching priority areas, which can vary from project to project. Notably, these project attributes were developed for residential and residential mixed-use project types only; thus, there may be project attributes associated with other project types that, if implemented, could also align with the overall intent of the 2022 Scoping Plan to reduce GHGs from the identified priority areas.

Based on the above priority areas and project attributes identified by the 2022 Scoping Plan, the following analysis demonstrates how the Sacramento State – Placer Center Master Plan is consistent with each priority area.

Transportation Electrification

This priority area aims at reducing fossil fuel consumption and GHG emissions from the transportation sector by promoting the installation of EV charging facilities to promote the widespread use of EV vehicles as well as provide the electrical infrastructure during the development phase of a project that allows future expansion of electrical EV facilities. Developing land use projects in this way now will help the state achieve longer-term EV adoption targets.

The Sacramento State – Placer Center Master Plan is designed to exceed the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations) requirements for EV charging station ratios on the campus. Based on the Green Building Code requirements for nonresidential development as of preparation of this EIR, 10 percent of parking spaces must be EV-capable (i.e., have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations) and 20 percent of parking spaces must be Level 2 EV-Ready EV (i.e., charging unit is absent, but there is a wired outlet to allow the electric car driver to plug-in their portable charger) (CalGreen 2019). Current plans include a total of 1,214 EV charging stations with a total of 6,497 parking spaces, representing 18 percent of parking spaces with EV chargers, exceeding the current 10 percent standard. In consideration of this project design features, the project would be consistent with this priority area. This project design commitment aligns with the guidance provided in Appendix D of the 2022 Scoping Plan.

VMT Reduction

This priority area aims at reducing fossil fuel consumption and GHG emissions from the transportation sector by promoting land use planning principles and project design features that can reduce VMT. It is important to note that although GHG emissions associated with vehicles in California will reduce overtime as the use of EVs increase, especially beyond the year 2035 when all new vehicles sold in the state would be required to be electric, as a result of EO N-79-20, implemented by ACC II, all the non-EV vehicles in the state would continue to operate until the end of their usable life; thus, reducing overall VMT in new development to address carbon emissions from the non-EVs that are still operational.

Sacramento State - Placer Center would include a mobility framework that creates a pedestrian-oriented, accessible, and interconnected network of routes to, from, and within the campus. The Master Plan aims to consolidate the transportation network in a comprehensive, coordinated, and well-managed system that increases transit use and promotes pedestrian and bicycle circulation on campus. Complementing the mobility framework, a transportation demand management plan would be developed, funded, implemented, and updated every five years, in accordance with the CSU regulations and Mitigation Measure 3.15-1. The transportation demand management plan will contain a mix of regionally appropriate transportation strategies, including, but not limited to, infrastructure and programs to improve bicycle, pedestrian, and transit access, and to responsibly manage existing parking assets and reduce parking demand.

While the project's VMT generation rates for specific populations are higher than the applicable service-population thresholds identified in Section 3.15, "Transportation," (thresholds are as low as 18.33 percent below SACOG regional average), the overall or net effect of the project on regional total VMT is to reduce baseline no-project VMT from 79,360,081 to 79,268,673 with the project. This is a reduction of 91,409 daily VMT that would contribute to lower energy consumption and fewer total emissions, despite the project's significant VMT impact. A reduction of 35,247 also occurs between cumulative no-project and with-project regional VMT.

Sacramento State – Placer Center would provide bicycle and pedestrian facilities, EV infrastructure, and a comprehensive transportation demand management strategy to reduce reliance on vehicle use. Based on the Sacramento State – Placer Center Master Plan for a new off-campus center, all available and feasible project design features would be implemented, which would be consistent with the overall intent of the priority area of VMT reduction. Therefore, the project would be consistent with this priority area. These project design commitments align with the guidance provided in Appendix D of the 2022 Scoping Plan.

Building Decarbonization

Campus-specific energy system design and demand projections were prepared and available from the Master Plan, which included specific information relating to the overall efficiently of buildings, energy source information, electricity demand, solar generation, and backup energy storage technologies that would be implemented (Joyce, pers. comm., 2022). This analysis summarizes the primary components relevant to the GHG analysis requirements under CEQA.

Sacramento State - Placer Center would reduce its dependence on the electrical grid and further the established priorities of building decarbonization by designing all new residential buildings to achieve zero net energy (ZNE) (where the energy used is offset by renewable energy sources) and all new nonresidential buildings to be designed to achieve ZNE by 2030. This would be achieved through a solar microgrid. A microgrid is a self-sufficient energy system that serves a discrete geographic footprint, such as the campus. Within microgrids are one or more kinds of distributed energy (e.g., solar panels, wind turbines, combined heat and power, generators) that produce its power. Interconnected to nearby buildings, the campus microgrid would provide self-generated electricity for the campus, delivered via sophisticated software and control systems. The campus microgrid concept is solar based and would consist of multiple PV arrays and battery energy storage systems, configured as multiple nodes distributed about the campus, with each node serving a building or group of buildings.

During the initial planning of the off-campus center, onsite solar for Sacramento State - Placer Center would be installed on 75 percent of all building rooftops and 80 percent of all covered parking areas, resulting in an annual electricity generation of approximately 38 GWh/year. Total campus electricity demand is anticipated to be 49 GWh/year; thus, onsite solar generation would represent approximately 80 percent of campus's electricity needs. The proposed onsite battery energy storage systems is designed at a capacity of 44 megawatt hours, which can support 30 percent of the total anticipated campus load during a 3-day utility power outage. Notably, some propane use may be required at the laboratory facilities; however, consistent with the 2022 Scoping Plan's identified project attribute related to this energy source, this use is acceptable as no natural gas infrastructure is proposed and natural gas would not be used for appliances or heating and cooling.

As the campus builds out, monitoring of electrical loads and demand during the early phases would occur to establish operating benchmarks for assessing the progress to ZNE. Considering the highly-energy-efficient building design proposed, the availability of space on campus, and the likelihood of emerging additional technologies available, the goal of achieving ZNE by the time the campus is completely build out is considered achievable. The project is consistent with this priority area.

CSU Sustainability Policy Consistency

As shown above in the "Regulatory Setting," the CSU has adopted numerous sustainability policies that are also aligned with priority areas identified by CARB in the 2022 Scoping Plan, including the CSU Climate Action Plan, Energy Resilience and Procurement and Energy Conservation, and Transportation policies. These policies include goals to reduce overall GHG emissions to 40 percent below 1990 levels by 2030, 80 percent by 2040, and achieve carbon neutrality by 2045. Policies related to energy resilience include goals to minimize the use of natural gas, procure clean electricity, and promote onsite clean energy, all actions that promote achievement of the state's priority to decarbonize buildings. Lastly, the CSU's transportation policies require the development of trip reduction strategies for all campuses in an effort to reduce VMT and fossil fuel consumption from the transportation sector, efforts that demonstrate consistency with the state's priority to reduce emissions from the transportation sector. The project attributes, described above, under the "Scoping Plan Consistency," subheading also demonstrate how the project is consistent with the CSU's Sustainability Policy.

Summary

As demonstrated above, the Sacramento State – Placer Center Master Plan includes numerous project design features that serve to further the state's efforts to reduce GHG emissions, including onsite EV charging facilities, no natural gas infrastructure, a renewable energy solar microgrid with battery storage, and onsite trip reduction strategies to reduce reliance on vehicle use. In consideration of these features, the project would be consistent with the priority areas identified in Appendix D of the 2022 Scoping Plan of transportation electrification, VMT Reduction,

and building energy reduction and would thus be consistent with the goals of the 2022 Scoping Plan. For these reasons, the proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with state GHG reduction goals. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is inconsistent with the conclusion for the PRSP area in the discussion of Impact 4.7-2 in the SAP/PRSP EIR (Placer County 2019b), which determined that operational GHGs due to the PRSP would be significant and unavoidable after implementation of Mitigation Measures 4.7-2a and 4.7-2b. This was primarily due to the size of the specific plan, the limited level of structural design detail available at the time, and the use in analysis of PCAPCD's bright-line threshold of 10,000 $MTCO_2e$/year (which was the most appropriate threshold to use at the time the SAP/PRSP EIR was prepared). However, with the recent adoption of the 2022 Scoping Plan, the methodology for evaluation of GHG-related impacts changed, resulting in the less than significant conclusion for the Sacramento State – Placer Center Master Plan because the Master Plan design features further the state's reduction in GHGs, the project is consistent with the goals of the 2022 Scoping Plan. In addition, SAP/PRSP Impact 4.2-1 regarding construction-related GHG emissions, was determined to be less than significant, similar to the project.

3.9 HAZARDS, HAZARDOUS MATERIALS, AND WILDFIRE

This section describes the potential impacts of the Sacramento State – Placer Center Master Plan related to hazardous materials, public safety, and wildland fire hazards. The impact evaluation provided in this section is based on a review of publicly available information and data related to hazards and receptors within and near the project site and project-specific details regarding development and operation of the off-campus center.

Resources related to hazards, hazardous materials, and wildfire used to prepare this section included previous CEQA documents (including the Sunset Area Plan/Placer Ranch Specific Plan EIR [SAP/PRSP] EIR), the Phase I Environmental Site Assessment (ESA) completed for the PRSP in 2013 by ENGEO, the Phase I ESA completed for the project site in 2020 by Wallace-Khul & Associates, records pertaining to lands on or near the project site listed in GeoTracker and EnviroStor (online databases maintained by the regional water quality control board [RWQCB] and California Department of Toxic Substances Control [DTSC], respectively), and fire hazard maps prepared by the California Department of Forestry and Fire Protection in 2022 (CAL FIRE 2022a).

Geologic hazards, including natural hazards associated with landslides and faulting, are discussed in Section 3.7, "Geology and Soils." Risks associated with flooding are discussed in Section 3.10, "Hydrology and Water Quality." Impacts on fire protection services are addressed in Section 3.14, "Public Services and Recreation." Hazards associated with the operation of local streets and highways are addressed in Section 3.15, "Transportation."

No comments regarding hazardous materials, public safety, or wildland fire hazards were received in response to the Notice of Preparation.

3.9.1 Definition of Hazardous Materials

A hazardous material is defined in California Health and Safety Code Section 25501 as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released. As such, this section uses the term "hazardous materials" to refer to both hazardous substances and hazardous wastes.

Hazardous materials can pose a substantial present or future hazard risk to human health or the environment if improperly handled, stored, disposed of, remediated, or otherwise managed. Such materials may cause short-term or long-lasting health effects, ranging from temporary effects to permanent disability or death. For example, toxic substances can cause eye or skin irritation, disorientation, headache, nausea, allergic reactions, acute poisoning, chronic illness, or other adverse health effects if human exposure exceeds certain levels (the level depends on the substance involved). Carcinogens (substances known to cause cancer) are a special class of toxic substances. Examples of toxic substances include most heavy metals, pesticides, and benzene (a carcinogenic component of gasoline). Ignitable substances (e.g., gasoline, natural gas, and other petrochemicals) are hazardous because of their flammable properties. Corrosive substances (e.g., strong acids and bases such as sulfuric (battery acid or lye) are chemically active and can damage other materials or cause severe burns upon contact. Reactive substances (e.g., explosives, pressurized canisters, and pure sodium metal, which react violently with water) may cause explosions or generate gases or fumes. Other types of hazardous materials include radioactive and biohazardous materials. Radioactive materials and wastes contain radioisotopes, which are atoms with unstable nuclei that emit ionizing radiation to increase their stability. Radioactive waste mixed with chemical hazardous waste is referred to as "mixed wastes." Biohazardous materials include anything derived from living organisms, which may be contaminated with disease-causing agents, such as bacteria or viruses. The four basic exposure pathways through which an individual can be exposed to a chemical agent include inhalation, ingestion, bodily contact, and injection. The health effects of hazardous materials exposure are influenced by the dose to which a person is exposed, the frequency of exposure,

the exposure pathway, and individual susceptibility. Exposure can be caused by accidental release during transportation, storage, or handling of hazardous materials, or from disturbance of contaminated soil.

3.9.2 Regulatory Setting

FEDERAL

Management of Hazardous Materials

Various federal laws address the proper handling, use, storage, and disposal of hazardous materials, as well as requiring measures to prevent or mitigate injury to health or the environment if such materials are accidentally released. The U.S. Environmental Protection Agency (EPA) is the primary agency responsible for enforcement and implementation of federal laws and regulations pertaining to hazardous materials. Applicable federal regulations pertaining to hazardous materials are primarily contained in Code of Federal Regulations (CFR) Titles 29, 40, and 49. Hazardous materials, as defined in the Code, are listed in 49 CFR 172.101. Management of hazardous materials is governed by the following laws.

- The Toxic Substances Control Act of 1976 (15 U.S. Code [USC] Section 2601 et seq.) regulates the manufacturing, inventory, and disposition of industrial chemicals, including hazardous materials. Section 403 of the Toxic Substances Control Act establishes standards for lead-based paint hazards in paint, dust, and soil.
- The Resource Conservation and Recovery Act of 1976 (42 USC 6901 et seq.) is the law under which EPA regulates hazardous waste from the time the waste is generated until its final disposal ("cradle to grave").
- The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (also called the Superfund Act or CERCLA) (42 USC 9601 et seq.) gives EPA authority to seek out parties responsible for releases of hazardous substances and ensure their cooperation in site remediation.
- The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499; USC Title 42, Chapter 116), also known as SARA Title III or the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), imposes hazardous materials planning requirements to help protect local communities in the event of accidental release.
- The Spill Prevention, Control, and Countermeasure (SPCC) rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans. The SPCC rule is part of the Oil Pollution Prevention regulation, which also includes the Facility Response Plan rule.

Transport of Hazardous Materials

The U.S. Department of Transportation (DOT) regulates transport of hazardous materials between states and is responsible for protecting the public from dangers associated with such transport. The federal hazardous materials transportation law, 49 USC 5101 et seq. (formerly the Hazardous Materials Transportation Act 49 USC 1801 et seq.) is the basic statute regulating transport of hazardous materials in the United States. Hazardous materials transport regulations are enforced by the Federal Highway Administration, the U.S. Coast Guard, the Federal Railroad Administration, and the Federal Aviation Administration.

Worker Safety

The federal Occupational Safety and Health Administration (OSHA) is the agency responsible for assuring worker safety in the handling and use of chemicals identified in the Occupational Safety and Health Act of 1970 (Public Law 91-596, 9 USC 651 et seq.). OSHA has adopted numerous regulations pertaining to worker safety, contained in CFR Title 29. These regulations set standards for safe workplaces and work practices, including standards relating to the handling of hazardous materials and those required for excavation and trenching.

STATE

Management of Hazardous Materials

In California, both federal and state community right-to-know laws are coordinated through the Governor's Office of Emergency Services. The federal law, SARA Title III or EPCRA, described above, encourages and supports emergency planning efforts at the state and local levels and to provide local governments and the public with information about potential chemical hazards in their communities. Because of the community right-to-know laws, information is collected from facilities that handle (e.g., produce, use, store) hazardous materials above certain quantities. The provisions of EPCRA apply to four major categories:

- emergency planning,
- emergency release notification,
- reporting of hazardous chemical storage, and
- inventory of toxic chemical releases.

The corresponding state law is Chapter 6.95 of the California Health and Safety Code (Hazardous Materials Release Response Plans and Inventory). Under this law, qualifying businesses are required to prepare a Hazardous Materials Business Plan, which would include hazardous materials and hazardous waste management procedures and emergency response procedures, including emergency spill cleanup supplies and equipment. When the applicant begins to use hazardous materials at levels that reach applicable state and/or federal thresholds, the plan is submitted to the administering agency.

The DTSC, a division of the California Environmental Protection Agency, has primary regulatory responsibility over hazardous materials in California, working in conjunction with EPA to enforce and implement hazardous materials laws and regulations. As required by Section 65962.5 of the California Government Code, DTSC maintains a hazardous waste and substances site list for the State, known as the Cortese List. Individual RWQCBs are the lead agencies responsible for identifying, monitoring, and cleaning up leaking underground storage tanks (USTs). The Central Valley RWQCB has jurisdiction over the Sacramento State – Placer Center project site.

Transport of Hazardous Materials and Hazardous Materials Emergency Response Plan

The State of California has adopted DOT regulations for the movement of hazardous materials originating within the state and passing through the state; state regulations are contained in 26 California Code of Regulations (CCR). State agencies with primary responsibility for enforcing state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation (Caltrans). Together, these agencies determine container types used and license hazardous waste haulers to transport hazardous waste on public roads.

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous materials incidents is one part of the plan. The plan is managed by the Governor's Office of Emergency Services, which coordinates the responses of other agencies in the project area.

Certified Unified Program

The California Environmental Protection Agency (CalEPA) implements and enforces a statewide hazardous materials program known as the Certified Unified Program, established by Senate Bill 1802 to consolidate, coordinate, and make consistent the administrative requirements, permits, inspections, and enforcement activities for the following environmental and emergency management programs for hazardous materials (Cal. Code Regs. tit. 27, §§15100-15620; Cal. Health and Safety Code Sections 25404-25404.9):

- Hazardous Materials Release Response Plans and Inventories (Business Plans).
- California Accidental Release Prevention Program Underground Storage Tank Program.

- Aboveground Petroleum Storage Act (Cal. Health and Safety Code Section 25270) Requirements for Spill Prevention, Control, and Countermeasure Plans.
- Hazardous Waste Generator and On-Site Hazardous Waste Treatment Programs.
- California Uniform Fire Code, Hazardous Materials Management Plans, and Hazardous Material Inventory Statements.

To ensure consistency in the administrative requirements, permits, inspections, and enforcement related to the handling and storage of hazardous wastes and materials, CalEPA oversees the Certified Unified Program and certifies local government agencies as Certified Unified Program Agencies (CUPAs) to implement hazardous waste and materials standards and administer state and federal hazardous waste laws within their jurisdictions. With the exception of the City of Roseville, for which the Roseville Fire Department serves as CUPA, Placer County Environmental Health is the designated local CUPA for Placer County, including as they would apply to the proposed Sacramento State – Placer Center.

California Hazardous Waste Control Law

California Health and Safety Code Division 20, Chapter 6.5 establishes regulations to protect the public health and environment by assisting generators of hazardous waste in meeting the responsibility for the safe disposal of hazardous waste. The California Hazardous Waste Control Law is administered by the CalEPA and pertains to administering a state hazardous waste program in lieu of the federal RCRA program, pursuant to 42 U.S.C. 6926, as amended. Although the Hazardous Waste Control Law is generally more stringent than RCRA, until EPA approves the California hazardous waste control program (which is charged with regulating the generation, treatment, storage, and disposal of hazardous waste), both state and federal laws apply in California. The Hazardous Waste Control Law lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

Management of Construction Activities

Through the Porter-Cologne Water Quality Act and the National Pollution Discharge Elimination System (NPDES) program, RWQCBs have the authority to require proper management of hazardous materials during project construction. For a detailed description of the Porter-Cologne Water Quality Act, the NPDES program, and the role of the Central Valley RWQCB, see Section 3.11, "Hydrology and Water Quality."

The State Water Board adopted the statewide NPDES General Permit in August 1999. The state requires that projects disturbing more than one acre of land during construction file a Notice of Intent with the RWQCB to be covered under this permit. Construction activities subject to the General Permit include clearing, grading, stockpiling, and excavation. Dischargers are required to eliminate or reduce non-stormwater discharges to storm sewer systems and other waters. A stormwater pollution prevention plan (SWPPP) must be developed and implemented for each site covered by the permit. The SWPPP must include best management plans (BMPs) designed to prevent construction pollutants from contacting stormwater and keep products of erosion from moving off-site into receiving waters throughout the construction and life of the project; the BMPs must address source control and, if necessary, pollutant control.

Worker Safety

The California Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing workplace safety regulations within the state. Cal/OSHA standards are typically more stringent than federal OSHA regulations and are presented in Title 8 of the CCR. Cal/OSHA conducts onsite evaluations and issues notices of violation to enforce necessary improvements to health and safety practices.

Title 8 of the CCR also includes regulations that provide for worker safety when blasting and explosives are utilized during construction activities. These regulations identify licensing, safety, storage, and transportation requirements related to the use of explosives in construction.

State of California Emergency Plan

On October 1, 2017, Governor Edmund G. Brown Jr. promulgated the 2017 edition of the State of California Emergency Plan, which outlines a state-level strategy to support local government efforts during a large-scale emergency and describes how response to natural or human-caused emergencies occurs in California. In accordance with the California Emergency Services Act (Cal. Govt. Code Sections 8550-8669.7), the State Emergency Plan describes methods for carrying out emergency operations; process for rendering mutual aid; emergency services of governmental agencies; methods of resource mobilization; emergency public information; continuity of government; standardized emergency management system; State of California Emergency Plan and Emergency Functions; and National Incident Management System.

The foundation of California's emergency planning and response is a statewide mutual aid system which is designed to ensure that adequate resources, facilities, and other support is provided to jurisdictions whenever their own resources prove to be inadequate to cope with a given situation. The California Disaster and Civil Defense Master Mutual Aid Agreement (Cal. Govt. Code Sections 8555–8561) requires signatories to the agreement to prepare operational plans to use within their jurisdiction, and outside their area. These plans include fire and non-fire emergencies related to natural, technological, and war contingencies. The State of California, all state agencies, all political subdivisions, and all fire districts signed this agreement in 1950.

California Building Code and California Fire Code

The State regulations related to hazardous materials are contained in the California Building Code (Cal. Code Regs. tit. 24, part 2) and state regulations related to fire-safe construction and materials are contained in the California Fire Code (Cal. Code Regs. tit. 24, part 2 9). The California Building Code and California Fire Code standards address, among other elements, proper storage and secondary containment for hazardous materials and fire-safe construction and materials. Use of appropriate design features would help reduce the potential for accidental releases of hazardous materials that could affect occupants or require emergency response services. CSU building officials are responsible for reviewing plans for facilities proposing to use hazardous materials to ensure compliance with applicable California Building Code standards and the State Fire Marshal is responsible for reviewing plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

California Strategic Fire Plan and Unit Strategic Plans

The 2019 Strategic Fire Plan for California (California Fire Plan), prepared by the California Department of Forestry and Fire Protection (CAL FIRE), provides appropriate guidance to provide adequate statewide fire protection of state responsibility areas (CAL FIRE 2019). The Plan provides guidance to local jurisdictions in meeting state goals.

The Nevada-Yuba-Placer Unit (NEU) Fire Management Plan is designed to meet the goals set by the California Fire Plan (CAL FIRE 2022b). The NEU Fire Management Plan, which includes Placer County, provides background information, fuels and fire data, proposed projects, and individual battalion reports outlining mitigation efforts commonly carried out each year. The NEU Fire Management Plan is the local road map to create and maintain defensible landscapes to protect those assets vital to the state (CAL FIRE 2022b).

California State University Policies

The California State University (CSU) has several systemwide policies related to health and safety, as described below. Although referred to by their original names, the policies below, including those formerly contained in the State University Administrative Manual, are now collected in a single database titled Policystat.[1]

Executive Order 1039

The Executive Order (EO) 1039 is issued pursuant to the Standing Orders of the Board of Trustees of the California State University. Through adoption of the following statement of policy, the CSU recognizes Occupational Health & Safety (e.g., Environmental Health & Safety or EH&S) as an integral function throughout the CSU system.

[1] The California State University, PolicyStat, available at: https://www.calstate.edu/policies.

EH&S includes policies and practices designed to mitigate the risk of injury and illness to CSU employees and to promote campus health and safety programs. These injuries and/or illnesses may arise from work related activities in the form of accidents, or exposure to potentially harmful practices, conditions, substances, and equipment. Certain types of student activities are also addressed.

The CSU, its officers, and employees are responsible for developing and maintaining injury and illness prevention programs and ensuring that activities and tasks are performed in a manner that reasonably control hazards that can cause injuries or illnesses.

Executive Order 1056

EO 1056 requires each campus to develop and maintain an emergency management program that can be activated when a hazardous condition, natural or man-made disaster reaches, or has the potential for reaching, proportions beyond the capacity of routine campus operations. The President of each campus is delegated the responsibility for the development, implementation, and maintenance of an emergency management program on campus and for ensuring the stated management activities are accomplished in support of the campus emergency management program.

Executive Order 1107

EO 1107 provides direction on implementing Jeanne Clery Disclosure of Campus Safety Security Policy and Campus Crime Statistics Act, commonly referred to as the Clery Act (20 U.S.C. Section 1092(f)). The EO indicates that the CSU is committed to promoting the safety and security of its campus communities to provide a supportive and accessible living, learning, and working environment. CSU is further committed to identifying conditions or circumstances that may pose risks to the safety and security of the university and preparing the university to respond effectively to emergencies. Accordingly, each CSU campus is required to comply with the requirements of the Clery Act. Related to environmental hazards, the policy outlines the procedures campuses are required to use to immediately notify the campus community upon the confirmation of a significant emergency or dangerous situation on the campus involving an immediate threat to the health or safety of students or employees (e.g., hazardous chemical spill, fire, earthquake, building collapse).

State University Administrative Manual

The State University Administrative Manual (SUAM) establishes procedures required to be used during planning, design and construction of buildings and other facilities on CSU campuses (CSU 2004). The SUAM indicates that a hazardous materials report is to be prepared during the schematic design phase of a project. Based on the results of this report, hazardous materials abatement documents will be prepared to address known or suspected conditions related to existing contamination on a project site or within an existing building that may be subject to demolition or reconstruction. Hazardous materials and abatement reports are then included in construction bid documents so that construction contractors can provide for proper abatement of known or suspected conditions during project construction.

Sacramento State Plans

The Sacramento State Hazardous Materials Management Program would apply to the Sacramento State – Placer Center off-campus center to support compliance with federal and state hazardous materials and emergency response requirements.

Universal Waste Management Program

The Sacramento State Universal Waste Management Program facilitates compliance with campus policy and applicable federal, state, and local environmental regulations to collect and properly dispose of universal waste. Universal waste is a category of hazardous waste that is common to businesses and households, such as batteries, thermostats, cathode ray tubes, or lamps, which pose a lesser risk to people and the environment. The Universal Waste Rule makes it easier to properly dispose of such waste (California Code of Regulations, Title 22, Division 4.5, Chapter 23).

Spill Prevention, Control, and Countermeasure Plan

The Sacramento State SPCC Plan meets the requirements of the EPA, which has published guidelines in the Federal Register Volume 28, No. 237, dated 11 December 1973, amended and codified under 40 C.F.R. Part 112 Oil Pollution Prevention. In general, these regulations apply to facilities that could possibly discharge oil into navigable waters. In accordance with the requirements of the federal regulations, this plan must also meet state regulations requirements. The plan provides an inventory of diesel fuel tanks, electrical transformers, waste oil and antifreeze on campus and provides spill prevention control and countermeasures to address potential spills of hazardous materials.

Hazard Communication Program

The Sacramento State Hazard Communication Program is intended to provide workers with the information necessary to recognize hazardous materials in the workplace, and to train them to avoid exposure and to respond appropriately if an accident occurs (Sacramento State 2016). The program is prepared under the Cal/OSHA Hazard Communication regulations and CSU EO 1107 and is administered by Sacramento State's Environmental Health, Safety and Risk Management office. The plan requires chemical labeling, chemical inventories, materials safety data sheets, and worker training.

Injury and Illness Prevention Program

The Sacramento State's Injury and Illness Prevention Program was established in accordance with California Code of Regulations (Cal. Code Regs. tit. 8, Section 3203) and CSU Chancellor's Office Executive Order 1039. The program seeks to prevent illnesses and injuries in the workplace by ensuring that workplace hazards are effectively communicated to employees, workplace inspections occur, hazards are identified, accidents are reported, actions are taken to correct hazards, appropriate training occurs, and program implementation is documented. The program is administered by the Sacramento State Environmental Health, Safety and Risk Management office (Sacramento State 2021).

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The Public Facilities and Services section and Health and Safety section of the *Placer County General Plan* (Placer County 2013 as updated in 2021) identifies goals and policies to address impacts resulting from increased wildland and structural fire hazards and risks related to development. The Health and Safety section identifies goals and policies related to hazardous materials.

Public Facilities and Services

GOAL 4.I: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- **Policy 4.I.1:** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings):

  a) ISO 4 in urban areas
  b) ISO 6 in suburban areas
  c) ISO 8 in rural areas

- **Policy 4.I.2:** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

  a) 4 minutes in urban areas
  b) 6 minutes in suburban areas
  c) 10 minutes in rural areas

- **Policy 4.I.3:** The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.
- **Policy 4.I.9:** The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

Health and Safety

GOAL 8.C.1: To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

- **Policy 8.C.1.1.:** The County shall require that new development meet State, County, and local fire district standards for fire protection, including the California Building Standards Code, the International Wildland-Urban Interface Code, and the Placer County Municipal Code as applicable.
- **Policy 8.C.1.2**: The County shall refer applicants of development projects in the unincorporated county to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied. For new development located within high fire hazard areas, the County shall ensure that the local fire agency(s) fire safety requirements are incorporated into the project's design prior to implementation, in order to minimize the risk from fire hazards. (Addresses California Government Code Section 65302 (g)(3)(C)(i, iv))
- **Policy 8.C.1.3**: The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.

GOAL 8.E.1: To ensure the maintenance of an Emergency Management Program to effectively prepare for, respond to, recover from, and mitigate the effects of natural, human-made, or technological disasters.

GOAL 8.E.2: To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services.

GOAL 8.F.1. To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

- **Policy 8.F.2**: The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- **Policy 8.F.5**: The County shall strictly regulate the storage of hazardous materials and wastes and shall require secondary containment and period examination for all such materials.
- **Policy 8.F.8:** The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards
- **Policy 8.F.11:** The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.

Placer County Environmental Health

The Placer County Environmental Health (PCEH) is responsible for promoting a safe and healthy environment in the county and for enforcing hazardous waste laws and regulations at a local level. PCEH, as the local CUPA, monitors the

use, storage, and cleanup of hazardous materials; monitoring wells; removal of leaking USTs; and permits for the collection, transport, use, or disposal of refuse. Hazardous waste laws and regulations are enforced locally by PCEH. The PCEH hazardous materials business plan, which is administered throughout Placer County and its incorporated cities, is an element of the County's CUPA program. Businesses are required to complete a hazardous materials business plan for safe storage and use of chemicals above reportable quantities (55 gallons for liquids, 200 cubic feet for compressed gases, and 500 pounds for solids).

PCEH is also the Local Enforcement Agency designated to implement delegated CalRecycle programs. The Local Enforcement Agencies have the primary responsibility for ensuring the correct operation and closure of solid waste facilities in the state. They also are responsible for guaranteeing the proper storage and transportation of solid wastes.

Placer County Local Hazard Mitigation Plan

The Local Hazard Mitigation Plan (Placer County 2016) outlines the County's vulnerabilities to wildfires, history of past fires, and the likelihood of future occurrences. It also identifies mitigation actions to help manage and prevent wildfires, which can cause losses to human life, property, and natural resources. Placer County has developed the *Strategic Plan for the Placer County Wildfire Protection and Biomass Utilization Program* (Placer County Wildfire Protection & Biomass Policy Team 2014). The goal of the program is to promote projects that will diminish the threat of catastrophic wildfires, improve public health and safety, reduce pollution, and enhance the environment.

Placer County Fire Department

Placer County contracts with CAL FIRE for fire protection services in the unincorporated areas of the county, which includes the SAP/PRSP area. The Placer County Fire Department provides year-round, all-hazard fire and emergency services to more than 475 square miles of unincorporated county area. Fire service is provided by both full-time and volunteer firefighters (Placer County Fire Department 2022).

Placer County Community Wildfire Protection Plan

The Community Wildfire Protection Plan provides recommendations to reduce the threat of wildfire-related damage to people, property, and ecological elements in the county. It estimates the hazards and risks associated with wildland fire in proximity to WUI in each applicable Fire Safe Council area. According to the Plan, the SAP/PRSP, including the project site, lies in the Greater Lincoln Fire Safe Council. This information, in conjunction with identification of the values at risk, defines areas of special interest and allows mitigation efforts to be prioritized. From the analysis of the data presented, solutions and mitigation recommendations are offered to aid homeowners, land managers, and other interested parties in developing short-term and long-term planning efforts.

Placer Mosquito and Vector Control District

The Placer Mosquito and Vector Control District, under Section 2270 of the California Health and Safety Code, has the authority to exterminate mosquitoes, flies, and other insects either inside or outside the district service area.

Sunset Area Plan/Placer Ranch Specific Plan

In December 2019, the Placer County Board of Supervisors adopted the SAP, establishing an updated and renewed policy framework for the management of land use, economic development, infrastructure improvements, and resource conservation on approximately 8,500 acres in South Placer County (Placer County 2019a). The following policies from the Sunset Area Plan are applicable to the project area:

- **Policy HS-6.2:** Development Near Hazardous Waste Facilities. The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities
- **Policy HS-6.3:** Hazardous Waste Management Plan Compliance. The County shall review new discretionary development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).

- **Policy HS-6.4:** Toxic Materials Storage. The County shall require secondary containment and periodic examination of all toxic materials storage facilities.
- **Policy HS-6.5:** Hazardous Materials and Waste Management Data. The County shall require that applications for new discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, containment, spill, or ignition response and storage.
- **Policy HS-6.6:** Hazardous Waste Emergency Response Capabilities. The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Area.
- **Policy HS-6.7:** Groundwater Sampling. The County shall require all new discretionary development projects to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above known extent of groundwater contamination plumes.
- **Policy HS-6.10:** Radioactive and Biohazardous Environmental Review. In the event that new discretionary development projects propose the use of radioactive materials or biohazardous materials, the County shall conduct an environmental review and require appropriate mitigation before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch.
- **Policy HS-6.11:** Risk Management and Prevention Program. The County shall require the implementation of a Risk Management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials," as defined by the State Office of Emergency Services.
- **Policy HS-6.12:** Hazardous Waste Generation Reduction. The County shall take all feasible steps to minimize hazardous waste generation and prevent the unauthorized disposal of hazardous wastes, including:
  a) Source reduction programs,
  b) Maintenance personnel training to ensure good housekeeping practices that reduce potential spills,
  c) Spill prevention,
  d) Requiring laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment), and
  e) Placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.
- **Policy HS-6.13:** Ability to Dispose of Hazardous Waste. The County shall require new development projects that will generate hazardous waste demonstrate the ability to dispose of any hazardous waste at an approved disposal facility and that the facility has adequate capacity to accept the quantities of hazardous wastes expected to be generated by the project.
- **Policy HS-6.14:** Hazardous Materials. The County shall maintain a disaster response capability for hazardous materials incidents, accidents, and a broad range of natural disasters.
- **Policy HS-6.15:** Health Risk Exposure from Truck Loading. The County shall encourage new truck distribution yards, loading docks, or loading or unloading areas to be located at least 1,000 feet from sensitive receptors, including residential uses, campus dormitories, student housing, residential care facilities, hospitals, schools, parks, playgrounds, and daycare facilities. If a project proponent proposes a truck loading/unloading facility within 1,000 feet of a sensitive receptor, the project proponent must provide a qualified, site-specific Health Risk Assessment showing that the associated level of cancer risk at the sensitive receptors would not exceed 10 in 1 million.

3.9.3 Environmental Setting

PROJECT SITE CONDITIONS

There is no use, storage, or transportation of hazardous material at the project site. The site is undeveloped pastureland with relatively flat topography, containing shallow surface drainage and seasonal wetland areas. Most of the land to the west is also undeveloped pastureland. Approximately 1,000 feet to the north of the northwest portion of the project is the Western Regional Sanitary Landfill, at the corner of Athens Avenue and Fiddyment Road. To the east of the project site are various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site.

HAZARDOUS MATERIALS RECORD SEARCH

The study area for the evaluation of impacts related to hazards and hazardous materials includes the 301-acre Sacramento State – Placer Center project site, located within the PRSP in Placer County. The Phase I ESA completed for the PRSP in 2013 by ENGEO and the Phase I ESA completed for the project site in 2020 by Wallace-Kuhl & Associates concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified on the project site and recommended no further environmental studies.

Information on hazardous materials and contaminated properties is maintained at the federal, state, and county level.

- NEPAssist is a federal tool maintained by EPA that inventories any facility regulated by a federal hazardous waste program. It contains sites regulated by RCRA; air pollution data (ICIS-AIR); water dischargers covered by the NPDES; TRI, which contains information on toxic chemical releases and waste management reported by industries under SARA Title II; and Superfund sites covered by CERCLA.
- CalEPA maintains the State of California Hazardous Waste and Substances List (also known as the "Cortese List"). Government Code Section 65962.5 requires CalEPA to annually update the Cortese List. DTSC is responsible for providing a portion of the Cortese List information, while other state and local agencies provide the remaining information.
- The EnviroStor database, managed by DTSC, lists brownfield sites (an EPA program for contaminated properties), sites undergoing hazardous materials mitigation, sites with known contamination that may require further investigation, federal superfund sites, state response sites, voluntary cleanup sites, and school cleanup sites.
- The SWRCB and the State's Regional Water Quality Control Boards maintain GeoTracker, which is a data management system for sites that affect, or have the potential to affect, water quality in California, with emphasis on groundwater. GeoTracker contains records for sites that require cleanup, as well as permitted facilities, such as irrigated lands, operating permitted underground storage tanks, and land disposal sites. GeoTracker portals retrieve and compile records from multiple SWRCB programs and other agencies.

The NEPAssist, Cortese List, Envirostor, and GeoTracker databases did not return any results for hazardous waste sites within the project site (EPA 2022 and SWRCB 2022).

TRANSPORTATION OF HAZARDOUS MATERIALS

State Route 65 is a major traffic corridor located near the project site. All classes of hazardous materials, excluding some high-level radioactive materials, poisons, and explosives, can be transported on major roadways and highways. Section 31303 of the California Vehicle Code and DOT regulations provide restrictions on transportation of hazardous materials through residential areas, thoroughfares, or places where crowds are congregated. Local streets that do not fall into these categories may be used for the transportation of hazardous materials. Railways are also a major mode of transportation for hazardous materials. The closest railway is approximately 1.2 miles east of the proposed academic core of the off-campus center.

NEAREST SCHOOLS

The nearest school to the project site is Diamond Creek Elementary School, which is located approximately 0.3 mile to the south. The next closest school is Fiddyment Farm Elementary School, approximately 0.8 mile to the southwest.

NEAREST AIRPORT

The nearest public airport to the project site is the Lincoln Regional Airport, which is over 5 miles north of the project site.

VECTOR CONTROL

The project site is located within the boundaries of the Placer Mosquito and Vector Control District service area. The original district, known as the Placer County Mosquito Abatement District, was formed in 1996 and began providing services in July 2001 after securing a funding source for its operations. A benefit assessment was established for most of the district service area, including the SAP area, to fund mosquito abatement (Placer Mosquito and Vector Control District 2018).

In October 2017, the Placer Mosquito and Vector Control District had 20 employees, including 11 vector control technicians certified by the California Department of Public Health in the control of vectors for the health and safety of the public. The district's fleet consists of several surveillance and support vehicles, including service and surveillance trucks, off-road quad vehicles, and an all-terrain amphibious vehicle (Placer Mosquito and Vector Control District 2018).

The district employs various practices, separately and in combination, to reduce mosquitoes and other vector populations and prevent the spread of the diseases they can carry. Biological control involves introducing natural enemies, including parasites, pathogens, and predators, such as mosquitofish (*Gambusia affinis*), to manage mosquito populations. The district works with landowners and land managers to limit standing water, manage emergent vegetation, and maintain ditches and natural drains to eliminate mosquito development sites. The public information and outreach program educates and informs the public about mosquito and vector control and prevention methods. Unmanned aircraft systems provide a more cost-effective and precision-based tool for enhancing mosquito detection and public-health-related pesticide applications. A considerable amount of effort is devoted to locating mosquito development sources and monitoring mosquito populations and disease activity over time and space. The district also tests dead birds for the presence of West Nile virus (WNV) and uses sentinel chickens to help track virus activity. In addition, the district uses specific microbial and chemical compounds (insect growth regulators and insecticides) to eliminate immature and adult mosquitoes (Placer Mosquito and Vector Control District 2018).

Thirty different species of mosquitoes are found in Placer County. The primary diseases of concern carried and transmitted by mosquitoes are malaria and encephalitis. Four different encephalitis viruses, including WNV, are found in the county. The western part of the county, including Roseville, Rocklin, and Lincoln, tend to have the highest levels of mosquito and WNV activity during the summer months (Placer Mosquito and Vector Control District 2018).

WNV is a mosquito-borne virus commonly found in humans, birds, and other vertebrates that was originally found in Africa. It was first detected in the eastern United States in 1999. In 2016, seven humans, 30 dead birds, seven sentinel chickens, and 103 mosquito samples were found to be positive for the virus in Placer County. As of October 18, 2017, no humans, three dead birds, five sentinel chickens, and 59 mosquito samples tested positive for WNV in the county (Placer Mosquito and Vector Control District 2018).

WILDLAND FIRE HAZARDS

CAL FIRE maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors, pursuant to Public Resources Code (PRC) Sections 4201-4204 and Government Code Sections 51175- 51189. These areas are

referred to as Fire Hazard Severity Zones (FHSZs) and are identified for areas where the state has financial responsibility for wildland fire protection (State Responsibility Areas, or SRAs), and areas where local governments have financial responsibility for wildland fire protection (Local Responsibility Areas, or LRAs). There are three types of FHSZ mapped for SRAs (CAL FIRE 2022a) (moderate, high, and very high), while only lands zoned as very high are identified in LRAs. The speed and intensity of potential fires within the area, ability of embers to spread and multiply, loading of fuel, topographic conditions, and local climate all culminate to form the fire hazard severity for an area. Very High Fire Hazard Severity Zones (VHFHSZ) are areas lacking adequate wildland and structural fire protection.

The project site and surrounding lands are not located in an SRA or on lands classified as VHFHSZ. The closest VHFHSZ is located approximately 6 miles to the east of the project site in the Sierra Nevada foothills (CAL FIRE 2022a).

3.9.4 Environmental Impacts and Mitigation Measures

METHODOLOGY

Regulatory Records Review

A review of regulatory records was conducted to characterize the existing environmental setting in the study area, as described in Section 3.9.2, to identify any existing hazardous materials sites on or near the project site that could affect implementation. The NEPAssist, Cortese List, Envirostar, and GeoTracker databases did not return any results for hazardous waste sites within the project site (EPA 2022 and SWRCB 2022). Furthermore, the Phase I ESA completed for the PRSP in 2013 by ENGEO and the Phase I ESA completed for the project site in 2020 by Wallace-Kuhl & Associates concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified within the project site and recommended no further environmental studies.

Construction

This impact analysis involved a review of applicable laws, plans and policies, permits, and legal requirements pertaining to construction related hazards and hazardous materials. The potential for existing on-site hazardous materials and other safety or hazardous conditions were reviewed based publicly available hazard and hazardous materials information listed above and the PRSP Phase I ESAs (ENGEO 2013, Wallace Kuhl 2020). The impact analysis considered potential for changes in the nature, extent, and presence of hazardous conditions to occur on site as a result of project construction. Construction related impacts generally include temporary effects, such as the transport, storage, and use of potentially hazardous chemicals and the potential to encounter hazardous wastes during construction.

Operations

This impact analysis primarily focused on the review of applicable laws, plans and policies, permits, and legal requirements pertaining to hazards and hazardous materials for the operation of the project. Existing on-site hazardous materials, wildfire potential, and the potential for other safety or hazardous conditions were reviewed based on the publicly available hazard and hazardous materials information listed above and the Phase I ESAs for the PRSP and the project site (ENGEO 2013, Wallace Kuhl 2020). The impact analysis considered potential for changes in the nature, extent, and presence of hazardous conditions to occur on site as a result of project operation, including increased potential for exposure to hazardous materials and hazardous conditions. Operation related impacts generally include permanent impacts associated with use of the project roads for the transport of hazardous material as well as the storage and use of hazardous material within the project site.

THRESHOLDS OF SIGNIFICANCE

A hazards or hazardous materials impact would be significant if implementation of the project would:

- create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

- create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment;
- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area;
- implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment;
- expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes; or
- create a significant risk to human health through substantial increase in potential for vector-borne diseases.

ISSUES NOT DISCUSSED FURTHER

Emit or Handle Hazardous Substances within One-Quarter Mile of a School (Threshold of Significance C): The nearest school to the project site is Diamond Creek Elementary School, which is located approximately 0.3 mile away. The next closest school is Fiddyment Farm Elementary School, approximately 0.8 mile to the southwest. In addition, the use, storage, and transport of hazardous materials for construction and operation of the project would be done in accordance with established laws and regulations, which are protective of public safety. Therefore, project construction and operation would not emit or handle hazardous materials within one-quarter mile of a school. There would be no impact and this issue is not discussed further.

Hazardous Materials Sites Compiled Pursuant to Government Code Section 65962.5 (Threshold of Significance D): The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to government code Section 65962.5 (EPA 2022 and SWRCB 2022); therefore, there would be no impact and this issue is not discussed further.

Airport Safety Hazards (Threshold of Significance E): The nearest public airport to the project site is the Lincoln Regional Airport, which is over 5 miles north of the project site. In addition, the Sacramento State – Placer Center Master Plan establishes that building heights would range from one to five stories. Therefore, development of the off-campus center would not result in an aircraft safety hazard or excessive noise or for people residing or working in the project area. Therefore, there would be no impact and this issue is not discussed further.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.9-1: Exposure to Hazardous Materials from Routine Use or Upset Conditions (Thresholds of Significance A and B)

Two Phase I ESAs, one completed for the PRSP in 2013 and one completed for the project site in 2020, concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified within the Sacramento State – Placer Center site. Construction and operation of the project would involve use, storage, and transport of commonly used hazardous materials during both construction and operation that could be released to the environment and potentially present a risk to the public or environment. However, the use, storage, and transport of hazardous materials for construction and operation of the project would be done in accordance with established laws and regulations, which are protective of public safety. Therefore, impacts related to exposure to hazardous materials would be **less than significant**.

The project site was evaluated in two Phase I ESAs, one completed for the PRSP in 2013 by ENGEO and one completed for the project site in 2020 by Wallace Kuhl. Both Phase I ESAs concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified within the project site and recommended no further environmental studies (ENGEO 2013, Wallace Kuhl 2020).

Construction and operation of Sacramento State – Placer Center would involve the use, storage, and transport of hazardous materials such as gasoline, diesel fuel, lubricating oil, grease, and solvents. Hazardous materials are universally governed by regulations that require proper storage and handling, business and environmental management plans, spill contingency plans, employee and public noticing, and other emergency preventive and response measures to minimize the risk of accidental releases and related environmental impacts.

Construction

During construction, there would be a temporary increase in the use, storage, and disposal of hazardous materials commonly used at construction sites (such as diesel fuel, lubricants, paints and solvents, and cement products containing strong basic or acidic chemicals), which would create the opportunity for accidents or upset conditions that could release these products, exposing people and the environment. During construction, all hazardous materials would be stored, handled, and disposed of according to the manufacturers' recommendations and in compliance with federal, state, and local regulations. Spills would be resolved in accordance with applicable regulations so that there would not be long-term exposure or potential for contaminant migration. Hazardous materials spills or releases, including petroleum products, such as gasoline, diesel, and hydraulic fluid, regardless of quantity spilled, must be immediately reported if the spill has entered or threatens to enter a water of the state, including a stream, lake, wetland, or storm drain, or has caused injury to a person or threatens injury to public health. Immediate notification must be made to the local emergency response agency, or 911, and the Governor's Office of Emergency Services Warning Center. For nonpetroleum products, additional reporting may be required if the release exceeds federal reportable quantity thresholds over a release period of 24 hours as detailed in HSC Section 25359.4 and Title 40, Section 302.4 of the CFR.

Pursuant to OSHA regulations (29 CFR Section 1910.120), standard accident training for cleaning small spills would be provided to all individuals prior to their work with hazardous substances, and the appropriate types and amounts of spill cleanup materials and personal protective equipment would be immediately available. Additional requirements regarding hazardous materials labeling, containment, and covering set forth by the SWRCB Construction General Permit (2009-009-DWQ) would also be implemented during construction. Projects would be required to adhere to permit conditions and spill prevention plans prepared under SWRCB Construction General Permit to avoid spills and releases of hazardous materials and wastes and to address potential accidental release and clean-up. Pursuant to 40 CFR 112, a SPCC plan that identifies BMPs for spill and release prevention and provides procedures and responsibilities for rapidly, effectively, and safely cleaning up and disposing of any spills or releases would be established. BMPs include, for example, the designation of special storage areas and labeling, containment berms, coverage from rain, and concrete washout areas. As required pursuant to state and federal law, plans for notification

and evacuation of site workers and nearby residents in the event of a hazardous materials release would be in place throughout construction activities.

Storage, transportation, and use of hazardous materials are regulated by several federal, state, and local agencies that address hazards and potential chemical exposure to individuals employed in implementing projects under the GPU. These include the regulations of OSHA, DOT, Cal/OSHA, DTSC, the SWRCB, CHP, Caltrans, and Placer County Office of Emergency Services. All hazardous waste would be stored and handled in compliance with applicable federal and state laws and regulations. These regulations are extensive and govern every aspect of handling and storage of hazardous materials at sites. Agencies routinely conduct compliance checks to ensure proper handling, storage, and disposal of these materials.

Collectively, these regulations ensure that there would be a **less-than-significant** impact related to hazardous materials during construction of Sacramento State – Placer Center.

Operation

Operation of the off-campus center would involve the use, storage, transport, and disposal of common household hazardous materials such as cleaning products, solvents, petroleum products, landscaping chemicals and fertilizers, and other substances associated with the maintenance of vehicles, ornamental landscaped areas and recreational fields and the operation of academic and instructional programs. The use, storage, transport, and disposal of hazardous materials would be limited to common hazardous materials and materials necessary for academic and instructional programs. Chemistry and biology laboratories would also store potentially hazardous laboratory materials. Sacramento State – Placer Center would implement the Sacramento State Hazard Communication Plan, Injury and Illness Prevention Program and Chemical Hygiene Plan. Oversight by CUPA and implementation of CSU-required plans would provide the information necessary to avoid exposure to hazardous materials and to respond appropriately if an accident happens. Additionally, review of future building designs by CSU building officials and the State Fire Marshal would ensure compliance with the California Building Code regulations related to the use, storage, and handling of hazardous materials (CSU 2004).

Because of the possibility of accidents involving motor vehicles transporting dangerous goods including hazardous materials, the DOT Office of Hazardous Materials Safety issues regulations for the safe transportation of hazardous materials, which are described in CFR Title 49. Accident and hazardous materials recovery training and other procedures are identified there and enforced by the state and followed by private state-licensed, -certified, and -bonded transportation companies and contractors. Caltrans and other state agencies impose regulation through the Hazardous Waste Control Act (HSC Section 25100 et seq.), which regulates the identification, generation, transportation, storage, and disposal of materials deemed hazardous by the State of California. In California, any person who transports hazardous waste in a vehicle must have a valid registration issued by DTSC. The California Highway Patrol enforces hazardous material and hazardous waste labeling and packing regulations. These regulations prevent leakage and spills of material in transit and provide detailed information to cleanup crews in the event of an accident.

Hazardous wastes would be collected and stored in designated locations in accordance with the Sacramento State Hazardous Waste Management Program until a licensed hazardous waste contractor prepares the waste for segregation, packaging, and transport to an authorized hazardous waste disposal site. While the Project would result in an incremental increase in the routine transport, use, and disposal of hazardous wastes generated by routine campus operations, all hazardous materials would be managed in accordance with the California Hazardous Waste Control Law and the Hazardous Waste Control Regulations, as described above.

With compliance with federal and state regulations and implementation of CSU plans and programs related to the use, storage, transport, and disposal of hazardous materials, Sacramento State – Placer Center would not pose a significant hazard to the public or the environment and this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the exposure to hazardous materials impact is generally consistent with the conclusion for the PRSP area in the discussion of Impacts 4.8-1 (construction) and 4.8-2 (operations) in the SAP/PRSP EIR (Placer County 2019b). However, the PRSP EIR impacts would be mitigated to less than significant through implementation of Mitigation Measures 4.8-1b, 4.8-1c, and 4.8-2.

Impact 3.9-2: Impair Implementation of or Physically Interfere with an Adopted Emergency Response Plan (Threshold of Significance F)

Sacramento State – Placer Center would be integrated with local and regional emergency response systems and the Sacramento State Emergency Operations Plan would be updated to include the Sacramento State - Placer Center off-campus center. Therefore, the project would not conflict with an adopted emergency operations plan and this impact would be **less than significant**.

Sacramento State – Placer Center would be designed, constructed, and maintained to comply with applicable local, regional, state, and federal requirements related to emergency access and evacuation. The Division of the State Architect and the State Fire Marshal would perform an access compliance review and a fire and life safety review, respectively, prior to approval of individual project drawings and specification documents (CSU 2004).

Sacramento State – Placer Center would fall under the umbrella of the Sacramento State Emergency Operations Plan (EOP). The EOP provides a management tool to facilitate timely, effective, and coordinated emergency response and recovery activities. It is intended to integrate Sacramento State – Placer Center emergency resources and procedures with those of other local response agencies and organizations. The EOP provides a framework and procedural guidance for all-hazard emergency management efforts including evacuation. The plan provides a scalable approach to incident management, enabling its use in both large and small incidents and events. It is also flexible, allowing for adaptation as needed to address the unique needs of the specific emergency incident. The EOP is designed to integrate with plans of response partners and is consistent with Federal Emergency Management Agency and California Office of Emergency Services mandates. The EOP contains a building emergency action plan (BEAP) annex, which identifies the safety plan for faculty, students, and guests to follow in the event of an emergency for each building. The EOP and BEAP would be updated to include Sacramento State – Placer Center. Emergency access routes throughout the project site would consist of a network emergency vehicle access roads ranging between 20 and 26 feet in width (see Chapter 3, "Project Description," Figure 3-16), and would be incorporated into emergency response for the area.

The project would not impair implementation of or physically interfere with an adopted emergency response plan, as it would not affect the EOP framework or procedural guidance or otherwise affect plans for campus evacuation. The EOP would be updated to include the Sacramento State - Placer Center, and therefore campus emergency response would be integrated into emergency response and procedures of other local agencies. Furthermore, a Construction Traffic Management Plan would be prepared before each phase of construction to minimize traffic impacts on all roadways at and near the work site affected by construction activities. Each plan would include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. Consequently, the project would not interfere with an adopted emergency response plan and the impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion is generally consistent with the conclusion for the PRSP area in the discussion of Impact 4.8-3 in the SAP/PRSP EIR (Placer County 2019b). However, the PRSP EIR impacts would be mitigated to less than significant through implementation of Mitigation Measure 4.8-3a.

Impact 3.9-3: Exposure to Wildland Fire Risks (Thresholds of Significance G, H, and I)

The project site is not located in an area of high wildland fire risk and would not involve development that would exacerbate wildland fire risk, require the installation or maintenance of infrastructure that would exacerbate wildfire risk, cause a significant risk of loss, injury, or death, involving wildland fires, or expose people or structures to significant post-fire risks. Consequently, the risk of exposure to wildland fire hazards is low and this impact would be **less than significant**.

The project site is not located in an SRA or on lands classified as VHFHSZ (CAL FIRE 2022a). The site itself is currently undeveloped, relatively flat, pastureland containing shallow surface drainage and seasonal wetland areas. Most of the land to the west is also undeveloped pastureland. Approximately 1,000 feet to the north of the northwest portion of the project is the Western Regional Sanitary Landfill, at the corner of Athens Avenue and Fiddyment Road. To the east of the project site are various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site. The closest VHFHSZ is located approximately 6 miles to the east of the project site in the Sierra Nevada foothills (CAL FIRE 2022a).

While the project site itself does not have characteristics that make it uniquely susceptible to wildland fire, Sacramento State – Placer Center would support student, faculty, staff, and visitors that could be exposed to some level of risk associated with wildland fire, for example grass fires in adjacent or nearby undeveloped areas, or degraded air quality from regional wildfires.

Development of the project site would result in the conversion of the undeveloped pastureland to developed land uses including academic and support buildings, housing, recreation facilities, surface parking, and open space. As development of Sacramento State – Placer Center proceeds, the Division of the State Architect and the State Fire Marshal would perform an access compliance review and a fire and life safety review, respectively, prior to approval of individual project drawings and specification documents. Additionally, the utility infrastructure for the new off-campus center (e.g., electrical, natural gas) are planned to be undergrounded and therefore would not exacerbate fire risks.

As evaluated in Section 3.15, "Transportation," project development would be designed, constructed, and maintained to comply with applicable local, regional, state, and/or federal requirements related to emergency access and evacuation and the project would not impair implementation of or physically interfere with an adopted emergency response plan. Furthermore, all development would be located on gently sloping topography with slopes less than 5 percent and would therefore avoid areas with steep slopes with difficult firefighting terrain or the potential for post-fire hazards such as flooding and landslides.

The project would not exacerbate wildfire risk, require the installation or maintenance of infrastructure that would exacerbate wildfire risk, cause a significant risk of loss, injury, or death, involving wildland fires, or expose people or structures to significant post-fire risks. Therefore, impacts related to wildland fire hazards would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is consistent with the conclusion for the PRSP area in the discussion of Impact 4.8-4 in the SAP/PRSP EIR.

Impact 3.9-4: Vector-Related Health Hazards (Threshold of Significance J)

The project site has the potential to contain areas of standing water during construction and during operation of the off-campus center. Potential areas of standing water include stream channels, ditches, swales, canals, drainageways, retention, and detention facilities, which could provide habitat for vector populations. Project implementation could potentially increase the number of people exposed to vector-borne diseases carried by mosquitoes breeding in these areas of standing water. However, the project site is within Placer County and the Placer Mosquito and Vector Control District would perform vector control as necessary for western Placer County. Therefore, the project-related increased risk of health hazards from vector-borne diseases would be **less than significant**.

The project site contains open space, sensitive wetland areas, flood water conveyance, and the development of the project would include stormwater conveyance and treatment/filtration features, which are likely to have standing water at times. Construction-related areas of standing water are also possible during the phased construction of the project. Therefore, development and operation of Sacramento State – Placer Center could increase exposure of people to vector-borne diseases due to potential mosquito populations occurring in existing and proposed site features that contain standing water.

During construction, all grading would be performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The project site is within Placer County and the Placer Mosquito and Vector Control District would perform vector control as necessary for western Placer County. The District uses appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects to sensitive wildlife and plant species or their habitat. Therefore, the potential impacts related to vector-related health hazards would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified is generally consistent with the conclusion for the PRSP area in the discussion of Impact 4.8-6 in the SAP/PRSP EIR (Placer County 2019b), which is mitigated to less than significant through implementation of Mitigation Measure 4.8-6a.

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3.10 HYDROLOGY AND WATER QUALITY

This section identifies the regulatory context and policies related to hydrology and water quality, describes the existing hydrologic conditions at the project site, and evaluates potential hydrology and receiving water quality impacts of construction and operation the Sacramento State – Placer Center Master Plan. Potential effects on the delivery infrastructure and capacity of potable water treatment and supply and sewer/wastewater treatment are addressed in Section 3.17, "Utilities and Service Systems." Cumulative impacts related to hydrology and water quality are addressed in Chapter 4, "Cumulative Impacts."

Scoping comments stated that the EIR should address project-related changes to drainage patterns and water quality within, upstream, and downstream of the project site, including any changes to volume, velocity, and frequency of surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies. Scoping comments also requested that the EIR discuss impacts and quantification of higher peak flow rates and increased volume of runoff at downstream locations. Additional comments received included addressing impacts associated with overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities. Comments also included a list of all permits that would be required for implementation of the project. The comment letters received during the public scoping period are presented in Appendix A.

3.10.1 Regulatory Setting

FEDERAL

Clean Water Act

The US Environmental Protection Agency (EPA) is the lead federal agency responsible for water quality management. The Clean Water Act (CWA) is the primary federal law that governs and authorizes water quality control activities by EPA as well as the states. Various elements of the CWA address water quality. These are discussed below.

Clean Water Act Water Quality Standards

Pursuant to federal law, EPA has published water quality regulations under Title 40 of the Code of Federal Regulations (CFR). Section 303 of the CWA requires states to adopt water quality standards for all surface waters of the United States. As defined by the act, water quality standards consist of designated beneficial uses of the water body in question and criteria that protect the designated uses. Section 304(a) requires EPA to publish advisory water quality criteria that accurately reflect the latest scientific knowledge on the kind and extent of all effects on health and welfare that may be expected from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. As described in the discussion of state regulations below, the State Water Resources Control Board (State Water Board) and its nine regional water quality control boards (RWQCBs) have designated authority in California to identify beneficial uses and adopt applicable water quality objectives.

Clean Water Act Section 404

In accordance with Section 404 of the CWA, the U.S. Army Corps of Engineers (USACE) regulates discharge of dredged or fill material into waters of the United States. Waters of the United States and their lateral limits are defined in Title 33, Part 328.3(a) of the CFR to include navigable waters of the United States, interstate waters, all other waters where the use or degradation or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are adjacent to any of these waters or their tributaries. Waters of the United States are often categorized as "jurisdictional wetlands" (i.e., wetlands over which USACE exercises jurisdiction under Section 404) and "other waters of the United States" when habitat values and characteristics are being described. "Fill" is defined as any material that replaces any portion of a water of the United States with dry land or that changes the bottom elevation of any portion of a water of the United States. Any activity resulting in the placement of dredged or fill material within waters of the United States requires a permit

from USACE. In accordance with Section 401 of the CWA, projects that apply for a USACE permit for discharge of dredged or fill material must obtain water quality certification from the appropriate RWQCB indicating that the project would uphold state water quality standards. Wetland protection elements of the CWA administered by USACE are further discussed in Section 3.4, "Biological Resources," of this ~~Draft~~ EIR.

Clean Water Act Section 303(d) Impaired Waters List

Under Section 303(d) of the CWA, states are required to develop lists of water bodies that do not attain water quality objectives after implementation of required levels of treatment by point source dischargers (municipalities and industries). Section 303(d) requires that the state develop a total maximum daily load (TMDL) for each of the listed pollutants. The TMDL is the amount of the pollutant that the water body can receive and still comply with water quality objectives. The TMDL is also a plan to reduce loading of a specific pollutant from various sources to achieve compliance with water quality objectives. In California, implementation of TMDLs is achieved through water quality control plans, known as Basin Plans, of the State RWQCBs. See "State Plans, Policies, Regulations, and Laws," below.

National Pollutant Discharge Elimination System

The National Pollutant Discharge Elimination System (NPDES) permit program was established in the CWA to regulate municipal and industrial discharges to surface waters of the United States. NPDES permit regulations have been established for broad categories of discharges including point source waste discharges and nonpoint source stormwater runoff. Each NPDES permit identifies limits on allowable concentrations and mass emissions of pollutants contained in the discharge. Sections 401 and 402 of the CWA contain general requirements regarding NPDES permits.

"Nonpoint source" pollution originates over a wide area rather than from a definable point. Nonpoint source pollution often enters receiving water in the form of surface runoff and is not conveyed by way of pipelines or discrete conveyances. Two types of nonpoint source discharges are controlled by the NPDES program: discharges caused by general construction activities and the general quality of stormwater in municipal stormwater systems. The goal of the NPDES nonpoint source regulations is to improve the quality of stormwater discharged to receiving waters to the maximum extent practicable. The RWQCBs in California are responsible for implementing the NPDES permit system (see the discussion of "State Plans, Policies, Regulations, and Laws" section below).

National Toxics Rule

In 1992, EPA issued the National Toxics Rule (40 CFR 131.36) under the CWA to establish numeric criteria for priority toxic pollutants in 14 states and jurisdictions, including California, to protect human health and aquatic life. The rule established water quality standards for 42 pollutants for which water quality criteria exist under CWA Section 304(a) but for which the respective states had not adopted adequate numeric criteria. EPA issued the California Toxics Rule in May 2000. This rule establishes numeric water quality criteria for 130 priority pollutants for which EPA has issued Section 304(a) numeric criteria that were not included in the National Toxics Rule.

Federal Antidegradation Policy

The federal antidegradation policy, established in 1968, is designed to protect existing uses and water quality and national water resources. The federal policy directs states to adopt a statewide policy that includes the following primary provisions:

- existing instream uses and the water quality necessary to protect those uses shall be maintained and protected,
- where existing water quality is better than necessary to support fishing and swimming conditions, that quality shall be maintained and protected unless the state finds that allowing lower water quality is necessary for important local economic or social development, and
- where high-quality waters constitute an outstanding national resource, such as waters of national and state parks, wildlife refuges, and waters of exceptional recreational or ecological significance, that water quality shall be maintained and protected.

National Flood Insurance Act

The Federal Emergency Management Agency (FEMA) is tasked with responding to, planning for, recovering from and mitigating against disasters. The Federal Insurance and Mitigation Administration within FEMA is responsible for administering the National Flood Insurance Program (NFIP) and administering programs that aid with mitigating future damages from natural hazards.

FEMA prepares Flood Insurance Rate Maps (FIRMs) that delineate the regulatory floodplain to assist local governments with the land use planning and floodplain management decisions needed to meet the requirements of NFIP. Floodplains are divided into flood hazard areas, which are areas designated per their potential for flooding, as delineated on FIRMs. Special Flood Hazard Areas are the areas identified as having a one percent chance of flooding each year (otherwise known as the 100-year flood). In general, the NFIP mandates that development is not to proceed within the regulatory 100-year floodplain if the development is expected to increase flood elevation by 1 foot or more.

STATE

California Porter-Cologne Act

California's primary statute governing water quality and water pollution issues with respect to both surface waters and groundwater is the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act). The Porter-Cologne Act grants the State Water Board and each of the nine RWQCBs power to protect water quality and is the primary vehicle for implementation of California's responsibilities under the Clean Water Act. The applicable RWQCB for the proposed project is the Central Valley RWQCB. The State Water Board and the Central Valley RWQCB have the authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substances, sewage, or oil or petroleum products.

Under the Porter-Cologne Act, each RWQCB must formulate and adopt a water quality control plan (known as a "Basin Plan") for its region. The Basin Plan for the Central Valley Region includes a comprehensive list of waterbodies within the region and detailed language about the components of applicable Water Quality Objectives (WQOs). The Basin Plan recognizes natural water quality, existing and potential beneficial uses, and water quality problems associated with human activities throughout the Sacramento and San Joaquin River Basins. Through the Basin Plan, the Central Valley RWQCB executes its regulatory authority to enforce the implementation of TMDLs, and to ensure compliance with surface WQOs. The Basin Plan includes both narrative and numerical WQOs designed to provide protection for all designated and potential beneficial uses in all its principal streams and tributaries. Applicable beneficial uses include municipal and domestic water supply, irrigation, non-contact and contact water recreation, groundwater recharge, freshwater replenishment, hydroelectric power generation, and preservation and enhancement of wildlife, fish, and other aquatic resources.

The Central Valley RWQCB also administers the adoption of waste discharge requirements (WDRs), manages groundwater quality, and adopts projects within its boundaries under the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit).

Water Quality Control Plan for the Sacramento River and San Joaquin River Basins

The Water Quality Control Plan for the Sacramento River and San Joaquin River Basins (Basin Plan) (Central Valley RWQCB 2016) presents water quality standards and control measures for surface water and groundwater for a significant portion of the Central Valley Region, including the watersheds within the project area. The Basin Plan designated beneficial uses for water bodies and established water quality objectives, waste discharge prohibitions, and other implementation measures to protect those beneficial uses. The Basin Plan contains both narrative and numeric water quality objectives for the region. Ambient water quality standards are set as objectives for a body of water and effluent limits (or discharge standards) are conditions in state or federal wastewater discharge permits, such as the NPDES permits. Land uses and activities that could degrade water quality and best management practices (BMPs) that could be used to address various nonpoint sources of pollution are identified in the Basin Plan.

Beneficial Uses

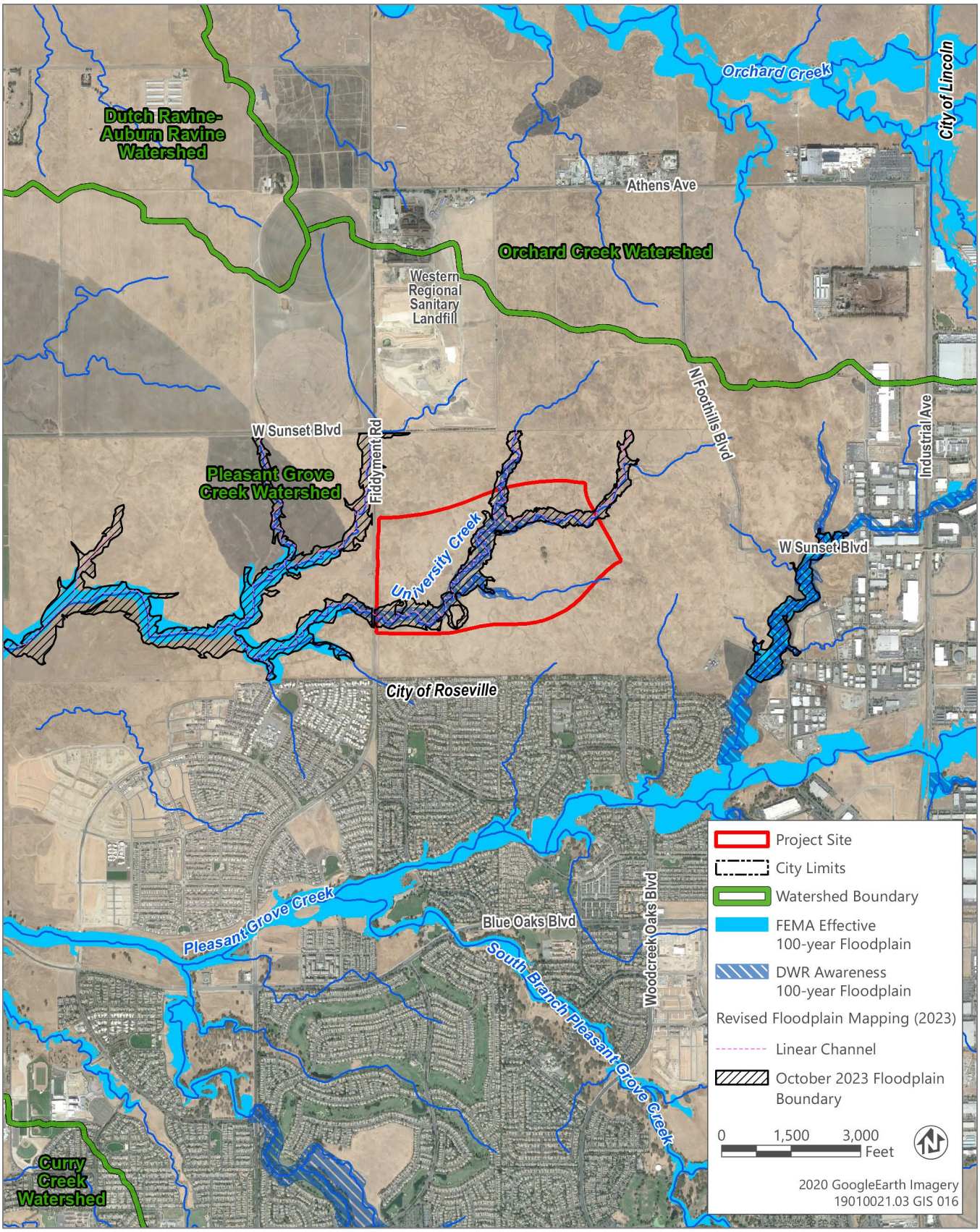
Every water body within the jurisdiction of the Central Valley RWQCB is designated a set of beneficial uses. Small tributary streams are designated with the same beneficial uses of the water body into which they drain. The project site is located within Pleasant Grove Creek-Cross Canal Hydrologic Unit (Figure 3.10-1) and the streams in this Hydrologic Unit are assigned the following beneficial uses (Central Valley RWQCB 2016):

- Municipal and Domestic Supply—use of waters for community, military, or individual water supply systems, including, but not limited to, drinking water supply.
- Agricultural Supply (Irrigation)—use of waters for farming, horticulture, or ranching, including, but not limited to, irrigation and support of vegetation for range grazing.
- Industrial Service Supply—Uses of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well repressurization.
- Power—uses of water for hydropower generation.
- Water Contact Recreation—use of waters for recreational activities involving body contact with water where ingestion of water is reasonably possible, including, but not limited to, swimming, water-skiing, and fishing.
- Noncontact Water Recreation—use of waters for recreational activities involving proximity to water, but not normally involving body contact with water, including, but are not limited to, picnicking, sunbathing, hiking, beachcombing, camping, and boating.
- Warm Freshwater Habitat—use of waters that support warm-water ecosystems, including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish, or wildlife, including vertebrates.
- Cold Freshwater Habitat—use of waters that support cold-water ecosystems, including, but not limited to, preservation and enhancement of aquatic habitats, vegetation, fish, and wildlife, including invertebrates.
- Migration of Aquatic Organisms—use of waters that support habitats necessary for migration, acclimatization between fresh and salt water, or temporary activities by aquatic organisms, such as anadromous fish (warm-water species include striped bass, sturgeon, and shad; cold-water species include salmon and steelhead).
- Spawning, Reproduction, and/or Early Development—use of waters that support high-quality aquatic habitats suitable for reproduction and early development of fish.
- Wildlife Habitat—use of waters that support wildlife habitats, including, but not limited to, the preservation and enhancement of vegetation and prey species, such as waterfowl.

Water Quality Objectives

The Porter-Cologne Act defines water quality objectives as "the limits or levels of water quality constituents or characteristics which are established for reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area." There are two forms of water quality objectives:

- Narrative objectives present a general description of water quality that must be attained through pollutant control measures and watershed management. They also serve as the basis for the development of detailed numerical objectives.
- Numerical objectives typically describe pollutant concentrations, physical and chemical conditions of the water, and toxicity of the water to aquatic organisms. Places where numerical limits are specified represent the maximum levels that will allow the beneficial use to continue unimpaired. In other cases, an objective may prohibit the discharge of specific substances; tolerate natural or "background" levels of certain substances or characteristics (but not increases over those values); or express a limit, in terms of not affecting other beneficial uses. An adverse effect or impact on a beneficial use occurs where there is an actual or threatened loss or impairment of that beneficial use.



Source: Data downloaded from FEMA in 2021 and Placer County in 2022; adapted by Ascent in 2022.

Figure 3.10-1 Watersheds and 100-Year Flood Zone in the Project Area

The Basin Plan established the water quality objectives listed in Table 3.10-1 in support of the beneficial uses within Hydrologic Unit 519.00 (including Pleasant Grove Creek).

Table 3.10-1 Water Quality Objectives for Hydrologic Unit 519.00, Pleasant Grove Creek

Constituent/Parameter	Water Quality Objective
Arsenic, copper, cyanide, or silver	0.01 mg/l
Barium or zinc	0.1 mg/l
Iron	0.3 mg/l
Manganese	0.05 mg/l
Color	Water shall be free of discoloration that causes nuisance or adversely affects beneficial uses.
Dissolved oxygen (DO)	The monthly median of the mean daily DO concentration shall not fall below 85 percent of saturation in the main water mass, and the 95-percentile concentration shall not fall below 75 percent of saturation. The DO concentrations shall not be reduced below the following minimum levels at any time: ▶ Waters designated WARM: 5.0 mg/l ▶ Waters designated COLD: 7.0 mg/l ▶ Waters designated SPWN: 7.0 mg/l
Floating material	Water shall not contain floating material in amounts that cause nuisance or adversely affect beneficial uses.
Oil and grease	Waters shall not contain oils, greases, waxes, or other materials in concentrations that cause nuisance, result in a visible film or coating on the surface of the water or on objects in the water, or otherwise adversely affect beneficial uses.
pH	The pH shall not be depressed below 6.5 or raised above 8.5.
Pesticides	No individual pesticide or combination of pesticides shall be present in concentrations that adversely affect beneficial uses.
Radioactivity	Radionuclides shall not be present in concentrations that are harmful to human, plant, animal or aquatic life or that result in the accumulation of radionuclides in the food web to an extent that presents a hazard to human, plant, animal or aquatic life.
Salinity (electrical conductivity)	Shall not exceed 340 micromhos/cm (90 percentile)
Sediment	The suspended sediment load and suspended sediment discharge rate of surface waters shall not be altered in such a manner as to cause nuisance or adversely affect beneficial uses.
Settleable material	Waters shall not contain substances in concentrations that result in the deposition of material that causes nuisance or adversely affects beneficial uses.
Suspended material	Waters shall not contain suspended material in concentrations that cause nuisance or adversely affect beneficial uses.
Tastes and odors	Water shall not contain taste- or odor-producing substances in concentrations that impart undesirable tastes or odors to domestic or municipal water supplies or to fish flesh or other edible products of aquatic origin, or that cause nuisance, or otherwise adversely affect beneficial uses.
Temperature	Not above 68 degrees Fahrenheit when detrimental to the fishery
Toxicity	All waters shall be maintained free of toxic substances in concentrations that produce detrimental physiological responses in human, plant, animal, or aquatic life.
Turbidity	Where natural turbidity is less than 1 NTU, controllable factors shall not cause downstream turbidity to exceed 2 NTU.

Notes: mg/L = milligrams per liter; micromhos/cm = micromhos per centimeter; NTU = nephelometric turbidity units.

Source: Central Valley RWQCB 2016.

NPDES Construction General Permit for Stormwater Discharges Associated with Construction Activity

SWRCB adopted the statewide NPDES General Permit for stormwater discharges associated with construction activity in August 1999. The State requires that projects disturbing more than 1 acre of land during construction file a Notice of Intent with the RWQCB to be covered under this permit. Sacramento State is subject to the SWRCB's Water Quality Order No. 2009-0009-DWQ, NPDES General Permit No. CAS000002 for Storm Water Discharges Associated with Construction and Land Disturbance Activities (2009 General Permit; SWRCB 2012), which requires the preparation of a stormwater pollution prevention plan (SWPPP) for discharges regulated under the SWRCB program and applies to construction activities resulting in a land disturbance of 1 acre or more, or less than 1 acre but part of a larger common plan of development. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. As part of a SWPPP, best management practices (BMPs) are required to reduce impacts to the maximum extent practicable to prevent or reduce stormwater pollution through treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

NPDES Stormwater Permit for Discharges from Small Municipal Separate Storm Sewer Systems

The Municipal Storm Water Permitting Program regulates stormwater discharges from municipal separate storm sewer systems (MS4s). Stormwater is runoff from rain or snowmelt that runs off surfaces such as rooftops, paved streets, highways or parking lots and can carry with it pollutants such as oil, pesticides, herbicides, sediment, trash, bacteria, and metals. The runoff can then drain directly into a local stream, lake, or bay. Often, the runoff drains into storm drains that eventually drain untreated runoff into a local water body.

The RWQCB regulates urban runoff discharges under the NPDES permit regulations, including from point discharge sources (i.e., industrial outfall discharges) and non-point discharge sources (i.e., stormwater runoff) sources. Sacramento State is considered a Non-Traditional MS4 and is subject to the SWRCB's Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004 for Waste Discharge Requirements for Storm Water Discharges from Small MS4s (2013 General Permit) (SWRCB 2013). This permit requires the implementation of specific BMPs as well as monitoring and reporting on stormwater management activities, including during construction and post-construction.

California Water Code

The California Water Code is enforced by the California Department of Water Resources (DWR). The mission of DWR is "to manage the water resources of California in cooperation with other agencies, to benefit the State's people, and to protect, restore, and enhance the natural and human environments." DWR is responsible for promoting California's general welfare by ensuring beneficial water use and development statewide.

Groundwater Management

Groundwater Management is outlined in the California Water Code, Division 6, Part 2.75, Chapters 1-5, Sections 10750 through 10755.4. The Groundwater Management Act was first introduced in 1992 as Assembly Bill (AB) 3030 and has since been modified by Senate Bill (SB) 1938 in 2002, AB 359 in 2011, and the Sustainable Groundwater Management Act (SB 1168, SB 1319, and AB 1739) in 2014. The intent of the Acts is to encourage local agencies to work cooperatively to manage groundwater resources within their jurisdictions and to provide a methodology for developing a Groundwater Management Plan.

The Sustainable Groundwater Management Act of 2014 (SGMA) became law on January 1, 2015 and applies to all groundwater basins in the state (Water Code Section 10720.3). By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction (Water Code Section 10720.1).

Pursuant to the SGMA, any local agency that has water supply, water management or land use responsibilities within a groundwater basin may elect to be a "groundwater sustainability agency" for that basin (Water Code Section 10723). The West Placer Groundwater Sustainability Agency (WPGSA) was formed in 2017 to implement the

Sustainable Groundwater Management Act in the area where the Sacramento State - Placer Center is proposed. Placer County, the cities of Roseville and Lincoln, Placer County Water Agency, and in participation with the California American Water Company, make up the WPGSA and manage a portion of the North American Subbasin of the Sacramento Valley Groundwater Basin. Pursuant to Water Code Section 10723.8, the final groundwater sustainability plan (GSP) for the North American Subbasin has been adopted (~~December~~ July 2023~~1~~) to help agencies maintain sustainable groundwater supplies.

California Antidegradation Policy

The California Antidegradation Policy applies to the disposal of waste to high-quality surface water and groundwater. The policy requires that the quality of existing high-quality water be maintained unless the State finds that any change will be consistent with maximum benefit to the people of the State, will not unreasonably affect present and anticipated beneficial use of such water, and will not result in water quality less than that prescribed in policies as of the date on which such policies became effective. The Antidegradation Policy also requires best practicable treatment or control (BPTC) of discharges to high-quality waters to assure that pollution or nuisance will not occur, and that the highest water quality consistent with maximum benefit to the people of the state will be maintained.

Central Valley Flood Protection Act

The Central Valley Flood Protection Act of 2008 establishes the 200-year flood event as the minimum level of protection for urban and urbanizing areas. As part of the state's FloodSAFE program, those urban and urbanizing areas protected by flood control project levees must receive protection from the 200-year flood event level by 2025. The DWR and Central Valley Flood Protection Board collaborated with local governments and planning agencies to prepare the 2022 Central Valley Flood Protection Plan (CVFPP) (DWR 2022). A public draft was published in February of 2022 which built on the 2017 and 2012 updates. The objective of the 2022 CVFPP is to create a system-wide approach to flood management and protection improvements for the Central Valley and San Joaquin Valley. The Central Valley Flood Protection Act calls for updates to the CVFPP every 5 years.

State Plan of Flood Control

Section 9110(f) of the California Water Code defines the SPFC as follows, "'State Plan of Flood Control' means the state and federal flood control works, lands, programs, plans, policies, conditions, and mode of maintenance and operations of the Sacramento River Flood Control Project described in Section 8350, and of flood control projects in the Sacramento River and San Joaquin River watersheds authorized pursuant to Article 2 (commencing with Section 12648) of Chapter 2 of Part 6 of Division 6 for which the board or the department has provided the assurances of nonfederal cooperation to the United States, and those facilities identified in Section 8361."

The SPFC encompasses a wide network of facilities, which range from major structures such as levees, drainage pumping plants, drop structures, dams and reservoirs, and major channel improvements, to minor components such as stream gauges, pipes, and bridges.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section in Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Placer County General Plan

The "Public Facilities and Services," "Natural Resources," and "Health and Safety" sections of the *Placer County General Plan* (Placer County 2013) include goals and policies intended to provide flood protection and minimize impacts on property and hydrologic resources from stormwater runoff. Specific policies require new storm drainage systems to conform to the Placer County Flood Control and Water Conservation District (PCFCWCD) *Stormwater*

Management Manual and the *County Land Development Manual* (Policy 4.E.4), require implementation of stormwater BMPs on construction sites (Policy 6.A.5), and discourage grading during the rainy season (Policy 6.A.7).

The *Placer County General Plan* includes the following goals (Placer County 2013) related to water resources and flooding:

GOAL 4.E: To manage rainwater and stormwater at the source in a sustainable manner that least inconveniences the public, reduces potential water-related damage, augments water supply, mitigates storm water pollution, and enhances the environment.

GOAL 4.F: To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values.

GOAL 6.A: To protect and enhance the natural qualities of Placer County's rivers, streams, creeks and groundwater.

- **Policy 6.A.1:** The County shall require the provision of sensitive habitat buffers which shall, at a minimum, be measured as follows: 100 feet from the centerline of perennial streams, 50 feet from the centerline of intermittent streams, and 50 feet from the edge of sensitive habitats to be protected, including riparian zones, wetlands, old growth woodlands, and the habitat of special status, threatened or endangered species. Based on more detailed information supplied as a part of the review for a specific project or input from state or federal regulatory agency, the County may determine that such setback is not applicable in a particular instance or should be modified based on the new information provided. The County may, however, allow exceptions, such as in the following cases:

  a) Reasonable use of the property would otherwise be denied;

  b) The location is necessary to avoid or mitigate hazards to the public;

  c) The location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or

  d) The location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the County determines there is no feasible alternative and the project has minimized environmental impacts through project design and infrastructure placement.

  e) Use design, construction, and maintenance techniques that ensure development near a creek will not cause or worsen natural hazards (such as erosion, sedimentation, flooding, or water pollution) and will include erosion and sediment control practices such as: 1) turbidity screens and other management practices, which shall be used as necessary to minimize siltation, sedimentation and erosion, and shall be left in place until disturbed areas; and/or are stabilized with permanent vegetation that will prevent the transport of sediment off site; and 2) temporary vegetation sufficient to stabilize disturbed areas; and

  f) Provide for long-term creek corridor maintenance by providing a guaranteed financial commitment to the County which accounts for all anticipated maintenance activities.

GOAL 8.B: To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from flood hazards.

Placer County Code

The Placer County Code is the implementing mechanism for the goals and policies of the General Plan. Specific ordinances relevant to Hydrology and Water Quality include the Stormwater Ordinance (Section 8.28 of the Placer County Code), Grading, Erosion and Sediment Control Ordinance (Section 15.48 of the Placer County Code), and the Flood Damage and Prevention Ordinance (Section 15.52 of the Placer County Code). The Stormwater Ordinance includes discharge prohibitions, requirements for BMP installation and reduction of stormwater flows, and enforcement mechanisms. The Grading, Erosion and Sediment Control Ordinance includes regulating grading to safeguard life, limb, health, property and public welfare and to avoid pollution to watercourses with hazardous materials, nutrients, sediment, or other earthen materials generated on or caused by surface runoff on or across the permit area. The Flood Damage and Prevention Ordinance includes standards for construction in or near flood areas and prohibits actions that would raise flood elevations or increase the risk of flood damage to existing structures.

Placer County Land Development Manual

The Placer County Land Development Manual establishes minimum standards for the design and construction of development improvements. These requirements apply to the design and construction of development improvements to be dedicated to the public and/or accepted by the County for operation and maintenance, as well as improvements constructed in accordance with an agreement entered between the County and a developer.

Placer County Flood Control and Water Conservation District

PCFCWCD was formed by legislative resolution on SB 1312 and made effective on August 23, 1984. Formulation and guidance of the PCFCWCD was made by consensus of other participating local government agencies, including the Placer Resource Conservation District and U.S. Soil Conservation Service. The objective of PCFCWCD is to reduce the effects of flooding by maintenance of drainage basins and the use of detention/retention basins; offer technical support; perform studies, advise, and collect data; and coordinate with adjacent jurisdictions. The PCFCWCD's Stormwater Management Manual (PCFCWCD 1990) includes standards and methods for the planning and design of drainage and flood control infrastructure.

Placer County NPDES Municipal Stormwater Permit

Sacramento State is considered a Non-Traditional MS4 and is subject to the SWRCB's Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004 for Waste Discharge Requirements for Storm Water Discharges from Small MS4s (2013 General Permit) (SWRCB 2013). Therefore, Sacramento State is not subject to Placer NPDES Phase II ("Small MS4") program but surrounding developments would be. Implemented by the State of California in 2013, the NPDES Phase II Permit implements a stormwater management plan that is intended to improve waterways by reducing the quantity of pollutants that stormwater picks up and carries in the storm sewer system during storm events. Requirements of the municipal stormwater permit (SWRCB NPDES General Permit No. CAS000004, Board Order 2003-0005-DWQ) are implemented through the County's Stormwater Quality Program, and all development projects in the county must comply with the provisions of the program. NPDES Phase II, adopted by SWRCB in February 2013 (2013-0001-DWQ), requires postconstruction stormwater management criteria, including source control, site design, and low impact development (LID) measures, for new development and redevelopment. Among other requirements, regulated projects are required to perform site assessments as part of the early stages of project design. Site design measures and source control measures must be implemented. LID measures must be incorporated into the design to disconnect runoff from impervious surfaces and allow infiltration of runoff to the extent possible, before installation of bioretention BMPs for water quality control for long-term (i.e., postconstruction) water quality improvement. In addition, regulated projects that create or replace more than 1 acre of impervious surface must maintain post-project runoff equal to or below pre-project flow rates for the 2-year, 24-hour storm event.

West Placer County Storm Water Quality Design Manual

The *West Placer County Storm Water Quality Design Manual* (LID Manual) was developed cooperatively by Placer County, the City of Roseville, the City of Lincoln, the City of Auburn, and the Town of Loomis to provide a consistent approach to addressing stormwater management within western Placer County. The LID Manual contains strategies for LID and BMPs for protecting water quality and hydrologic functions. It is a regulatory compliance tool that assists jurisdictions with meeting the requirements of the Phase II Small MS4 Stormwater NPDES permit. On regulated projects, site design measures and BMPs must be implemented, to the extent technically feasible, to allow infiltration, harvest, or use the postconstruction runoff generated by the 85th percentile 24-hour storm event. The project site is subject to the Phase II permit requirements through Sacramento State.

Western Placer County Groundwater Management Plan

In 2007, Placer County, the City of Roseville, the City of Lincoln, Placer County Water Agency (PCWA), and the California American Water Company adopted the *Western Placer County Groundwater Management Plan* (WPCGMP). The WPCGMP is designed to assist users in maintaining a safe, sustainable, and high-quality groundwater resource within a zone of the North American subbasin. The overarching goal of the WPCGMP is the maintenance of groundwater resources to meet backup, emergency, and peak demands without adversely

affecting other groundwater uses within the WPCGMP area. To meet this goal, the WPCGMP identifies the following five basin management objectives:

- Management of the groundwater basin shall not have a significant adverse effect on groundwater quality.
- Manage groundwater elevations to ensure an adequate groundwater supply for backup, emergency, and peak demands without adversely impacting adjacent areas.
- Participate in State and Federal land surface subsidence monitoring programs.
- Protect against adverse impacts to surface water flows in creeks and rivers because of groundwater pumping.
- Ensure groundwater recharge projects comply with State and Federal regulations and protect beneficial uses of groundwater (PCWA 2007).

In November 2013, the *Western Placer County Sustainable Yield Report* (PCWA 2013) was prepared for the WPCGMP. The study was designed to understand the usage, storage capacity, and sustainable yield of the aquifers within the west Placer County portion of the North American subbasin and to develop management strategies to protect and enhance this valuable water resource. The sustainable yield is defined as the amount of groundwater that can safely be extracted in any year or as a long-term average without creating adverse effects. The sustainable yield report indicates that in 2011, 28,455 acre-feet per year (afy) of agricultural groundwater was extracted within the PCWA service area. This is slightly less than the 28,940 afy extracted in both 1998 and 1999 and substantially less than the 34,066 afy extracted in 2001 and 2002. The report indicates a steady increase in rural urban groundwater extraction, from 557 afy in 1998 to 899 afy in 2012.

Placer County Conservation Program

The Placer County Conservation Program (PCCP) is designed to ensure that land will be strategically and effectively managed. The PCCP comprises three planning documents prepared by Placer County: the Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, the Western Placer County Aquatic Resources Program, and the Western Placer County In-Lieu Fee Program. The PCCP uses the terms community, land cover type, and constituent habitat to classify and describe the biological setting of the PCCP Area, which includes the project site. The PCCP includes policies designed to safeguard water quality during construction, including a requirement for a 50-foot buffer from all streams mapped in the National Hydrography Dataset and other mapped aquatic resources (Placer County 2020). The role of the Western Placer County Aquatic Resources Program is to provide a structure for protecting aquatic resources and to streamline the environmental permitting process for impacts to aquatic resources. For more detail on the PCCP, please refer to Section 3.4, "Biological Resources," under Section 3.4.1, "Regulatory Setting."

Sunset Area Plan Goals and Policies

Sacramento State will consider the SAP policies (Placer County 2019a), which provide guidance related to stormwater and drainage as follows.

GOAL NR-3: Streams and Floodplains: To protect and enhance the natural qualities of the Sunset Area perennial and ephemeral streams and floodplains.

- Policy NR-3.2: Floodplain Compliance. The County shall require all development in the FEMA or calculated 100-year floodplain to comply with the provisions of the Placer County Flood Damage Prevention Ordinance.
- Policy NR-3.3: Stream Corridor Encroachment. The County shall require new development projects proposing to encroach into a stream corridor or stream setback to do one or more of the following, in descending order of desirability:

    A. Avoid the disturbance of riparian vegetation;

    B. Replace riparian vegetation (on-site, in-kind);

    C. Restore another section of a stream within the Plan area boundaries (in-kind mitigation);

D. Restore another section of a stream outside of the Plan area boundaries (in-kind mitigation); and/or E. Pay a mitigation fee for restoration elsewhere (e.g., in a qualified wetland mitigation bank).

- **Policy NR-3.4:** Stream Corridor Natural Conditions. Where practical, the County shall require that stream corridors be preserved in open, natural conditions. The County considers uses such as road crossings, recreation trails, foot bridges, and passive parks to be compatible uses within open space areas.
- **Policy NR-3.5:** Stream Protection Best Management Practices and Low Impact Development. The County shall continue to require the use of feasible and practical best management practices (BMPs) and Low Impact Development (LID) strategies (strategies that promote natural movement of stormwater through preservation and recreation of natural landscape features and minimization of impervious surfaces) to protect streams from the adverse effects of construction activities and urban runoff and to encourage the use of BMPs for agricultural activities. The County shall require that LID strategies be incorporated into project design. These LID strategies will be focused on minimizing adverse effects on water quality and surface water runoff.
- **Policy NR-3.7:** Grading After October 15th. The County shall discourage grading activities between October 15th and April 30th, unless such activities are adequately mitigated to avoid impacts during the rainy season, including but not limited to stream sedimentation and riparian habitat damage.
- **Policy NR-3.8:** Floodplain Protection. The County shall require the protection of floodplain lands and, where appropriate, acquire public easements for purposes of flood protection, public safety, wildlife preservation, groundwater recharge, access, and recreation.
- **Policy NR-3.9:** NPDES Compliance. The County shall require that new development applicants demonstrate to both the County and the Central Valley Regional Water Quality Control Board (CVRWQCB) complete compliance with the provisions of a General Construction Storm Water Discharge NPDES permit authorized and approved by the CVRWQCB, if required for development. Compliance may include a written detailed Storm Water Pollution Prevention Plan (SWPPP) and Monitoring Program (required by the NPDES permit). If appropriate to the individual project, the applicant shall demonstrate to the County and the CVRWQCB that the required Water Quality Certification has been approved by the CVRWQCB and that the appropriate Best Management Practices for control of erosion and sedimentation will be incorporated into construction activities.
- **Policy NR-3.10:** Construction-Related Wastewater. The County shall require new development to demonstrate to the satisfaction of the County and the CVRWQCB their complete compliance with the provisions of a General Permit for Dewatering and Other Low Threat Discharges to Surface Waters (Dewatering General NPDES permit) authorized and approved by the CVRWQCB. Compliance shall include a monitoring and reporting program and Best Management Practices capable of achieving the effluent limitations described in the permit.

GOAL HS-2: Flooding. To protect the lives and property of the workers, residents, visitors, and property owners in the Sunset area from hazards associated with development in floodplains and manage floodplains for their natural resource values.

- **Policy HS-2.1:** Protected Roadways. The County shall require that arterial roadways and expressways, commercial and industrial uses, and emergency facilities be protected, at a minimum, from a 100-year storm event in accordance with the design parameters in the Placer County Flood Control and Water Conservation District Storm Water Management Manual.
- **Policy HS-2.2:** Flood Hazard Evaluation and Mitigation. The County shall require new discretionary development project applicants to evaluate and mitigate potential flood hazards prior to project approval. The County shall require applicants to submit accurate topographic and flow characteristics information and depict the 100-year floodplain limits under fully-developed, unmitigated runoff conditions. Applicants shall also determine the applicability of Senate Bill 5 (2007) and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards. Where public facilities have been constructed or lands have been acquired, with the specific intent of mitigating stormwater runoff, such facilities or lands may be taken into consideration when determining the extent of the 100-year floodplain.

- **Policy HS-2.3:** Maintain Natural Floodplains. The County shall require the maintenance of natural conditions within the 100-year floodplain of all streams and drainage-ways except under the following circumstances: A. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance, California Department of Fish and Wildlife regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or B. When facilities for the treatment of stormwater runoff are best located in the floodplain, and where the disturbance of riparian vegetation is minimized.
- **Policy HS-2.4:** Floodplain Development. The County shall prohibit or minimize development within the 100-year floodplain consistent with the policies of this Plan and the Placer County General Plan.
- **Policy HS-2.5:** Local Stormwater Runoff Coordination. The County shall coordinate with the City of Roseville, the City of Lincoln, and Sutter County to mitigate the impacts of new development in the Sunset Area that have the potential to increase stormwater runoff onto downstream parcels.

Placer Ranch Specific Plan

Sacramento State will consider the PRSP policies (Placer County 2019a), which provide guidance related to stormwater and drainage as follows.

- **Policy PFS-5.1:** Natural Stormwater Drainage Systems. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. At the earliest planning stages, applicants for new development shall assess and evaluate how site conditions such as soils, vegetation, and flow paths will influence the placement of buildings and paved surfaces with a goal of incorporating the capture and treatment of runoff as part of the project design.
- **Policy PFS-5.4:** Storm Drainage System Design. The County shall ensure that storm drainage systems in new development are designed in conformance with the Placer County Flood Control and Water Conservation District's Stormwater Management Manual and the County Land Development Manual. The County shall require submission of a preliminary drainage report, prepared by a professional civil engineer registered in the State of California, as part of the discretionary development project review. The County shall further require that new development conforms with the applicable programs, policies, recommendations, and plans of the Placer County Flood Control and Water Conservation District.
- **Policy PFS-5.5:** Stormwater Detention. The County shall require that new development mitigate increases in stormwater peak flows to obtain an objective post-project mitigated peak flow that is equal to the estimated pre-project peak flow less 10% of the difference between the pre-project and unmitigated post-project peak flows. Projects that have significant impacts on the quantity of surface water runoff shall allocate land on-site as necessary for detaining post-project flows to meet this requirement. Detention facilities shall be constructed on the project site or within a larger project development area where joint facilities are warranted and approved by the County.
- **Policy PFS-5.6:** Stormwater Retention. The County shall require that new development mitigate increases in stormwater volume to retain the 100-year, 8-day design storm depth of 10.75 inches for the 200-foot elevation, unless another methodology has been agreed upon by Placer County. Retention of stormwater is to mitigate for increases in stormwater volumes due to lost storage capacity as a result of development (as opposed to detention, which is to mitigate for increases in stormwater peak flow rates). Mitigation measures should take into consideration impacts on adjoining lands in the unincorporated area and on properties in jurisdictions within and immediately adjacent to Placer County. New development may incorporate retention on-site, or at such time that a regional stormwater retention program is developed, participate in the implementation of the regional program by paying regional retention mitigation fees, as deemed appropriate.
- **Policy PFS-5.7:** Low-Impact Development. The County shall require that new development mitigate the potential contamination of surface waters from urban development runoff through the use of low impact development (LID) features, site design measures, and water quality best management practices including, but not limited to, pretreatment water quality vaults, vegetated swales, infiltration/sedimentation basins, riparian and stream

setbacks, oil/grit separators, porous pavement, rooftop and impervious surface area disconnection, soil quality improvement and maintenance, and tree planting and preservation.

Placer Ranch Specific Plan Development Standards

The PRSP Development Standards require the following protective measures related to water quality, stormwater runoff, and flooding:

- Active Construction Stormwater Management. For active construction projects, a Storm Water Pollution Prevention Plan (SWPPP) is required to manage the release of on-site stormwater runoff. It addresses how stormwater from a construction site is managed and treated prior to being discharged from the site.
- Post Construction Stormwater Management. To manage stormwater quality and reduce post-development stormwater flows, development in the PRSP is required to utilize various low impact development (LID) strategies, consistent with the West Placer Storm Water Quality Design Manual.

Placer Ranch Storm Drainage Master Plan

The Placer Ranch Storm Drainage Master Plan (MacKay & Somps. 2017) was designed to comply with Placer County's regulations for stormwater management, which includes compliance with the West Placer Storm Water Quality Design Manual. The project site is located in the PRSP area. The purpose of the Storm Drainage Master Plan is to analyze, identify, and document the PRSP area's existing hydrologic characteristics and determine the required on-site and off-site drainage facilities that are necessary such that downstream drainage facilities remain unchanged. Flows generated by development of the site are required to be mitigated to 90 percent or less of the existing conditions. The Plan states that:

- Flows for the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events are planned to be attenuated within the University Creek corridor using peak flow detention basins and the overbank flow areas.
- Onsite drainage improvements are designed to the 10-year, 24-hour hydraulic grade line requirements as well as the allowable street inundation for a 100-year, 24-hour event, consistent with the standards in the Placer County Flood Control and Water Conservation District Stormwater Management Manual.
- Due to potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of existing runoff volume is required for the 100-year, 8-day event for all upstream development. To mitigate the volumetric impacts during these events, stormwater retention may occur at an on-site location or at an off-site location.

3.10.2 Environmental Setting

HYDROLOGY AND DRAINAGE

Regional Hydrology

The Sacramento State - Placer Center site is 301 acres within the Sacramento River Basin, in the Pleasant Grove Creek watershed. The watershed is approximately 400,000 acres and slopes toward the west and ranges in elevation from 120 above mean sea level (amsl) and decreases to approximately 45 feet amsl (AES 2016). University Creek, an intermittent tributary to Pleasant Grove Creek that drains an area of 3,477 acres, runs through the project site. The Pleasant Grove Creek watershed begins approximately 4 miles east of the project site, near the Whitney Oaks Golf Club, roughly halfway between Rocklin and Lincoln. The creek flows into the Pleasant Grove Creek Canal, which empties into Cross Canal and ultimately into the Sacramento River (Figure 3.10-1). The upper (south and eastern) reaches of the watershed are heavily developed and include portions of the cities of Roseville and Rocklin. Pleasant Grove Creek and its tributary channels were historically intermittent streams that dried in summer; however, many of the channels now have perennial flows from urban runoff, agricultural irrigation return flows, and contributions from the Pleasant Grove Wastewater Treatment Plant. Historic drainage patterns in the project area have been manipulated by farming practices, including the use of berms and ditches to direct water flows (Kimley Horn 2016).

The Sacramento 5 ESE Cooperative Climate Station records monthly climate summaries in the vicinity of the Sacramento State - Placer Center Project. From 1877 to 2016 the average maximum temperature occurred in July and was 91.7 degrees Fahrenheit (ºF) (WRCC 2022). The average minimum temperature occurred in January and was 39.6 ºF in the same timeframe (WRCC 2022). Average annual precipitation was 18.15 inches and fell mostly November through April (WRCC 2022).

Local Hydrology

The project site is undeveloped pastureland and consists of shallow drainages and seasonal wetlands; as noted above, University Creek is an intermittent tributary to Pleasant Grove Creek and runs east to west through the project site. An aquatic resources delineation of the project site was approved by the U.S. Army Corps of Engineers, Sacramento District in 2021. Four aquatic resource types were identified within the project site: vernal pool (3.8 acres), seasonal wetland (4.2 acres), seasonal wetland swale (6.3 acres), and ephemeral drainage (1.1 acres) (see Section, 3.4, "Biological Resources," for further details).

Stormwater Drainage

Under existing conditions, stormwater flows uncontrolled through the undeveloped project site via the existing natural drainages and University Creek. Stormwater leaves the project area through an existing culvert under Fiddyment Road at the southwest corner of the site. Off-site flows from approximately 500 acres flow from the adjacent parcel to the northeast onto the site via existing ephemeral streams and overland flow (Sherwood 2023).

Placer Ranch Specific Plan Stormwater Infrastructure

The project site and neighboring lands, which are within the PRSP, are currently undeveloped. However, the Sacramento State – Placer Center site is surrounded by the approved PRSP, which will result in new development, including Placer One (formerly Placer Ranch) Phase 1A - Campus Arcade Neighborhood, development of which began in November 2022. Placer One was subsequently purchased by Taylor Builders, LLC, which formed an entity, JEN CA Placer Ranch, LLC (JEN), for the purposes of building out the PSRP. The stormwater drainage from development within the Pleasant Grove Creek watershed will be interrelated. Therefore, this environmental setting also considers the planned stormwater infrastructure for the PRSP.

The backbone stormwater infrastructure for the PRSP area was modeled using criteria from the *Placer County Flood and Water Conservation District Stormwater Management Manual* and was sized to accommodate proposed buildout conditions. The approved PRSP drainage improvements, shown in Figure 3.10-2, consist of a combination of conventional subsurface and surface drainage systems, including construction of pipe conveyance systems and construction of culverts at roadway and trail crossings of drainages. Stormwater from the planned PRSP developed areas would be discharged through outfalls into open space corridors. Stormwater quality measures will be incorporated into the system design to minimize the potential for stormwater pollution to enter on- and off-site water systems and affect associated biological resources.

Placer One Phase 1A Stormwater Infrastructure

As explained in Section 2.5.8, Utilities, of Chapter 2, "Project Description," the Trustees of the CSU granted a Right of Entry/Temporary Construction Easement to JEN for areas totaling approximately 25.3 acres for the construction of stormwater detention facilities on the southwestern portion of the CSU-owned Sacramento State - Placer Center site. Consistent with Placer County's approved PRSP and the Placer Ranch Storm Drainage Master Plan contained in the SAP/PSRP EIR, JEN's stormwater facilities are designed to attenuate peak stormwater flows originating outside of the Sacramento State – Placer Center site within the first phase of the County-approved PRSP development, Placer One. Stormwater flows from Placer One Phase 1A will be accommodated within the University Creek corridor and three detention basins designed to accommodate the 2-year, 24-hour and 100-year, 24-hour storm events. JEN's stormwater facilities represent infrastructure necessary for development of Placer One Phase 1A and do not modify approved land uses on the Sacramento State - Placer Center site or elsewhere. It is anticipated that these approved facilities will be constructed and operational prior to the development of the Sacramento State – Placer Center Master Plan. The environmental impacts of the Placer One Phase 1A stormwater facilities, which are not part of the Sacramento State – Placer Center Master Plan, were fully evaluated and mitigated, as necessary, in the Placer County SAP/PRSP EIR (Placer County 2019b).

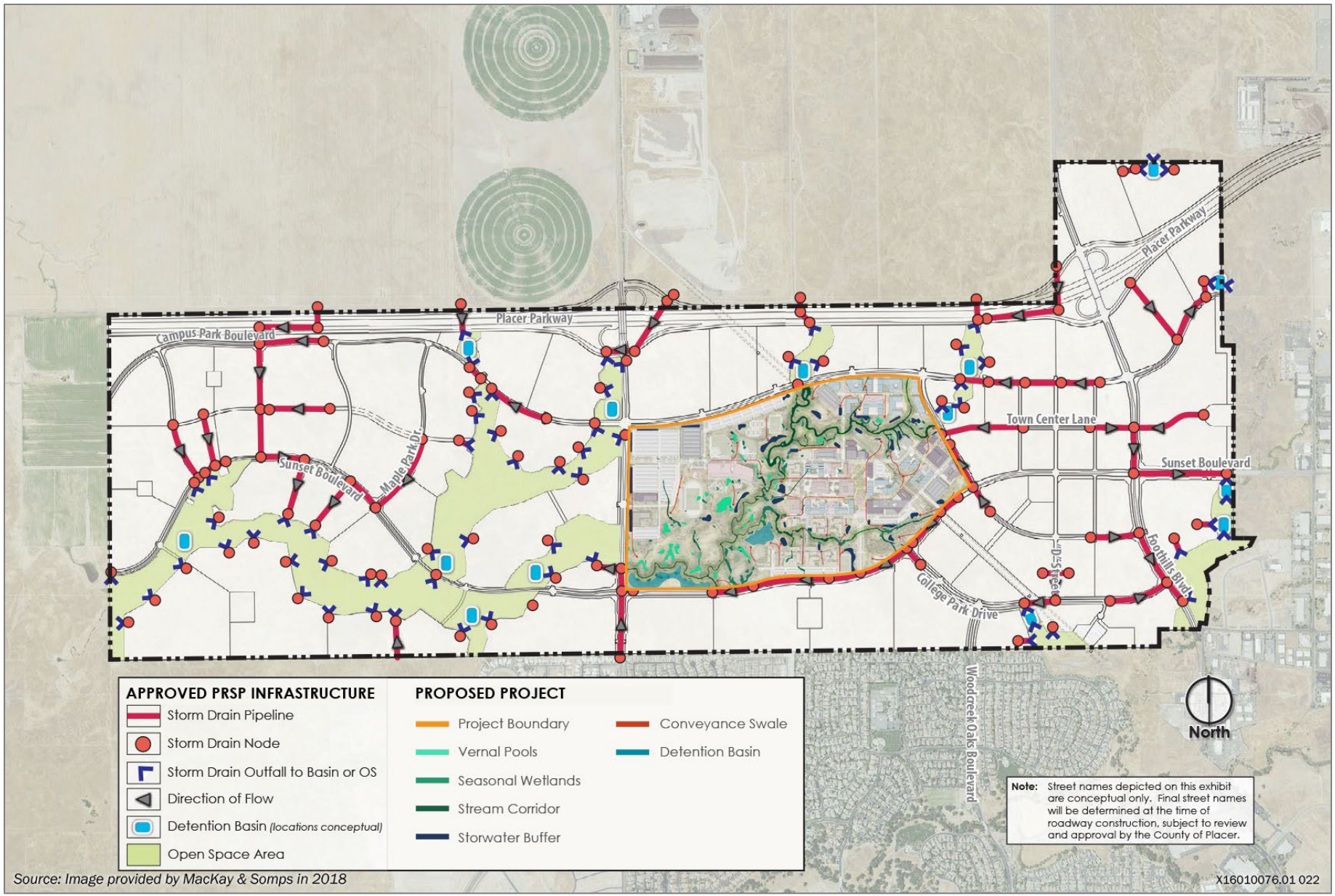


Figure 3.10-2 Approved Placer Ranch Specific Plan Storm Drainage Infrastructure

Although the Placer One stormwater facilities are not part of the Sacramento State – Placer Center Master Plan, they will be located on the 301-acre CSU-owned project site and are therefore described herein. Furthermore, the stormwater system for Sacramento State – Placer Center is designed in coordination with the Placer One Phase 1A stormwater facilities, as runoff from both project sites drain to the University Creek corridor and discharge to the east under Fiddyment Road.

Pleasant Grove Stormwater Retention Basin

Sacramento State – Placer Center would seek off-site stormwater retention at the Pleasant Grove Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. The Pleasant Grove Retention Basin Project is an existing project in the City of Roseville's Capital Improvement Program (CIP) and it is a mandatory project (per the SAP/PRSP) that the City fully intends to construct in the next 5 years. As of June 30, 2021, the City of Roseville had spent $12.8 million purchasing land, conducting technical studies and environmental analysis, preparing reports regarding expected operating and maintenance costs and preferred options, and most recently, working with Placer County and Placer County developers on a memorandum of understanding that the basin will serve as a regional facility that will mitigate for regional projects through fair share contributions to the costs of the facilities.

The Pleasant Grove Retention Basin is planned to provide the needed stormwater volumetric retention for the SAP and PRSP areas, including the University site. The use of the Pleasant Grove Retention Basin for the Sacramento State – Placer Center stormwater retention would not alter the plan for those retention facilities and would not contribute more stormwater than what was anticipated by the SAP/PRSP. The stormwater retention facilities would reduce potential downstream flooding that could be caused by the entitled projects in the City of Roseville and south Placer County.

The environmental impacts of the Pleasant Grove Retention Basin were appropriately disclosed, evaluated, and mitigated through the SAP/PRSP EIR, which as stated above, is incorporated by reference into this EIR. Construction of the off-site stormwater retention facilities would result in mitigable impacts related to ground disturbance, energy use, air quality and GHG emissions, and noise during construction. Operation of the stormwater retention facilities would provide regional flood protection and would require ongoing maintenance.

Flood Conditions

The creeks surrounding the project site historically drained along their natural courses to the Feather and Sacramento Rivers. Beginning in 1911, local reclamation districts were formed to construct canal and levee systems as a means of controlling or preventing natural flooding in the low-lying areas east of the Feather River (PCFCWCD 1993). This land was later leveled and used for agriculture, and many of the natural stream channels were modified to flow along field boundaries, effectively eliminating the natural floodplain. Confining streams has decreased the natural water storage capacity of the system and increased flow velocities (PCFCWCD 1993). In more recent years, development has increased in the upper reaches of the watersheds. Development typically increases the amount of impervious surfaces within a watershed, such as roads, parking lots, and roofs, which leads to increased runoff volumes and rapid flooding during storm events. This same type of development and stream modification has taken place throughout the Sacramento River Basin and has resulted in increased flood elevations along the Sacramento River. This is the largest contributing factor to flooding within the Pleasant Grove Creek watershed (Foothill Associates 2006). The increased flood heights on the Sacramento River restrict the amount of water that can drain from tributary watersheds, which causes water to back up through Cross Canal and Pleasant Grove Creek Canal and into Auburn Ravine and Pleasant Grove Creek.

FEMA maintains maps of flood hazard zones for most developed areas. To minimize the risks to people and property, development typically is restricted or prohibited within the 100-year floodplain. The 100-year floodplain is the area with a 1 percent chance of being inundated in any given year. Although they are called "100-year floods," these events can occur in consecutive years or multiple times in the same year. The project site does not contain or lie within a mapped 100-year or 500-year flood zones.

In addition to 100-year floodplains, the Central Valley Flood Protection Act requires mapping of 200-year floodplains in urban areas that meet certain criteria per Senate Bill (SB) 5. This additional layer of protection is referred to as the

Urban Level of Flood Protection. Within the 200-year floodplain, habitable structures must be elevated slightly higher than in surrounding areas. Because the project site is located in the upstream reaches of the Pleasant Grove Creek watershed, it has less than the required 10 square miles of contributing area to meet Urban Level of Flood Protection criteria (MacKay & Somps 2017). Therefore, the 200-year floodplain is not discussed further in this analysis.

The California Department of Water Resources produces a Best Available Map (BAM) displaying the best available information available on flood hazards in the Sacramento-San Joaquin Valley as required by Senate Bill 5. The BAM does not replace existing FEMA regulatory floodplains shown on Flood Insurance Rate Maps (FIRM). The BAM maps a larger region of flood risk around University Creek on the project site as illustrated in Figure 3.10-1 (see "DWR Awareness 100-yr Floodplain").

In October 2023, King Engineering mapped the 100-year floodplain in the project area and it is anticipated that FEMA will adopt these floodplain boundaries. The newly mapped 100-year floodplain boundary very closely coincides with the Placer County Conservation Program (PCCP) stream system boundary discussed in Section 3.4, "Biological Resources," and shown in Figure 3.4-4.

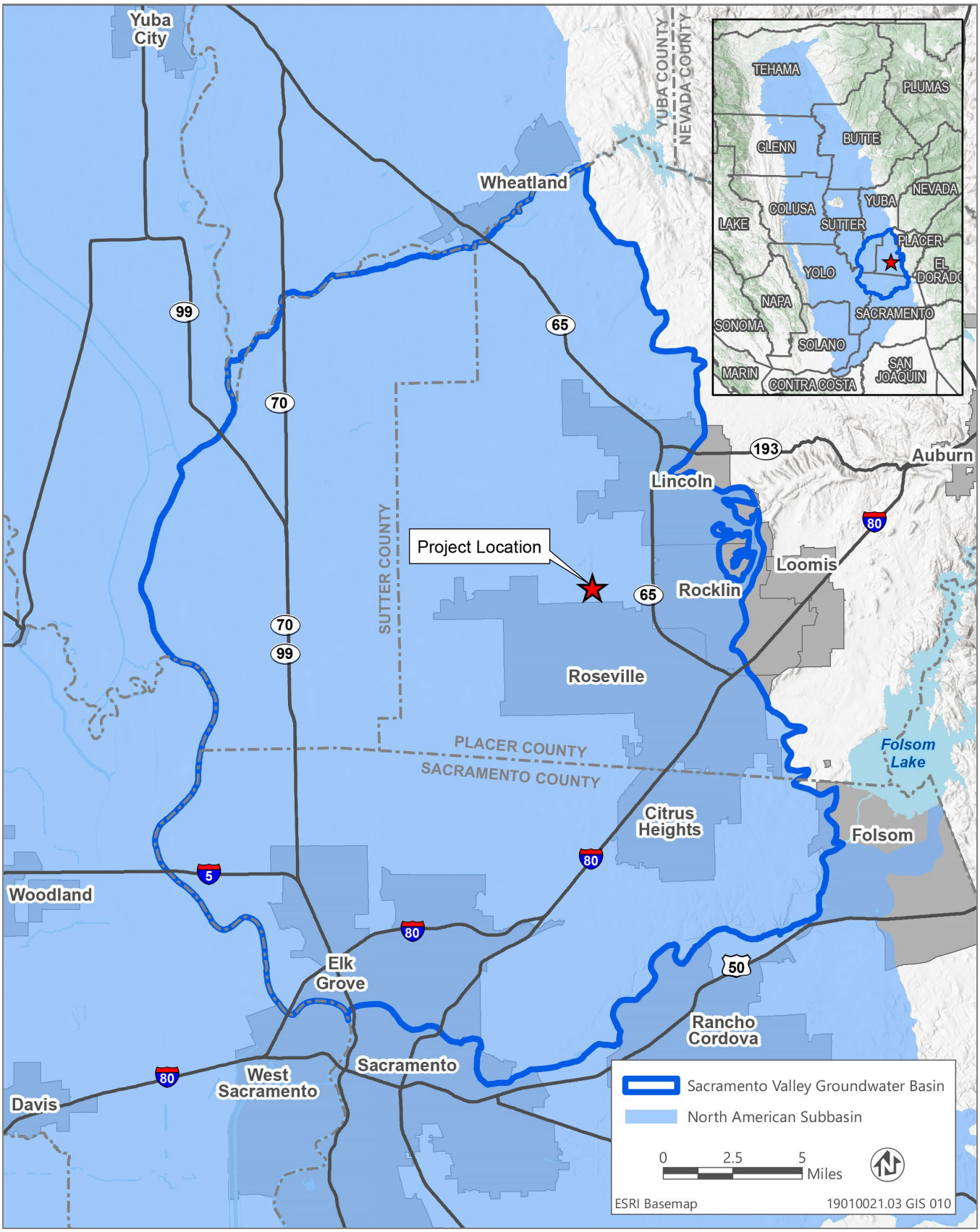
The project site is not included in any dam breach inundation zone maps.

Groundwater Hydrology

The project site is in the North American Subbasin of the Sacramento Valley Groundwater Basin. The North American Subbasin encompasses 342,000 acres bounded on the west by the Feather and Sacramento Rivers, on the north by the Bear River, on the south by the American River, and on the east by the Sierra Nevada (GEI Consultants 2021) (Figure 3.10-3). The western portion of the subbasin where the project site is located consists of fine-grained (clay and silt) river deposits that are relatively impermeable. On the eastern side of the basin, closer to the Sierra Nevada foothills, the sediments are more coarse-grained and permeable. The depth to groundwater in the subbasin is between 70 and 100 feet below the ground surface; however, depths vary seasonally by 10–20 feet (Placer County 2015). A geotechnical report done for a neighboring project did not encounter groundwater and based on groundwater elevation data from well completion reports in the vicinity of the site, groundwater levels of 90 to 120 below existing ground surface are anticipated (Youngdahl 2021). Groundwater flows primarily toward the southwest, generally following surface topography trends.

Groundwater reservoirs are recharged through inputs from surface water and are depleted through groundwater pumping at extraction wells. Recharge in the North American subbasin happens along active river and stream channels where deep deposits of sand and gravel allow surface water to percolate down into groundwater stores. To a lesser extent, groundwater recharge happens through irrigation and precipitation, depending on local soil and geologic conditions. Intensive pumping to meet agricultural and urban demands have decreased groundwater elevations by roughly 65 feet in the Roseville area. The decline of groundwater levels was halted in the early 1990s, when the Sacramento region's Water Forum Agreement placed restrictions on further increases in groundwater pumping. Groundwater elevations have stabilized since then but remain low in many areas.

PCWA maintains two wells near the project site, the Sunset Well and Tinker Well, each with a production capacity of 1,000 afy. These wells are reserved for backup and dry-year supply (PCWA 2021). PCWA does not anticipate using groundwater to support normal year water deliveries (PCWA 2021).



Source: Data downloaded from DWR in 2021; adapted by Ascent in 2022 5/31/2022.

Figure 3.10-3 Groundwater Basins

WATER QUALITY

Surface Water Quality

Surface water quality is affected by surrounding land use, erosion, and stormwater runoff. Land use changes within the region have created increased stormwater runoff, loss of riparian vegetation, and increased streambank erosion. Discharge from irrigation systems and wastewater treatment facilities changes the amount of water and the quality of the water in streams. The project site has historically been used primarily for grazing and pasture. Typical constituents in runoff from pasture lands include nitrogen, phosphorus, and coliform bacteria. Runoff upstream of the project site would be expected to contain urban pollutants such as oil, grease, metals, nitrogen, and phosphorus from fertilizers, pesticides and herbicides, bacteria, and sediment. Despite the potential for these pollutants to be present, monitoring data indicate that Pleasant Grove Creek meets water quality standards for most parameters. The State Water Resources Control Board lists Pleasant Grove Creek as impaired for dissolved oxygen and pyrethroids (SWRCB 2022).

Groundwater Quality

Groundwater quality can be affected by many things, but the chief controls on the characteristics of groundwater quality are the source and chemical composition of recharge water, properties of the host sediment, and history of discharge or leakage of pollutants. Generally, groundwater quality in the portion of the North American subbasin aquifer within approximately 600 feet of ground surface is considered suitable for drinking. However, a comparison of groundwater quality data with applicable water quality standards and guidelines for drinking and irrigation found high levels of dissolved solids, salts, chloride, bicarbonate, boron, fluoride, nitrate, iron, manganese, and arsenic in some locations (PCWA 2007).

In addition to naturally occurring constituents, several known groundwater contamination sites exist in the subbasin. Three sites (Western Regional Sanitary Landfill, Deluxe Cleaners, and Union Pacific Railroad yard) are located in the northwest Roseville area within approximately 3 miles of the project site. In addition, the Alpha Explosives site is located approximately 6 miles north of the project site (PCWA 2007). The Western Regional Sanitary Landfill is a known groundwater contamination site adjacent to the project site. Discharges from the landfill are regulated pursuant to the discharge requirements in Order No. R5-2007-0047, issued by Central Valley RWQCB. Contamination of groundwater with VOCs was first identified at this site in 1995, and a corrective action plan was approved by Central Valley RWQCB in 1997. The source of the VOCs appears to be landfill gas, a product of the action of microorganisms within a landfill (Placer County 2015). The corrective action plan requires the installation of a final cover and a landfill gas extraction system on closed areas of the site. To monitor the effectiveness of the plan, specific corrective action wells are sampled quarterly and evaluated for inorganic and organic constituents (Placer County 2015).

Groundwater contamination is discussed further in Section, 3.9 "Hazards and Hazardous Materials."

Seiche/Tsunami

A tsunami is a long, tall sea wave caused by an earthquake, submarine landslide, or other disturbance. The project site is sufficiently far from the coast that it is not at risk of tsunami. A seiche is a standing wave in an enclosed body of water or reservoir caused by a landslide, atmospheric pressure, or earthquake. The project site is not located near a large reservoir or lake and therefore is not at risk of a seiche wave.

3.10.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Evaluation of potential hydrologic and water quality impacts is based on a review of existing documents and studies that address water resources on and in the vicinity of the project site as well as the proposed Sacramento State – Placer Center Master Plan. Information obtained from these sources was reviewed and summarized to describe existing conditions and to identify potential environmental effects of the project, based on the standards of

significance presented in this section. In determining the level of significance, the analysis assumes that the project would comply with relevant federal, state, and local laws, ordinances, and regulations. Existing documents and studies that were relied upon include:

- MacKay & Somps. 2017 (May 19). Placer Ranch Specific Plan Storm Drainage Master Plan. Final draft. Roseville, CA. Prepared for Placer County, Auburn, CA.
- Sherwood Design Engineers. 2023 (May). Memorandum re: CSU Sacramento Placer Center Master Plan - Stormwater Design Memo.
- King Engineering. 2023a (May). Placer One Placer Center Hydrology Calculation Memorandum. Prepared for JEN CA Placer Ranch, LLC.
- King Engineering. 2023b (October). Placer Ranch Specific Plan Drainage Master Plan Addendum. Prepared for JEN CA Placer Ranch, LLC.

THRESHOLDS OF SIGNIFICANCE

An impact on hydrology or water quality would be significant if implementation of the project would:

A. violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality;

B. substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin;

C. substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would:

   - result in substantial erosion or siltation on- or off-site
   - result in flooding on-site or off-site
   - create or contribute runoff water that would exceed the capacity of existing or planned stormwater- drainage systems or provide substantial additional sources of polluted runoff
   - impede or redirect flood flows;

D. in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation; or

E. conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

ISSUES NOT DISCUSSED FURTHER

The Sacramento State - Placer Center site is not near the ocean or any large body of water, it ~~is~~ was not mapped by FEMA as being within a 100-year or 500-year flood zone when the Draft EIR was written (although the best available information available on flood hazards at the time of the Draft EIR was presented in Figure 3.10-1a, which identified the DWR Awareness 100-year floodplain), nor is it located in a dam breach inundation area. In October 2023, King Engineering mapped the 100-year floodplain in the project area and it is anticipated that FEMA will adopt these floodplain boundaries (Figure 3.10-1b). The newly mapped 100-year floodplain boundary very closely coincides with the Placer County Conservation Program (PCCP) stream system boundary discussed in Section 3.4, "Biological Resources," and shown in Figure 3.4-4. No Sacramento State - Placer Center building development is proposed within this this stream system/floodplain boundary and necessary infrastructure and roadway crossings of the floodplain would be designed in compliance with state and federal flood-proofing requirements. Therefore, the project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation (Threshold of Significance D) and these issues are not discussed further.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.10-1: Surface Water Quality Standards and Waste Discharge Requirements (Thresholds of Significance A and E)

Construction and operational activities associated with the Sacramento State - Placer Center have the potential to impact water quality. The project would avoid development within 50 feet of streams and aquatic resources, in compliance with policy in the PCCP's Western Placer County Aquatic Resources Program. Project-related construction would comply with the California Construction General Permit 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ), including implementation of a stormwater pollution prevention plan and best management practices to minimize the potential for erosion and accidental spills. The project would also comply with Central Valley RWQCB, Placer County, Sunset Area Plan, and PRSP regulations, policies, and permit conditions requiring the implementation of low impact development measures and stormwater best management practices to minimize the transport of urban pollutants into surface and groundwater. If properly implemented, these protections would reduce the potential for the project to create a substantial adverse impact on water quality. Therefore, the impact on water quality during construction and operation would be **less than significant**.

Construction

Construction of the Sacramento State - Placer Center and associated facilities would include vegetation removal, grading, earth moving, excavation, stockpiling of soil and other material, installation of infrastructure, and construction of buildings. The full buildout construction disturbance footprint is anticipated to be approximately 130 acres for the Placer Center. This disturbance could expose soil to erosion and other pollutants to mobilization by wind and water. Accidental spills of construction-related fuels, oils, hydraulic fluid, and other hazardous substances could contaminate stormwater flows, resulting in the potential degradation of surface and groundwater quality within and downstream of the disturbance area. Construction-related dewatering for the Sacramento State - Placer Center campus facilities is not anticipated due to groundwater levels being 90 and 120 feet below the surface (Youngdahl 2021). Excavation is not proposed at this depth.

Construction of the onsite stormwater detention system would include in-channel construction during the summer months when water levels are low or dry. Based on regular seasonal conditions in University Creek, it is very unlikely there will be water in the creek during construction but if there was, construction activities in the stream bed could result in a plume of sediment becoming suspended in the water. Suspended sediments could generate turbidity levels that exceed the water quality objectives of the Basin Plan and adversely affect the beneficial uses of Pleasant Grove Creek. Depending on water levels, in-channel construction could require dewatering or stream diversion.

Project construction would comply with the Western Placer County Aquatic Resources Program, which contains policies designed to safeguard water quality during construction by requiring a 50-foot buffer from all streams mapped in the National Hydrography Dataset and other mapped aquatic resources (Placer County 2020). Sacramento State would also comply with the California Construction General Permit 2009-0009-DWQ (as amended by 2010-0014-DWQ and 2012-0006-DWQ). This General Permit regulates discharges of pollutants in stormwater associated with construction activity (stormwater discharges) from construction sites that disturb one or more acres of land surface, or that are part of a common plan of development that disturbs more than one acre of land surface. This permit requires the development of a SWPPP and the installation of erosion and sediment controls; implementation and maintenance of temporary construction BMPs to control and properly manage site runoff; and waste control measures to prevent leakage or spill of hazardous materials into soils and surface waters. At a minimum, the SWPPP must include the following:

- Temporary BMPs to prevent the transport of earthen materials and other construction waste materials from disturbed land areas, stockpiles, and staging areas during periods of precipitation or runoff. BMPs could include using filter fences, fiber rolls, erosion control blankets, mulch (such as wood chips), temporary drainage swales, settling basins, and other erosion-control methods.

- Temporary BMPs to prevent the tracking of earthen materials and other waste materials from the project site to off-site locations. BMPs could include using stabilized points of entry/exit for construction vehicles/equipment and designated vehicle/equipment rinse stations and sweeping.
- Temporary BMPs to prevent wind erosion of earthen materials and other waste materials from the project site. BMPs could include routine application of water to disturbed land areas for dust control and covering of stockpiles with plastic or fabric sheeting.
- Temporary BMPs associated with any dewatering or channel diversion to minimize potential for sediment mobilization such as check dams, settling basins, and/or dirt bags.
- A spill prevention and containment plan. Project contractors would be responsible for storing on-site materials and implementing temporary BMPs capable of capturing and containing pollutants from fueling operations, fuel storage areas, and other areas used for the storage of hydrocarbon-based materials. This would include maintaining materials on-site (such as oil absorbent booms and sheets) for the cleanup of accidental spills, using drip pans beneath construction equipment, training site workers in spill response measures, immediately cleaning up spilled materials in accordance with directives from the Central Valley RWQCB, and properly disposing of waste materials at an approved off-site location that is licensed to receive such wastes.
- Temporary BMPs to capture and contain pollutants generated by concrete construction, including using lined containment for rinse water to collect runoff from washing of concrete delivery trucks and equipment.
- Protective fencing to prevent damage to trees and other vegetation that would remain after construction, including tree protection fencing and individual tree protection, such as wood slats strapped along the circumference of trees.
- Daily inspection and maintenance of temporary BMPs. The prime contractor would be required to maintain a daily log of temporary construction BMP inspections and keep the log on-site during project construction for review by the Central Valley RWQCB.
- Tree removal activities, including the dropping of trees, confined to the construction limit boundaries.
- Construction boundary fencing to limit disturbance and prevent access to areas not under active construction.
- Postconstruction BMPs and a BMP maintenance schedule. Postconstruction BMPs would address water quality, channel protection, overbank flood protection, and extreme flood protection.
- Revegetation of disturbed areas with approved native seed mixes.

The Sacramento State Placer Center Master Plan includes protective stream and aquatic resource buffers as required by policies within the Western Placer County Aquatic Resources Program and water quality protections in compliance with the NPDES permit. These protections would minimize the potential for construction activities to adversely affect water quality. Therefore, this impact would be **less than significant**.

Operations

Operation of Sacramento State - Placer Center could generate contaminants that could be carried in stormwater runoff, reach surface waters, or infiltrate into groundwater, and degrade water quality. These activities include the accidental release of household pollutants, fertilizers, and pesticides and the exposure of soil to erosion. Additionally, runoff from roads and parking areas could contain pollutants including sediment, road abrasives, oil and grease, heavy metals, and trash. Use of general maintenance products including paint, solvents, fuel, oils, and lubricated could result in spills. Without proper management, this could degrade water quality and affect beneficial uses of nearby waterbodies.

The in-stream detention systems would detain stormwater and allow some sediments to settle out over time, improving surface water quality. In-stream detention would be ensured by deliberately under sizing the Fiddyment Road culvert to force flows to back up within the University Creek channel (King Engineering 2023a). The area that would be used for in-stream detention is shown in Figure 3.10-4. The Fiddyment Road culvert would be in place prior to construction of the proposed project.

Natural treatment facilities would provide the required stormwater treatment for impervious areas using green infrastructure BMPs per the Western Placer County Storm Water Quality Design Manual (Sherwood 2023). Stormwater biotreatment/infiltration systems are proposed throughout the project site, aligned with the existing drainage features of the project site. The stormwater treatment facilities would be designed with each phase of the off-campus center development to properly capture and treat the stormwater flows from the impervious surfaces that would result from that phase (Sherwood 2023) (Figure 3.10-4). The bioretention areas are sized to accommodate runoff from the total proposed equivalent impervious area plus a small volume more as a buffer.

Only treated stormwater associated with open space and pervious landscaped areas would drain into the existing ephemeral streams for storm events smaller or equal to 85 percent of storms that have occurred in the project area, which would protect water quality during operation (Sherwood 2023). Onsite LID measures and stormwater BMPs would be installed to reduce the volume of stormwater runoff and prevent contamination of surface waters as described in the PRSP Development Standards. The following LID measures would be installed throughout the developed areas of the project site:

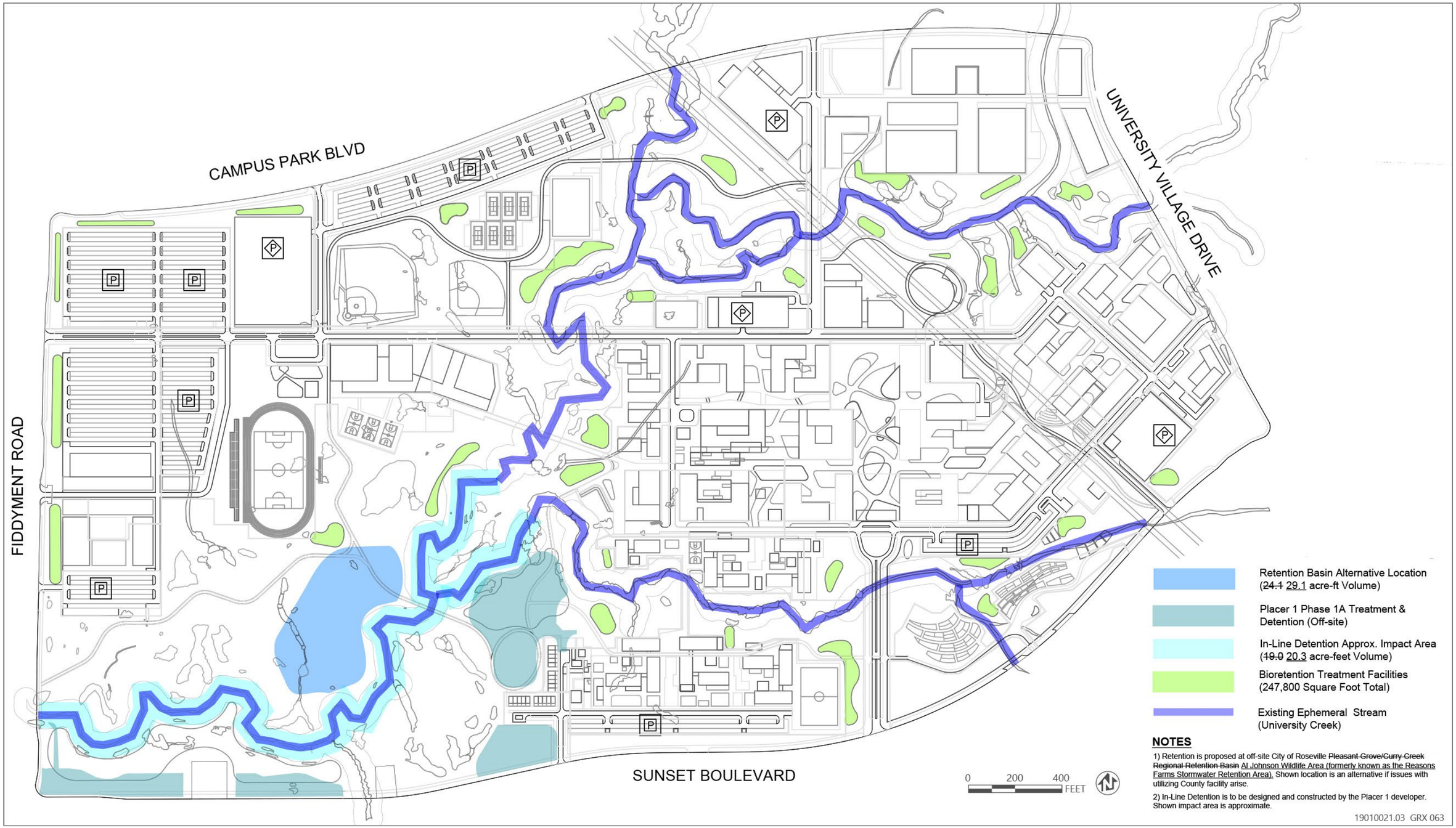
- Source Control: Source control would be implemented to prevent contamination of surface runoff. It would consist of ground cover such as vegetation and mulch to protect soil from detachment from rain drop impacts and surface flow of stormwater.
- Impervious Area Disconnection: Disconnected impervious areas are surfaces such as streets or sidewalks that drain directly to pervious areas, such as landscaping. Disconnected impervious areas decrease runoff volume, reduce peak flow rates, and encourage groundwater recharge. For this design parameter, a ratio of 2:1 of impervious to pervious areas was used.
- Tree Planting: A mix of evergreen and deciduous trees is proposed to decrease stormwater runoff volume and reduce the pollutants that reach stream courses.
- Vegetated Swales: Vegetated swales at each drainage outfall would provide a final area of infiltration before stormwater is released to natural drainage areas. Vegetated swales are known to reduce peak flows, decrease total runoff volume, trap and filter sediment and pollutants, and allow infiltration (MacKay & Somps 2017). Swales in the PRSP area, including the Sacramento State - Placer Center, are proposed with a minimum length of 100 feet and a longitudinal slope of 0.5 to 2.5 percent to keep stormwater flows within the swale for 10 minutes.

The Central Valley RWQCB regulates urban runoff discharges under the NPDES permit regulations, including from point discharge sources and non-point discharge sources (i.e., stormwater runoff) sources. As stated in Section 3.10.1, "Regulatory Setting", Sacramento State is considered a Non-Traditional MS4 and is subject to the SWRCB's Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004 for Waste Discharge Requirements for Storm Water Discharges from Small MS4s (2013 General Permit) (SWRCB 2013). This permit requires the implementation of specific BMPs as well as monitoring and reporting on stormwater management activities, including those during construction and post-construction. This permit is intended to reduce water quality impacts during operation of the project.

As described in Chapter 2, "Project Description," the Sacramento State Master Plan is designed in compliance with the Central Valley RWQCB, Placer County, and PRSP regulations and permit conditions requiring the implementation of BMPs, LID measures, stormwater detention, and stormwater retention to prevent urban pollutants from being transported into surface waters. Additionally, in accordance with policies contained in the Western Placer County Aquatic Resources Program, Sacramento State would maintain habitat buffers of 50 feet from the edge of the intermittent stream channel, wetlands, and other sensitive habitats. These protections would minimize the potential for project operations to create a substantial adverse impact on water quality. Therefore, the operational impacts on water quality would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.



Source: Sherwood Design Engineers 2023

Figure 3.10-4 Sacramento State – Placer Center Storm Drainage Infrastructure

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is essentially consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impacts 4.9-3 and 4.9-4 in the SAP/PRSP EIR; however, the SAP/PRSP EIR required implementation of Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c (which call for submittal of improvement plans and BMPs); and Mitigation Measures 4.9-3a, 4.9-4a, 4.9-4b, and 4.9-4c (which call for final stormwater plans, treatment, and permit compliance) to reduce the impacts of construction and operations on water quality to less than significant.

Impact 3.10-2: Groundwater Depletion and Recharge (Threshold of Significance B)

Development of Sacramento State - Placer Center would result in impervious surfaces on the project site, which is currently undeveloped. Impervious surfaces prevent infiltration of stormwater and impede groundwater recharge. Low impact development measures would be installed onsite to allow infiltration of stormwater and the project would be served solely by surface water. Groundwater wells would be used only during emergency and single dry-year situations, and their operation would meet the management objectives of the Western Placer County Groundwater Management Plan, including monitoring to ensure that water levels in adjacent wells are not affected. For these reasons, implementing the project would have a **less-than-significant** impact on groundwater depletion and recharge.

The project site is in the North American subbasin of the Sacramento Valley Groundwater Basin. Intensive pumping to meet agricultural and urban demands decreased groundwater elevations by roughly 65 feet in the Roseville area. The decline of groundwater levels was halted in the early 1990s when the Sacramento region's Water Forum Agreement placed restrictions on further increases in groundwater pumping. Groundwater elevations have stabilized since then but remain low in many areas. The sustainable yield (the amount of groundwater that can be safely extracted while maintaining groundwater elevations and quality at target levels) for the western Placer County portion of the North American Groundwater Subbasin is estimated to be approximately 100,000 afy (PCWA 2013).

Development of Sacramento State - Placer Center would increase impervious surfaces within the North American subbasin by approximately 130 acres. The remaining 170 acres of the site would remain pervious (57.5 percent of the site). The increase in impervious surfaces would reduce the amount of precipitation that is able to infiltrate into the soil and recharge groundwater. However, bioretention facilities (LID measures and stormwater BMPs) would be installed for treatment of all stormwater from impervious surfaces prior to flowing to the existing intermittent streams throughout the project site consistent with the Placer County PRSP, as described in Impact 3.10-1. These onsite bioretention facilities would slow stormwater runoff and allow infiltration of stormwater.

Potable and non-potable (recycled) water service to the project would be provided by Placer County Water Agency (PCWA). PCWA sources the majority of its water from surface water resources. PCWA maintains two wells near the project site, the Sunset Well and Tinker Well, each with a production capacity of 1,000 acre-feet per year (afy). These wells are reserved for backup and dry-year supply (PCWA 2021). In addition, the proposed Regional University development plans to construct one new well and the proposed Placer One development plans to construct two new wells. Therefore, PCWA is anticipating an increase of groundwater supply for single-dry year between 2025-2040 from 2,000 gpm to 5,000 gpm. However, PCWA has not used any groundwater in the past five years. PCWA's last use of groundwater was in August 2014 (PCWA 2021). Although the single-dry-year emergency use of the groundwater wells could draw down water levels in the immediate area around the wells over the short term, these wells would be only used during individual dry years, and water levels would rebound when pumping ceases (PCWA 2007). Any use of these groundwater wells must meet the basin management objectives of the WPCGMP. These objectives require groundwater monitoring to ensure that groundwater levels remain at a level that does not adversely affect adjacent wells or groundwater uses (PCWA 2007). PCWA does not anticipate using groundwater to support normal year water deliveries, including to the proposed project (PCWA 2021).

The project's onsite bioretention facilities (LID measures and stormwater BMPs) would allow for groundwater recharge and the project's water supply is sourced from surface water. Therefore, the project would have a **less-than-significant** impact on groundwater depletion and recharge.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.9-2 in the SAP/PRSP EIR. Neither conclusion requires the implementation of feasible mitigation measures to reduce the level of impact.

Impact 3.10-3: Increased Stormwater Runoff and Potential for Downstream Flooding (Thresholds of Significance C)

The development of Sacramento State – Placer Center would create approximately 130 acres of impervious surfaces on the project site, which is currently undeveloped. The increase in impervious area would change the rate and timing of stormwater drainage, which could result in erosion, siltation, flooding, and exceedance of adjacent storm drain systems and drainageways. Flows for the 100-year 24-hour storm events are required to be detained onsite, which would be achieved through inline-detention within University Creek and its tributaries and over bank flow areas (Sherwood 2023). Although project-related low impact development and onsite stormwater detention facilities would reduce stormwater runoff such that peak runoff flow rates are reduced to predevelopment levels, offsite stormwater retention would still be necessary at the planned City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. The offsite stormwater retention would accommodate the 100-year, 8-day event. However, this facility is not yet constructed; therefore, due to the uncertainty of sufficient stormwater retention, this impact would be **potentially significant**.

The project site is currently undeveloped. Project development would result in an increase in impervious surfaces of approximately 130 acres. This increase in impervious surfaces would increase stormwater runoff into the University Creek drainage.

Onsite Stormwater Detention and Treatment

To reduce the impact of increased runoff, Sacramento State would adhere to applicable requirements related to detention of stormwater flows onsite. The project would reduce the potential for increased stormwater flows and off-site flooding through implementation of BMPs and LID measures and onsite detention of peak flows to less than pre-project conditions. The onsite stormwater drainage system would utilize aboveground bioretention facilities, conveyance swales, detention basins and traditional storm drain conveyance systems to detain the stormwater and filter out sediment and pollutants. Treatment control measures may include vegetated swales, bioretention facilities, flow-through stormwater planters, vegetated filter strips, and/or structural BMPs. LID measures would include source control, impervious area disconnection, tree plantings, and vegetated swales, as described in Impact 3.10-1. The onsite treatment facilities would include underdrain pipes where infiltration is not feasible. The underdrains would deliver treated stormwater to the existing stream system (Sherwood 2023). Suspended pavement systems, which are structures that can be installed under hardscape areas to allow sub-grade storage of stormwater within uncompacted soil/aggregate, may also be implemented to provide stormwater treatment and retention/detention (Sherwood 2023). Again, detention facilities would be designed to achieve a performance standard that maintains peak flows to pre-project levels or lower.

Flows for the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events are required to be attenuated within the University Creek corridor using in-stream detention and overbank flow areas primarily in the southwestern corner of the site (Figure 3.10-4). The 24-hour 100-year storm event would contribute ~~19.0~~ 20.3 acre-feet (~~828,000~~ 884,268 cubic feet) of stormwater over pre-project conditions with a maximum flow difference over pre-project conditions of 32.4 cubic feet per second (cfs) (King Engineering 2023b, Sherwood 2023). The undersized arch at Fiddyment Road would backwater University Creek, which would provide sufficient in-line detention (King Engineering 2023b). The biotreatment area requirements on site are sized to accommodate runoff from the total proposed equivalent impervious area, plus a small volume more as a buffer. The required biotreatment area for the Sacramento State

Placer Center would be 247,800 square feet and the biotreatment facilities would accommodate 371,700 cubic feet of stormwater (Sherwood 2023). Natural treatment facilities would provide the required stormwater treatment for impervious areas using green infrastructure BMPs per the Western Placer County Storm Water Quality Design Manual (Sherwood 2023). Stormwater biotreatment/infiltration systems are proposed throughout the project site, aligned with the existing drainage features of the project site. The stormwater treatment facilities would be designed with each phase of the off-campus center development to properly capture and treat the stormwater flows from that phase's impervious surfaces (Sherwood 2023) (Figure 3.10-4). Additionally, on-site drainage improvements are required to be designed to the 10-year, 24-hour hydraulic grade line requirements as well as the allowable street inundation for a 100-year, 24-hour event, consistent with the standards in the Placer County Flood Control and Water Conservation District Stormwater Management Manual.

As described above and in Section 2, "Project Description," Sacramento State has entered into an agreement with JEN to allow the use of the CSU-owned project site to meet the stormwater detention requirements for the neighboring Placer One development. The approved Placer One Phase 1A detention basins would be located in the southwest portion of the project site (see Figure 3.10-2).

Offsite Stormwater Retention

Due to potential flooding in the lower portion of Natomas Cross Canal watershed, retention in excess of existing runoff volume is required for the 100-year, 8-day event for the project. Sherwood Design Engineers calculated that the 100-year, 8-day storm event on the project site would create ~~24.1~~ 29.1 acre-feet (~~1,049,796~~ 1,267,596 cubic feet) of additional stormwater over pre-project conditions with an increase in maximum flow rate of 3.2 cfs (King Engineering 2023b, Sherwood 2023). This volume is based on many modeling parameters, including climate data, existing drainage conditions, vegetation types, and the infiltration capabilities of the soil (MacKay & Somps 2017).

The project would also reduce the potential for increased stormwater flows and off-site flooding through offsite stormwater retention of the 100-year, 8-day storm at the approved City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin (formerly known as Reason Farms Stormwater Retention Area), which is within the Al Johnson Wildlife Area. This regional retention basin project is an existing project in the City of Roseville Capital Improvement Program. As of June 30, 2021, the City has spent $12.8 million purchasing land, conducting environmental work, and preparing studies regarding expected operations and maintenance costs and preferred options (City of Roseville 2023:2-16). Although the City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin is not yet constructed, its completion and operation are considered reasonably foreseeable. The specific timing regarding completion and operation of the basin as compared to the project's specific timing and need to rely on the basin for regional retention is not certain at this time. Though unlikely, it is possible that if the project proceeds with construction (i.e., in a manner that substantially alters the current rate of stormwater runoff) prior to operation of the regional retention facility, the project could result in an exceedance of available stormwater capacity. Interim on-site retention facilities are a possible stormwater retention solution for phased build-out until the off-site regional facilities are operational.

The Central Valley RWQCB regulates urban runoff discharges under the NPDES permit regulations, including from point discharge sources and non-point discharge sources (i.e., stormwater runoff) sources. Sacramento State is considered a Non-Traditional MS4 and is subject to the SWRCB's Water Quality Order No. 2013-0001-DWQ, NPDES General Permit No. CAS000004 for Waste Discharge Requirements for Storm Water Discharges from Small MS4s (2013 General Permit) (SWRCB 2013). This permit requires the implementation of specific BMPs as well as monitoring and reporting on stormwater management activities.

Because final drainage design specifications have not been completed, development of the Sacramento State - Placer Center has the potential to cause an increase in surface runoff that would exceed the capacity of the stormwater drainage system, resulting in onsite and offsite flooding. This is considered a **potentially significant** impact.

Mitigation Measures

Mitigation Measure 3.10-3: Design, Construct, and Maintain Retention Facilities or Pay Retention Mitigation Fees
If the regional retention facility is not sufficiently operational to service the then-existing needs of the Sacramento State – Placer Center, then the ~~completed prior to project construction, the Sacramento State – Placer Center~~ final Design Plan and final Drainage Report shall provide details on how stormwater retention requirements will be achieved.

- Stormwater volumetric increases will be mitigated to retain the increase for the 100-year, 8-day design storm, depth of 10.75 inches at elevation of 200- feet, unless another methodology has been agreed upon by Placer County. The project proponent will provide permanent retention. Retention facilities will be designed in accordance with the requirements of the Placer County Storm Water Management Manual and/or City of Roseville standards that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Division and will be shown in the improvement plans. No retention facility construction will be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

Significance after Mitigation
Implementation of the Mitigation Measures 3.10-3 would reduce the potential impact associated with increased surface runoff through the design and construction of stormwater detention and retention facilities such that post-project runoff does not exceed the capacity of the stormwater drainage system or cause downstream flooding. The project would adhere to state and county stormwater detention and retention requirements. Therefore, this impact would be **less-than-significant**.

Consistency with Conclusion in SAP/PRSP EIR
The less than significant conclusion after implementation of mitigation is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.9-1 in the SAP/PRSP EIR after implementation of Mitigation Measures 4.6-1a, 4.6-1b, 4.6-1c, 4.9-1a, 4.9-1a, and 4.9-1b.

Impact 3.10-4: Compliance with Plans (Threshold of Significance E)

The project would adhere to all applicable plans, permits, and regulations regarding water quality. Sacramento State - Placer Center would not require the use of groundwater in a typical year. During construction and operation, the University would comply with the Construction General Permit, as well as SWPPP requirements, and implement any associated/necessary best management practices. Further, the use of low impact development techniques would control stormwater flow and discharges and prevent contamination of surface water resources**.** For these reasons, this impact would be **less than significant**.

The *Water Quality Control Plan for the Sacramento River and San Joaquin River Basins* (Basin Plan) presents water quality standards and control measures for surface water and groundwater for a significant portion of the Central Valley Region, including the watersheds within the project area. The Basin Plan designated beneficial uses for water bodies and established water quality objectives, waste discharge prohibitions, and other implementation measures to protect those beneficial uses. The Basin Plan contains both narrative and numeric water quality objectives for the region. Ambient water quality standards are set as objectives for a body of water and effluent limits (or discharge standards) are conditions in state or federal wastewater discharge permits, such as the NPDES permits. Land uses and activities that could degrade water quality and best management practices (BMPs) that could be used to address various nonpoint sources of pollution are identified in the Basin Plan. In developed areas, LID measures would include source control to prevent contamination of surface runoff; impervious area disconnection to isolate potential contaminants; tree planting to decrease to amount of urban runoff that reaches stream courses; and vegetated swales to provide a final area of infiltration before stormwater is released to natural drainage areas. These measures are described in Impact 3.10-2. The Sacramento State - Placer Center would not conflict with or obstruct the implementation of the Basin Plan.

The Sustainable Groundwater Management Act of 2014 (SGMA) applies to all groundwater basins in the state (Water Code Section 10720.3). By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction (Water Code Section 10720.1). ~~The Sacramento Central Groundwater Authority~~ West Placer Groundwater Sustainability Agency is the groundwater sustainability agency in the Sacramento State - Placer Center project site pursuant to Water Code Section 10723.8, and intends to undertake sustainable groundwater management in area roughly coincident with the Sacramento Valley Groundwater Basin, ~~South~~ North American Subbasin.

As noted above under Impact 3.10-3, PCWA does not anticipate using groundwater to support normal year water deliveries, including to the proposed project (PCWA 2021) and any use of these groundwater wells must meet the basin management objectives of the WPCGMP. These objectives require groundwater monitoring to ensure that groundwater levels remain at a level that does not adversely affect adjacent wells or groundwater uses (PCWA 2007). PCWA does not anticipate using groundwater to support normal year water deliveries (PCWA 2021).

The project would comply with *Water Quality Control Plan for the Sacramento River and San Joaquin River Basins* and the Sustainable Groundwater Management Act of 2014; thus, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified is substantially consistent with the SAP/PRSP EIR, but the SAP/PRSP EIR does not have an impact discussion focused on policy consistency. As stated in Impacts 3.10-2 and 3.10-3, both the Sacramento State – Placer Center Master Plan and the SAP/PRSP would have less than significant impacts on groundwater depletion and recharge, and both would mitigate stormwater drainage and downstream flooding with mitigation. However, water quality impacts in the SAP/PRSP EIR are mitigated to a less than significant level while the Sacramento State – Placer Center project impacts would be less than significant without the need for mitigation, due to the Master Plan water treatment measures incorporated into the project (Impact 3.10-1).

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3.11 LAND USE AND PLANNING

This land-use analysis evaluates consistency of the Sacramento State – Placer Center Master Plan Project with applicable land-use plans and policies. The physical environmental effects associated with construction and operation of the project, many of which pertain to issues of land use compatibility (e.g., noise, aesthetics, air quality) are evaluated in other sections of Chapter 3 of this ~~Draft~~ EIR.

Comments received during the NOP public comment period related to land use and planning identify the need to coordinate with the Placer Conservation Authority (PCA) for coverage as a Participating Special Entity (PSE) under the Placer County Conservation Program (PCCP). As an entity of the CSU, a constitutionally authorized State agency, Sacramento State is not obligated to comply with local land use regulations, but may decide that it is in the best interest of the project to apply directly to the PCA as a PSE for PCCP coverage for this project. Please refer to Section 3.5, "Biological Resources," for discussion of PCCP compliance. NOP comments also raised the need to evaluate land use compatibility between the proposed off-campus center and the Western Regional Sanitary Landfill. Land use compatibility is addressed in this section; however, the analysis of odors is provided in Section 3.3, "Air Quality," and the analysis of solid waste contribution to the landfill and the landfill's capacity is provided in Section 3.16, "Utilities and Service Systems."

Scoping comments received in response to the Notice of Preparation (NOP) included concern regarding land use compatibility with surrounding uses such as the Western Regional Sanitary Landfill. The comment letters received during the public scoping period are presented in Appendix A.

3.11.1 Regulatory Setting

FEDERAL

No federal plans, policies, regulations, or laws related to land use are applicable to the project.

STATE

California State University – Establishing an Off-Campus Center

The CSU Board of Trustees requires that every campus have a master plan showing existing and anticipated facilities necessary to accommodate a specified enrollment at an estimated target date or planning horizon, in accordance with approved educational policies and objectives. Each campus master plan reflects the ultimate physical requirements of academic programs and auxiliary activities during the planning horizon.

Review and revision of campus master plans should take place periodically, but not less than every 10 years. A new master plan should ensure that the campus goals and objectives are current and that available campus planning tools are addressed. In addition to the Academic and Strategic Plans, the Infrastructure Master Plan and the Climate Adaptation and Resiliency Plan should be incorporated into the Master Plan.

Executive Order No. 720 describes the circumstances under which an off-campus center can be established and the procedures for its establishment. Approval of off-campus centers serving fewer than 500 full-time equivalent (FTE) students may be delegated to the Chancellor and off-campus centers serving 500 FTE or more, such as Sacramento State – Placer Center, are approved by the Board of Trustees.

While the process is more fully outlined in the Executive Order, off-campus center planning needs to consider:

- enrollment and programs,
- distance learning and alternative education delivery modes,
- impact on other institutions,

- academic and financial resources,
- physical facility and operations, and
- community support.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section in Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

As explained in Section 3.3, "Local Planning Context," of this EIR, the project site is centrally located in Placer County within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area, which covers 8,497 acres (13.9 square miles) of unincorporated county land between the cities of Rocklin, Roseville, and Lincoln in western Placer County (Figures 3-2 and 3-3). The SAP includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years and beyond. Under the Placer County PRSP, the land use and zoning of the entire project site is designated University. The elements of the SAP and PRSP that relate to the University site are summarized below to provide context for the analysis of potential conflicts with land use plans, policies, and programs, which is required to address one of the thresholds of significance (see Section 3.11.2, below).

Placer County General Plan

The Land Use section of the *Placer County General Plan* (2013) contains the following policies related to connectivity of communities within Placer County.

- **Policy 1.A.3:** The County shall distinguish among urban/suburban and rural areas to identify where development will be accommodated and where public infrastructure and service will be provided. This pattern shall promote the maintenance of separate and distinct communities.
- **Policy 1.A.4:** The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.

The Public Facilities and Services section of the Placer County General Plan contains the following policies related to land use in proximity to public facilities, including landfills.

4. **Public Facility Buffers.** These buffer zones are required to protect the long-term viability of critical public facilities such as solid waste transfer and disposal sites, sewage treatment plants, and airports that may have significant nuisance characteristics. Public facility buffer zones are intended to separate residential, commercial, and other land uses continuously or frequently occupied by people from the uses stated above and/or from areas designated Public Facility where odors, wind-borne debris, noise from vehicles, equipment and aircraft, and the potential for the presence of hazardous materials would likely be perceived as a nuisance or otherwise be incompatible with other land uses.

    a. **Buffer Dimensions:** The noise and odors produced by certain public facility operations that can be experienced off the site of the facility are the most important factors contributing to land use conflicts when development occurs adjacent to airports or solid waste or waste treatment facilities. Public facility buffer zones are required between the identified types of public facilities and the Land Use Diagram designations shown in Table 1-5, wherein minimum widths are based on the type of adjacent land use.

    b. **Uses Allowed in Buffer:** All public facility buffer zones may include greenbelt and open space uses. Buffers may also include the following uses, depending on the type of public facility being protected:

1) Airports: May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 for recreational uses.
2) Wastewater Treatment Plants: May also include industrial uses consistent with the buffer requirements of Table 1-5 for industrial uses.
3) Solid Waste Transfer Stations: May also include commercial and industrial uses.
4) Solid Waste Disposal Sites: May also include industrial and recreation uses consistent with the buffer requirements of Table 1-5 [presented as Table 3.11-1] for recreational uses.

Table 3.11-1 Minimum Public Facility Buffer Zone Standards Width

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation Type			
	Residential	Commercial	Industrial	Recreation
Airport [1]	2,000	1,000 [2]	0	0 - 500 [3]
Sewage treatment plant	1,000	1,000	0 - 500 [4]	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	2,000[5]	1,000[6]	0	500[6]

1. See also comprehensive land use plans (CLUPs) for airports.
2. Buffer required for non-airport related commercial uses only.
3. No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.
4. No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.
5. Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of 2,000 feet measured from the property line of an active or future landfill site. Residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement.
6. Commercial and recreation uses within the specified buffer zones may be considered on a case-by-case basis with approval of a specific plan, master plan, or development agreement.

GOAL 4.G: To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

- Policy 4.G.6: The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- Policy 4.G.11: When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as an important land use in the area and resource to the County. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of 2,000 feet unless otherwise approved with a specific plan, master plan, or development agreement (see Table 1-5). Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table 1-5. The intent of this policy is to prohibit the creation of new parcels for residential use in proximity of the landfill; not to prohibit construction of a residence on an existing legal building site within this area.

Sunset Area Plan

The Placer County SAP (2019a) includes goals and policies related to community connectivity. The following SAP policies are relevant to the analysis of division of an existing community:

- LU/ED-10.3: Development Separators. The County supports the maintenance of Preserve/Mitigation Reserve areas to establish separation between otherwise developed areas (e.g., the Sunset Area, Lincoln) and providing buffers between potentially incompatible uses.

- LU/ED-11.3: Agricultural Buffer. The County shall require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of 50 feet to avoid land use conflicts between the agricultural uses and the nonagricultural uses.
- TM-1.7: Internal Street Connectivity. The County shall encourage large private developments (e.g., office parks, apartment complexes, retail centers) to provide internal streets and parking lots that connect to the existing public roadway system at County-approved locations and provide a seamless transition to existing and planned transportation facilities.
- TM-1.8: Network Connectivity/Continuity. The County shall coordinate with the cities of Roseville, Rocklin, and Lincoln and the Placer County Transportation Planning Agency to ensure that arterial and collector roads are designed to provide connections between the Sunset Area and adjacent areas. This will include establishing parallel facilities that provide alternatives to relying on regional facilities (i.e., SR 65, Placer Parkway) for local trips.
- TM-2.2: New Development Connectivity. The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities. Land use and development applications will need to demonstrate how proposed facilities will connect with the major connector nodes and corridor trails.

Placer Ranch Specific Plan

Sacramento State – Placer Center is a major component of the approved PRSP (2019a). The PRSP designates the project site as "University" and projects 30,000 students for the future land use. The SAP/PRSP Draft EIR (Placer County 2019b: p. 3-7) identifies the following PRSP objective:

- Establish a Site for California State University, Sacramento–Placer Campus: Provide 300 +/- acres to California State University system (CSU) for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College).

PRSP includes Development Standards and Design Guidelines. The purpose of the Placer Ranch Development Standards is to provide the regulatory framework (zoning) for the implementation of the PRSP. Adopted by ordinance, the Development Standards establish the permitted uses, development criteria, and other regulations for the PRSP area and serve as a stand-alone document governing development, improvements, and construction. The Development Standards provide clear direction to builders, property owners, and County staff for individual projects as Placer Ranch builds out. They augment both the PRSP and the Placer County Zoning Ordinance by providing specific regulations for the development of individual projects within the Plan Area.

The Placer Ranch Design Guidelines help direct the visual character and physical form of the PRSP. The Design Guidelines work in conjunction with the Development Standards. Where the PRSP outlines the overarching development plan and the Development Standards provide the zoning regulations (e.g., setbacks, building heights), the Design Guidelines address the visual aspects. Specifically, the Design Guidelines provide design guidance for streetscapes, landscaping, neighborhood layout, residential architecture, and other visually prominent community design elements in the PRSP. It also addresses the urban form and development pattern for commercial and residential buildings in specific PRSP districts. The Design Guidelines supersede, replace, and take precedence over conflicting County standards governing the PRSP, but do not apply to development on the university site.

3.11.2 Environmental Setting

Land use planning is used to direct the amount, type, and location of different land uses and to coordinate anticipated development efforts for long-term efficiency of land uses and developed systems (circulation, infrastructure, building space) within a planning area. This section describes existing land uses and land use designations and zoning of the study area.

EXISTING LAND USES

Project Site

As described in Chapter 2, the 301-acre project site is centrally located within the 2,213-acre Placer County PRSP area, which is in turn located within the Sunset Area Plan (SAP) area, which covers 8,497 acres (13.9 square miles) between the cities of Rocklin, Roseville, and Lincoln in western Placer County (Figures 3-2 and 3-3). The project site is approximately 30 miles northeast of the Sacramento State main campus, approximately 8 miles west of the Sierra College Rocklin campus, and approximately 8 miles northwest of the Sierra College Roseville campus. The site is located east of Fiddyment Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard. The site is currently undeveloped pastureland and contains shallow drainages and seasonal wetland areas. The project site is designated "University" by the PRSP and is owned by the CSU.

Surrounding Land Uses

The lands immediately adjacent to the project site are undeveloped grazing land. The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddyment Road. The Thunder Valley Casino Resort is located approximately 1.5 miles northeast of the northeastern portion of the site, near the corner of Athens Avenue and Industrial Avenue. The area east of the site consists of various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site.

PLANNING CONTEXT

The SAP and PRSP, within which the project site is located, establish policies and zoning for the lands surrounding Sacramento State – Placer Center. These plans are summarized below.

Sunset Area Plan

The Placer County SAP responds to the County's growing population and employment base and is envisioned to become a large-scale employment hub with access to commercial activity, high-quality entertainment, and higher learning opportunities. Approximately 80 percent of the land in the SAP area is currently undeveloped; however, prominent existing uses include the Thunder Valley Casino Resort and the Western Regional Sanitary Landfill, both of which are located north of the Sacramento State – Placer Center site, on Athens Avenue.

Land use designations for the SAP, outside the PRSP area, include General Commercial, Entertainment Mixed-Use, Business Park, Innovation Center, Eco-Industrial, Light Industrial, Public Facility, Preserve/Mitigation Reserve, and Urban Reserve. The SAP also provides key north-south and east-west vehicular access to the region via Highway 65 and the planned Placer Parkway, respectively.

Placer Ranch Specific Plan

The 2,200-acre PRSP area is within the southwestern portion of the SAP area. The PRSP envisions a variety of land uses for the PRSP area, including the Sac State – Placer Center. Although currently undeveloped, the County's PRSP is designed to achieve the overarching vision to develop a regional employment center with quality services and amenities to support the future population. The PRSP land use plan establishes the following districts: University, Campus Park District, Town Center, University Creek Neighborhood, Campus Arcade Neighborhood, and Active Adult Neighborhood. Sacramento State - Placer Center, which is on the "University" designated land, is consistent with the PRSP intention to establish a public institution for higher learning that supports regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities.

Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center. Phase 1A includes utility infrastructure and other improvements on Fiddyment Road along the western boundary of the project site north to the Placer County fire station and training

center site, establishing Sunset Boulevard and associated infrastructure along the southern boundary of the site, and establishing the new College Park Drive and associated infrastructure from the south and connecting to Sunset Boulevard (see Chapter 2, Figure 2-3). As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

3.11.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Local land use regulations and policies are evaluated in this section for informational purposes only, as Sacramento State is a State entity and not subject to municipal regulation of property owned or controlled by the CSU in furtherance of its educational mission. Existing and future land uses in the study area were identified based on field reconnaissance, and the Placer County General Plan, SAP, and PRSP. The impact analysis below focuses on whether there is a potential for conflict with a relevant plan or policy that could result in a significant adverse environmental impact.

THRESHOLDS OF SIGNIFICANCE

A land use impact would be significant if implementation of the project would:

A. physically divide an established community; or

B. cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

ISSUES NOT DISCUSSED FURTHER

All potential land use issues identified in the significance criteria are evaluated below.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.11-1: Physical Division of an Established Community (Threshold of Significance A)

The project is undeveloped and surrounded by undeveloped land and the proposed Sacramento State – Placer Center is consistent with the University land use designation in the Placer County Sunset Area Plan and Placer Ranch Specific Plan. Therefore, the project would support, rather than divide, community connectivity as the planned surrounding development is implemented. The project would have **no impact** related to the physical division of an established community.

The physical division of an established community typically refers to the construction of a physical feature (e.g., a road, railroad tracks, or other type of structure) that obstructs connectivity of an existing community or between communities or removal of a means of access (e.g., a local road or bridge) that similarly impairs internal access within an existing community, or between a community and adjacent areas. The project would not result in the construction of such physical obstructions or removal of a means of access.

The 301-acre project site and the lands immediately surrounding it are undeveloped grazing land. The nearest established community is in the City of Roseville, approximately one quarter mile south of the project site. Therefore, development of Sacramento State – Placer Center would not divide an established community. It would not result in physical features or removal of means of access that would divide an established community.

The Sacramento State – Placer Center Master Plan is consistent with the University land use designation in the Placer County Sunset Area Plan and Placer Ranch Specific Plan. Sacramento State - Placer Center would serve as the

centerpiece of Placer Ranch, as was intended per the Specific Plan, providing Placer County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and employment opportunities. Each district in the PRSP is intended to serve a unique purpose, with development in the Town Center, Campus Park, and University characterized by higher density and intensity of uses, and development south and west of Sacramento State - Placer Center having a more suburban appearance with recreational amenities integrated into the form and character of each neighborhood (see Figure 2-3 in Chapter 2, "Project Description"). The Sacramento State – Placer Center Master Plan is designed in alignment with the surrounding PRSP districts. With the development of the Town Center to the east of the project site, the community-facing buildings within the project site, located near University Village Drive, including the Performing Arts Center, Hotel, and Continuing Education Facility, would be developed to connect the campus to the surrounding community. The on-campus housing is planned in the southern portion of the project site, adjacent to the Placer One residential development to the south. Furthermore, with the development of the Campus Park to the north of the project site, the Master Plan places industry-focused buildings at the northern periphery of the site to strengthen the connection between Sacramento State – Placer Center and the PRSP Campus Park district, which is anticipated to support light manufacturing, research and development, and office functions. Therefore, the project would support, rather than obstruct, community connectivity as the planned surrounding development is implemented. Furthermore, the infrastructure planned in the PRSP would connect the new off-campus center to the planned development and surrounding communities.

Sacramento State – Placer Center would be bounded by several new streets: Sunset Boulevard planned on the southern boundary of the site, Campus Park Boulevard planned to traverse east-west along the northern site boundary, and University Village Drive planned along the eastern boundary. The existing Fiddyment Road at the western boundary would be expanded to a six-lane arterial roadway. These streets in turn would connect to local streets serving the other newly developed neighborhoods of Placer Ranch. At the regional level, the SAP will establish key north-south and east-west access via Highway 65 and the future Placer Parkway, fulfilling transportation access for people traveling to and from the area; Sacramento State – Placer Center would be easily accessible from the future Placer Parkway.

The project would not divide an established community, but rather would support community connectivity as it is consistent with local land use plans. The project would have **no impact** relative to physical division of an established community.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The no impact conclusion identified is consistent with the no impact conclusion identified for the PRSP area in the discussion of Impact 4.10-3 in the SAP/PRSP EIR. Neither conclusion requires the implementation of feasible mitigation measures to reduce the level of impact.

Impact 3.11-2: Consistency and Compatibility with Existing and Planned Development (Threshold of Significance B)

Implementation of Sacramento State – Placer Center would convert the undeveloped 301-acre project site into an off-campus center, consistent with the University land use designation in the Placer County Sunset Area Plan and Placer Ranch Specific Plan. Sacramento State - Placer Center would serve as a cornerstone of Placer Ranch, providing Placer County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. The project is consistent with adopted land use plans and the impact would be **less than significant.**

The 301-acre project site is currently undeveloped pastureland with shallow drainages and seasonal wetland areas. The project site is designated "University" by the PRSP and is owned by the CSU. The lands immediately adjacent to the project site are also undeveloped grazing land within the PRSP area with the exception of some roadways and

infrastructure; however, construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center.

While not subject to local regulations, implementation of Sacramento State – Placer Center would nonetheless be consistent with the University land use designation in the Placer County SAP and PRSP. The Master Plan is designed to be consistent and compatible with the surrounding planned PRSP land uses, which include urban uses such as residential, commercial, retail, and industrial uses, and the associated mobility network and infrastructure.

The Western Regional Sanitary Landfill is located approximately 1,000 feet north of the northwestern edge of the Sacramento State – Placer Center site. The proposed on-campus housing, concentrated in the southern part of the off-campus center, would be approximately 4,000 feet (three-quarters of a mile) from the landfill property line. The Placer County General Plan Table 1-5, "Minimum Public Facility Buffer Zone Standards Width," shown above, requires minimum buffers around solid waste disposal sites of 2,000 feet for residential, 1,000 feet for commercial, and 500 feet for industrial. Placer County Policy 4.G.11 states that residential uses may be considered on a case-by-case basis to be as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. Although a sovereign State entity, Sacramento State has designed the Sacramento State – Placer Center Master Plan in compliance with these buffers. (Please see Section 3.3, "Air Quality," of this EIR for the evaluation of the project's contribution to solid waste and the resultant potential to contribute to odors from the landfill.)

The project is consistent with adopted land use plans and the impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified is consistent with the less-than-significant conclusion identified for the PRSP area in the discussion of Impact 4.10-1 in the SAP/PRSP EIR. Neither conclusion requires the implementation of feasible mitigation measures to reduce the level of impact.

3.12 NOISE AND VIBRATION

This section includes a summary of applicable regulations related to noise and vibration, a description of ambient-noise conditions, and an analysis of potential short-term construction and long-term operational-source noise impacts associated with the Sacramento State – Placer Center Master Plan Project (project). Mitigation measures are recommended as necessary to reduce significant noise impacts. Additional data is provided in Appendix E, "Noise Measurement Data and Noise Modeling Calculations."

During public review of the NOP, a comment was received that identified concerns with noise from the proposed stadium. The comment letters received during the public scoping period are presented in Appendix A

The cities of Lincoln and Rocklin would not be directly affected by noise from the project site. Lincoln is too far north to be impacted by project-related noise and roadway segments primarily impacted by the project are not located in the City of Rocklin, which is located to the east of SR 65. Therefore, project-related noise impacts on the cities of Lincoln and Rocklin are not evaluated herein.

Prior to discussing the regulatory and environmental setting, the following definitions of commonly used noise terms throughout this section are provided.

- **A-Weighted Decibels (dBA):** Noise levels are commonly reported in decibels using the A-weighting decibel scale (dBA). The A-weighting network approximates the frequency response of the average young ear when listening to most ordinary sounds. When people make judgments of the relative loudness or annoyance of a sound, their judgment correlates well with the A-scale sound levels of those sounds.
- **Equivalent Continuous Sound Level (L_{eq}):** L_{eq} represents an average of the sound energy occurring over a specified period. In effect, L_{eq} is the steady-state sound level containing the same acoustical energy as the time-varying sound level that occurs during the same period (Caltrans 2013a:2-48). For instance, the 1-hour equivalent sound level, also referred to as the hourly L_{eq}, is the energy average of sound levels occurring during a 1-hour period and is the basis for noise abatement criteria used by California Department of Transportation (Caltrans) and Federal Transit Administration (FTA) (Caltrans 2013a:2-47; FTA 2006:2-19).
- **Maximum Sound Level (L_{max}):** L_{max} is the highest instantaneous sound level measured during a specified period (Caltrans 2013a:2-48; FTA 2006:2-16).
- **Day-Night Level (L_{dn}):** L_{dn} is the energy average of A-weighted sound levels occurring over a 24-hour period, with a 10-dB "penalty" applied to sound levels occurring during nighttime hours between 10 p.m. and 7 a.m. (Caltrans 2013a:2-48; FTA 2006:2-22).
- **Community Noise Equivalent Level (CNEL):** CNEL is the energy average of the A-weighted sound levels occurring over a 24-hour period, with a 10-dB penalty applied to sound levels occurring during the nighttime hours between 10 p.m. and 7 a.m. and a 5-dB penalty applied to the sound levels occurring during evening hours between 7 p.m. and 10 p.m. (Caltrans 2013a:2-48).
- **Vibration Decibels (VdB):** VdB is the vibration velocity level in decibel scale (FTA 2018:Table 5-1).
- **Peak Particle Velocity (PPV):** PPV is the peak signal value of an oscillating vibration waveform. Usually expressed in inches/second (in/sec) (FTA 2018:Table 5-1).

3.12.1 Regulatory Setting

The following information identifies the federal, state, and local regulations pertaining to noise and the project. This includes local noise regulations from Placer County and the City of Roseville, which would both be subject to noise from project activities.

FEDERAL

Federal Transit Administration

To address the human response to ground vibration, the Federal Transit Administration (FTA) has set forth guidelines for maximum-acceptable vibration criteria for different types of land uses. These guidelines are presented in Table 3.12-1. In addition, FTA has established construction vibration damage criteria, shown below in Table 3.12-2.

Table 3.12-1 FTA Indoor Ground-Borne Vibration Impact Criteria for General Vibration Assessment

Land Use Category	Ground-Borne Vibration Impact Levels (VdB re 1 micro-inch /sec) Frequent Events[1]	Ground-Borne Vibration Impact Levels (VdB re 1 micro-inch /sec) Occasional Events[2]	Ground-Borne Vibration Impact Levels (VdB re 1 micro-inch /sec) Infrequent Events[3]
Category 1: Buildings where vibration would interfere with interior operations.	65 VdB[4]	65 VdB[4]	65 VdB[4]
Category 2: Residences and buildings where people normally sleep.	72 VdB	75 VdB	80 VdB
Category 3: Institutional land uses with primarily daytime use.	75 VdB	78 VdB	83 VdB

[1] Frequent events: More than 70 events per day

[2] Occasional events: 30-70 events per day

[3] Infrequent events: Fewer than 30 events per day

[4] This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. For equipment that is more sensitive, a Detailed Vibration Analysis must be performed.

Source: Table based on FTA 2018:126.

Table 3.12-2 FTA Construction Damage Vibration Criteria

Land Use Category	PPV, in/sec
Reinforced-concrete, steel or timber (no plaster)	0.5
Engineered concrete and masonry (no plaster)	0.3
Non-engineered timber and masonry buildings	0.2
Buildings extremely susceptible to vibration damage	0.12

Notes: PPV= peak particle velocity

Source: Table based on FTA 2018:126.

In addition to vibration criteria, FTA has established construction noise criteria based on the land use type affected by the noise and whether or not construction noise would occur during the day or at night. The FTA criteria are as follows:

- Residential: 90 dBA L_{eq} (day) and 80 dBA L_{eq} (night)
- Commercial/Industrial: 100 dBA L_{eq} (day and night)

STATE

California General Plan Guidelines

The State of California General Plan Guidelines, published by the California Governor's Office of Planning and Research (2017), provides guidance for the compatibility of projects within areas of specific noise exposure. Acceptable and unacceptable community noise exposure limits for various land use categories have been determined to help guide new land use decisions in California communities. In many local jurisdictions, these guidelines are used

as the basis for local noise standards and guidance. Citing US Environmental Protection Agency materials and the state's Sound Transmissions Control Standards, the state's general plan guidelines recommend interior and exterior CNEL of 45 and 60 dB for residential units, respectively (OPR 2017:378).

The California State University

As a State of California entity, the CSU system has "Contract General Conditions for Collaborative Design-Build Major Projects" that include the following Sound Control Requirements of Design-Builders that would construct site-specific projects implemented under the Sacramento State – Placer Center Master Plan:

- The Design-Builder shall comply with all sound control and noise level rules, regulations and ordinances which apply to the work. In the absence of any such rules, regulations and ordinances, the Design-Builder shall conduct its work to minimize disruption to others due to sound and noise from the workers, and shall be responsive to the Trustees' requests to reduce noise levels.
- Design-Builder shall not cause or allow sounds to be produced in excess of 65 decibels measured at the job site between the hours of 7:00 p.m. and 7:00 a.m. Design-Builder shall not cause or allow sounds to be produced in excess of 85 decibels measured at the job site between the hours of 7:00 a.m. and 7:00 p.m. without the consent of the University.
- Each internal combustion engine, used for any purpose on the Project or related to the Project, shall be equipped with a muffler of a type recommended by the manufacturer. No internal combustion engine shall be operated on the Project without a muffler.
- Loading and unloading of construction materials will be scheduled so as to minimize disruptions to University activities. Construction activities will be scheduled to minimize disruption to the University and to University users.

The above-bulleted 85 dBA threshold for construction noise during daytime hours (7:00 a.m. to 7:00 p.m.) is compatible with the FTA guidance of 85 dBA for non-residential receiving land uses.

California Department of Transportation

In 2013, Caltrans published the Transportation and Construction Vibration Manual (Caltrans 2013b). The manual provides general guidance on vibration issues associated with construction and operation of projects in relation to human perception and structural damage. Table 3.12-3 presents recommendations for levels of vibration that could result in damage to structures exposed to continuous/frequent intermittent sources of vibration.

Table 3.12-3 Caltrans Recommendations Regarding Levels of Vibration Exposure

Structure and Condition	Transient Sources	Continuous/Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Notes: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

Source: Caltrans 2013b.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter

3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The *Placer County General Plan* Noise Element (Placer County 2013) contains noise policies and standards (e.g., exterior and interior noise-level performance standards) for new projects affected by or including nontransportation noise sources (Table 3.12-3), and maximum allowable noise exposure levels for transportation noise sources (Table 3.12-5). The applicable policies and standards contained in the General Plan are summarized below.

- **Policy 9.A.2:** The County shall require that noise created by new non-transportation noise sources be mitigated so as not to exceed the noise level standards of Table 3.12-3 as measured immediately within the property line of lands designated for noise-sensitive uses.
- **Policy 9.A.5:** Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 3.12-3 at existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design.
- **Policy 9.A.9:** Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 3.12-4 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

Table 3.12-4 Placer County Allowable L_{dn} Noise Levels in Specified Zone Districts[1] Applicable to New Projects Affected by or Including Nontransportation Noise Sources

Zone District of Receptor	Ldn (dBA) at Property Line of Receiving Use	Interior Spaces (dBA)[2]
Residential Adjacent to Industrial[3]	60	45
Other Residential[4]	50	45
Office/Professional	70	45
Transient Lodging	65	45
Neighborhood/General Commercial/Shopping Center	70	45
Heavy Commercial/Limited Industrial/Highway Service	75	45
Industrial	-	45
Industrial Park	75	45
Industrial Reserve	-	-
Airport	-	45
Unclassified	-	-
Farm/Agriculture Exclusive[6]	-	-
Recreation and Forestry	70	-

Notes: Except where noted otherwise, noise exposures will be those which occur at the property line of the receiving use.

Where existing transportation noise levels exceed the standards of this table, the allowable L_{dn} shall be raised to the same level as that of the ambient level.

If the noise source generated by, or affecting, the uses shown above consists primarily of speech or music, or if the noise source is impulsive in nature, the noise standards shown above shall be decreased by 5 dBA.

Where a use permit has established noise level standards for an existing use, those standards shall supersede the levels specified in this table. Similarly, where an existing use which is not subject to a use permit causes noise in excess of the allowable levels in this table, said excess noise shall be considered the allowable level. If a new development is proposed which will be affected by noise from such an existing use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

Existing industry located in industrial zones will be given the benefit of the doubt in being allowed to emit increased noise consistent with the state of the art[5] at the time of expansion. In no case will expansion of an existing industrial operation because to decrease allowable noise emission limits. Increasing emissions above those normally allowable should be limited to a one-time 5-dBA increase at the discretion of the decision-making body.

The noise level standards applicable to land uses containing incidental residential uses, such as caretaker dwellings at industrial facilities and homes on agriculturally-zoned land, shall be the standards applicable to the zone district, not those applicable to residential uses.

Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

Overriding policy on interpretation of allowable noise levels: Industrial-zoned properties are confined to unique areas of the County and are irreplaceable. Industries which provide primary wage-earner jobs in the County, if forced to relocate, will likely be forced to leave the County. For this reason, industries operating upon industrial zoned properties must be afforded reasonable opportunity to exercise the rights/privileges conferred upon them be their zoning. Whenever the allowable noise levels herein fall subject to interpretation relative to industrial activities, the benefit of the doubt shall be afforded to the industrial use.

Where an industrial use is subject to infrequent and unplanned upset or breakdown of operations resulting in increased noise emissions, where such upsets and breakdowns are reasonable considering the type of industry, and where the industrial use exercises due diligence in preventing as well as correcting such upsets and breakdowns, noise generated during such upsets and breakdowns shall not be included in calculations to determine conformance with allowable noise levels.

[2] Interior spaces are defined as any locations where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as classrooms and offices.

[3] Noise from industrial operations may be difficult to mitigate in a cost-effective manner. In recognition of this fact, the exterior noise standards for residential zone districts immediately adjacent to industrial, limited industrial, industrial park, and industrial reserve zone districts have been increased by 10 dB as compared to residential districts adjacent to other land uses. For purposes of the Noise Element, residential zone districts are defined to include the following zoning classifications: AR, R-1, R-2, R-3, FR, RP, TR-1, TR-2, TR-3, and TR-4.

[4] Where a residential zone district is located within an -SP combining district, the exterior noise level standards are applied at the outer boundary of the -SP district. If an existing industrial operation within an -SP district is expanded or modified, the noise level standards at the outer boundary of the -SP district may be increased as described above in these standards. Where a new residential use is proposed in an -SP zone, an Administrative Review Permit is required, which may require mitigation measures at the residence for noise levels existing and/or allowed by use permit as described under "Notes," above, in these standards.

[5] State of the art should include the use of modern equipment with lower noise emissions, site design, and plant orientation to mitigate off-site noise impacts, and similar methodology.

[6] Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones are a concern, an L_{dn} of 70 dBA will be considered acceptable outdoor exposure at a residence.

Source: Placer County 2013.

Table 3.12-5 Placer County Maximum Allowable Noise Exposure for Transportation Noise Sources

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL	Interior Spaces L_{dn}/CNEL	Interior Spaces L_{eq}, dBA[2]
Residential	60[3]	45	—
Transient Lodging	60[3]	45	—
Hospitals, Nursing Homes	60[3]	45	—
Theaters, Auditoriums, Music Halls	—	—	35
Churches, Meeting Halls	60[3]	—	40
Office Buildings	—	—	45
Schools, Libraries, Museums	—	—	45
Playgrounds, Neighborhood Parks	70	—	—

Notes: CNEL = community noise equivalent level; L_{dn} = day-night average noise level

[1] Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dBA L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: Placer County 2013.

Placer County Code

The Placer County Noise Ordinance (Placer County Code Article 9.36.060) defines sound level performance standards for sensitive receptors (see Table 3.12-6). The Noise Ordinance states that it is unlawful for any person at any location to create any sound, or to allow the creation of any sound, on property owned, leased, occupied, or otherwise controlled by such a person that causes the exterior sound level, when measured at the property line of any affected sensitive receptor, to exceed the ambient sound level by 5 dBA or exceed the sound level standards as set forth in Table 3.12-6, whichever is greater.

Each of the sound level standards specified in Table 3.12-6 shall be reduced by 5 dBA for simple tone noises, consisting of speech and music. However, in no case shall the sound level standard be lower than the ambient sound level plus 5 dBA.

Table 3.12-6 Placer County Noise Ordinance Noise Level Standards for Sensitive Receptors

Sound Level Descriptor (dBA)	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly L_{eq}	55	45
L_{max}	70	65

Source: Placer County 2014.

According to Article 9.36.030, "Exemptions," some noise-generating activities are exempt from the above noise ordinance standards, including construction that is performed between 6:00 a.m. and 8:00 p.m., Monday through Friday, and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday, provided that all construction equipment is fitted with factory-installed muffler devices and maintained in good working order.

Other noise sources applicable to the project that are exempt from the Placer County Noise Ordinance include:

- sound sources typically associated with residential uses (e.g., children at play, air conditioners in good working order); and
- emergencies, involving the execution of the duties of duly authorized governmental personnel and others providing emergency response to the general public, including but not limited to sworn peace officers, emergency personnel, utility personnel, and the operation of emergency response vehicles and equipment.

Sunset Area Plan/Placer Ranch Specific Plan

The Sunset Area Plan (SAP)/Placer Ranch Specific Plan (PRSP) include goals, policies, and implementation programs related to noise. The following goals and policies are relevant to the project:

GOAL N-1: To protect County residents, employees, and visitors from the harmful and annoying effects of exposure to excessive noise.

- Policy N-1.1: Noise-Sensitive Uses. The County shall require discretionary development that includes noise-sensitive uses to incorporate effective noise mitigation measures into the development design to achieve the standards specified in Table 6-1 [Table 4.11-8 in this EIR].
- Policy N-1.2: Industrial Noise Considerations. Because many industrial activities and processes necessarily produce noise which could be objectionable to nearby non-industrial land uses, existing and potential future industrial noise shall be considered in all land use decisions in the Sunset Area and in the unincorporated areas outside of the Plan Area.
- Policy N-1.3: Non-Residential Noise Levels. Where proposed new, non-residential discretionary development has the potential to produce noise levels exceeding the performance standards of Table 6-1 [Table 3.12-7 in this EIR] for existing or planned noise-sensitive uses, the County shall require submission of an acoustical analysis as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are listed in Table 6-2 [see Policy N-1.6, Acoustical Analysis].

- **Policy N-1.4: Acoustical Analysis.** Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding levels specified in Table 6-3 [Table 3.12-8 in this EIR] or the performance standards of Table 6-1 [Table 3.12-7], the County shall require submission of an acoustical analysis consistent with requirements of this policy (included below) as part of the environmental review process so that noise mitigation may be included in the project design. At the discretion of the County, the requirement for an acoustical analysis may be waived provided that all of the following conditions are satisfied:

  a) The development is for less than 10,000 square feet of total gross floor area;

  b) The noise source in question consists of a single roadway or railroad for which up-to-date noise exposure information is available. An acoustical analysis will be required when the noise sources in question is a stationary noise source, or when the noise source consists of multiple transportation noise sources;

  c) The existing or projected future noise exposure at the exterior of buildings which will contain noise-sensitive uses or within proposed outdoor activity areas does not exceed 65 dB L_{dn}/CNEL prior to mitigation;

  d) The topography in the project area is essentially flat (i.e., noise source and receiving land use are the same grade); and

  e) Effective noise mitigation, as determined by the County, is incorporated into the project design to reduce noise exposure levels specified in Table 6-1 [Table 3.12-7] or Table 6-3 [Table 3.12-8]. Such measures may include the use of building setbacks, building orientation, noise barriers, and the standard noise mitigations contained in the Placer County Acoustical Design Manual. If closed windows are required for compliance with interior noise level standards, air conditioning or mechanical ventilations systems will be required.

Table 3.12-7 Allowable Noise Levels within Specified Zone Districts

Receptor Zone District	Noise Level (L_{dn}) at the Property Line of Receiving Use	Interior Spaces[1]
Farm (F)-with a residence	70 [2]	45
Farm (F)- without a residence	— [3]	— [3]
Open Space (O)	— [3]	— [3]
General Commercial I	70	45
Highway Services (HS)	75	45
Office and Professional (OP)	70	45
Industrial Park (IP)	75	45
Industrial (I)	— [3]	— [3]
Business Park (BP)	70	45

Notes: L_{dn}= day-night 24-hour noise

[1] Interior spaces are defined as any interior location where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as office space and retail areas.

[2] Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an L_{dn} of 70 dBA will be considered acceptable outdoor exposure at a residence.

[3] Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

General Notes: a) Where existing transportation noise levels exceed the standards of this table, the allowable L_{dn} shall be raised to the same level as that of the ambient level; b) Where a conditional use permit or minor use permit or other discretionary entitlement has established noise level standards for an existing use, those standards supersede the levels specified in Table 6-1 and 6-3 [Tables 3.12-6 and 3.12-7]; c) Where an existing, conforming use, which is not subject to a conditional use permit, minor use permit or other discretionary entitlement, or was legally established before the requirement for a discretionary entitlement. causes noise levels in excess of Tables 6-1 and 6-3 [Tables 3.12-6 and 3.12-7], said excess noise shall be considered the allowable level; d) Where a new development is proposed, which will be affected by noise from an existing, conforming, legally established use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

Source: Placer County 2013.

Table 3.12-8 Maximum Allowable Noise Exposure for Transportation Noise Sources

Land Use[1]	Outdoor Activity (L_{dn}/CNEL, dBA)	Interior Spaces (L_{dn} /CNEL, dBA)
Offices	— [2]	45
Restaurants (without outdoor dining)	— [2]	45
Restaurants (with outdoor dining)	70	45
Child/Adult Day Care	65	45
Business Support Services	— [2]	45
Parks, Playgrounds, and Golf Courses	75	45
Recreation and Fitness Centers	— [2]	45
Hotels and Motels	65	45
Medical Services- Clinics and Laboratories	— [2]	45
Churches	65	45
Outdoor Commercial Recreation	— [2]	— [2]
Sports Facilities and Outdoor Public Assembly	— [2]	— [2]
Schools- College and University and Specialized Education and Training	— [2]	45

Notes: L_{dn}= day-night 24-hour noise

[1] Where no noise level standards have been provided for a specific zone district, it is assumed that the interior and/or exterior spaces of these uses are effectively insensitive to noise.

[2] Interior spaces are defined as any interior location where some degree of noise-sensitivity exists. Examples include all habitable rooms of residences, and areas where communication and speech intelligibility are essential, such as office space and retail areas.

[3] Normally, agricultural uses are noise insensitive and will be treated in this way. However, conflicts with agricultural noise emissions can occur where single-family residences exist within agricultural zone districts. Therefore, where effects of agricultural noise upon residences located in these agricultural zones is a concern, an L_{dn} of 70 dBA will be considered acceptable outdoor exposure at a residence.

General Notes: a) Where existing transportation noise levels exceed the standards of this table, the allowable L_{dn} shall be raised to the same level as that of the ambient level; b) Where a conditional use permit or minor use permit or other discretionary entitlement has established noise level standards for an existing use, those standards supersede the levels specified in Table 6-1 and 6-3 [Tables 3.12-6 and 3.12-7]; c) Where an existing, conforming use, which is not subject to a conditional use permit, minor use permit or other discretionary entitlement, or was legally established before the requirement for a discretionary entitlement. causes noise levels in excess of Tables 6-1 and 6-3 [Tables 3.12-6 and 3.12-7], said excess noise shall be considered the allowable level; d) Where a new development is proposed, which will be affected by noise from an existing, conforming, legally established use, it will ordinarily be assumed that the noise levels already existing or those levels allowed by the existing use permit, whichever are greater, are those levels actually produced by the existing use.

Source: Placer County 2013.

An acoustical analysis prepared under Policy N-1.4 shall:

- Be the financial responsibility of the applicant.
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
- Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 6-1 [Table 3.12-6] and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the *Placer County Acoustical Design Manual*.
- Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.

- Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

- **Policy N-1.5: Noise Barriers.** Where noise mitigation measures are required to achieve the standards of Tables 6-1 and 6-3 [Tables 3.12-6 and 3.12-7], such measures shall focus on site planning and project design. The use of noise barriers shall be considered as a means for achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.
- **Policy N-1.6**: **Noise Exposure to Existing Sensitive Receptors.** The County shall require proposed new stationary noise sources to be located a sufficient distance from sensitive receptors, such as residential uses, schools, parks, hospitals, and day care facilities. Minimum siting distance from sensitive receptors shall be as follows:

  a) new loading dock or commercial delivery sources: 1,836 feet;

  b) new HVAC units: 440 feet;

  c) new mechanical generators: 500 feet;

  d) new parking lots: 50 feet; and

  e) new overhead transmission lines and substations: 35 feet.

  If the above siting requirements cannot be achieved because of specific building locations or other site-specific constraints, the project applicant shall conform to the County's Noise Mitigation Guidelines.

- **Policy N-1.7: Construction Noise and Vibration:** The County shall impose, as necessary, conditions on new discretionary development which would limit the hours of construction, limit allowable construction noise levels, and/or impose other restrictions to protect sensitive receptors from excessive construction noise.

  The Sunset Area Plan identifies specific programs to implement the goals and policies. The following programs implement the noise-related goals and policies identified above:

- **Program N-2: Acoustical Analysis.** The County shall require that project applicants identify and mitigate potential noise impacts through preparation of an acoustical analysis that meets the following conditions:

  a) Be the financial responsibility of the applicant.

  b) Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

  c) Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.

  d) Estimate existing and projected cumulative (20 years) noise levels in terms of Ldn or CNEL and/or the standards of Table 6-1, and compare those levels to the policies in this section. Noise prediction methodology must be consistent with the Placer County Acoustical Design Manual.

  e) Recommend appropriate mitigation to achieve compliance with the policies and standards of this section, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.

  f) Estimate noise exposure after the prescribed mitigation measures have been implemented.

  g) Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

To prevent future sensitive land uses from disturbance during the sensitive times of the day, project proponents of a residential land use or a structure containing residential units shall, prior to the issuance of building permits, provide to the County a site-specific analysis prepared by a qualified acoustical engineer addressing interior noise levels in residential units. The analysis shall consider the types of uses being proposed in the same building or in the vicinity as the residential units in a mixed-use structure and existing noise sources adjacent to the proposed structure. The

analysis shall confirm, using approved calculation methodologies, that building design and materials are sufficient to maintain a maximum 45 dB Ldn/CNEL interior noise level, with windows closed, in residential units given the reasonably foreseeable noise generation sources within the building, and existing noise sources adjacent to the building. If the analysis shows such standards would not be met with the design as proposed, the project proponent shall implement recommendations of the analysis that are shown to achieve the standards.

- **Program N-3: Noise Mitigation.** The County shall require that new stationary noise sources that cannot meet the minimum siting distance requirements from sensitive receptors as specified in Policy N-1.6 include the following measures for future development applications including stationary sources.

  a) Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 10:00 p.m.), per the Placer County Noise Ordinance. All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.

  b) External mechanical equipment, including HVAC units, associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating equipment within equipment rooms or enclosures that incorporate noise reduction features, such as acoustical louvers and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. In addition, when locating HVAC units on buildings adjacent to residential land uses, HVAC units shall not be located directly adjacent to windows of residential units. HVAC locations shall be chosen to minimize noise at nearby residential land uses.

  c) Loading docks shall be located and designed so that noise emissions do not exceed the exterior daytime (7:00 a.m. to 10:00 p.m.) standards of 55 dB L_{eq}/70 dB L_{max} and the exterior nighttime (10:00 p.m. to 7:00 a.m.) standards of 45 dB L_{eq}/65 dB L_{max} at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County noise standards. Noise studies shall comply with adopted SAP Policy N-1.6, Acoustical Study. Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.

  d) Parking lots and structures shall be located and designed so that noise emissions do not exceed the stationary noise source criteria identified in this analysis (i.e., exterior daytime [7:00 a.m. to 10:00 p.m.] standards of 55 dB L_{eq}/70 dB L_{max} and the exterior nighttime [10:00 p.m. to 7:00 a.m.] standards of 45 dB L_{eq}/65 dB L_{max}) at any existing sensitive receptor. At the time of conformity review application submittal for discretionary entitlement, the project applicant shall provide to the County a specialized noise study to evaluate specific design and ensure compliance with Placer County and SAP noise standards. Noise studies shall comply with adopted SAP Policy N-1.6. Reduction of parking lot noise can be achieved by locating parking lots away from noise sensitive land uses, constructing noise barriers between parking lots/structures and noise-sensitive land uses, incorporating noise barriers into parking structure designs (e.g., providing solid walls around the top levels of parking structures), or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. Final design, location, and orientation shall be dictated by findings in the noise study, if applicable.

- **Program N-4: Construction Noise Reduction Requirements.** Prior to Improvement Plan approval or issuance of Grading Permits for construction activities to take place within 3,000 feet of sensitive land uses (i.e., places where people sleep, reside, or work), the County shall require the following noise reduction measures to be identified as notes on the Improvement/Grading Plans to be implemented by the project construction manager or contractor:

  a) All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.

b) Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited.

c) All construction equipment shall be properly maintained and equipped with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

d) All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized.

e) Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off site instead of on site) where feasible and consistent with building codes and other applicable laws and regulations.

f) When noise sensitive uses are close (i.e., 3,000 feet, the distance at which the daily L_{eq} noise standard for the worst-case construction activity is achieved) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise.

- Program N-5: Construction Vibration Reduction Requirements. For pile-driving activities proposed within 100 feet of any building, to reduce the potential for structural damage, and within 550 feet of an occupied residence/building, to minimize disturbance from pile-driving activities, a vibration control plan shall be developed by the project applicant and his/her construction contractors to be submitted to and approved by Placer County prior to approval of Improvement Plans or issuance of Grading Permits for the project. The plan shall consider all potential vibration-inducing activities that would occur within the distance parameters described above and include various measures, setback distances, precautions, monitoring programs, and alternative methods to traditional pile-driving activities with the potential to result in structural damage or excessive noise. The following vibration control measures (or other equally effective measures approved by the County) shall be included in the plan:

  a) To prevent structural damage, minimum setback requirements for different types of ground vibration-producing activities (e.g., pile driving) for the purpose of preventing damage to nearby structures shall be established based on the proposed pile-driving activities and locations, once determined. Factors to be considered include the specific nature of the vibration producing activity (e.g., type and duration of pile driving), local soil conditions, and the fragility/resiliency of the nearby structures. Established setback requirements (i.e., 100 feet) can be breached if a project-specific, site specific analysis is conducted by a qualified geotechnical engineer or ground vibration specialist that indicates that no structural damage would occur at nearby buildings or structures.

  b) To prevent disturbance to sensitive land uses, minimum setback requirements for different types of ground vibration producing activities (e.g., pile driving) shall be established based on the proposed pile-driving activities and locations, once determined. Established setback requirements (i.e., 550 feet) can be breached only if a project-specific, site-specific, technically adequate ground vibration study indicates that the buildings would not be exposed to ground vibration levels in excess of 72 VdB, and ground vibration measurements performed during the construction activity confirm that the buildings are not being exposed to levels in excess of 72 VdB.

  c) All vibration-inducing activity within the distance parameters described above shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed the recommended FTA and Caltrans levels.

d) Alternatives to traditional pile driving (e.g., sonic pile driving, jetting, cast-in-place or auger cast piles, no displacement piles, pile cushioning, torque or hydraulic piles) shall be considered and implemented where feasible to reduce vibration levels. E. Limit pile-driving activities to the daytime hours between 6:00 a.m. and 8:00 p.m. Monday through Friday and between 8:00 a.m. and 8:00 p.m. Saturday and Sunday.

e) Predrill pile holes to the maximum feasible depth to reduce the number of blows required to seat a pile.

f) Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures.

City of Roseville

Residential land uses in the City of Roseville, which are located approximately 1,000 feet south of the project site, could be affected by project-generated noise. The City of Roseville has the same noise performance standards for transportation-related noise sources as Placer County, except that the City has an additional outdoor noise level for office buildings of 65 dBA L_{dn}/CNEL. The City of Roseville has more stringent noise performance standards for nontransportation sources. Whereas the County has a 55-dBA hourly L_{eq} standard for nontransportation noise sources in the daytime (7 a.m. to 10 p.m.), the City of Roseville has a 50-dBA hourly L_{eq} standard for the same daytime noise sources. In addition, construction (e.g., construction, alteration, or repair activities) can only occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday, provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order.

3.12.2 Environmental Setting

ACOUSTIC FUNDAMENTALS

Prior to discussing the noise setting for the project, background information about sound, noise and vibration is needed to provide context and a better understanding of the properties of noise.

Sound, Noise, and Acoustics

Sound can be described as the mechanical energy of a vibrating object transmitted by pressure waves through a liquid or gaseous medium (e.g., air) to a human ear. Noise is defined as loud, unexpected, annoying, or unwanted sound.

In the science of acoustics, the fundamental model consists of a sound (or noise) source, a receptor, and the propagation path between the two. The loudness of the noise source and obstructions or atmospheric factors affecting the propagation path to the receptor determines the sound level and characteristics of the noise perceived by the receptor. The field of acoustics deals primarily with the propagation and control of sound.

Frequency

Continuous sound can be described by frequency (pitch) and amplitude (loudness). A low-frequency sound is perceived as low in pitch. Frequency is expressed in terms of cycles per second, or hertz (Hz) (e.g., a frequency of 250 cycles per second is referred to as 250 Hz). High frequencies are sometimes more conveniently expressed in kilohertz, or thousands of hertz. The audible frequency range for humans is generally between 20 Hz and 20,000 Hz.

Sound Pressure Levels and Decibels

The amplitude of pressure waves generated by a sound source determines the loudness of that source. Sound pressure amplitude is measured in micro-Pascals (mPa). One mPa is approximately one hundred billionth (0.00000000001) of normal atmospheric pressure. Sound pressure amplitudes for different kinds of noise environments can range from less than 100 to 100,000,000 mPa. Because of this large range of values, sound is rarely expressed in terms of mPa. Instead, a logarithmic scale is used to describe sound pressure level (SPL) in terms of dB.

Addition of Decibels

Because decibels are logarithmic units, SPLs cannot be added or subtracted through ordinary arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3-dB increase. In other words, when two identical sources are each producing sound of the same loudness at the same time, the resulting sound level at a given distance would be 3 dB higher than if only one of the sound sources was producing sound under the same conditions. For example, if one idling truck generates an SPL of 70 dB, two trucks idling simultaneously would not produce 140 dB; rather, they would combine to produce 73 dB. Under the decibel scale, three sources of equal loudness together produce a sound level approximately 5 dB louder than one source.

A-Weighted Decibels

The decibel scale alone does not adequately characterize how humans perceive noise. The dominant frequencies of a sound have a substantial effect on the human response to that sound. Although the intensity (energy per unit area) of the sound is a purely physical quantity, the loudness or human response is determined by the characteristics of the human ear.

Human hearing is limited in the range of audible frequencies as well as in the way it perceives the SPL in that range. In general, people are most sensitive to the frequency range of 1,000–8,000 Hz and perceive sounds within this range better than sounds of the same amplitude with frequencies outside of this range. To approximate the response of the human ear, sound levels of individual frequency bands are weighted, depending on the human sensitivity to those frequencies. Then, an "A-weighted" sound level (expressed in units of A-weighted decibels) can be computed based on this information.

The A-weighting network approximates the frequency response of the average young ear when listening to most ordinary sounds. When people make judgments of the relative loudness or annoyance of a sound, their judgment correlates well with the A-scale sound levels of those sounds. Thus, noise levels are typically reported in terms of A-weighted decibels. All sound levels discussed in this section are expressed in A-weighted decibels. Table 3.12-9 describes typical A-weighted noise levels for various noise sources.

Table 3.12-9 Typical A-Weighted Noise Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	— 110 —	Rock band
Jet fly-over at 1,000 feet	— 100 —	
Gas lawn mower at 3 feet	— 90 —	
Diesel truck at 50 feet at 50 miles per hour	— 80 —	Food blender at 3 feet, Garbage disposal at 3 feet
Noisy urban area, daytime, Gas lawn mower at 100 feet	— 70 —	Vacuum cleaner at 10 feet, Normal speech at 3 feet
Commercial area, Heavy traffic at 300 feet	— 60 —	
Quiet urban daytime	— 50 —	Large business office, Dishwasher next room
Quiet urban nighttime	— 40 —	Theater, large conference room (background)
Quiet suburban nighttime	— 30 —	Library, Bedroom at night
Quiet rural nighttime	— 20 —	
	— 10 —	Broadcast/recording studio
Lowest threshold of human hearing	— 0 —	Lowest threshold of human hearing

Source: Caltrans 2013a: Table 2-5.

Human Response to Changes in Noise Levels

The doubling of sound energy results in a 3-dB increase in the sound level. However, given a sound level change measured with precise instrumentation, the subjective human perception of a doubling of loudness will usually be different from what is measured.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear can discern 1-dB changes in sound levels when exposed to steady, single-frequency ("pure-tone") signals in the mid-frequency (1,000–8,000 Hz) range. In general, the healthy human ear is most sensitive to sounds between 1,000 and 5,000 Hz and perceives both higher and lower frequency sounds of the same magnitude with less intensity (Caltrans 2013a:2-18). In typical noisy environments (i.e., areas with a high level of ambient noise), changes in noise of 1–2 dB are generally not perceptible. However, it is widely accepted that people can begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5-dB increase is generally perceived as a distinctly noticeable increase, and a 10-dB increase is generally perceived as a doubling of loudness (Caltrans 2013a:2-10). Therefore, a doubling of sound energy (e.g., doubling the volume of traffic on a highway) that would result in a 3-dB increase in sound would generally be perceived as barely detectable.

Vibration

Vibration is the periodic oscillation of a medium or object with respect to a given reference point. Sources of vibration include natural phenomena (e.g., earthquakes, volcanic eruptions, sea waves, landslides) and those introduced by human activity (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous, (e.g., operating factory machinery) or transient in nature (e.g., explosions). Vibration levels can be depicted in terms of amplitude and frequency, relative to displacement, velocity, or acceleration.

Vibration amplitudes are commonly expressed in peak particle velocity (PPV) or root-mean-square (RMS) vibration velocity. PPV and RMS vibration velocity are normally described in inches per second or in millimeters per second. PPV is defined as the maximum instantaneous positive or negative peak of a vibration signal. PPV is typically used in the monitoring of transient and impact vibration and has been found to correlate well to the stresses experienced by buildings (FTA 2018, Caltrans 2013b:6).

Although PPV is appropriate for evaluating the potential for building damage, it is not always suitable for evaluating human response. It takes some time for the human body to respond to vibration signals. In a sense, the human body responds to average vibration amplitude. The RMS of a signal is the average of the squared amplitude of the signal, typically calculated over a 1-second period. As with airborne sound, the RMS velocity is often expressed in decibel notation as VdB, which serves to compress the range of numbers required to describe vibration (FTA 2018:7-4; Caltrans 2020:7). This is based on a reference value of 1 micro inch per second.

The typical background vibration-velocity level in residential areas is approximately 50 VdB. Ground vibration is normally perceptible to humans at approximately 65 VdB. For most people, a vibration-velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels (FTA 2018:7-8; Caltrans 2020:27).

Typical outdoor sources of perceptible ground vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur to fragile buildings. Construction activities can generate sufficient ground vibrations to pose a risk to nearby structures. Constant or transient vibrations can weaken structures, crack facades, and disturb occupants (FTA 2018:7-5).

Vibrations generated by construction activity can be transient, random, or continuous. Transient construction vibrations are generated by blasting and wrecking balls. Continuous vibrations are generated by vibratory pile drivers, large pumps, and compressors. Random vibration can result from jackhammers, pavement breakers, and heavy construction equipment. Table 3.12-10 presents vibration levels for typical pieces of equipment used during construction.

Table 3.12-10 Vibration Reference Levels for Construction Equipment

Equipment		PPV at 25 ft, in/sec	Approximate Lv * at 25 ft
Pile Driver (impact)	upper range	1.518	112
	typical	0.644	104
Pile Driver (sonic)	upper range	0.734	105
	typical	0.17	93
Clam shovel drop (slurry wall)		0.202	94
Hydromill (slurry wall)	in soil	0.008	66
	in rock	0.017	75
Vibratory Roller		0.21	94
Hoe Ram		0.089	87
Large bulldozer		0.089	87
Caisson drilling		0.089	87
Loaded trucks		0.076	86
Jackhammer		0.035	79
Small bulldozer		0.003	58

Note: *RMS velocity in decibels, VdB re 1 micro-in/sec

Source: FTA 2018:184.

Sound Propagation

When sound propagates over a distance, it changes in level and frequency content. The manner in which a noise level decreases with distance depends on the following factors:

Geometric Spreading

Sound from a localized source (i.e., a point source) propagates uniformly outward in a spherical pattern. The sound level attenuates (or decreases) at a rate of 6 dB for each doubling of distance from a point source. Roads and highways consist of several localized noise sources on a defined path and hence can be treated as a line source, which approximates the effect of several point sources, thus propagating at a slower rate in comparison to a point source. Noise from a line source propagates outward in a cylindrical pattern, often referred to as cylindrical spreading. Sound levels attenuate at a rate of 3 dB for each doubling of distance from a line source.

Ground Absorption

The propagation path of noise from a source to a receptor is usually very close to the ground. Noise attenuation from ground absorption and reflective-wave canceling provides additional attenuation associated with geometric spreading. Traditionally, this additional attenuation has also been expressed in terms of attenuation per doubling of distance. This approximation is usually sufficiently accurate for distances of less than 200 feet. For acoustically hard sites (i.e., sites with a reflective surface between the source and the receptor, such as a parking lot or body of water), no excess ground attenuation is assumed. For acoustically absorptive or soft sites (i.e., those sites with an absorptive ground surface between the source and the receptor, such as soft dirt, grass, or scattered bushes and trees), additional ground-attenuation value of 1.5 dB per doubling of distance is normally assumed. When added to the attenuate rate associated with cylindrical spreading, the additional ground attenuation results in an overall drop-off rate of 4.5 dB per doubling of distance. This would hold true for point sources, resulting in an overall drop-off rate of up to 7.5 dB per doubling of distance.

Atmospheric Effects

Receptors located downwind from a source can be exposed to increased noise levels relative to calm conditions, whereas locations upwind can have lowered noise levels, as wind can carry sound. Sound levels can be increased over

large distances (e.g., more than 500 feet) from the source because of atmospheric temperature inversion (i.e., increasing temperature with elevation). Other factors such as air temperature, humidity, and turbulence can also affect sound attenuation.

Shielding by Natural or Human-Made Features

A large object or barrier in the path between a noise source and a receptor attenuate noise levels at the receptor. The amount of attenuation provided by shielding depends on the size of the object and the frequency content of the noise source. Natural terrain features (e.g., hills and dense woods) and human-made features (e.g., buildings and walls) can substantially reduce noise levels. A barrier that breaks the line of sight between a source and a receptor will typically result in at least 5 dB of noise reduction (Caltrans 2013a:2-41; FTA 2006:5-6, 6-25). Barriers higher than the line of sight provide increased noise reduction (FTA 2006:2-12). Vegetation between the source and receptor is rarely effective in reducing noise because it does not create a solid barrier unless there are multiple rows of vegetation (FTA 2006:2-11).

EXISTING NOISE ENVIRONMENT

Existing Noise- and Vibration-Sensitive Land Uses

Noise-sensitive land uses are generally considered to include those uses where noise exposure could result in health-related risks to individuals, as well as places where quiet is an essential element of their intended purpose. Residential dwellings are of primary concern because of the potential for increased and prolonged exposure of individuals to both interior and exterior noise levels, and because of the potential for nighttime noise to result in sleep disruption. Additional land uses such as schools, transient lodging, historic sites, cemeteries, and places of worship are also generally considered sensitive to increases in noise levels. These land use types are also considered vibration-sensitive land uses in addition to commercial and industrial buildings where vibration would interfere with operations within the building, including levels that may be well below those associated with human annoyance.

The nearest existing noise-sensitive receptors are single family residences approximately 1,000 feet south of the project site. Additionally, the project is located within the Placer Ranch Specific Plan (PRSP), which is a specific plan within the greater SAP. Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood) ["Placer One"]) has begun (as of November 2022). Buildout of the PRSP will include new sensitive receptors in the Placer One neighborhood to the south and University Creek Neighborhood to the west. Therefore, this EIR conservatively assumes that the nearest noise sensitive receptors would be located in the Placer One neighborhood approximately 50 feet south of the project site.

Existing Noise Sources and Ambient Levels

The predominant noise sources in the project area are trains traveling on the Union Pacific Railroad tracks 1.25 mile east of the site and vehicles traveling on State Route 65 approximately 1.6 miles east of the project site. Combined, these sources generate noise levels that exceed 60 dBA CNEL at receptors within 3,625 feet of the railroad tracks, (Placer County 2015). Secondary noise sources in the project vicinity include vehicular noise from Sunset Boulevard and Fiddyment Road. Existing levels along Fiddyment Road adjacent to the project site to the west are 55 dBA L_{dn} and noise levels along Sunset Boulevard north of the project site are 52 dBA L_{dn} (Placer County 2015).

3.12.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

As explained above, the nearest existing noise-sensitive receptors are single family residences in the City of Roseville approximately 1,000 feet south of the project site. However, buildout of the approved PRSP will include new sensitive receptors around the project site including the Placer One neighborhood to the south (for which construction began in November 2022) and University Creek Neighborhood to the west. Therefore, this EIR conservatively assumes that

the nearest noise sensitive receptors would be located in the Placer One neighborhood approximately 50 feet south of the project site.

Construction Noise and Vibration

To assess potential short-term (construction-related) noise and vibration impacts, sensitive receptors and their relative exposure were identified. Project-generated construction source noise and vibration levels were determined based on methodologies, reference emission levels, and usage factors from FTA's *Guide on Transit Noise and Vibration Impact Assessment* methodology (FTA 2018) and FHWA's *Roadway Construction Noise Model User's Guide* (FHWA 2006). Reference levels for noise and vibration emissions for specific equipment or activity types are well documented and the usage thereof common practice in the field of acoustics.

Operational Noise and Vibration

With respect to non-transportation noise sources (e.g., stationary) associated with project implementation, the assessment of long-term (operational-related) impacts was based on reconnaissance data, reference noise emission levels, and measured noise levels for activities and equipment associated with project operation (e.g., heating, ventilation and air conditioning [HVAC] units, parking facilities, and sports fields), and standard attenuation rates and modeling techniques.

To assess potential long-term (operation-related) noise impacts due to project-generated increases in traffic, noise levels were estimated in using calculations consistent with the Federal Highway Administration's Traffic Noise Model Version 2.5 and project-specific traffic data (Appendix E). The analysis is based on the reference noise emission levels for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receptor, and ground attenuation factors. Truck usage and vehicle speeds on area roadways were estimated from field observations and the project-specific traffic report. Note that the modeling conducted does not account for any natural or human-made shielding (e.g., the presence of walls or buildings) or reflection off building surfaces.

THRESHOLDS OF SIGNIFICANCE

The CSU does not have adopted noise standards or policies. Therefore, although state projects are exempt from local ordinances and standards, this analysis relies on adopted noise standards in the SAP/PRSP and other local standards, as applicable, as well as other appropriate agencies (e.g., FTA) where local standards are not available. It is considered appropriate to use these standards because they were adopted to protect the community from excessive noise exposure and associated adverse effects. Impacts related to noise would be significant if implementation of the project would result in:

- Construction noise levels that exceed an adopted local or other applicable noise standard or a substantial temporary increase in noise that has the potential to cause an adverse effect to a sensitive receptor. This criterion is applied in the following manner:
  - Construction noise that occurs outside of the allowable daytime hours (i.e., before 6:00 a.m. or after 8:00 p.m., Monday through Friday, before 8:00 a.m. or after 8:00 p.m. on Saturdays and Sundays) based on the Placer County Noise Ordinance;
  - Construction noise that occurs outside of the allowable daytime hours (i.e., before 7:00 a.m. or after 7:00 p.m., Monday through Friday, before 8:00 a.m. or after 8:00 p.m. on Saturdays and Sundays) based on the City of Roseville Noise Ordinance
  - An exceedance of FTA's construction noise criteria of 80 dBA L_{eq} (day, 7:00 a.m. to 7:00 p.m.) and 70 dBA L_{eq} (night, 7:00 p.m. to 7:00 a.m.) at residential receptors; or
  - An increase by 5 dBA or more over existing ambient noise levels
- Generation of a substantial permanent traffic noise increase in ambient levels in the vicinity of the project. Based on Placer County General Plan and City of Roseville standards, this criterion is applied in the following manner:

- An exceedance of the County's maximum allowable noise exposure of 60 dBA L_{dn} at outdoor activity areas for residential land uses

- Generation of a substantial permanent stationary noise increase in ambient noise levels in the vicinity of the project:
  - In excess of Placer County exterior noise standards for stationary noise sources of 55 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.), 45 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.); and
  - In excess of City of Roseville exterior noise standards for stationary noise sources of 50 dBA L_{eq} during daytime hours (7:00 a.m. to 10:00 p.m.), 45 dBA L_{eq} during nighttime hours (10:00 p.m. to 7:00 a.m.); or
  - Due to placement of new HVAC units within 440 feet of sensitive receptors or new parking lots within 50 feet of sensitive receptors.
- Construction vibration levels exceeding FTA's recommended standards with respect to the prevention of structural building damage (i.e., 0.2 PPV in/sec for non-engineered timber and masonry building) or FTA's maximum-acceptable-vibration standard with respect to human response/sleep disturbance (i.e., 80 VdB for residential uses) at nearby existing vibration-sensitive land uses;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels;
- For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels.

ISSUES NOT DISCUSSED FURTHER

Long-Term Operational Vibration (Threshold of Significance D)

Project implementation would not introduce any major sources of long-term or permanent ground vibration (in contrast to construction vibration, which is evaluated in impact analysis, below). Additionally, no major stationary sources of groundborne vibration were identified in the project area that would result in the long-term exposure of proposed on-site land uses to unacceptable levels of ground vibration. Thus, long-term or permanent ground vibration levels in exceedance of the significance thresholds are not anticipated as a result of project implementation. This issue is not discussed further.

Airport/Airstrip-Related Noise Exposure (Threshold of Significance E and F)

The project site is not located within an airport influence area, and no public or private airport/airstrip is located within two miles of the project site. Thus, the project would not result in noise impacts related to the exposure of people residing or working in the project area to excessive aircraft-related noise levels. This issue is not discussed further.

Long-Term Operational Noise Exposure (Railroad Noise)

The project site is located approximately 1.25 miles west of the UPRR. The project site is outside of the noise contour for the UPRR, which extends 3,625 feet (0.69 mile) from the railroad tracks (Placer County 2016). Therefore, noise from the railroad would not exceed County noise standards of 60 dBA CNEL on the project site. This issue is not discussed further.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.12-1: Exposure of Existing Sensitive Receptors to Short-Term Construction Noise (Threshold of Significance A)

Construction of the project would occur in four phases, with construction activities anticipated to begin in 2025. Hourly noise levels during construction activities would be as high as 88 dB L_{eq} and 92 dB $L_{max.}$ at 50 feet. Thus, construction activities could result in a substantial temporary and periodic increase in noise during daytime and nighttime hours at nearby sensitive land uses. This impact would be **significant**.

Development of Sacramento State -Placer Center would result in increases in noise-generating construction activities. Noise generated during construction of buildings, infrastructure, and associated facilities is typically associated with operation of on- and off-road vehicles and equipment, including heavy trucks, excavators, earth movers, and building equipment. Noise levels associated with construction activities occurring during the more noise-sensitive evening and nighttime hours are of greater concern. Because exterior ambient noise levels typically decrease during the evening and nighttime hours (i.e., 8:00 p.m. to 8:00 a.m.) as community activities (e.g., commercial activities, vehicle traffic) decrease, construction activities performed during these more noise-sensitive periods can result in increased annoyance and potential sleep disruption for occupants of nearby residential dwellings.

Construction of Sacramento State – Placer Center would occur in four phases, with construction activities anticipated to begin in 2025. The approximate timing for construction of each phase is summarized in Table 3-12 in Section 3, "Project Description." This analysis assumes that construction would conclude in 2060. Construction activity would occur intermittently over the four phases and would include site preparation, grading, building construction/erection, paving, and architectural coating. During active construction periods, construction would take place Monday through Friday during normal daytime working hours for the most construction activities; however, it may be necessary to conduct some activities during weekend and nighttime hours. Examples of activities that may necessitate night time construction include: lengthy and intensive construction elements that cannot or should not be interrupted until complete or strategic milestones are met (e.g., large concrete pours for foundations, parking structures, and the like; erecting structural steel; erecting structural panels), weather-related activities such as protecting buildings from incoming storms, and some roadway improvements to make use of lower night time traffic periods.

Construction equipment in use at a given time would vary depending on the phase of construction and specific activities underway. Typical construction activities include grubbing/clearing of project sites, excavation and relocation of soil and rock, backfilling and compaction of soils, construction of utilities (i.e., potable and non-potable water conveyance, wastewater conveyance, storm water drainage facilities, and electrical and natural gas infrastructure), and construction of proposed buildings. Typical noise levels generated by various types of construction equipment likely to be used are identified in Table 3.12-11.

Short-term construction noise levels near the project site would fluctuate depending on the type, number, and duration of usage for the varying equipment. The effects of construction noise largely depend on the type of construction activities being performed, noise levels generated by those activities, distances to noise-sensitive receptors, the relative locations of noise-attenuating features such as vegetation and existing structures, and existing ambient noise levels.

Construction noise can be characterized based on the type of activity and associated equipment needed and, in this analysis, is evaluated by considering noise levels associated with grading, building construction, and paving, all construction phases that would occur throughout the buildout of the project and activities that generate the most noise. Using construction equipment typically associated with these construction phases, reference noise levels shown in Table 3.12-11, and assuming the simultaneous use of multiple pieces of equipment, worst-case noise levels were modeled for each phase of construction.

Table 3.12-11 Noise Emission Levels from Construction Equipment

Equipment Type	Typical Noise Level (L_{max} dBA) at 50 feet
Backhoe	80
Concrete Mixer	85
Compactor	80
Crane/Lift	85
Dozer	85
Dump Truck	84
Excavator	85
Flat Bed Truck	84
Front End Loader	80
Generator	70
Grader	85
Paver	89
Roller	85
Pickup Trucks	54
Scraper	85

Notes: Assumes all equipment is fitted with a properly maintained and operational noise control device, per manufacturer specifications. Noise levels listed are manufacture-specified noise levels for each piece of heavy construction equipment.

Source: FTA 2018: 176.

Reference noise levels for construction equipment were obtained from FTA's *Transit Noise and Vibration Impact Assessment Manual* at a distance of 50 feet. In this analysis, the noise levels at 50 feet from construction equipment were used to calculate perceived noise levels at the closest receptors, single family residences currently being constructed within the Placer One neighborhood in Placer County. In addition, this analysis considers noise impacts at the nearest existing sensitive receptors, single family residences, approximately 1,000 feet south of construction equipment in the City of Roseville. At receptors located at further distances, noise levels would be reduced. Estimated construction noise levels represent a conservative estimate based on the assumptions that multiple pieces of equipment would operate at the same location and time affecting the same receptors. However, typically, construction equipment moves about a site and individual pieces of equipment operate at varying frequencies throughout the day, thus, noise levels tend to fluctuate during the day, resulting in varying noise levels at surrounding receptors. Table 3.12-12 summarizes hourly noise levels (L_{eq}) and maximum noise levels (L_{max}) associated with site preparation, grading, building construction, and paving activities at nearest sensitive receptors. However, consistent with FTA guidance, the L_{eq} is the most appropriate metric for construction noise assessment.

Table 3.12-12 Estimated Temporary Noise Levels During Each Construction Phase

Construction Phase	Estimated L_{eq} at 50 feet, dB	Estimated L_{eq} at 1,000 feet, dB	Estimated L_{max} at 50 feet, dB	Estimated L_{max} at 1,000 feet, dB
Site Preparation	86.4	52.1	91.5	57.2
Grading	88.4	54.1	92.3	58.1
Construction	88.0	53.7	92.1	57.8
Paving	87.5	53.2	91.6	57.3

Source: Modeled by Ascent in 2023. Refer to Appendix E.

As shown in Table 3.12-12, hourly noise levels during construction activities would range from approximately 86 to 88 dBA L_{eq} at the nearest anticipated sensitive receptors located 50 feet south of the site in Placer County and from 52 to 54 dBA L_{eq} at the nearest existing sensitive receptors, located approximately 1,000 feet south of the project site in the City of Roseville. The County, the CSU, and the City of Roseville have not adopted construction-related numerical noise limits; thus, for informational purposes and to provide context as to the level of exposure receptors would be exposed to, noise levels in the range of 84 dBA to 86 dBA at 50 feet is comparable to a diesel truck driving by. In addition, FTA has established noise criteria for the purpose of conducting construction noise assessments, which are 80 dBA L_{eq} (day) and 70 dBA L_{eq} (night) at residential receptors. Based on the modeling conducted, these levels would be exceeded at nearby sensitive land uses in the City of Roseville if construction would occur during nighttime hours for any phase of construction. Additionally, when considering impacts from construction noise, not only is the maximum noise exposure important, but the duration of noise exposure as well as the perceived increase in noise over existing ambient levels also important. Regarding duration of noise exposure, FTA evaluates long-term construction noise impacts using a 30-day average noise standard and other jurisdictions (e.g., City of San Jose) have identified extended periods of construction as a 12-month period. Construction activity would occur intermittently across the four phases, with buildout occurring over 35 years, which would be considered an extended period of time to be exposed to increased noise levels. Based on available existing noise conditions in the project vicinity noise levels are as low as 49 dBA L_{eq} (Placer County 2018). Considering that noise levels at this location could reach as high as 88 dBA L_{eq}, (i.e., over 5 dBA over existing levels), construction noise would result in a substantial increase (perceived more than doubling of the existing noise levels) for an extended period of time at the nearest receptors. In addition, construction may occur during nighttime hours outside of those specified in the Placer County and City of Roseville Noise Ordinances and would exceed the nighttime standard of 45 dBA L_{eq}. This impact would be **significant**.

Mitigation Measures

Mitigation 3.12-1: Implement Construction-Noise Reduction Measures for Daytime and Nighttime Construction
During all project construction activities, Sacramento State shall implement or incorporate the following noise reduction measures into construction specifications, which contractor(s) shall implement during project construction, as applicable:

- All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.
- Idling of construction equipment for extended periods (i.e., 5 minutes) of time shall be prohibited.
- All construction equipment shall be properly maintained and equipped with noise reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- All construction equipment with backup alarms shall be equipped with either audible self-adjusting backup alarms or alarms that only sound when an object is detected. The self-adjusting backup alarms shall automatically adjust to 5 dBA over the surrounding background levels. All non-self-adjusting backup alarms shall be set to the lowest setting required to be audible above the surrounding noise levels. In addition to the use of backup alarms, the construction contractor shall consider other techniques such as observers and the scheduling of construction activities such that alarm noise is minimized.
- Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off site instead of on site) where feasible and consistent with building codes and other applicable laws and regulations.
- Combine noisy operations (e.g., riveting, cutting, hammering) to occur in the same time period (e.g., day or construction phase), such that the overall duration of these activities is reduced to the extent practical. By performing the noisiest operations together within the same time period, the overall duration that excessive noise would occur is reduced, minimizing the disturbing effects of exposure to prolonged increased noise levels.

- When noise sensitive uses are close (i.e., 3,000 feet) noise attenuating buffers such as structures, truck trailers, temporary noise curtains or sound walls, or soil piles shall be located between noise sources and the receptor to shield sensitive receptors from construction noise.
- The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the construction site and provide to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem.

Significance after Mitigation

Implementation of Mitigation Measure 3.12-1 would reduce noise by locating equipment as far away from receptors as possible, requiring the proper use of available noise-reduction equipment, including use of alternatively powered equipment, exhaust mufflers, engine shrouds, and equipment enclosures. Implementation of these noise-reduction features can reduce construction noise levels by approximately 10 dBA, or more (NCCHP 1999). With mitigation, construction-generated noise levels would be substantially reduced to 76 to 78 dBA L_{eq} at the nearest sensitive receptors 50 feet south of the site. However, construction noise would still exceed ambient levels by 5 dBA or more. Additionally, with implementation of Mitigation Measure 3.12-1, if construction occurred outside of allowed hours at nighttime, construction noise would exceed the City and County nighttime noise threshold of 45 dBA L_{eq}. In such instances, construction noise would be distinctly perceptible at nearby sensitive land uses. This impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion after implementation of mitigation identified for the construction noise impact is consistent with the conclusion (with implementation of Mitigation Measure 4.11-1) identified in Impact 4.11-1 in the SAP/PRSP EIR.

Impact 3.12-2: Exposure of Sensitive Receptors to Construction Vibration (Threshold of Significance D)

Operation of construction equipment, such as a vibratory roller, would generate vibration during project construction, which would be perceptible at the nearest sensitive land uses and nearby structures 50 feet from construction. This impact would be **significant**.

Construction activities generate varying degrees of temporary ground vibration, depending on the specific construction equipment used and activities involved. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effects of ground vibration may be imperceptible at the lowest levels, result in low rumbling sounds and detectable vibrations at moderate levels, and, at high levels, cause annoyance, sleep disturbance, or damage to nearby structures.

Pile driving and blasting are the types of construction activities that typically generate the highest vibration levels and are, therefore, of greatest concern when evaluating construction-related vibration impacts. However, pile driving and blasting would not occur during project construction.

Based on reference vibration levels for typical construction equipment (Table 3.12-13), the piece of equipment that could generate the greatest levels of ground vibration would be a vibratory roller which generates ground vibration levels of 0.210 in/sec PPV and 94 VdB at 25 feet (FTA 2018:184). Other typical equipment that was also evaluated includes loaded trucks, jackhammer, hoe ram, large bulldozers, and drilling activity that could be required to drill building piers. Reference vibration levels for this equipment are included in Table 3.12-13. The reference vibration levels for equipment was adjusted to the nearest structure anticipated to be near the project site due to the construction of the Placer One neighborhood directly south of the project site: single family residences located 50 feet south, as shown in Table 3.12-13. At a distance of 50 feet, construction vibration levels would be as high as 87 VdB and 0.098 PPV in/sec.

Table 3.12-13 Vibration Emission Levels from Construction Equipment

Construction Equipment	PPV at 25 ft, in/sec	Approximate VdB at 25 ft	PPV at 50ft, in/sec	Approximate VdB at 50 ft
Vibratory Roller	0.210	94	0.098	87
Hoe Ram	0.089	87	0.042	80
Large Bulldozer/Drilling	0.089	87	0.0014	51
Loaded Trucks	0.076	86	0.036	76
Jackhammer	0.035	79	0.016	72

Notes: VdB = vibration decibels; ft=feet; in/sec = inches per second

Source: FTA 2018:184; modeled by Ascent in 2023. Refer to Appendix E.

When evaluating impacts from vibration-inducing activities, annoyance/disturbance to sensitive land uses and the potential for structural damage to occur are both considered. Because the CSU, the County, and the City of Roseville do not have vibration criteria, FTA's criteria of 80 VdB was applied to evaluate disturbance to sensitive receptors and 0.2 PPV in/sec was applied to evaluate the potential for structural damage. At 50 feet vibration levels would be as high as 87 VdB and 0.098 PPV in/sec. These levels exceed the 80 VdB criteria for assessing disturbance to sensitive receptors, but not the 0.2 PPV in/sec criteria for evaluating potential for structural damage. Additionally, construction vibration would be above the approximate level of perception of 65 VdB. This impact would be **significant**.

Mitigation Measures

Mitigation 3.12-2: Implement Construction-Vibration Reduction Measures for Construction

During all project construction activities Sacramento State shall implement or incorporate the following vibration reduction measures into construction specifications for contractor(s) implementation during project construction, as applicable:

- Operate all vibration inducing impact equipment as far away from vibration-sensitive sites as reasonably possible from nearby structures.
- All vibration-inducing activity within 110 feet of sensitive receptors shall be monitored and documented for ground vibration noise and vibration noise levels at the nearest sensitive land use and associated recorded data submitted to Placer County so as not to exceed 80 VdB.
- Limit construction hours for equipment with high vibratory levels (i.e., vibratory roller, dozing, drilling) to daytime hours from 7:00 a.m. to 7:00 p.m. Monday through Friday, and 8:00 a.m. to 8:00 p.m. Saturday and Sunday.

Significance after Mitigation

Implementation of Mitigation Measure 3.12-2 would reduce vibration by locating equipment as far away from receptors as possible, monitoring of vibration during construction, and reducing vibration exposure to daytime hours. The maximum acceptable vibration standard of 80 VdB for residential uses is based on human response to sleep disturbance. Therefore, limiting construction with vibratory rollers to daytime hours and ensuring construction activity within 110 feet of sensitive receptors is monitored so an exceedance of 80 VdB during nighttime hours and sleep disturbance would not occur. This impact would be **less than significant** with mitigation.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for construction-vibration is consistent with the less than significant conclusion for the PRSP area in the discussion of Impact 4.11-2 in the SAP/PRSP EIR.

Impact 3.12-3: Generate Substantial Increase in Long-Term Traffic Noise Levels (Threshold of Significance B)

The project would result in new and expanded roadways to serve development on the project site, as well as long-term traffic and associated noise increases on impacted roadways. Existing single family residential development along Diamond Woods Circle would be exposed to future substantial traffic noise from the proposed extension of Foothill Boulevard that would exceed maximum allowable standards. Additionally, existing church along Foothills Boulevard would be exposed to traffic noise increases that exceed maximum allowable standards. Traffic on three roadway segments would also result in an increase in traffic noise of more than 5 dBA. This impact would be **significant**.

Development associated with the project would result in increases in traffic volumes along existing and planned roadways and would introduce new traffic on new roadways and roadway extensions. Increases in traffic could expose existing sensitive receivers south of the project site along Foothills Boulevard and Diamond Woods Circle to traffic noise levels that exceed the allowable transportation noise levels established in the Placer County and City of Roseville Noise Ordinances.

Based on project-generated traffic associated with the proposed land uses, traffic noise modeling was conducted using average daily trip volumes, which considered existing traffic volumes and associated noise levels and existing plus project anticipated traffic volumes and associated noise level increases. As included in the Placer County and City of Roseville noise ordinances, traffic noise increases of 5 dB or greater would be considered substantial. In addition to substantial noise increases both the County and City have set maximum allowable exterior and interior transportation-noise limits for various land uses.

Table 3.12-14 summarizes roadway segments that would experience substantial (i.e., 5 dB) increases in noise and roadways that would result in exceedances of maximum allowable exterior noise levels of 60 dBA L_{dn}/CNEL as a result of the project, as this is the most stringent noise standard (i.e., most sensitive land use) designated by Placer County and the City of Roseville. Bold segments represent segments that currently do not exceed 60 dBA L_{dn}/CNEL standard, but as a result of project-generated traffic, would exceed the standard.

As shown in Table 3.12-14, traffic noise increases would range from 0.4 to 10 dB. Project traffic would also decrease noise on several roadways by redistributing traffic throughout the area with the construction of new roads and services. Existing single-family residences along Diamond Woods Circle are located adjacent to the proposed extension of Foothills Boulevard. This segment of Foothills Boulevard would be extended as part of the project and result in a noise level over 60 dBA L_{dn}/CNEL. An existing church, considered a sensitive land use, is located adjacent to Foothills Boulevard, between Sunset Boulevard and Blue Oaks Boulevard. Project traffic on this existing segment of Foothills Boulevard would increase as part of the project and similarly result in a noise level over 60 dBA L_{dn}/CNEL. Additionally, three of the roadway segments would result in an increase traffic noise above 5 dBA, which is considered a substantial noise increase (Table 3.12-14). This impact would be **significant**.

Table 3.12-14 Predicted Increases in Traffic Noise Levels

Roadway Segment			L_{dn}/CNEL at 100 feet from centerline		
Road	From	To	Existing Conditions[1]	Existing + Project (Phases 1-3)[2]	Net Change (dB)
Placer Parkway	West of Fiddyment Rd		NA	NA	--
Placer Parkway	Fiddyment Rd	Foothills Blvd	NA	NA	--
Placer Parkway	Foothills Blvd	Industrial Ave	NA	NA	--
Sunset Blvd	West of Fiddyment Rd		51.5	55.7	4.2
Athens Ave	Fiddyment Rd	Foothills Blvd	59.8	54.9	(4.9)
Athens Ave	Foothills Blvd	Industrial Ave	62.6	58.6	(4)
Campus Park Blvd	Fiddyment Rd	University Village Dr	NA	**62.4**	--
Campus Park Blvd	University Village Dr	Foothills Blvd	NA	55.6	--
Sunset Blvd	Fiddyment Rd	University Village Dr	NA	**62.4**	--
Sunset Blvd	University Village Dr	Foothills Blvd	NA	**64.9**	--
Sunset Blvd	Foothills Blvd	Industrial Ave	**59.9**	**66.2**	**6.3**
Sunset Blvd	Industrial Ave	Hwy 65 Ramps	64.7	66.7	2
Blue Oaks Blvd	Foothills Blvd	Industrial Ave	66.5	66.5	0
Blue Oaks Blvd	Industrial Ave	Hwy 65 Ramps	67.1	67.6	0.5
Fiddyment Rd	Athens Ave	Placer Pkwy	61.3	60.3	(1)
Fiddyment Rd	Placer Pkwy	Campus Park Blvd	61.3	60.3	(1)
Fiddyment Rd	Campus Park Blvd	Sunset Blvd	61.3	61.7	0.4
Fiddyment Rd	Sunset Blvd	Blue Oaks Blvd	60.6	63.4	2.8
Foothills Blvd	Athens Ave	Placer Pkwy	43.7	53.7	**10**
Foothills Blvd	Placer Pkwy	Campus Park Blvd	49.7	54.6	4.9
Foothills Blvd	Campus Park Blvd	Sunset Blvd	49.7	58.7	**9**
Foothills Blvd	Sunset Blvd	Blue Oaks Blvd	NA	**61.5**	--
University Village Dr	Campus Park Blvd	Sunset Blvd	NA	**61.4**	--

Notes: Traffic noise levels were calculated using methods consistent with the FHWA roadway noise prediction model, based on data obtained from the traffic analysis prepared for this project. NA = not applicable; dB=decibel; Dr = drive; Ave = avenue; Blvd = boulevard; Rd = road; () = negative number.

Bold values represent noise increases on roadways currently not exceeding residential maximum allowable noise limits of 60 CNEL that would exceed its limits as part of the project or where the project would result in an increase in traffic noise of 5 dBA or more as compared to existing conditions.

[1] Roadways with NA are proposed new roadways and do not have existing trips.

[2] Roadways with NA would be developed under Phase 4.

Source: Modeled by Ascent Environmental, Inc, in 2023.

Mitigation Measures

Traffic noise impacts on area roadways shown in Table 3.12-14 are located within Placer County, with the exception of one segment on Fiddyment Road. Therefore, although features such as sound walls along impacted roadways and roadway design features could be implemented to reduce traffic noise, the CSU does not have jurisdiction in the County or City of Roseville to require implementation of such traffic noise reduction features. Nonetheless, it is reasonable to assume that mitigation from the SAP/PRSP EIR would be implemented throughout buildout of the SAP/PRSP area to reduce traffic noise. Mitigation Measure 4.11-5a from the SAP/PRSP EIR requires design-level acoustical studies to identify specific roadway design considerations to reduce traffic noise; Mitigation Measure 4.11-

5b requires coordination with the City of Roseville to ensure that new roadways and roadway extensions incorporate design features to reduce traffic noise; and Mitigation Measure 4.11-5c requires design-level acoustical studies for noise sensitive land uses within areas determined to have noise levels exceeding County standards to implement recommendations for building placement and design to reduce traffic noise.

Significance after Mitigation

Although the CSU does not have jurisdiction to require roadway improvements to reduce traffic noise, Mitigation Measures 4.11-5a, 4.11-5b, and 4.11-5c from the Placer County SAP/PRSP EIR should be implemented in the region to reduce traffic noise. As stated in the SAP/PRSP EIR, not all traffic noise reduction measures would be feasible in all circumstances, and property owners of existing land uses impacted by increased traffic noise may not agree to installation of sound walls or other noise reduction features on their property. Because the CSU does not have jurisdiction to implement mitigation to reduce roadway noise and mitigation that would be implemented under the SAP/PRSP EIR would not reduce traffic noise in all instances, this impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion related to project-generated transportation noise is consistent with the significant and unavoidable conclusion for the PRSP area in the discussion of Impact 4.11-5 in the SAP/PRSP EIR. As stated above, Mitigation Measures 4.11-5a, 4.11-5b, and 4.11-5c from the SAP/PRSP EIR should be implemented in the region to reduce traffic noise; however, the CSU does not have jurisdiction to implement mitigation to reduce roadway noise and mitigation that would be implemented under the SAP/PRSP EIR would not reduce traffic noise in all instances.

Impact 3.12-4: Generate Substantial Long-Term Increase in Stationary Noise (Threshold of Significance C)

The new buildings and facilities constructed as part of the project may result in increased noise levels as a result of new stationary noise sources and activities, such as HVAC equipment, stadium, sports fields, loading docks, emergency generators, and parking. Noise levels associated with these new noise sources except the proposed stadium, would not result in the exceedance of applicable Placer County or City of Roseville noise standards at existing noise-sensitive land uses. Noise from the proposed stadium would exceed both the daytime and nighttime noise standards for Placer County and the City of Roseville. This impact would be **potentially significant**.

Parking Lots and Structures

The project would develop parking facilities to serve the off-campus center. The Sacramento State – Placer Center Master Plan includes surface parking lots as well as four parking structures located throughout the site. The project would introduce 4,152 parking spaces in garages and 2,485 parking spaces on surface lots, for a total of 6,637 parking spaces. Noise levels from parking lots can vary depending on the number of vehicles at any given time in the parking lot, the speed at which vehicles are traveling, and the types of vehicles present. Typical noise sources include car engines running/idling, doors slamming, car alarms going off, cars honking, and people talking. Noise levels commonly associated with large parking structures can reach levels of approximately 60-65 dBA L_{eq} at 50 feet during periods of peak use (Ambient 2019). The nearest sensitive receptors to the project site are residences 50 feet to the south. The nearest surface parking lot would be located approximately 200 feet north of single-family residences to the south.

Assuming a standard attenuation rate of 6 dBA per doubling of distance, parking noise would range from 45 to 50 dBA L_{eq} at 200 feet. Noise from new parking facilities would not exceed the Placer County daytime noise standard (i.e., 55 dBA L_{eq}) and City of Roseville daytime noise standard (i.e., 50 dBA L_{eq}). Parking lots would be primarily used during daytime hours. The reference noise level of 60-65 dBA L_{eq} at 50 feet represents parking noise during periods of peak use (Ambient 2019). Because nighttime use of the parking lots is not considered a peak use period, the lower noise level of 60 dBA L_{eq} at 50 is used to represent nighttime parking lot noise. Therefore, nighttime parking noise would be as loud as 45 dBA L_{eq} at 200 feet. Noise from new parking facilities would not exceed the Placer County and City of Roseville nighttime noise standard (i.e., 45 dBA L_{eq}). Parking lot noise would attenuate with distance and would

not be perceptible to existing residences 1,000 feet south of the project site within the Roseville city limits. Additionally, the project would not place parking lots within 50 feet of sensitive receptors, as required by the SAP/PRSP. This impact would be **less than significant**.

Mechanical Equipment

Implementation of the project would result in stationary source noise, primarily associated with building mechanical equipment (e.g., HVAC systems). Specific equipment type, size, and location of proposed HVAC equipment is not available at this time. Noise levels from HVAC equipment vary substantially depending on unit efficiency, size, and location, but generally range from 45 to 70 dB L_{eq} at a distance of 50 feet (EPA 1971). The nearest buildings would be located approximately 500 feet from residences being constructed to the south of the project site. Assuming a standard attenuation rate of 6 dBA per doubling of distance mechanical equipment noise would range from 20 to 45 dBA L_{eq} at 500feet. HVAC noise would not be perceptible above ambient noise conditions at nearby sensitive land uses. Additionally, noise from HVAC systems would not exceed the Placer County daytime noise standard (i.e., 55 dBA L_{eq}), Placer County and City of Roseville nighttime standard (i.e., 45 dBA L_{eq}), or City of Roseville daytime noise standard (i.e., 50 dBA L_{eq}) at existing sensitive receptors. HVAC noise would attenuate further with distance and would not be perceptible to existing residences 1,000 feet south of the project site. Additionally, the project would not place HVAC units within 440 feet of sensitive receptors as required by the SAP. This impact would be **less than significant**.

Sporting and Special Events

Sports and recreation fields, including a soccer field, basketball courts, baseball and softball fields, and tennis courts, would be concentrated on the west side of the project site. Additionally, a 3,000-seat stadium for sports and special events would be located on the western portion of the site. This analysis conservatively analyzes stadium noise only because noise from the other sports fields would result in lower noise levels as compared to the proposed stadium. The proposed sports fields would have fewer spectators than the stadium and no amplified equipment. Therefore, noise from the sports fields would be lower than stadium noise analyzed herein. The proposed stadium would result in spectator noise and amplification from the stadium during sporting and special events. Noise from amplified equipment during a sports game in a stadium can be as loud as 72 dBA at 272 feet (City of Sacramento 2016). The proposed stadium would be located 1,100 feet from the project's southern boundary and 1,150 feet from the Placer One residences currently being constructed. Based on this reference level and assuming a standard attenuation rate of 6 dBA per doubling of distance, sound from amplified speakers would be as loud as 60 dBA L_{eq} at 1,150 feet. Noise from sports fields and the stadium would exceed the Placer County daytime noise standard (i.e., 55 dBA L_{eq}), Placer County and City of Roseville nighttime standard (i.e., 45 dBA L_{eq}), and City of Roseville daytime noise standard (i.e., 50 dBA L_{eq}) at existing sensitive receptors. The stadium and sports fields would be located further than 1,150 feet from existing single-family residences south of the project site and noise would be quieter than analyzed herein. This impact would be **potentially significant**.

Mitigation Measures

Mitigation Measure 3.12-4: Implement Stadium and Athletic Field Noise Control Measures

The following measures shall be implemented as part of the Project to reduce stadium and athletic field noise:

- The stadium shall be designed with an amplification system to incorporate all feasible acoustical features, such as amplifying sound away from the nearest residences.
- Amplification shall be limited at the stadium to be no louder than 100 dBA measured 5 feet from the source.
- Outdoor events and activities that do not require use of amplified sound (for speech or music) may be held between 7:00 a.m. and midnight, Monday through Sunday. Use of the University's scheduling protocols is encouraged, to facilitate coordination with other events and among potential campus service providers. Regardless of the time they are held, events and activities must be conducted in conformity with any additional guidelines pertinent to a particular venue.
- All campus events and activities shall be conducted consistent with Federal and State law, with existing University policies, with the orderly conduct of University business, with preservation of the campus learning environment,

with the preservation of public safety, with maintenance of University property and with the free flow of pedestrian and vehicular traffic. Entrances to campus facilities shall not be obstructed. No individual or group shall abridge, halt or disrupt the right of others to present their views. In addition, plans for outdoor events and activities should address potential impacts on residential communities, on and off campus.

Significance after Mitigation

Limiting amplified noise to 100 dBA L_{eq} at 5 feet from the source would result in noise levels of approximately 41 dBA L_{eq} at 1,150 feet. Noise from amplified equipment would not exceed the Placer County daytime noise standard (i.e., 55 dBA L_{eq}), Placer County and City of Roseville nighttime standard (i.e., 45 dBA L_{eq}), and City of Roseville daytime noise standard (i.e., 50 dBA L_{eq}) at nearby sensitive receptors. Therefore, this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for stationary sources of noise is consistent with the less than significant conclusion for the PRSP area in the discussion of Impact 4.11-3 in the SAP/PRSP EIR, and generally consistent with the less than significant conclusion after implementation of Mitigation Measures 4.11-4a and 4.11-4b for Impact 4.11-4 of the SAP/PRSP EIR.

3.13 POPULATION AND HOUSING

This section presents an analysis of the potential impacts of implementing the Sacramento State – Placer Center Master Plan with respect to population and housing. It identifies applicable federal and state plans, policies, and laws and local plans, policies, and regulations; describes the existing population, employment, and housing characteristics of the project area; and discusses potentially significant impacts of the project. Cumulative impacts related to aesthetics are addressed in Chapter 4, "Cumulative Impacts." Cumulative impacts related to aesthetics are addressed in Chapter 4, "Cumulative Impacts."

A change in population and housing demand is, itself, a social and economic effect, not an environmental effect. Section 15382 of the CEQA Guidelines states: "An economic or social change by itself shall not be considered a significant effect on the environment." According to CEQA, these effects should be considered in an EIR only to the extent that they create adverse impacts on the physical environment. This section examines the project's potential to induce substantial unplanned population growth, either directly or indirectly, and, if so, whether that induced unplanned growth could result in physical effects on the environment.

Although population increases resulting from new development do not necessarily cause direct adverse physical environmental impacts, they can cause indirect effects, such as increased traffic and increases in ambient noise levels. These indirect impacts are discussed in the various environmental topic sections in Chapter 3 of this ~~Draft~~ EIR.

Cumulative impacts related to population and housing are addressed in Chapter 4, "Cumulative Impacts." Additional analysis of potential growth inducement caused by the project is presented in Chapter 6, "Other CEQA-Mandated Sections."

In a comment letter submitted in response to the Notice of Preparation (NOP) for the project, the City of Roseville stated that this EIR should present details regarding the location and size of student and faculty housing and should describe the number of students and faculty that could be accommodated by on-site housing and the number that would need to rely on off-site housing. Those details are included here and in Chapter 2, "Project Description." The comment letters received during the public scoping period are presented in Appendix A.

3.13.1 Regulatory Setting

FEDERAL

Metropolitan Planning Organization

A metropolitan planning organization (MPO) is a federally mandated and federally funded transportation policy–making organization made up of representatives from local government and governmental transportation authorities. MPOs were created to ensure regional cooperation in transportation planning. They were introduced by the Federal-Aid Highway Act of 1962 (23 U.S. Code Section 101 et seq.), which required the formation of an MPO for any urbanized area with a population greater than 50,000, as determined by the U.S. Census. Federal funding for transportation projects and programs is channeled through this planning process.

The Sacramento Area Council of Governments (SACOG) is the federally designated MPO for the six-county Sacramento region. SACOG's role as the region's council of governments is broader than its role as the MPO. Since 1963, the region has had a regional transportation planning agency, but SACOG has evolved over the last two decades into a truly regional agency with a broad perspective on the needs of local governments and the opportunities for policy coordination across transportation, air quality, land use, and the variety of quality-of-life issues that influence local governments in their policy making. Among its many duties, SACOG manages the region's transportation demand model and prepares regional housing, population, and employment forecasts that are used in a variety of regional plans prepared by SACOG, including the Regional Housing Needs Allocation (RHNA) (see the "Regional Housing Needs Plan" section, below).

STATE

California Education Code

The California Education Code contains several provisions to ensure that the CSU system accommodates all eligible California resident students. Section 66202.5 of the Education Code states:

> The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in Sections 66202 and 66730.
>
> The University of California and the California State University are expected to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system. The State of California likewise reaffirms its historic commitment to ensure that resources are provided to make this expansion possible and shall commit resources to ensure that students from enrollment categories designated in subdivision (a) of Section 66202 are accommodated in a place within the system.

Similarly, Section 66011(a) of the California Education Code provides that all resident applicants to California institutions of public higher education who are determined to be qualified by law or by admission standards established by the respective governing boards should be admitted to a district of the California community colleges, in accordance with Section 76000; the CSU; or the University of California.

Section 66741 of the California Education Code requires acceptance of qualified transfer students at the advanced standing level.

California Housing Element Law

California's housing element law (California Government Code Sections 65580–65589.8) recognizes that early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a "priority of the highest order." The law was enacted to ensure that counties and cities recognize their proportionate responsibility in contributing to the attainment of state housing goals, to establish the requirement that all counties and cities adopt housing elements to help meet state goals, to recognize that each locality is best capable of determining what efforts it is required to take to contribute to attainment of state housing needs, and to encourage and facilitate cooperation between local governments to address regional housing needs. Section 65583 states that "[t]he housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing" and that "[t]he housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

Regional Housing Needs Plan

California general plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation and is based on a regional housing needs plan developed by councils of government (Government Code Section 65584). Although not applicable to the CSU, the Regional Housing Needs Allocation process is a state mandate designed to address each local jurisdiction's "fair share" of the statewide housing need for an 8-year planning period. The Regional Housing Needs Allocation process requires the California Department of Housing and Community Development (HCD) to determine the total housing need for each local region in the state. After the need is determined, each region's council of governments (e.g., SACOG for the Sacramento region) is responsible for distributing this need to local governments. Each local jurisdiction's housing element must include a strategy to meet the jurisdiction's share of the region's housing need for four income categories that encompass all levels of housing affordability and must be certified by HCD. On March 19, 2020, the SACOG Board of Directors adopted the Cycle 6 (2021–2029) Regional Housing Needs

Plan, which identifies the total number of housing units that each jurisdiction in the SACOG region must zone for during the 8-year period, as described under "Affordable Housing" in Section 3.13.2, "Environmental Setting."

CALIFORNIA STATE UNIVERSITY

Enrollment and Budget

With over 481,000 students, the CSU is the largest four-year public university in the United States. Each year, the annual state budget identifies anticipated enrollment growth systemwide for the CSU. CSU enrollment across the state is projected to increase moderately through 2035. CSU's 2020 *Enrollment Demand, Capacity Assessment, and Cost Analysis for Campus Sites* projects a systemwide increase of approximately 43,800 fulltime equivalent students (FTES), after accounting for growth in qualified high school graduates, community college transfers, and students enrolling from out of state. Currently, the systemwide CSU enrollment exceeds its legislatively defined physical capacity, which is measured based on available classroom and laboratory seats in terms of FTES. While it varies by campus, systemwide enrollment exceeds physical capacity by an average of 17 percent, or 57,300 FTES. Campuses are exceeding the physical capacity shortfall through various means, such as alternative instructional modes and use of space types that are not included in the legislated definition of capacity (CSU 2020).

Following the annual budget process, the CSU allocates enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses. Campuses are expected to manage their enrollment within a small margin of error around that target because they receive state funding for only the targeted number.

The CSU Board of Trustees require every CSU campus to prepare a master plan depicting existing and anticipated facilities "necessary to accommodate a specified enrollment at an estimated target date or planning horizon, in accordance with approved educational policies and objectives" (CSU 2020). Master plans are based on annual FTES college-year enrollment targets prepared by each campus in consultation with the CSU Chancellor's Office. However, the master plans do not set enrollment levels, require enrollment increases, or commit to a specific amount of enrollment or development. Rather, the master plans estimate future enrollment, based on the anticipated enrollment demand, for the purposes of developing land use and infrastructure plans that would meet the campus' future needs.

CSU's 2020 *Enrollment Demand, Capacity Assessment, and Cost Analysis for Campus Sites* determined that the projected 2035 enrollment demand alone does not justify the development of a new CSU campus, assuming that the construction of the physical capacity identified in the approved master plans for all 23 CSU campuses is funded. However, funding for the master plan improvements is not secured and the Legislature may elect to support investment for expansion in certain regions, considering factors in addition to enrollment demand, such as equitable access for underrepresented students and alignment between academic programs and workforce demand (CSU 2020).

Three areas of California are projected to have enrollment demand exceeding planned capacity at CSU campuses: Chico (by 27 percent), Sacramento (by 21 percent), and Los Angeles (by a negligible amount). The projected enrollment for the Sacramento region, which includes Placer County, is expected to increase from 25,100 FTES in 2019 to 30,200 FTES in 2023, representing an increase of 5,100 FTES (CSU 2020). As stated above, because the majority of systemwide planned capacity is not currently funded, future enrollment demand could be met either at existing campuses or at one or more new campuses.

California State University Graduation Initiative 2025

The Public Policy Institute of California projects a shortage of baccalaureate degrees by 2030 of more than one million degrees. For the CSU to do its part, it must graduate an additional 500,000 students by 2030, or about 5,300 additional degrees each year from 2018 through 2030 (CSU n.d.a). To meet this growing demand, the project would provide for the growth in facilities needed to support proposed enrollment growth at the campus. This growth is a part of the projections included with the goals of Graduation Initiative 2025 (CSU n.d.a).

Graduation Initiative 2025 is a CSU initiative to increase graduation rates for all CSU students while eliminating equity gaps in degree completion and meeting California's workforce needs. The initiative establishes the following goals for

2025: 40 percent of first-year students graduate within 4 years, 70 percent of first-year students graduate within 6 years, 45 percent of transfer students graduate within 2 years, and 85 percent of transfer students graduate within 4 years. To achieve these goals, Sacramento State needs to increase its capacity to support students both academically, in the form of additional programs and physical academic space, and with sufficient housing and services that ultimately support students and the academic mission of the university (CSU n.d.b).

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Sacramento Area Council of Governments Regional Housing Needs Allocation

In March 2020, the SACOG Board approved its 2021–2029 Regional Housing Needs Allocation Plan (RHNA), a state-required determination of the number of housing units that cities and counties must plan for in their housing element updates. The RHNA allocates housing units in each of four income categories (very low income, low income, moderate income, and above moderate income) to each city and county in the six-county region, including the Tahoe Basin portions in El Dorado and Placer Counties. The Sacramento region's total housing allocation is 153,512 units for the plan period of October 31, 2021, to October 31, 2029, which is the sixth cycle of the RHNA (SACOG 2020). Unincorporated Placer County's allocation is 7,419 housing units. Following SACOG's adoption of the RHNA, all jurisdictions in the SACOG region were required, by August 2021, to adopt a housing element that demonstrates, among other things, how they can accommodate the assigned RHNA numbers through zoning. Accordingly, Placer County updated its housing element in 2021 to reflect its allocation.

Placer County General Plan

The *Placer County General Plan* was adopted in 1994 and updated in May 2013 (Placer County 2013). As stated above, the housing element of the general plan was updated in 2021. The General Plan provides guidance for the long-term development of Placer County in the form of goals, policies, standards, implementation programs, and quantified objectives (housing element only). The following goals and policies are relevant to the project.

Land Use Element

GOAL 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Placer County.

GOAL 1.M: To work toward a jobs-housing balance.

- **Policy 1.M.3**: The County shall encourage the creation of primary wage-earner jobs, or housing which meets projected income levels, in those areas of Placer County where an imbalance between jobs and housing exists.

GOAL 1.N: To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Placer County residents and to expand the economic base to better serve the needs of residents.

- **Policy 1.N.10**: The County shall support the development of primary wage earner job opportunities in the South Placer area to provide residents an alternative to commuting to Sacramento.

Housing Element

GOAL A: To provide new housing opportunities to meet the needs of existing and future Placer County residents in all income categories.

GOAL B: To encourage construction, maintenance, improvement, and preservation of safe, decent, and sound affordable housing in the County.

Sunset Area Plan Goals and Policies

Although not subject to local government planning and land use plans, policies, or regulations, Sacramento State will consider the SAP/PRSP (Placer County 2019a) policies, which provide guidance related to housing as follows.

GOAL H-1: To ensure housing developments are compatible with non-residential land uses for the safety and well-being of Sunset Area residents.

- Policy H-1.1: Workforce and Student Housing. The County shall encourage the development of housing appropriate for the workforce of the Sunset Area and for students at the California State University, Sacramento – Placer Campus.

Placer Ranch Specific Plan Objectives

Provide a Balanced Land Use Mix: Provide for a mix of residential and employment generating land uses, which at buildout, can feasibly support the development plan including provisions for parks, schools, a university, backbone infrastructure, and other public facilities, as well as the project's planned commercial and employment centers.

Provide Diverse Housing Opportunities: Establish places for construction of a diverse array of housing types including single-family homes in conventional and compact development patterns, townhomes, apartments, lofts, active-adult housing, dormitories, faculty housing, and housing in mixed-use buildings.

3.13.2 Environmental Setting

The area considered in this analysis of potential population and housing impacts associated with development and implementation of the Master Plan encompasses the Sacramento State – Placer Center project site and the SACOG region. The project site is undeveloped. There is no existing housing, population, or employment on the site.

REGIONAL POPULATION

The Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area (MSA) encompasses Sacramento, Placer, El Dorado, and Yolo Counties. (An MSA is a geographical area with a population of 50,000 or more, plus adjacent territory, that has a high degree of social and economic integration with the core, as measured by commuting ties.) Population growth for the Sacramento—Roseville—Arden-Arcade MSA is detailed in Table 3.13-1. The Placer County Countywide General Plan Final EIR estimated that the population of the MSA would increase to 2,350,200 by 2010 and 3,560,200 by 2040 (Placer County 1994:2-6). Actual population growth has been less than forecasted in the General Plan EIR.

Table 3.13-1 Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area Population Data

	2010	2013	2016	2019
Population	2,149,127	2,210,512	2,291,533	2,363,730
Percent change	–	2.9%	3.7%	3.2%

Note: The U.S. Census Bureau source for this table refers to the Sacramento-Roseville-Folsom, CA Metro Area, not the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area, but the areas encompass the same geographic area.

Source: U.S. Census Bureau 2020a.

Table 3.13-2 charts the population growth and percentages for El Dorado, Placer, Sacramento, Sutter, and Yolo Counties from 2010 through 2019. Since 2010, all the counties in the Sacramento—Roseville—Arden-Arcade MSA have experienced minor growth, although early in this period, the population of Sutter County temporarily declined. The growth rate for Yolo County was the highest shown for the five counties in 2016; however, in general, Placer County has had the highest percentage of growth during the period addressed in Table 3.13-2.

Table 3.13-2 Area Population Data

	2010	2013	2016	2019
El Dorado County	181,136	181,481	185,976	192,843
Percent change	—	*0.2%*	*2.5%*	*3.7%*
Placer County	350,021	365,398	378,943	398,329
Percent change	—	*4.4%*	*3.7%*	*5.1%*
Sacramento County	1,421,383	1,457,341	1,510,987	1,552,058
Percent change	—	*2.5%*	*3.7%*	*2.7%*
Sutter County	94,751	94,507	95,742	96,971
Percent change	—	*-0.3%*	*1.3%*	*1.3%*
Yolo County	201,073	206,292	215,627	220,500
Percent change	—	*2.6%*	*4.5%*	*2.3%*

Source: U.S. Census Bureau 2020b.

SACOG is required to prepare the metropolitan transportation plan (MTP) for the region. The MTP is a comprehensive long-range plan for the region's multimodal transportation system. SACOG's plan area for the MTP encompasses El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties except for the Tahoe Basin. In developing the MTP, SACOG prepares a land use forecast required to accommodate the regional growth forecast of population, employment, and housing demand. The 2020 MTP, which is a joint MTP and sustainable communities strategy (SCS) (2020 MTP/SCS), includes a forecast of the amount of growth that is anticipated to occur in SACOG's plan area over a 20-year planning period (2020–2040). The regional growth forecast is based on economic and demographic projections through 2040, adopted and pending land use plans and policies, market and economic considerations, and other state and federal policies and regulations that can affect the location and pace of growth.

As calculated in preparation for the 2020 MTP/SCS, the SACOG area is estimated to add more than 620,000 new residents between 2016 and 2040 (Table 3.13-3).

Table 3.13-3 SACOG Regional Growth Forecast

	2016	2035	2040
Population	2,376,311	2,903,090	2,996,832
Increase	—	526,779	93,742

Source: SACOG 2019: Table 3.1.

The 2020 MTP/SCS identifies a variety of community types in the vicinity of the project site: Established Community, Developing Community, and Lands Not Identified for Development (SACOG 2019:Figure 3.5). Developing Communities, which typically are located at the edge of existing urban or suburban development, are the next increment of urban expansion. The 2020 MTP/SCS estimates that approximately 34 percent of the new homes in the region would be built in Developing Communities (SACOG 2019:Table 3.2).

Table 3.13-4 shows the growth since 2010 for Placer County and the three incorporated cities closest to the project site. During the period addressed in the table, the growth rates of Lincoln, Rocklin, and Roseville usually exceeded the countywide growth rate. Thus, a substantial amount of the recent growth in Placer County has been in the three incorporated cities closest to the project site.

Table 3.13-4 Placer County and City Population Data

	2010	2013	2016	2019
Placer County[1]	350,021	365,398	378,943	398,329
Percent change	—	*4.4%*	*3.7%*	*5.1%*
Lincoln	43,094	45,065	47,103	48,655
Percent change	—	*4.6%*	*4.5%*	*3.3%*
Rocklin	57,482	59,829	62,913	69,474
Percent change	—	*4.1%*	*5.2%*	*10.4%*
Roseville	119,960	126,997	133,176	141,948
Percent change	—	*5.9%*	*4.9%*	*6.6%*

[1] Encompasses all incorporated cities and unincorporated areas in Placer County.

Source: U.S. Census Bureau 2020c.

Between 2010 and 2019, the growth rate for Placer County, which was greater than 13 percent, exceeded that of the MSA, which was approximately 10 percent. Growth projections calculated by the California Department of Finance assume continued growth in Placer County, with an estimated 2035 population of 458,999 and an estimated 2050 population of 501,591 (DOF 2021), resulting in an additional 103,262 residents between 2019 and 2050.

REGIONAL EMPLOYMENT

The population growth in the MSA led to similar growth in the labor force. In 2010, the labor force of the MSA numbered 1,050,700 (EDD 2022a). By 2016, the labor force had increased by approximately 1.7 percent, to 1,068,500 (EDD 2022b). The estimated labor force in the MSA in 2019 was 1,100,800 (EDD 2022c). Between 2010 and 2019, the lowest unemployment rate for the MSA occurred in 2019, when it was 3.7 percent (EDD 2022d), and the highest unemployment rate during that period was 12.7 percent, in 2010 (EDD 2022e).

Placer County has seen a shift from its original economic dependence on mining, railroad, lumber, and agricultural activities to a more diversified economy emphasizing construction; financial activities; leisure and hospitality; educational and health services; trade, transportation, and utilities; and other services (Center for Strategic Economic Research 2014:39). Placer County is home to many large private-sector employers, including Kaiser Permanente, Hewlett-Packard, Sutter Health, Thunder Valley Casino Resort, and Union Pacific Railroad (Center for Strategic Economic Research 2014:57). A summary of Placer County employment between 2010 and 2019 is presented in Table 3.13-5.

Table 3.13-5 Placer County Employment Data (Annual Averages)

	2010	2013	2016	2019
Civilian labor force	173,400	175,200	179,600	188,900
Employment	152,800	161,500	171,500	182,900
Unemployment	20,600	13,700	8,100	6,000
Unemployment percent	11.9%	7.8%	4.5%	3.2%

Note: Data include all incorporated cities and unincorporated areas in Placer County.

Source: EDD 2022f.

REGIONAL HOUSING

In 2010, Placer County had 152,648 housing units and 132,627 households, with a vacancy rate of 13.1 percent and an average household size of 2.6 people (U.S. Census Bureau 2010). In 2020, Placer County had 172,356 housing units, with a vacancy rate of 11.8 percent (Table 3.13-6). Lincoln had 19,480 housing units, with a 2.9 percent vacancy rate; Rocklin had 26,124 housing units, with a 3.1 percent vacancy rate; Roseville had 57,318 housing units, with a 3.6 percent vacancy rate (Table 3.13-6).

Table 3.13-6 Placer County Employment and Housing Characteristics, 2020

	Placer County[1]	Lincoln	Rocklin	Roseville
Jobs	172,600	17,600	31,400	64,800
Housing units[2]	172,356	19,480	26,124	57,318
Households[2]	145,714	18,417	22,912	51,799
Vacancy rate	11.8%	2.9%	3.1%	3.6%
Jobs/housing ratio	1.00	0.90	1.20	1.13

[1] Includes all incorporated cities and unincorporated areas in Placer County.

[2] A household is defined by the U.S. Census Bureau as "A person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a census." A housing unit is defined as "A single-family house, townhouse, mobile home or trailer, apartment, group of rooms, or single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as a separate living quarters."

Sources: DOF 2022b; EDD 2022g; U.S. Census Bureau 2021.

JOBS/HOUSING RELATIONSHIP

The jobs/housing ratio is the ratio of the number of dwelling units to the number of jobs in the community or area. The concept of a jobs/housing "balance" is based on the assumption that if a community provides housing proportionate to the number of jobs in the community, most residents would have the opportunity to work and reside in the same community. This balance could result in fewer vehicle trips because the need to commute into or out of the community for employment opportunities would be reduced. Fewer commute trips could result in reduced effects on roadways and a lower amount of air pollutant and greenhouse gas emissions.

The lower the jobs/housing ratio, the fewer the number of jobs for residents, which results in workers commuting out of the area. Conversely, a higher jobs/housing ratio indicates a greater number of jobs, suggesting that workers are commuting into the area. Because each household may include more than one worker, an overall jobs/housing ratio of 1 to 1.5 is generally considered balanced for purposes of minimizing the number of commute trips into or out of the community, depending on local conditions and assuming that residents work in their communities. Although the Placer County General Plan does not specify a preferred jobs/housing ratio, it does include the goal of working toward a balanced jobs/housing ratio. The market analysis prepared for the Sunset Area Plan noted that prevailing literature shows that a ratio of 1.5 is ideal (EPS 2015:42). Table 3.13-6 identifies the approximate number of jobs to housing units for all of Placer County, as well as for the three incorporated cities closest to the project site.

HOUSING

State law requires each community in California to address its "fair share" of the region's housing needs through its housing element. SACOG is responsible for allocating the "fair share" of the total housing units needed to the counties and cities in the Sacramento region, including Placer County. In allocating each jurisdiction's share of housing, SACOG assesses factors such as job growth, water and sewer capacity, land availability, proximity to transit, and market demand. According to SACOG, between 2021 and 2029, Placer County must provide enough land for a total of 7,419 housing units to be built in the unincorporated areas of the county that are affordable at very low, low, moderate, and above-moderate income levels (Placer County 2021:Table 39).

The lands directly adjacent to the project site contains only a few rural residences along East Catlett Road, in the western edge of the area. Therefore, population in the project area is extremely low. However, the City of Roseville is approximately one quarter mile south of the project site, which had 57,318 housing units in 2020 (see Table 3.13-6).

Table 3.13-3, above, presents the regional growth forecast prepared by SACOG as part of the 2020 MTP/SCS. According to SACOG's calculations, more than 620,000 new residents are expected to be added to the six-county region between 2016 and 2040 (SACOG 2019). Buildout of the SAP (including the PRSP) was estimated to generate 19,314 new residents (which includes a population of 13,219 in the PRSP area) , which represents approximately 3.1 percent of the SACOG forecast. The Placer County SAP/PRSP EIR anticipated that campus housing on the university site would increase the PRSP's population by up to 5,200 students and faculty/staff (Placer County 2019b).

3.13.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Evaluation of potential impacts of the Sacramento State – Placer Center on population and housing was based on review of the project description; available population and housing projections from the California Department of Finance, SACOG, and the U.S. Census Bureau; and other documents pertaining to the project area, including the Placer County General Plan, SAP, and PRSP. In determining the level of significance, the analysis assumes compliance with relevant federal and state laws, regulations, and ordinances.

As described in Chapter 2 of this EIR, Sacramento State – Placer Center is within the SAP, an approved policy and zoning document intended to guide future development in the Sunset Area over the next 20 years and beyond. The approved PRSP outlines the development of a 2,200-acre mixed-use property located at the core of the SAP. The land use and phasing framework for Placer Ranch is designed to achieve the overarching vision to develop a regional employment center, with quality services and amenities to support the future population. Sacramento State - Placer Center is intended to serve as a cornerstone of Placer Ranch, providing the County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. As stated in the SAP/PRSP Impact 4.12-1, buildout of the net SAP and PRSP areas would result in 55,760 new jobs, 8,094 new dwelling units, and 19,314 new residents in the project area. It was also anticipated in the approved PRSP that campus housing on the university site would increase the PRSP's population by up to 5,200 students and faculty/staff (Placer County 2019b). This population associated with Sacramento State – Placer Center and the associated environmental impacts were evaluated in the SAP/PRSP EIR (Placer County 2019b).

As described Section 2.5.1, "Student Enrollment," in the Project Description of this EIR, the anticipated enrollment at Sacramento State – Placer Center is correlated with the market demand in the region. The CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035. Sacramento State - Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus and is planned to meet the needs of the Placer County population, which is growing faster than other regions in California. Although the Master Plan is designed to eventually serve approximately 20,000 students, that student headcount does not equate directly to population. Rather, the Master Plan provides for a total of 250 traditional beds, 450 mini-suites, 500 apartment beds, 20 faculty housing units (see Table 2-1 in Chapter 2 of this EIR). Furthermore, the PRSP anticipated a headcount of 30,000 students; however, the Master Plan is designed to serve a population of 20,000 students, which would result in less than the anticipated increase in population of 5,200 due to Sacramento State – Placer Center.

As presented in Table 2-1 in Chapter 2, "Project Description," of this EIR, at buildout, the employment related to Sacramento State – Placer Center is anticipated to be approximately 1,089 full-time equivalent faculty and staff, approximately 3,312 full-time equivalent employees at the mixed-use district, and approximately 1,443 full-time equivalent employees in community anchor facilities.

THRESHOLDS OF SIGNIFICANCE

A population and housing impact would be significant if implementation of the project would:

A. induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure), or

B. displace substantial numbers of existing people or homes, necessitating the construction of replacement housing elsewhere.

ISSUES NOT DISCUSSED FURTHER

Displacement of People or Homes (Threshold of Significance B): The project site is undeveloped pastureland and contains no homes or residents. Therefore, there would be no impact related to displacement of people or homes. This issue is not discussed further.

Jobs – Housing Balance: Sacramento State – Placer Center would support the generation of employment in the SAP and PRSP through approximately 1,089 full-time equivalent faculty and staff, approximately 3,312 full-time equivalent employees at the mixed-use district, and approximately 1,443 full-time equivalent employees in community anchor facilities. The university would contribute to the 55,760 jobs anticipated at the buildout of the net SAP and PRSP areas, which would help the county towards a balance of jobs and housing consistent with the Placer County Goal 1.M. The addition of jobs in the area would also be consistent with the County's Goal 1.N and Policy 1.N.10.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.13-1: Directly or Indirectly Induce Substantial Unplanned Population Growth (Threshold of Significance A)

Direct population growth related to the Sacramento State – Placer Center Master Plan would result from development of academic uses, student services, and other campus uses, which would bring students, faculty, staff, and their families to the area. However, Sacramento State - Placer Center was included in the PRSP as a cornerstone of the planned community and was evaluated in the associated Placer County SAP/PRSP EIR. The Master Plan population is within that approved for the PRSP and is consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases. Furthermore, the Master Plan includes on-campus housing, there is existing housing in the region, and there is housing being developed pursuant to the approved PRSP, which would be sufficient to house the projected increase in population. Implementation of the Sacramento State -Placer Center Master Plan would not directly or indirectly induce substantial unplanned population growth. This impact would be **less than significant**.

Direct Population Growth

Direct population growth related to Sacramento State – Placer Center would result from development of academic uses, student services, and other campus uses, which would bring students, faculty, staff, and their families to the area. Implementation of the Master Plan was anticipated in the PRSP, which was adopted in 2019. The PRSP envisions development of an approximately 300-acre Sacramento State off-campus center in Placer County that is sized to potentially accommodate up to 30,000 students. Development of the off-campus center would be consistent with the direction of the CSU Board of Trustees, described previously under "California State University" in Section 3.13.1, "Regulatory Setting," that each campus of the CSU takes the necessary steps to accommodate additional systemwide enrollment increases. Growth associated with the Sacramento State – Placer Center project is not unplanned. In fact, the SAP and PRSP were designed specifically with the future Sacramento State – Placer Center project as a central land use, and the residential and commercial uses identified in those plans are designed to support the campus and vice-versa. Physical effects associated with the growth generated by the campus were evaluated in the SAP/PRSP EIR as a part of that EIR's analysis of population, employment, and housing, as well as the analysis of growth inducement;

please refer to SAP/PRSP DEIR Section 4.12, "Population, Employment, and Housing" and the discussion under heading 5.3 "Growth-Inducing Impacts" in Section 5, "Other CEQA-Mandated Sections."

As described in Chapter 2, "Project Description," of this EIR, the anticipated enrollment at Sacramento State – Placer Center is correlated with the market demand in the region. The CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035. Sacramento State – Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus and is planned to meet the needs of the Placer County population, which is growing faster than other regions in California. The PRSP anticipated a headcount of 30,000 students; however, the Master Plan is designed to serve a population of 20,000 students, a student population substantially smaller than that envisioned in the PRSP. Furthermore, the student headcount does not equate directly to population. The PRSP anticipated an increase in population of 5,200 due to Sacramento State – Placer Center; however, based on the reduction in total student headcount from 30,000 to 20,000, it is anticipated that the project-related population increase would be less than 5,200.

To support the future demand of student and faculty housing over the course of 35 years of project buildout, the Master Plan provides for 1,200 beds along the south and west edges of the campus core near the Sunrise Boulevard alignment and public land use elements to the east. In total, the campus would include 250 traditional beds, 450 mini-suites, and 500 apartment beds. In addition, 20 faculty housing units are provided in the plan, located west of the student housing facilities. The provision of on-campus housing would be consistent with the Placer County Policy H-1.1: Workforce and Student Housing.

In addition to the housing planned for the project site, housing is planned in the immediate vicinity of the site, in the remainder of the PRSP area. The PRSP anticipates development of 5,636 dwelling units in addition to on-campus housing. In the SAP area, an additional 320 dwelling units are planned. Housing elsewhere in the county—in particular, in the neighboring cities of Lincoln, Rocklin, and Roseville—would provide additional housing options for the students, faculty, staff, and other employees associated with the campus. Furthermore, the CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035 (CSU 2020). Sacramento State - Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus, and is planned to meet the needs of the Placer County population, which is growing faster than other regions in California. Therefore, it is anticipated that a substantial portion of the population associated with the project would already be living in the vicinity of the project site and would not be relocating to the area and seeking housing.

Implementation of a university on the project site is anticipated in the approved PRSP. The Sacramento State – Placer Center Master Plan is consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases. Housing is planned on campus and in the surrounding PRSP and SAP areas, and existing housing is available in the neighboring communities. For these reasons, the impact of the project related to direct inducement of substantial unplanned population growth in the area would be **less than significant**.

Indirect Population Growth

Indirect population growth related to the proposed Master Plan could result if associated roads or utilities were extended into currently unserved off-campus areas or if the capacity of the infrastructure exceeds that required to serve proposed growth. Again, growth associated with the Sacramento State – Placer Center project is planned as part of the SAP and PRSP, which establish plan for development surrounding the project site. The physical effects associated with the growth generated by the campus were evaluated in the SAP/PRSP EIR as a part of that EIR's analysis of population, employment, and housing, as well as the analysis of growth inducement; please refer to SAP/PRSP DEIR Section 4.12, "Population, Employment, and Housing" and the discussion under heading 5.3 "Growth-Inducing Impacts" in Section 5, "Other CEQA-Mandated Sections."

The project site is bordered on the west by the existing Fiddyment Road and would be bordered on the north, south, and east by roadways that will be developed as part of the PRSP. Specifically, the project would be bordered by Campus Park Boulevard on the north, University Village Drive on the east, and Sunset Boulevard on the south (see Figures 2-11 and 2-12). Fiddyment Road, located along the western border of the project site, will be expanded into a six-lane arterial roadway. Campus Park Boulevard, which is planned along the northern site boundary, and Sunset Boulevard, which is planned to border the site on the south, will both be four-lane arterial roadways. University

Village Drive, planned to be located along the eastern site boundary, will be developed as a collector (or commercial frontage) street with two lanes. All of these public roads are existing or approved under the PRSP and will be constructed regardless of approval of the Sacramento State – Placer Center project.

Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood, now called "Placer One") has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center. Construction of Placer Ranch Phase 1A backbone infrastructure includes utility infrastructure and improvements on Fiddyment Road along the western boundary of the project site north to the Placer County fire station and training center site, establishing the utility infrastructure and extending Sunset Boulevard along the southern boundary of the Sacramento State – Placer Center site, and establishing the utility infrastructure and new College Park Drive, coming from the south and connecting to Sunset Boulevard (Figure 2-3). As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center. A system of vehicular and service access routes in the PRSP area would facilitate on-campus movement and delivery of goods. The off-campus center roadways would connect to Fiddyment Road, Sunset Boulevard, University Village Drive, and Campus Park Boulevard, as planned in the approved PRSP.

Construction of infrastructure on the project site would occur throughout Phases 1–4 to support planned development. Utility infrastructure would be constructed and dedicated, and easements would be provided consistent with the PRSP, the Placer Ranch Development Agreement, and applicable requirements of Placer County and relevant utility providers. As described in Chapter 3 and shown in Figures 3-16 through 3-22, water (potable and recycled), wastewater, stormwater, electrical network, thermal network, and telecommunication infrastructure and facilities would be installed within the boundary of the project site to serve the off-campus center. This infrastructure would connect to the surrounding utility and telecommunication infrastructure developed pursuant to the approved PRSP. In addition, stormwater infrastructure for the Placer One development is planned for development in the southwestern corner of the project site.

The PRSP anticipated a headcount of 30,000 students; however, the Master Plan is designed to serve a population of 20,000 students, a student population substantially smaller than that envisioned in the PRSP. The Sacramento State – Placer Center Master Plan infrastructure would align with the surrounding PRSP-approved infrastructure. Because the planned university population is less than that anticipated in the PRSP and because the infrastructure to serve the off-campus center is consistent with the planned infrastructure for the PRSP, implementing the project would not result in indirect inducement of substantial unplanned population growth; therefore, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to unplanned population growth is inconsistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.12-1 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.12-1 differ because the SAP/PRSP EIR analyzes the introduction of 5,636 dwelling units and a population of 13,219 into the PRSP area, whereas Sacramento State – Placer Center involves development of academic uses, student services, and other campus uses that was anticipated in the Placer County SAP/PRSP EIR. The Master Plan population is within that approved for the PRSP and is consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases.

3.14 PUBLIC SERVICES AND RECREATION

This section addresses the potential impacts of the project with respect to public services, including fire protection and emergency services, law enforcement, schools, parks and recreation facilities, and library services. Existing public services in the area, including services in Placer County and the City of Roseville, are described. Federal, state, and local plans, policies, and regulations applicable to provision of such services are also described. The analysis looks at the potential of the project to result in the need for new or physically altered public service and recreation facilities that could result in physical environmental impacts. Publicly provided utility services, including water supply and treatment, wastewater conveyance and treatment, stormwater management, electricity, and natural gas are addressed in Section 3.16, "Utilities and Service Systems." Wildfire risk is addressed in Section 3.9, "Hazards, Hazardous Materials, and Wildfire." Cumulative impacts related to public services and recreation are addressed in Chapter 4, "Cumulative Impacts."

Scoping comments received in response to the Notice of Preparation (NOP) expressed concern regarding the project's impact on City of Roseville public services and stated that the project may require mutual aid from police departments in adjacent jurisdictions. The letter suggests that plans need to be developed for coordination between on-site public services and off-site service providers, and for coordination between the Roseville Police Department, Placer County Sheriff's Office, and campus police for law enforcement activities at the off-campus center. The comment letters received during the public scoping period are presented in Appendix A.

3.14.1 Regulatory Setting

FEDERAL

Higher Education Opportunity Act

The Campus Fire Safety Right-to-Know Act in the Higher Education Opportunity Act was signed on August 1, 2008. Specifically, the legislation requires that a Fire Safety Report be distributed by the University containing statistics concerning the following in each on-campus student housing facility during the most recent calendar year for which data are available:

- The number of fires and the cause of each fire.
- The number of injuries related to a fire that resulted in treatment at a medical facility.
- The number of deaths related to a fire.
- The value of property damage caused by a fire.
- A description of each on-campus student housing facility's fire safety system, including the fire sprinkler system.
- The number of regular mandatory supervised fire drills.
- Policies or rules on portable electrical appliances, smoking, and open flames (such as candles); procedures for evacuation; and policies regarding fire safety education and training programs provided to students, faculty, and staff.
- Plans for future improvements in fire safety, if determined necessary by such institution.

STATE

Fire Protection and Emergency Services

California Fire Code

The 2022 California Fire Code, which incorporates by adoption the 2021 International Fire Code, contains regulations related to construction, maintenance, and use of buildings. Topics addressed in the California Fire Code include fire

department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and the surrounding premises. The California Fire Code contains specialized technical regulations related to fire and life safety.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services (Cal. Code Regs. tit. 8, §§ 1270 and 6773). The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

California Health and Safety Code

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for building standards (as set forth in the California Building Code), fire protection and notification systems, fire protection devices such as extinguishers, smoke alarms, high-rise building and childcare facility standards, and fire-suppression training.

Emergency Response/Evacuation Plans

The Office of Emergency Services (OES) is authorized to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the State withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster. SEMS is used in Placer County, along with the National Incident Management System (NIMS).

Law Enforcement Services

California State University Police

The Placer County Sheriff's Office would be contracted to provide police protection services to the off-campus center until the time of transition to the Sacramento State University Police Department (UPD), which would be at least through Phase 1 of the Master Plan. After the transition to UPD, the ~~The~~ Sacramento State – Placer Center would be under the primary jurisdiction of the California State University Police as provided for in Section 89560 of the California Education Code. Under Section 830.2(C) of the California Penal Code, officers of the California State University Police are peace officers whose authority extends to any place throughout California.

Schools

Leroy F. Greene School Facilities Act

A qualified agency, such as a local school district, may impose fees on new residential construction to compensate for the impact that a residential project will have on existing school facilities or services. The California Legislature passed Senate Bill (SB) 50 in 1998 to insert new language into California Government Code §§ 65995.5-65985.7, which authorized school districts to impose fees on new residential construction in excess of mitigation fees authorized by California Government Code § 66000. School districts must meet a list of specific criteria, including the completion and annual update of a School Facility Needs Analysis, in order to impose additional fees under the Government Code. Under the terms of this statute, payment of statutory fees for new residential construction is considered to mitigate in full, for the purposes of CEQA, any impacts to school facilities associated with a qualifying project. The fees are assessed based upon the proposed square footage of the new or expanded residential development. These statutory fees do not apply because as a state entity, CSU is not subject to these fees for ~~this type of~~ campus development, including the Sacramento State – Placer Center ~~at any CSU campuses~~.

Parks and Recreation

Quimby Act

The Quimby Act (California Government Code Section 66477) preserves open space and parkland in urbanizing areas of the state by authorizing local governments to establish ordinances requiring developers of new subdivisions to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. The Quimby Act provides two standards for the dedication of land for use as parkland. If the existing area of parkland in a community is 3 acres or more per 1,000 persons, then the community may require dedication based on a standard of 5 acres per 1,000 persons residing in the subdivision. If the existing amount of parkland in a community is less than 3 acres per 1,000 persons, then the community may require dedication based on a standard of only 3 acres per 1,000 persons residing in the subdivision. The Quimby Act requires a city or county to adopt standards for recreational facilities in its general plan recreation element if it is to adopt a parkland dedication/fee ordinance.

The amount of land dedicated, or fees paid shall be based upon the residential density, which shall be determined on the basis of the approved or conditionally approved tentative map or parcel map and the average number of persons per household. There shall be a rebuttable presumption that the average number of persons per household by units in a structure is the same as that disclosed by the most recent available federal census or a census taken pursuant to Chapter 17 (commencing with Section 40200) of Part 2 of Division 3 of Title 4. Sacramento State – Placer Center is not subject to Quimby Act requirements because it is not a local government entity. In the impact analysis below, the Quimby standards are therefore considered for context, but not as a regulatory requirement.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section, "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, State agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

The following local goals, policies, and programs have been reviewed and the project would not result in conflicts.

Placer County Code

Public Facilities Fees

To mitigate impacts caused by new development in the county, public facility fees are necessary. As established by Section 15.30 of the Placer County Code, the fees are needed to finance public facilities and to ensure that new development pays its fair share for these improvements (Placer County Executive Office 2016). The fee revenues are used to maintain per-capita facility standards for general government, libraries, public protection, health and human services, sheriff's patrol and investigation, and animal services. Facilities to be funded under the fee program include expansion and construction of office space, libraries, adult and juvenile detention facilities, clinics and laboratory space, social service facilities, communications/dispatch equipment, warehouse, animal services facilities, vehicles, and related furnishings and equipment. The public facilities fees are to be collected before building permits are issued or at the earliest time permitted by law as determined by the County executive officer or his or her designee. The amount of the fee shall be the current fee determined as of the date of filing the completed application for the building permit, or other entitlement or development permit, in the case where a building permit is not required, except the fee shall not apply to any ~~vested~~ vesting tentative map or ~~vested~~ vesting parcel map after the application for such map is deemed complete.

As stated above under "Regulatory Setting – Local", the project site is owned by the CSU. ~~and~~ Sacramento State is an entity of the CSU, which is a statutorily and legislatively created, constitutionally authorized State agency. Therefore, Sacramento State is not subject to local government planning and land use plans, policies, or regulations. Sacramento State and the Trustees of the CSU have ~~has~~ signed separate Memorandums of Understanding (MOU)

with Placer Ranch, Inc. (succeeded in interest by JEN CA Placer Ranch LLC. [JEN]) and Placer County, that summarize the parties' respective commitments and mutual understandings relative to the development of the Sacramento State – Placer Center. The MOUs further reflect the parties' agreement on financial terms, including a commitment by JEN to pay for certain backbone infrastructure and development fees as identified in the Development Agreement between the County of Placer and Placer Ranch, Inc. Pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU. The MOUs further state ~~which establish the terms upon which JEN, the developer of Placer Ranch (JEN now Placer One), will financially cover the fee gap that is created by the removal of the project site Sacramento State-Placer Center lands from the local county jurisdiction. The MOU terms clarify~~ that, as a sovereign state entity, Sacramento State is not subject to the county public facilities fee, supplemental sheriff facilities fee, county park fee, offsite park improvement costs, community recreation fee, school ~~mitigation~~ fees, or fire fees. ~~Rather, the MOU documents that the University's share of the development fees will be paid by JEN upon map recordation or at the time of County building permit.~~

3.14.2 Environmental Setting

Public services to the project area are provided by Placer County and the City of Roseville, including, state agencies, special districts and agreements with other providers, as noted in Table 3.14-1.

Table 3.14-1 Public Service Providers

Service	Provider
Fire protection	Placer County Fire Department under contract with California Department of Forestry and Fire Protection
Emergency medical services	Placer County Fire Department under contract with California Department of Forestry and Fire Protection; American Medical Response
Law enforcement	Placer County Sheriff's Office and California Highway Patrol
Schools	Western Placer Unified School District, Roseville City School District, and Roseville Joint Union High School District
Parks	Placer County
Libraries	Placer County

Source: Compiled by Ascent Environmental in 2022.

FIRE PROTECTION

Placer County Fire Department

The Placer County Fire Department (PCFD) contracts with the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire protection and rescue services in the unincorporated areas of the county. Placer County owns most of the equipment and facilities associated with PCFD, and CAL FIRE provides the staffing that responds to all emergencies. Placer County Fire and CAL FIRE provide year-round, all-hazard fire and emergency services to more than approximately 475 square miles of unincorporated county area. Fire and emergency response services are provided by both full-time and volunteer firefighters, responding to approximately 15,000 calls for service annually (Kingsbury, pers. comm., 2022).

Fire Stations Serving the Project Site

The project vicinity is currently served by Placer County Fire Station #77, Sunset Station, on Athens Avenue, approximately 3 miles from the project site. The station is staffed full time (Kingsbury, pers. comm., 2022) by two battalion chiefs, four fire captains, nine engineers, six firefighters, and one volunteer. Equipment includes a command vehicle, Type I fire engine, Type III fire engine, ladder truck, and utility vehicle. Station #77 is in excellent condition with no reported infrastructure needs. In addition to the cooperative agreement with CAL FIRE, Placer County Fire has mutual aid agreements with the Pleasant Grove Fire Protection District and the City of Roseville Fire Department. Planned stations in the southwestern area of Placer County include future stations to be located on the Sacramento

State – Placer Center site (not a part of the Sacramento State – Placer Center project), in Amoruso Ranch in the City of Roseville, and in Placer Vineyards. New stations are also planned within the City of Roseville within the Campus Oaks Master Plan area and the Sierra Vista Specific Plan area. New stations would be built commensurate with new development in those areas.

Service Adequacy

Services provided by PCFD are satisfactory based on the condition of the facilities and response times to calls for service. Insurance Services Office (ISO) ratings also are an indicator of service adequacy. In ISO classification ratings, which range from 1 to 10, the communities with the best fire department facilities, systems for water distribution, fire alarms and communications, and equipment and personnel receive a rating of 1. Through General Plan Policy PFS-4.I.2, Placer County encourages local fire protection agencies in the county to maintain minimum ISO ratings of 4 in urban areas, 6 in suburban areas, and 8 in rural areas. PCFD has an ISO of 4 in urban areas and 8B in rural areas. Communities with an ISO of 8B provide superior fire protection services and fire alarm facilities but are unable to meet the water supply requirement of 250 gallons per minute for 2 hours, the water supply required for a classification of 8 or better. Placer County service levels for fire protection and emergency response require one firefighter per 900–1,150 people and two support or planning staff per 10,000–25,000 people (Placer County LAFCO 2017). According to County staff, station #77 currently has 20 firefighters on staff and four support staff serving 57,000 people. This station is currently meeting County service level standards.

LAW ENFORCEMENT

Placer County Sheriff's Office

The Placer County Sheriff's Office provides law enforcement to the unincorporated areas of Placer County, from the Sacramento County line to the Nevada state line at Lake Tahoe, as well as contract law enforcement services to the City of Colfax and the town of Loomis. The sheriff's office is organized into 24 units and divisions, including Air Operations, Corrections, Crime Analysis, Dispatch, Patrol, and Special Operations. The office is located at the Auburn Justice Center in Auburn. Local law enforcement services in the project vicinity are provided through the South Placer Substation, located in Loomis.

Staffing and Performance

The South Placer Substation is commanded by a sheriff's office lieutenant (Placer County 2022). It is staffed by 36 patrol positions, three detectives, six patrol sergeants, one community services/school safety sergeant, eight school resource deputies, one field community services officer, three community services officers, numerous volunteers, and other professional staff.

The project vicinity is served by two Placer County Sheriff's Office beats. The Ocean beat covers the west Roseville area, and the Lincoln beat covers the Lincoln area, including the Village 5 area and up to Sheridan. The beats have two deputies during the day and swing shifts, and one deputy during the graveyard shift. The Placer County Sheriff's Office has indicated that response times are adequately meeting standards (Musallam, pers. comm., 2022). Priority 1 calls are the most serious and Priority 3 calls are the least serious. In both beats, deputies responded to Priority 1 calls within 15 minutes, on average. Deputies responded to Priority 2 calls within 23 minutes, and Priority 3 calls within 49 minutes.

California Highway Patrol

The California Highway Patrol (CHP) provides traffic-related enforcement services on the state highway system throughout Placer County (CHP 2022). The project vicinity is in the CHP's Valley Division. The nearest CHP office is the Auburn Area Office, located in Newcastle. The Auburn Area Office is staffed with 33 officers, five civilians, and 14 senior volunteers. The CHP is responsible for traffic management and investigation of traffic collisions on state highways in the unincorporated areas of Placer County.

EMERGENCY MEDICAL SERVICES

Ambulance services in Placer County are commonly provided by private entities, but supplemental emergency medical response is provided by public agencies. Placer County has established an Emergency Medical Care Committee that annually reviews the operations of ambulance services, emergency medical care, and first aid practices in the county. American Medical Response (AMR) provides emergency medical transport services in Placer County and in the project vicinity through an agreement with the Sierra-Sacramento Valley Emergency Medical Services Agency (S-SV EMS), which is a Joint Powers Local Emergency Medical Services Agency for the counties of Placer, Yolo, Nevada, Sutter, and Yuba. Placer County Fire, including Station #77, provides emergency medical response but does not provide ambulance transport services. Ambulance response times by AMR must meet certain standards, including 8 minutes 90 percent of the time in the cities of Roseville, Rocklin, Auburn, and the surrounding areas; 10 minutes 90 percent of the time in the City of Lincoln; and 20 minutes 90 percent of the time in rural areas. AMR must submit a monthly response time compliance report using computer-aided design data to S-SV EMS. The calculation of the 90 percent requirement must be made monthly. AMR has been meeting the response time standards (Placer County LAFCO 2017:525–526).

SCHOOLS

The project vicinity is served by two school districts. The area south of Sunset Boulevard West, including the project site, is in the Roseville City School District (RCSD) for elementary and middle schools and in the Roseville Joint Union High School District (RJUHSD) for high schools.

Roseville City School District

The RCSD encompasses an area throughout the north and western areas of Roseville. Fiddyment Farm Elementary School, Diamond Creek Elementary School, and Cooley Middle School could serve students that would reside near the project site. As shown in Table 3.14-2, capacity is available for additional students at these schools.

Roseville Joint Union High School District

RJUHSD provides high school education for students from Dry Creek Joint School District, Eureka Union School District, and RCSD. Woodcreek High School, West Park High School and Roseville High School are the high schools closest to the project vicinity. As shown in Table 3.14-2, capacity is available for additional students at each of these schools.

Table 3.14-2 Public Schools That Serve the Project Vicinity

School	Address	Grades Served	Students Enrolled for 2022-2023	School Enrollment Capacity
Fiddyment Farm Elementary School	4001 Brick Mason Circle, Roseville	K-5	691	750
Diamond Creek Elementary School	3151 Hopscotch Way, Roseville	K-5	718	725
Cooley Middle School	9300 Prairie Woods Way, Roseville	6-8	798	1,092
Roseville High School	1 Tiger Way, Roseville	9–12	1,627	1,800
Woodcreek High School	2551 Woodcreek Oaks Boulevard, Roseville	9-12	1,993	2,000
West Park High School	2401 High School Road, Roseville	9-12	1,504	2,800

Sources: Jungsten, pers. comm., 2022; Milton, pers. comm., 2022; Banks, pers. comm., 2022.

Placer Ranch Specific Plan

The PRSP designates land for an elementary school that would accommodate 800 students and land for a middle school that would accommodate 1,000 students. As explained in the Placer County SAP/PRSP EIR (Impact 4.13-3), most of the PRSP elementary school students could be accommodated at the proposed elementary school in the PRSP area; however, some students would attend nearby schools elsewhere in the RCSD that have available capacity. The proposed middle school in the PRSP area could accommodate all students generated by the PRSP and retain

additional capacity to serve other neighborhoods in the district. High school students residing in the PRSP area would attend RJUHSD schools, such as Roseville High School, Woodcreek High School, or West Park High School, located outside of the PRSP area. RCSD and RJUHSD would determine which school(s) would serve residents in the PRSP area that could not be served by schools within the project area based on balancing demand and capacity throughout the district.

PARKS AND RECREATION FACILITIES

The project site is undeveloped and contains no public parks or recreation facilities. The project vicinity is primarily undeveloped, but includes some developed uses (e.g., industrial, Thunder Valley Casino Resort, Western Regional Sanitary Landfill) and is approved for development pursuant to the County's PRSP. No public parks are currently located near the project site. Existing private recreation facilities, such as indoor gyms and a trampoline park, are located within the SAP area; however, these are not discussed further because they are private businesses and are not available for public use. Parks in other jurisdictions near the project area are described below.

Placer County General Plan

The "Public Facilities and Services" section of the Placer County General Plan (Placer County 2013) includes goals and policies intended to ensure the timely development of public facilities and maintenance of service levels. The "Recreation and Cultural Resources" section of the general plan identifies standards for developing and maintaining park and recreation services in the county.

Public Facilities and Services

GOAL 4.A: To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities.

GOAL 4.B: To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods.

GOAL 4.H: To provide adequate law enforcement services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the County.

- **Policy 4.H.1:** Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):

  a. 1:1,000 for unincorporated areas,

  b. 1:7 for jail population, and

  c. 1:16,000 total county population for court and civil officers.

- **Policy 4.H.2:** The County Sheriff shall strive to maintain the following average response times for emergency calls for service:

  a. 6 minutes in urban areas,

  b. 8 minutes in suburban areas,

  c. 15 minutes in rural areas, and

  d. 20 minutes in remote rural areas.

GOAL 4.I: To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- **Policy 4.I.1:** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization (ISO) ratings):

  a. ISO 4 in urban areas,

b. ISO 6 in suburban areas, and

c. ISO 8 in rural areas.

- **Policy 4.I.2:** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

  a. 4 minutes in urban areas,

  b. 6 minutes in suburban areas, and

  c. 10 minutes in rural areas.

GOAL 4.J: To provide for the educational needs of Placer County residents.

Recreation and Cultural Resources

GOAL 5.A: To develop and maintain a system of conveniently located, properly-designed parks and recreational facilities to serve the needs of present and future residents, employees, and visitors.

- **Policy 5.A.1:** The County shall strive to achieve and maintain a standard of 10 acres of improved parkland per 1,000 population. The standard shall be comprised of the following:

  a. 5 acres of improved active parkland per 1,000 population, and

  b. 5 acres of passive recreation area or open space per 1,000 population.

- **Policy 5.A.2:** The County shall strive to achieve the following park facility standards:

  a. 1 tot lot per 1,000 residents,

  b. 1 playground per 3,000 residents,

  c. 1 tennis court per 6,000 residents,

  d. 1 basketball court per 6,000 residents,

  e. 1 hardball diamond per 3,000 residents,

  f. 1 softball/little league diamond per 3,000 residents,

  g. 1 mile of recreation trail per 1,000 residents,

  h. 1 youth soccer field per 2,000 residents,

  i. 1 adult field per 2,000 residents, and

  j. 1 golf course per 50,000 residents.

GOAL 5.B: To encourage development of private recreational facilities.

GOAL 5.C: To develop a system of interconnected hiking, riding, and bicycling trails and paths suitable for active recreation and transportation and circulation.

City of Roseville

The City of Roseville operates more than 70 parks throughout the city that provide a variety of recreation opportunities (City of Roseville 2022). Several city parks are less than 1 mile south of the project site. Davis Park is a 4-acre neighborhood park located 0.5 mile south of the project site that features a playground, covered picnic area, half court for basketball, and a grassy area. Dugan Park, a 3-acre park located approximately 0.8 mile southwest of the project site, includes a playground, baseball/softball field, and soccer field. Mel Hamel Park is a 9-acre park located 0.5 mile south of the project site that includes a playground, water feature/mister, covered picnic area, soccer field, sand volleyball court, and half court for basketball. Hughes Park, a 31-acre park located approximately 0.9 mile south of the project site, includes extensive walking trails, a lighted soccer field, lighted tennis and basketball courts, a fenced off-leash dog park, picnic areas, play areas, swings, and a creekside open space area.

Placer Ranch Specific Plan

Although there are no public parks currently near the Sacramento State – Placer Center project site, development of the PRSP area requires 66.1 acres each of active parkland and passive recreation area, open space with a public access component, or paseos. In addition, 13.2 miles of recreational trail are required in the PRSP area. These requirements of the County's PRSP would be met through direct development, land dedication, or payment of in-lieu fees in accordance with the County General Plan Policies 5.A.1 and 5.A.5.

LIBRARIES

The library closest to the project site is the Martha Riley Community Library, which is located approximately 3 miles south of the project site in Roseville. The City of Lincoln Downtown Library is located on Twelve Bridges Drive east of SR 65, approximately 3 miles northeast of the project site. Placer County operates two libraries in the region: Granite Bay Library and Rocklin Library. The Granite Bay Library is located 8 miles southeast of the project site. The Rocklin Library is located more than 5 miles southeast of the project site. Demand for County library services has increased with population growth, but revenue and funding have remained unchanged (Placer County Library 2020). Throughout unincorporated Placer County, the library system falls below established state guidelines regarding square footage, number of public access computers, collection size, and number of seats.

3.14.3 Environmental Impacts and Mitigation Measures

METHODOLOGY

Development of Sacramento State – Placer Center would result in population growth and an associated increase in demand for public services and recreational facilities. Evaluation of potential public service impacts was based on a review of the Sacramento State – Placer Center Master Plan, Sacramento State policies, CSU policies; consultation with appropriate public service providers, such as the Placer County Sheriff's Department, CHP, UPD, and County Public Library Services; and map review of the project study area. The analysis of impacts to public services and recreation is based on a comparison of existing and projected demands for services and the resulting need, if any, for new, expanded, or modified facilities to provide for the increased demand. Under CEQA, impacts are considered to be significant if a project would require new or expanded public service or recreational facilities, the construction of which could cause significant environmental impacts (i.e., substantial adverse physical impacts).

Population and Housing Assumptions

The Sacramento State – Placer Center Master Plan is designed to eventually complete an off-campus center that serves approximately 20,000 undergraduate students (headcount [HC]) or 12,000 full-time equivalent students (FTES), including approximately 5,000 Sierra College FTES and approximately 7,000 Sacramento State FTES, phased as summarized in Table 2-1, in Chapter 2, "Project Description." Sacramento State – Placer Center plans for 1,200 beds on campus, located along the south and west edges of the campus core near the Sunrise Boulevard alignment. In total, the off-campus center would include 250 traditional beds, 450 mini-suites, and 500 apartment beds. Implementation of Sacramento State – Placer Center was anticipated in the PRSP, which was adopted in 2019. The PRSP envisions development of an approximately 300-acre Sacramento State off-campus center in Placer County that is sized to potentially accommodate up to 30,000 students. In fact, the SAP and PRSP were designed specifically with the future University as a central land use, and the residential and commercial uses identified in those plans are designed to support the University and vice-versa (see Section 3.13, "Population and Housing"). Therefore, the growth associated with Sacramento State – Placer Center is fully integrated into the currently adopted plans, including the PRSP, which is currently under construction.

THRESHOLDS OF SIGNIFICANCE

A public services and recreation impact is considered significant if implementation of Sacramento State – Placer Center would do any of the following:

A. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

   i. fire protection,

   ii. police protection,

   iii. schools,

   iv. parks and recreation facilities, and

   v. other public facilities;

B. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

C. Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.

ISSUES NOT DISCUSSED FURTHER

All issues applicable to public services and recreation listed under the significance criteria above are addressed in this section.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.14-1: New or Physically Altered Fire Protection Facilities (Threshold of Significance A.i)

Development of the Sacramento State – Placer Center Master Plan would result in an increase in demand for fire protection services, which would be provided by PCFD with support from CAL FIRE, as planned in the PRSP. In addition, the new buildings and facilities would be constructed in compliance with fire and emergency safety requirements and Sacramento State has committed to leasing 5 acres to Placer County for a fire station and training center in the western portion of the project site, which would serve the project. Therefore, existing and planned fire protection facilities would be adequate to serve the off-campus center. The impacts of construction and operation of the new Placer County Fire Station and Training Center are evaluated in this EIR. This impact would be **less than significant**.

The project site is within the fire service jurisdiction of PCFD, which would provide fire protection and emergency medical services to Sacramento State - Placer Center, with support from CAL FIRE.

All new buildings and facilities proposed under the Sacramento State – Placer Center Master Plan would be designed to meet minimum fire and emergency safety requirements identified in the California Building, Fire, and Health and Safety Codes. These requirements include appropriate fire safety measures and equipment, including but not limited to, the following: fire retardant building materials; roof access; emergency water infrastructure (fire hydrants and sprinkler systems) and adequate fire flow (water); smoke detectors, fire extinguishers and fire alarms; emergency response notification systems; adequate building egress; adequate emergency access ways for emergency vehicles; and maintenance of defensible space. The State Fire Marshal is responsible for reviewing building plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

Development of the project would result in an increase in demand for fire protection services from the newly introduced facilities and population at the off-campus center. Fire protection services would be provided by PCFD,

with support from CAL FIRE. PCFD would be contracted to provide fire protection and emergency services at least through Phase 1 of the Master Plan, during which time the project would be adequately served by Station #77 on ~~Athena~~ Athens Avenue as it is only 1.5 miles away and has the capacity and resources to serve the site. However, as ~~the~~ phased development of the campus progresses, there would be increased demand for services, which would result in the need for new fire protection facilities to maintain acceptable service ratios, response times, or other similar performance objectives. The Sacramento State - Placer Center Master Plan identifies a 5-acre site that would be leased to Placer County for a Fire Station and Training Center~~, sited~~ on the western boundary of the site off Fiddyment Road. The new Fire Station would serve the project and would have capacity to provide acceptable service ratios and response times. The Fire Station would be constructed and operational prior to completion of Phase 2 of Sacramento State – Placer Center. As described in Chapter 3, "Project Description," of this EIR, although the Fire Station and Training Center are not part of the proposed project to be approved by the CSU Board of Trustees, because these facilities would be sited within the project site boundaries and because they are public service facilities ~~needed to~~ that would serve the off-campus center, the physical environmental effects of construction and operation of the new Placer County Fire Station and Training Center are evaluated throughout this EIR, with mitigation recommended where necessary.

Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and the population growth associated with the university was accounted for in the County's population projections. As a result, the project would not cause additional demand for fire protection services beyond what has already been ~~projected~~ evaluated. The overall increase in enrollment, staff, and faculty over the course of buildout of the project could result in increased numbers of people visiting communal areas in the county, which could result in an increased demand on the PCFD. However, because the university was planned in the PRSP and evaluated in the PRSP EIR, this demand would not exceed what has already been projected and approved by the County. Furthermore, although its design, construction, and operation would be the responsibility of Placer County, the construction and operation of the county Fire Station and Training Center is evaluated at a programmatic level in this EIR. Therefore, no construction or alteration of off-site fire protection facilities would be required to maintain acceptable service ratios, response times, or other performance objectives for the off-campus center. Implementation of the Sacramento State – Placer Center Master Plan would result in a **less-than-significant** impact related to new fire protection facilities.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to fire protection facilities is ultimately consistent with the less-than-significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.13-1 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.13-1 ~~initially~~ differ only because the broader SAP/PRSP EIR identifies the need to develop a new Fire Station and Training Center in the PRSP area, whereas the increase in demand for fire protection services associated with Sacramento State – Placer Center would be met by PCFD with support from CAL FIRE, as planned in the SAP/PRSP. As described in the SAP/PRSP EIR, implementation of Mitigation Measures 4.13-1a and 4.13-1b would reduce the impact to less than significant.

Impact 3.14-2: New or Physically Altered Police Protection Facilities (Threshold of Significance A.ii)

Law enforcement services at Sacramento State – Placer Center would be provided by the Placer County Sheriff's Office until the time of transition to the Sacramento State University Police Department (UPD), which would be at least through Phase 1 of the Master Plan. As the off-campus center is developed, there would be increased demand for services. It is anticipated that UPD would begin to provide police services sometime during Phase 2 with a unit specifically dedicated to the off-campus center that operates 24 hours a day, 365 days a year. Like other CSU campuses, Sacramento State – Placer Center would enter into mutual aid agreements with local law enforcement, which would provide enhanced law enforcement services on and in the vicinity of the project site. No new or physically altered police protection facilities beyond those already planned for the off-campus center would be required. Therefore, this impact would be **less than significant**.

The Placer County Sheriff's Office would be contracted to provide police protection services to the off-campus center until the time of transition to the Sacramento State University Police Department (UPD), which would be at least through Phase 1 of the Master Plan. As the off-campus center is developed, there would be increased demand for services. It is anticipated that UPD would begin to provide police services sometime during Phase 2 with a unit specifically dedicated to the off-campus center that operates 24 hours a day, 365 days a year. At such time, and as ~~As~~ with all CSU campuses, the primary police protection responsibility would be provided by the UPD, which would have jurisdiction over the campus. The UPD would provide full-service law enforcement services, which include responding to criminal incidents and disturbances, emergency management, "NightWalk" escorts between campus locations, fingerprinting, animal control, lost and found, and community classes and outreach services. The UPD would include sworn police officers, including a Chief, Deputy Chief, and Investigator. UPD police officers would be certified by the California Commission on Peace Officer Standards and Training.

The UPD generally does not have specific service standards, such as response times or staffing levels; instead, staffing would be driven by the growth and service needs of the off-campus center. The UPD would cooperate fully with all local, state, and federal law enforcement agencies with jurisdiction in the area and would have mutual aid agreements with local law enforcement agencies including the Placer County Sheriff's Department, Parole Services, and the Narcotics and Gang Task Forces to mobilize additional law enforcement resources when needed. The UPD would also work closely with the Placer County Sheriff's Office proactive patrols to deter crimes and enhance enforcement efforts in and around campus neighborhoods throughout the academic school year and during major events. ~~Mutual aid is coordinated in accordance with nationally standardized Incident Command System protocol and does not include formal written agreements.~~

As demand for police response services increases, the University would continue to monitor campus growth, on-campus residential population, calls for service, response times, and reactive and proactive patrol times to assess the need for additional staff and associated facilities. When the need for additional staff and/or facilities is identified to maintain response times and regular proactive controls, the University would increase resources as necessary. Therefore, demand for UPD services would be met by the continued implementation of operating procedures, campus safety training, and appropriate staffing based on ongoing evaluation of demand and needs.

The Campus Police and Parking and Transportation Building, which would be constructed in Phase 2 of the project, would establish a convenient presence of police services to protect life and property; provide security for students, faculty, and staff; and assist students, faculty, staff, and visitors with parking and transportation services. This office would likely provide services such as parking permits, parking enforcement, alternative transportation and shuttle information, visitor information, safety escorts, fingerprinting, and lost and found. In addition, buildout of the off-campus center includes a County forensics lab. As a project building~~s~~, its construction and operation are evaluated throughout this EIR.

Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's population projections. As a result, the project would not cause additional demand for police protection services beyond what has already been projected. The overall increase

in enrollment, staff, and faculty over the course of buildout of the project could result in increased numbers of people visiting communal areas in the county, which could result in an increased demand on the Placer County Sheriff's Department for response to public areas in the service area. However, because the university was planned in the PRSP and evaluated in the PRSP EIR, this demand would not exceed what has already been projected and approved by the County. The PRSP EIR identified mitigation measures for impacts to police protection services that involve funding mechanisms for providing supplemental revenue for operations, training, maintenance, and personnel costs associated with law enforcement services. As explained in the section entitled "California State University Autonomy," of Chapter 3 of this EIR and mentioned above in Section 3.14.1, "Regulatory Setting – Local – Placer County Code – Public Facilities Fees", ~~the University's share of the development fees will be paid by Placer Ranch (JEN) upon map recordation or at the time of County building permit.~~ the CSU is not subject to local government planning and land use plans, policies, or regulations, including the County public facilities fee and supplemental sheriff facilities fee, and pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU. Finally, the project would not result in the need for construction or alteration of off-site police facilities to maintain acceptable service ratios, response times, or other performance objectives for the off-campus center. Implementation of the Sacramento State – Placer Center Master Plan would result in a **less-than-significant** impact related to new police protection facilities.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to police protection facilities is ~~ultimately~~ consistent with the less-than-significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.13-2 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.13-2 ~~initially~~ differ only because the SAP/PRSP EIR identifies a potentially significant impact due to demand generated by development under the broader Sunset Area Plan and the lack of funding mechanisms needed to support the expansion of law enforcement facilities in the area and requires as mitigation that new development fund its fair share of the cost of new facilities through the County's public facilities fee program. ~~Whereas~~ In contrast, no police protection facilities beyond those already planned would be required to address the increase in demand for police protection services associated with Sacramento State – Placer Center. Moreover, as stated above in the impact analysis for police protection facilities, the CSU is not subject to the County public facilities fee and supplemental sheriff facilities fee, and pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU. ~~As described in the SAP/PRSP EIR, implementation of Mitigation Measure 4.13-2 would reduce the impact to less than significant.~~

Impact 3.14-3: New or Physically Altered Schools (Threshold of Significance A.iii)

Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's approval of the plan. The PRSP includes sites for an elementary school and a middle school, and adequate capacity within existing and planned schools in the project vicinity and broader region is expected to be available to serve the needs of the project-related population. Implementation of the off-campus center would not require construction of new schools or expansion of existing schools beyond those already anticipated as part of the PRSP. This impact would be **less than significant.**

Development of Sacramento State – Placer Center would expand access to higher education in the region through partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The off-campus center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's population projections and considered in PRSP approval. The PRSP includes sites for an elementary school and a middle school, both of which would be part of the Roseville City School District; high school students would attend high school at Roseville

Joint Union High School District outside of the PRSP area. Implementation of the off-campus center and resulting school-aged children of project-related faculty, staff, and students would not cause additional demand for school facilities beyond that projected in the PRSP. School-aged children associated with Sacramento State – Placer Center would attend schools in the local school districts and—because many employees and university students would commute from elsewhere—other districts in the region. Adequate capacity within existing and planned schools is expected to be available to serve the needs of the project. No construction of additional facilities or expansion of existing facilities beyond those already planned is anticipated to be necessary because of Sacramento State – Placer Center. ~~As mentioned above the University's share of development fees will be paid by Placer Ranch (JEN) upon map recordation or at the time of County building permit~~. Furthermore, as discussed above in Section 3.14.1, "Regulatory Setting – Schools", these statutory fees do not apply because, as a State entity, the CSU is not subject to these fees, and pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain fees that would otherwise have been owed by JEN had the property not been granted to CSU. Therefore, impacts related to schools would be less than significant.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on schools is consistent with the less-than-significant conclusion identified for the PRSP area in the discussion of Impact 4.13-3 in the SAP/PRSP EIR.

Mitigation Measures

No mitigation measures are required.

Impact 3.14-4: New or Physically Altered Parks or Recreational Facilities (Threshold of Significance A.iv, B, and C)

The Sacramento State – Placer Center Master Plan includes open space areas for active and passive recreation on the project site, which would adequately serve the campus population. The off-campus center is specifically identified as a core element of the PRSP, and population growth related to the university was accounted for in the County's population projections and PRSP approval. Therefore, the project would not result in increased demand for, or deterioration of, off-campus recreational facilities beyond that planned in the SAP and PRSP. This impact would be **less than significant**.

Implementation of the off-campus center would generate students, faculty, staff, and visitors that would result in an increased demand for parks and recreational facilities on the project site, in the PRSP area, and in the region, including Placer County and the City of Roseville. As with other public services, demand for parks and recreational facilities resulting from the project were considered by the County in its approval of the PRSP, and the project as proposed would not cause demand for recreational facilities beyond what has already been projected.

The Sacramento State – Placer Center Master Plan includes recreational facilities and open space areas for active and passive recreation on the project site, which would adequately accommodate the campus population. The Recreation and Wellness Center would serve as the primary campus recreation facility, with amenities for students, faculty, and staff, and the surrounding community. Sports and recreation fields, including a soccer field, basketball courts, baseball and softball fields, and tennis courts, would provide facilities and spaces for students and community members to participate in club sports and recreational leagues. These fields, located within walking distance from the Recreation and Wellness Center, could also be made available to members of the community. A 3,000-seat stadium would be located near the Recreation and Wellness Center, and informal fields and courts are planned proximate to residential facilities in the southern portion of the site. The Master Plan also includes the Student Center and Dining Center, located along the paseo in the campus core, as well as a network of active and passive recreation facilities, like the campus loop trail. In total, the Master Plan includes an estimated 634,000 GSF of campus life building spaces and approximately 53 acres of open space for natural habitat protection, research, interpretive, and related purposes. No new or physically altered recreational facilities beyond those already planned and assessed would be required as a result of the project. As explained in the section entitled "California State University Autonomy," of Chapter 3 of this EIR and mentioned above in Section 3.14.1, "Regulatory Setting – Local Placer County Code – Public Facilities Fees",

the CSU is not subject to local government planning and land use plans, policies, or regulations, including the County public facilities fee, County park fee, offsite park improvement costs, or community recreation fees, and pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees that would otherwise have been owed by JEN had the property not been granted to CSU. This impact would be **less than significant**.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact on parks and recreation facilities is consistent with the less-than-significant conclusion identified for the PRSP area in the discussion of Impact 4.13-5 in the SAP/PRSP EIR.

Impact 3.14-5: New or Physically Altered Libraries (Threshold of Significance A.e)

Implementation of the project would include construction of a new university library which would meet the need of the off-campus center. The library would also be available as a community amenity. No new or expanded library facilities beyond that already planned would be required. This impact would be **less than significant**.

Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and the population growth associated with the university was accounted for in the County's population projections and approval of the PRSP. The project would not cause additional demand for library facilities beyond what has already been projected in the PRSP.

The increased demand for library services associated with the off-campus center would be met onsite because the Sacramento State – Placer Center Master Plan includes the construction of a new university Library. In addition to serving the off-campus center students, faculty, and staff, the Library would provide community-facing services from study and collaboration spaces, media stacks and maker spaces, and multipurpose spaces for community programming. The Library is intended to serve as a home base for learning, as well as a key cultural attraction for external community members. Its location at the heart of the off-campus center is intended to be ideal for students, faculty, staff, and to facilitate involvement of community members in campus life. No new or expanded library facilities beyond that already planned would be required, and this impact would be less than significant.

Mitigation Measures

No mitigation measures are required.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the impact related to libraries is ~~ultimately~~ consistent with the less-than-significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.13-4 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.13-4 ~~initially~~ differ only because the SAP/PRSP EIR identifies a potentially significant impact due to demand generated by development under the broader Sunset Area Plan and the lack of funding mechanisms needed to maintain adequate library facilities and services in the area, and requires new development to fund its fair share of library facilities through the creation of or annexation by a Community Facilities District or County Service Area Zone of Benefit in compliance with the Placer County General Plan and County public facilities fee program as a mitigation measure. ~~whereas~~ In contrast, no library facilities beyond those already planned would be required to address the increase in demand for such services associated with Sacramento State – Placer Center. Moreover, as stated in Section 3.14.1, Regulatory Setting – Local – Placer County Code – Public Facilities Fees, the CSU is not subject to local government planning and land use plans, policies, or regulations, including the County public facilities fee, and pursuant to the Development Agreement, and thereafter the MOUs, JEN, as successor in interest to Placer Ranch, Inc., agreed to pay certain development fees to the County that would otherwise have been owed by JEN had the property not been granted to CSU ~~JEN will financially cover the fee gap created by the removal of Sacramento State-Placer Center land from County jurisdiction.~~ As described in the SAP/PRSP EIR, implementation of Mitigation Measure 4.13-4 would reduce the impact to less than significant.

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3.15 TRANSPORTATION

This section describes federal, state, and local transportation regulations and policies applicable to the project; discusses the existing transportation network in the vicinity of the project; and analyzes the potential impacts from implementation of the project on transportation. Mitigation measures that would reduce significant impacts, where applicable, are also discussed.

In response to the notice of preparation (NOP), three letters were submitted containing transportation-related comments. Placer County identified the need for project roadways and intersections to be constructed consistent with the previously approved Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP). Like the County, the City of Roseville also shared expectations that the project would comply with the SAP/PRSP and its associated EIR mitigation. Other comments focused on the relationship between vehicle miles traveled (VMT) and associated air emissions and health impacts. The comment letters received during the public scoping period are presented in Appendix A.

3.15.1 Regulatory Setting

FEDERAL

Americans with Disabilities Act

Titles I, II, III, and IV of the Americans with Disabilities Act (ADA) have been codified in title 42 of the United States Code, beginning at section 12101. Title III prohibits discrimination based on disability in "places of public accommodation" (businesses and non-profit agencies that serve the public) and "commercial facilities" (other businesses). The regulation includes Appendix A to Part 36 (Standards for Accessible Design), establishing minimum standards for ensuring accessibility when designing and constructing a new facility or altering an existing facility. The ADA requires public transit operators to meet its requirements. Transit facilities, intermodal centers, rail stations, and platforms must meet accessibility standards as set by the U.S Department of Transportation (USDOT). Accessibility standards regulate paths of travel, bus stops and shelters, curb ramps, grade crossings, parking areas, passenger drop-off areas, platform edges, etc.

STATE

Senate Bill 375

Senate Bill (SB) 375 requires metropolitan planning organizations (MPO) to prepare a sustainable communities strategy (SCS) as part of their regional transportation plans (RTP). The SCS demonstrates how the region could meet its GHG reduction targets through integrated land use, housing, and transportation planning. Specifically, the SCS must identify land use and transportation strategies that combined with the RTP project list will reduce GHG emissions from automobiles and light trucks in accordance with targets set by the California Air Resources Board (CARB).

Senate Bill 743

SB 743, adopted in 2013 and effective as of July 2020, required the Governor's Office of Planning and Research (OPR) to develop new State CEQA guidelines that address transportation impact metrics under CEQA. As stated in the legislation, upon adoption of the new guidelines, "automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the guidelines, if any."

In the amended CEQA Guidelines, OPR selected automobile VMT as the preferred transportation impact metric and applied their discretion to recommend its use statewide. The California Natural Resources Agency certified and adopted the amended CEQA Guidelines in December 2018. The amended CEQA Guidelines state that "generally, VMT is the most appropriate measure of transportation impacts" and the provisions requiring the use of VMT apply statewide as of July 1, 2020.

The adoption of VMT as the appropriate metric of transportation impacts reflects the stated intent of the legislation to "promote the reduction of greenhouse gas emissions, the development of multimodal networks, and a diversity of land uses." Use of LOS alone as an impact criterion can result in unintended consequences such as more sprawl, less walkability, more vehicle travel, and inefficient public transit. Use of VMT as an impact analysis metric helps to provide a more complete perspective of the potential effects of land use and transportation decisions.

Technical Advisory on Evaluating Transportation Impacts in CEQA

OPR's Technical Advisory on Evaluating Transportation Impacts in CEQA (OPR 2018) provides advice and recommendations to CEQA lead agencies on how to implement SB 743. This includes technical recommendations regarding the assessment of VMT, thresholds of significance, VMT mitigation measures, and screening thresholds for certain land use projects. Lead agencies may consider and use these recommendations at their discretion.

The Technical Advisory also provides guidance on impacts on transit. Specifically, the Technical Advisory suggests that lead agencies generally should not treat the addition of new transit users as an adverse impact. As an example, the Technical Advisory suggests that "an infill development may add riders to transit systems and the additional boarding and alighting may slow transit vehicles, but it also adds destinations, improving proximity and accessibility. Such development also improves regional vehicle flow by adding less vehicle travel onto the regional network."

Assembly Bill 1358

Assembly Bill 1358, the Complete Streets Act (Government Code Sections 65040.2 and 65302), was signed into law by Governor Arnold Schwarzenegger in September 2008. As of January 1, 2011, the law requires cities and counties, when updating the part of a local general plan that addresses roadways and traffic flows, to ensure that those plans account for the needs of all roadway users. Specifically, the legislation requires cities and counties to ensure that local roads and streets adequately accommodate the needs of bicyclists, pedestrians, and transit riders, as well as motorists.

California Department of Transportation

The California Department of Transportation (Caltrans) is the state agency responsible for the design, construction, maintenance, and operation of the California State Highway System (SHS), as well as the segments of the Interstate Highway System that lie within California. Caltrans District 3 is responsible for the operation and maintenance of State Route (SR) 65 and Interstate 80 (I-80) in the study area. As part of these responsibilities, Caltrans reviews local development projects subject to CEQA to assess potential impacts on the SHS based on the following technical guidance.

- Vehicle Miles Traveled-Focused Transportation Impact Study Guide (VMT TISG, Caltrans 2020a).
- Traffic Safety Bulletin 20-02-R1: Interim Local Development Intergovernmental Review Safety Review Practitioners Guidance (Caltrans Safety Impact Guidance, Caltrans 2020b).

Vehicle Miles Traveled-Focused Transportation Impact Study Guide

The Vehicle Miles Traveled-Focused Transportation Impact Study Guide (VMT TISG) outlines how Caltrans will review land use projects with a focus on supporting state land use goals, state planning priorities, and GHG emissions reduction goals. The VMT TISG endorses the *Technical Advisory on Evaluating Transportation Impacts in CEQA* (OPR 2018). The Technical Advisory serves as the basis for transportation impact analysis methodology and thresholds including the use of screening to streamline qualified projects because they help achieve the state's VMT/GHG reduction and mode shift goals.

Safety Impact Guidance

The Caltrans Safety Impact Guidance provides technical instructions on how to evaluate potential safety impacts on the SHS. This guidance largely focuses on the actions of Caltrans district staff in performing the analysis and providing relevant impact information to lead agencies. The interim guidance recommends that safety analyses include a review of three primary elements related to transportation safety—design standard compliance, collision history, and collision risk (consistent with the Federal Highway Administration's Systemic Approach to Safety). The interim guidance does not establish specific analysis methods or significance thresholds for determining safety impacts under CEQA. Additionally, Caltrans notes that local agencies may use the interim guidance at their own discretion as a guide for review of local facilities.

Complete Streets Directive

Caltrans enacted *Complete Streets: Integrating the Transportation System* (Complete Streets Directive) in October 2008, which required cities to plan for a "balanced, multimodal transportation network that meets the needs of all users of streets" (Caltrans 2008). This policy document explicitly embraces Complete Streets as the policy covering all phases of state highway projects, from planning to construction to maintenance and repair. A complete street is a transportation facility that is planned, designed, operated, and maintained to provide safe mobility for all users, including bicyclists, pedestrians, transit vehicles, trucks, and motorists, appropriate to the function and context of the facility. Every complete street looks different, according to its context, community preferences, the types of road users, and their needs.

California State University

2019 California State University Transportation Impact Study Manual

In response to SB 743, the California State University (CSU) Office of the Chancellor prepared the *California State University Transportation Impact Study Manual* (CSU TISM) (CSU 2020). The CSU TISM provides guidance for the preparation of CEQA-compliant transportation impact analysis pursuant to SB 743 and is the operative TISM for the analysis presented in this document. The CSU TISM addresses methodology and threshold expectations for transportation impacts related to VMT, transit, bicycles, pedestrians, safety, and emergency access.

The California State University Owner Controlled Insurance Program Safety Manual

The CSU Owner Controlled Insurance Program Safety Manual (OCIP Safety Manual) includes standard construction management BMPs applicable to development projects on CSU property. The BMPs listed in the OCIP Safety Manual are implemented by the construction contractor and each project requires a written safety program that meets or exceeds all applicable state, county, and city laws, statutes, regulations, codes, ordinances, and order of those agencies with jurisdiction over the construction activities (CSU 2016a). The OCIP Safety Manual states that worksite traffic controls must conform to the requirements published in the Caltrans California Manual on Uniform Traffic Control Devices (CSU 2016b).

REGIONAL

Sacramento Area Council of Governments 2020 Regional Transportation Plan/Sustainable Communities Strategy

The Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization or MPO governing the six-county Sacramento region consisting of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba Counties and their 22 cities, and is federally mandated to develop plans for regional transportation, land use and growth management, and air quality. SACOG is responsible for preparation of the RTP/SCS, as explained above under SB 375. The current SACOG RTP/SCS is entitled *2020 Metropolitan Transportation Plan/Sustainable Communities Strategy* (MTP/SCS) (SACOG 2019).

SACOG updates its long-range (i.e., minimum 20 years) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) every four years, per federal law (Title 23 United States Code Section 134 et seq., Title 49, United States Code Section 5303 et seq., and Title 23, Code of Federal Regulations Section 450 et seq.) and state law (SB 375). SACOG's 2020-2045 RTP/SCS was adopted in November 2019.

The SACOG 2020 MTP/SCS provides the basis for air quality conformity findings related to the federal Clean Air Act and determinations of whether the region is complying with GHG reduction targets for automobiles and light trucks established under SB 375. Major projects that are inconsistent with the plan could jeopardize the plan's effectiveness for air pollution and GHG reduction. Consequently, consistency with the MTP/SCS is a potential basis for determining adverse impacts related to these environmental topics.

Of the three policy priorities (which represent the Plans' overall goals) presented in the 2020 RTP/SCS, three are directly applicable to transportation:

- Policy Priority 2: Foster the next generation of mobility solutions;

- Policy Priority 3: Modernize the way we pay for transportation infrastructure; and
- Policy Priority 4: Build and maintain a safe, reliable, and multimodal transportation system.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The *Placer County General Plan* (Placer County 2013) contains a transportation and circulation element that sets policy expectations for the county's transportation network in correlation with the land use element. Select expectations related to CEQA transportation impact analysis for transit, active transportation, and safety that are relevant to this analysis are listed below.

- Policy 3.A.2. Streets and roads shall be dedicated, widened, and constructed according to the roadway design and access standards generally defined in Section I of this Policy Document and, more specifically in community plans, specific plans, and the County's Highway Deficiencies Report (SCR 93). Exceptions to these standards may be considered due to environmental, geographical, historical, or other similar limiting factors. An exception may be permitted only upon determination by the Public Works Director that safe and adequate public access and circulation are preserved.
- Policy 3.B.3. The County shall consider the need for future transit right-of-way in reviewing and approving plans for development. Rights-of-way may either be exclusive or shared with Placer County General Plan other vehicles.
- Policy 3.D.5. The County shall continue to require developers to finance and install pedestrian walkways, equestrian trails, and multi-purpose paths in new development, as appropriate.
- Policy 3.D.7. The County shall, where appropriate, require new development to provide sheltered public transit stops, with turnouts.
- Implementation Program 3.21. The County shall require that bikeways recommended in the Bikeways/Trails Master Plan be developed when roadway projects are constructed and when street frontage improvements are required of new development.
- Implementation Program 3.25. Any roadway in Placer County which is to be newly constructed or substantially reconstructed must be designed and constructed to: a) Provide for the safety and convenience of all users and all ages and of all abilities: pedestrians, bicyclists, transit users, and motorists; and b) Address the needs of all users both along roadway corridors and crossing the corridors.

Placer County Design Standards

Placer County maintains design standards for the transportation network related to engineering and planning. These standards are compiled in the following documents.

- Placer County Land Development Manual (Section 4 Streets).
- Placer County Engineering Design Plates (Plates 100 to 127 Roads).

The design standards are used to construct a transportation network that has consistent features. This consistency provides common expectations for users to minimize potential conflicts and to establish clear right-of-way practices.

Placer County Regional Bikeway Plan

The Placer County Regional Bikeway Plan (Placer County 2018) recommends a 441-mile regional system of on-street and off-street bikeways that would comfortably connect the six incorporated cities and established unincorporated communities. Development of this system is occurring as funding becomes available for individual projects and is expected to increase travel choices that contribute to active lifestyles that produce public health and environmental benefits. Policy and planned improvement expectations relevant to this transportation impact analysis are listed below.

- M.2. Encourage agencies responsible for public street, road, and highway improvements to consider the needs of cyclists when designing new or reconstructing existing facilities.
  - Strategy: Work with the County, cities, and school districts to incorporate state-of-the-art bicycle design guidelines, such as those recommended by NACTO and FHWA, into their overall policies for facilities and roadway and interchange design.
- M.3. Coordinate with Placer County departments, cities, and other government entities to create continuity and consistency with existing and planned bikeway systems.
  - Strategy: Implement directional signage along bikeways to indicate connections to key destinations.
  - Strategy: Encourage Placer County jurisdictions to work with developers and bicycle groups to dedicate easements for bikeways that connect to the existing bikeway system
  - Strategy: Encourage businesses, schools, and public agencies to incorporate adequate bicycle parking into their facilities.
- M.5. Integrate bicycle planning with other community planning, including land use and transportation planning.
  - Strategy: Encourage all Placer County jurisdictions to consider bikeways in their project reviews and recommendations.

Buffered bike lanes are proposed on Sunset Boulevard, Fiddyment Road, Industrial Avenue, and Foothills Boulevard in the study area.

Other Local Plans

The cities of Roseville and Rocklin have General Plans and other local transportation plans such as bicycle, pedestrian, or trails plans establishing expectations for their transportation networks in response to anticipated future growth. The specific goals and policies of these plans are not directly applicable to the proposed project but are relevant in understanding the local context for this impact analysis. Select plans and their transportation goal and policy expectations related to new development are summarized below.

The City of Roseville General Plan (2035) (adopted August 5, 2020) (City of Roseville 2020) contains a Circulation Element that sets policy expectations for the City's transportation network in correlation with the land use element. According to the plan, "The underlying goals for the Circulation Element are to provide accessibility to essential destinations by all travel modes, to maximize the travel choices of residents, workers, and visitors, and to maintain the transportation network in a state of good repair." The following policies relate to transportation expectations for new development.

- **Policy CIRC4.1** The City will review and condition projects as appropriate, to reduce travel demand per capita and per employee by promoting increased density near transit, improving the quality of non-vehicular transportation options, providing incentives for non-vehicular travel, encouraging the mixing of complementary land uses in proximity to one another, and using other feasible methods.
- **Policy CIRC3.7** Include on-street and off-street bicycle improvements with new roadway and roadway expansion projects.
- **Policy CIRC6.5** In reviewing proposed development projects and implementing public projects, the City will incorporate standards designed to protect the security of pedestrians and minimize the potential for collisions involving pedestrians.

The City of Roseville Bicycle Master Plan (BMP) was first adopted in 1994 pursuant to the General Plan and in accordance with the State of California Bicycle Transportation Act. The purpose of the BMP is to guide and influence bikeway policies and development standards to make bicycling in Roseville safer, more convenient, and enjoyable for all bicyclists. The BMP identifies potential bikeway funding sources and provides a prioritized list of bike routes and paths to systematically expand and improve Roseville's bikeway system.

The City of Roseville Pedestrian Master Plan and Best Practices Manual for Pedestrian Design were adopted by Roseville City Council in 2011. The Pedestrian Master Plan establishes policies, projects, and programs that improve the pedestrian system in Roseville and increase walking for transportation, recreation, and health. The Best Practices Manual for Pedestrian Design presents design options for the pedestrian network.

The City of Rocklin General Plan (City of Rocklin 2012) contains a circulation element that sets policy expectations for the city's transportation network in correlation with the land use element. The land use element focuses on creating a mixed-use land use pattern and concentrating uses in the downtown area and along the City's major transportation corridors. The following policies relate to transportation expectations for new development.

- C-6 Encourage non-residential development proposals to incorporate features that promote ridesharing or use of alternative transportation modes.
- C-27 Design and phase construction of road improvements to minimize disruption to local residents and traffic, to the extent feasible.
- C-51 Promote the use of public transit through development conditions such as requiring park and-ride lots, bus turnouts and passenger shelters along major streets.
- C-59 Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses including residential areas, commercial areas, schools, parks, employment centers and open space.

Placer County Sunset Area Plan and Placer Ranch Specific Plan

The SAP and PRSP were approved together by the County Board of Supervisors in December 2019 (Placer County 2019a). These plans outline the long-term vision for developing a regional center with opportunities for, "…high-paying employment, high-quality entertainment, and access to higher education" (Sunset Area and Placer Ranch Specific Plan). The plans outline land use designations and a supporting transportation network (roads, traffic controls, bicycle/pedestrian facilities, and transit facilities) and include specific provisions for the Sacramento State – Placer Center project. Within the Placer Ranch Specific Plan, roadway specifications are provided including detailed design standards in the supporting Placer Ranch Development Standards. As cited in the Placer Ranch Development Standards, the Placer Ranch Development Agreement defines the obligations, financing, and timing requirements for the construction of the plan's arterial and collector roadways that would provide access to the proposed project.

Select objectives or polices related to the Sacramento State - Placer Center Master Plan are listed below.

Placer Ranch Specific Plan

Establish a Site for California State University, Sacramento – Placer Campus: Provide 300± acres to the California State University system (CSU) for development of a Sacramento State off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sacramento State and 5,000 Sierra College).

Sunset Area Plan

Objective 10. Promotion of Active Transportation and Complete Streets: Provide a network of connected bike lanes and sidewalks to accommodate cycling and walking for both functional and recreational purposes. This includes requiring street designs that balance the needs of motorists, cyclists, and pedestrians and ensuring connectivity with adjacent areas in Lincoln, Rocklin, Roseville, and unincorporated Placer County.

- **Policy TM-1.4:** Vehicle Miles Traveled. Consistent with SB 743, the County shall use vehicle miles traveled (VMT) to evaluate the transportation impacts of new development proposals, in accordance with the adoption timelines defined in SB 743. Required traffic impact analysis may also consider the total number of trips generated and the

resulting impact on traffic volumes and congestion (e.g., LOS), but VMT shall provide the basis for determining appropriate mitigation measures to meet CEQA requirements. Analysis shall conform to the Placer County Transportation Impact Analysis Guidelines.

- Policy TM-1.9: Additional Traffic Impact Mitigation. The County may require further traffic analysis for land development projects that are not consistent with the EIR land use assumptions for this Plan. Future projects that exceed the level of development evaluated under the EIR's projected 20-year development scenario (see SAP/PRSP EIR Table 3-3), will be required to prepare individual, project-specific traffic analysis, and identify specific mitigation measures to mitigate impacts as necessary. Mitigation could include contribution to funding of transportation system improvement (e.g., traffic fees, VMT fees) and/or dedication of right-of-way for future improvements.
- Policy TM-2.1: Transportation Facility Design. With the exception of limited access expressways (e.g., Placer Parkway), the County shall require the design of all future roads, bridges, and facilities to accommodate bicycle and pedestrian travel, with a preference for shared use paths.
- Policy TM-2.2: New Development Connectivity. The County shall require new development to include a system of sidewalks, trails, and bikeways that link all land uses as conditions of approval, provide accessibility to parks and schools, and connect to all existing and planned external street and trail facilities. Land use and development applications will need to demonstrate how proposed facilities will connect with the major connector nodes and corridor trails.
- Policy TM-2.3: Pedestrian and Bicycle Safety. The County shall require safe street and intersection crossings for bicyclists and pedestrians that include traffic signals, signal timing to enable safe crossings, enhanced crosswalk facilities with painted and textured and/or raised surfaces, pedestrian and bike activated signals, pedestrian refuge islands and medians, and intersection crossing guidelines consistent with the Americans with Disabilities Act.

3.15.2 Environmental Setting

This section describes the existing environmental setting, which is the baseline scenario upon which project-specific impacts are evaluated. The environmental setting for transportation includes baseline descriptions for roadway, transit, bicycle, and pedestrian facilities.

EXTERNAL ROADWAY NETWORK

The project site will be accessed by the state and local roadways shown on Figure 3.15-1 and described below.

Interstate 80 (I-80): is an east-west interstate freeway that provides regional access to Placer County. I-80 connects south Placer County to Sacramento and San Francisco to the west and Auburn, Sierra Nevada communities, Reno, and beyond to the east. I-80 has a major interchange with State Route 65 (SR 65), which provides access to the Cities of Roseville, Rocklin, and Lincoln as well as the unincorporated Sunset Area. West of SR 65, I-80 is an eight-lane freeway plus two high-occupancy vehicle (HOV) lanes. The HOV lanes end just east of SR 65, at which point I-80 becomes a six-lane freeway as it travels east towards Rocklin Road.

State Route 65 (SR 65): is a north-south state highway that begins at I-80 and extends north through Placer County to SR 70 south of Marysville. SR 65 is a four-lane freeway from I-80 to the at-grade intersection with Nelson Lane. It continues as a four-lane divided highway from Nelson Lane to north of Wise Road. North of Wise Road, it becomes a two-lane state highway connecting the area to Yuba County and Marysville to the north. SR 65 provides regional access to the Project site via interchanges at Blue Oaks Boulevard, Sunset Boulevard, Whitney Ranch Parkway/Placer Parkway (future), and Twelve Bridges Drive.

Athens Avenue: is an east-west arterial roadway that connects Fiddyment Road to Industrial Avenue. It is generally a two-lane rural roadway, except adjacent to Thunder Valley Casino to Industrial Avenue, where it is a four-lane divided arterial.

Sunset Boulevard: is an east-west arterial roadway that connects the Project area to SR 65 and Rocklin. From Foothills Boulevard North to just west of SR 65, Sunset Boulevard is a two-lane roadway with a grade-separated overcrossing

of Industrial Avenue and the Union Pacific Railroad (UPRR). From SR 65 east into Rocklin, Sunset Boulevard is generally a six-lane divided arterial, except immediately east of SR 65 near Atherton Road/University Avenue where it narrows to a four-lane arterial for a short ¼-mile segment.

Blue Oaks Boulevard: is an east-west arterial roadway in northern Roseville. From its current western terminus west of Westbrook Boulevard, it runs east into Rocklin to its eastern terminus at Sunset Boulevard. It is a six-lane divided arterial from Fiddyment Road to Foothills Boulevard. East of Foothills Boulevard, it narrows to a four-lane arterial over a grade-separated overcrossing of Industrial Avenue and the UPRR before widening back to five lanes (two lanes westbound, three lanes eastbound) to SR 65. East of SR 65, Blue Oaks Boulevard is generally a four-lane divided arterial as it travels into Rocklin.

Fiddyment Road: is a north-south arterial roadway that extends from Moore Road south into Roseville to Baseline Road. South of Baseline Road, it becomes Walerga Road traveling south into Sacramento County. North of Roseville, it is a two-lane rural roadway. Within the City of Roseville, it is generally a four-lane divided arterial.

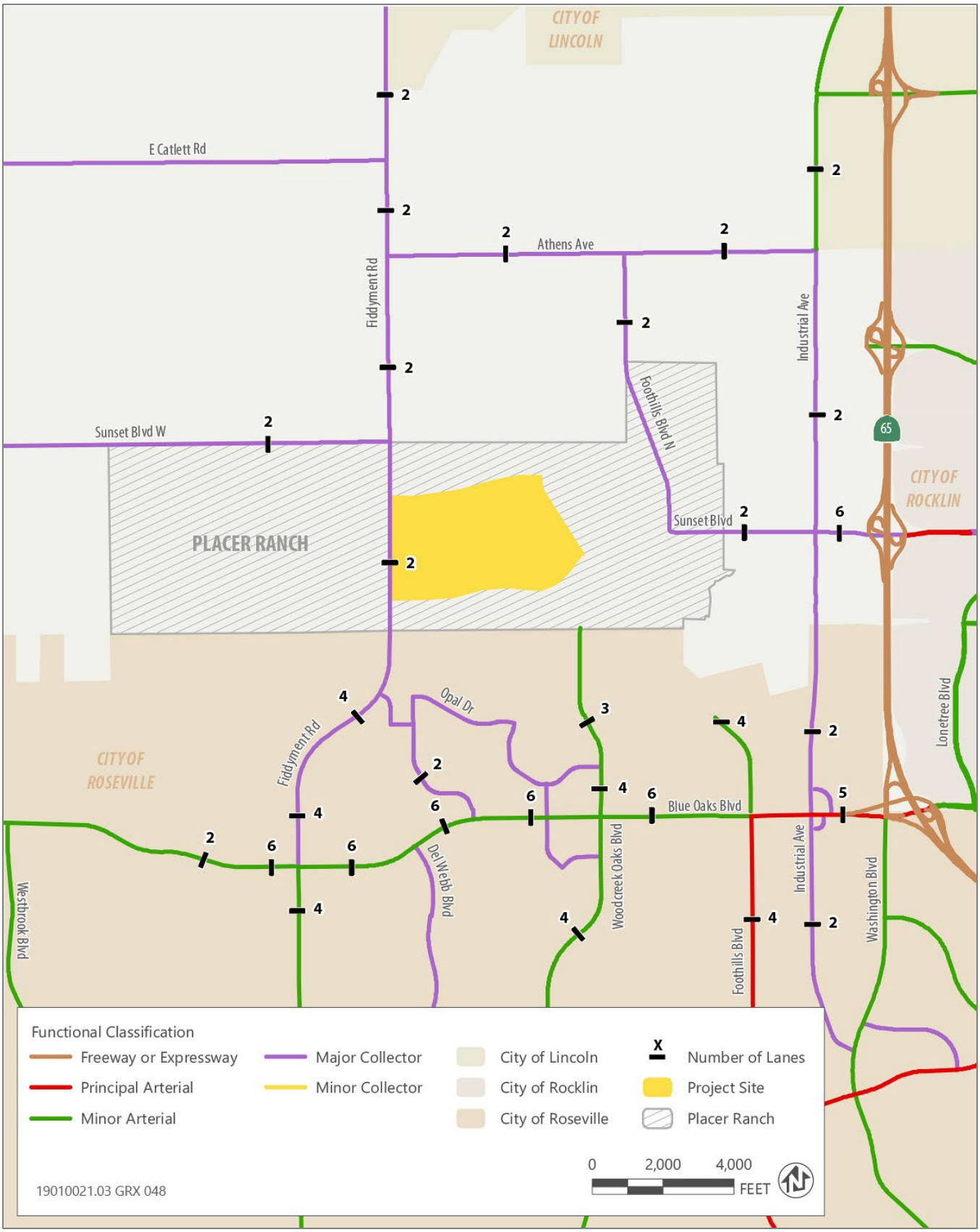
Woodcreek Oaks Boulevard: is a north-south arterial roadway that extends from its current northern terminus at the Roseville City Limits south to Baseline Road. South of Baseline Road, it becomes Cook Riolo Road traveling south to PFE Road. Woodcreek Oaks Boulevard is generally a four-lane divided arterial, except for a segment between Northpark Drive and Parkside Way where it narrows to two lanes crossing over Pleasant Grove Creek.

Foothills Boulevard: is a north-south arterial roadway that is currently broken into two segments in the study area. It is currently a two-lane divided roadway between Athens Avenue and Sunset Boulevard. This segment is signed Foothills Boulevard North currently and is anticipated to change to Foothills Boulevard once the two segments are connected. After an approximately one-mile gap, Foothills Boulevard begins in the City of Roseville just south of Pleasant Grove Creek, extending south to Cirby Way. South of Cirby Way, it becomes Roseville Road traveling south into Citrus Heights and Sacramento County. Within the City of Roseville, Foothills Boulevard is generally a four- to six-lane divided arterial.

Industrial Avenue: is a north-south arterial roadway that runs parallel to the UPRR and SR 65, approximately 2,000 feet west of SR 65. It connects existing industrial and public facilities along the corridor to Lincoln in the north and Roseville to the south. North of its partial interchange with SR 65, it becomes Lincoln Boulevard (formerly SR 65) as it travels toward Downtown Lincoln. Within the study area, it is generally a two-lane roadway. Due to its proximity to the UPRR, east-west arterials, such as Sunset Boulevard and Blue Oaks Boulevard, have grade-separated crossings over Industrial Avenue, with access provided by local "jughandle" roadways.

TRANSIT SYSTEM

Figure 3.15-2 displays the existing transit service offered within the study area, which includes transit service provided by Roseville Transit and Placer County Transit. Existing transit service is limited given the current lack of development within the study area, and no existing transit service is offered within one-half mile of the project site. Roseville Transit serves the southeastern portion of the study area along Industrial Avenue, Foothills Boulevard, and Woodcreek Oaks Boulevard. Placer County Transit provides service along Industrial Avenue north of Sunset Avenue including a stop on Athens Avenue at Thunder Valley Casino, less than two miles from the project site. The Placer County route operates every 60 minutes between 6 AM and 7 PM on weekdays. Roseville Transit route D operates generally between about 6 AM and 6:30 PM. while routes R and S only operate during peak periods in the morning, midday, and evening.



Source: provided by Fehr & Peers in 2023.

Figure 3.15-1 Existing Roadway Network - Number of Lanes

BICYCLE AND PEDESTRIAN SYSTEM

Bicycle and pedestrian facilities within the study area are designated according to the following five classifications:

Class I bicycle facilities are paths that are located entirely off-street and separated from motor vehicle traffic. Typically, Class I bicycle paths are designed as multi-use facilities, available for use by pedestrians, joggers, baby carriages, and skates as well as bicycles.

Class II bicycle facilities are striped bicycle lanes, typically on primary arterials and collector streets, designated for the exclusive use of bicyclists.

Class III bicycle facilities are typically referred to as bicycle routes, where bicyclists share the street with vehicular traffic. While they do not have striped lanes, they often have bicycle route marking signs to guide bicyclists through the area. Bicycle routes are typically located on secondary streets with low traffic volumes and design speeds.

- Class IV bicycle facilities are on-street bike lanes that are physically separated from the adjacent general travel lane.
- Sidewalks are typically concrete walkways raised above the level of the adjacent roadway for the exclusive use of pedestrians.

Bicycle and pedestrian facilities within the study area are shown in Figure 3.15-3. Few facilities for walking and bicycling exist within the undeveloped area immediately north, west, and east of the project site. In the more developed area to the south and east across SR 65, bicycle facilities include Class II bike lanes on many Roseville and Rocklin roadways with limited Class I bike paths along waterways. Sidewalks exist along most roadways in Rocklin and Roseville and along portions of the Placer County roadways. Specific sidewalk gaps are noted in Figure 3.15-3.

SAFETY

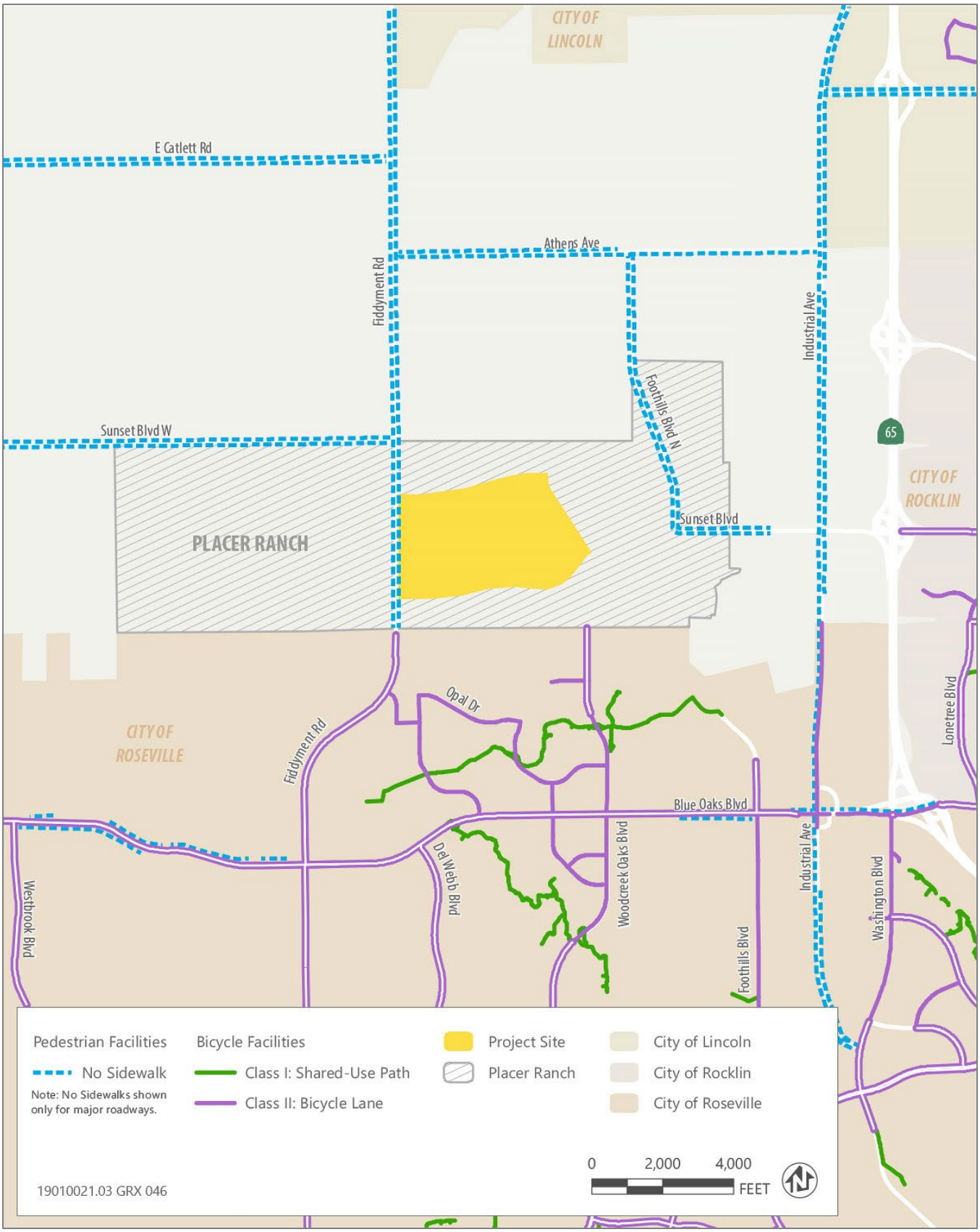
Placer County, the cities of Roseville and Rocklin, and Caltrans are the owners and operators of the transportation network in the immediate study area. These agencies have developed their transportation networks consistent with applicable design standards and monitor collision data to address safety concerns. Design standards are used to provide consistent expectations and experiences for transportation network users to help minimize potential conflicts that could contribute to collisions. When new developments occur in the County or cities, they are expected to comply with all applicable design standards as part of constructing or modifying the transportation system.

Placer County's safety approach utilizes the four disciplines of transportation safety: Engineering, Enforcement, Education, and Emergency Services (Transportation Safety, PCTPA). The transportation network is designed and built to comply with engineering design standards that provide common expectations to users to minimize conflicts and the potential for collisions. Traffic enforcement and education reinforce traveler expectations while emergency services respond to collisions and other safety calls. In 2021, Placer County adopted a Local Roadway Safety Plan (LRSP) in compliance with State and Federal guidelines that addresses systemic collision trends for eligibility to apply for Highway Safety Improvement Program (HSIP) funding that could be used to implement counter measures to reduce collision trends. The Vision of the LRSP is to eliminate all traffic fatalities and severe injuries and is supported by the following five goals.

- Goal #1: Maintain Accurate Collision Databases. Systematically identify & prioritize the County's highest collision locations every two years. Analyze, develop countermeasures, and implement those countermeasures.
- Goal #2: Reevaluate collision trends and associated countermeasures in the LRSP every 5 years and engage community, stakeholder and County management concurrence. Prepare associated update to the LRSP.
- Goal #3: Develop an implementation priority for identified counter-measures. Implement Counter-measures utilizing strategies across all traffic safety disciplines; Engineering, Enforcement, Education, & Emergency services.
- Goal #4: Provide a public input platform for unreported incidents and "close calls" & work with County Public Information Office to bring awareness to the tool.
- Goal #5: Regularly Engage with partner agencies, stakeholders, advocacy groups, & the public to enhance identification of collision patterns and countermeasures every two years. Consider establishing formal safety group/community comprised of these groups.

Source: provided by Fehr & Peers in 2023.

Figure 3.15-2 Existing Transit Facilities



Source: provided by Fehr & Peers in 2023.

Figure 3.15-3 Existing Bicycle and Pedestrian Facilities

In 2017, the County developed a Neighborhood Traffic Management Program (NMTP), with the assistance of an advisory committee composed of representatives from Placer County Planning and Engineering departments, California Highway Patrol, Placer County Fire Districts, Placer County Sheriff's department, Placer County Transit, Supervisory Districts, and local Municipal Advisory Council members. The document provides guidelines for developing a neighborhood traffic management plan, and in developing and reviewing new subdivision plans. NMTPs help identify safety issues and improvements at a local level given the specific context of individual neighborhoods.

City of Roseville's safety approach includes local design standards, a LRSP adopted in 2021, and a Safe Routes to School Plan (SRSP) adopted in 2009. The LRSP identifies safety emphasis areas to inform and guide further safety evaluation of the City's transportation network. The emphasis areas include type of crash, certain locations, and notable relationships between current efforts and crash history. The LRSP analyzes crash data on an aggregate basis as well as at specific locations to identify citywide trends, high-crash locations, high-risk locations, and locations with unusual crash patterns or high crash severities. The SRSP encourages schools to promote walking and biking as an alternate mode of transportation to school. Safe Routes to School staff work closely with schools within any Roseville school district to coordinate walking and biking programs. The City provides a Safe Routes to School website featuring interactive maps, safety tips, an educational video, and additional safety resources.

City of Rocklin's safety approach includes reliance on design standards, a local traffic safety unit for direct reporting of traffic safety issues, and collision monitoring and reporting. The City of Rocklin follows the California Vehicle Code and national guidelines for traffic control devices such as signal lights, traffic signs, and paint markings. The City forwards each traffic accident report to the California Highway Patrol for statewide statistical tracking of collisions and produces an annual report, which includes traffic activity and collision data.

Caltrans approaches safety through three primary elements as discussed in the regulatory setting - design standard compliance, collision history, and collision risk. The agency has standardized traffic safety investigations and is responsible for safety of SR 65 and its interchanges in the study area.

3.15.3 Environmental Impacts and Mitigation Measures

This section describes the analysis techniques, inputs, thresholds, and results used to identify potential significant impacts of the project on the transportation system. Transportation impacts are described and assessed, and mitigation measures are recommended for impacts identified as significant or potentially significant.

METHODOLOGY

The transportation impact analysis evaluates the proposed population, land uses, and transportation system for the Sacramento State – Placer Center Master Plan. As described in Chapter 2 of this EIR, the Master Plan is designed to meet the identified space needs with appropriate facilities at each of four phases of development, eventually realizing an off-campus center that serves approximately 20,000 students (headcount [HC]) or 12,000 FTE students, including approximately 5,000 Sierra College FTE students and approximately 7,000 Sacramento State FTE students, phased as summarized in Table 2-1 (see Chapter 2 of this EIR).

The Sacramento State – Placer Center Master Plan includes internal mobility and circulation elements, which are shown in Figure 3.15-4 and described below. These project facilities are also described in Chapter 2 of this EIR; there are cross-references below to the figures illustrating these facilities in Chapter 2.

On-Campus Roadways

Sacramento State – Placer Center would include an internal system of vehicular and service access routes to facilitate on-campus movement and delivery of goods. Eventually, as Placer One (formerly Placer Ranch) is built out surrounding the project site, the internal roadways would connect to Fiddyment Road on the west, Sunset Boulevard on the south, University Village Drive on the east, and Campus Park Boulevard on the north. All buildings would have loading, service, and emergency vehicle access. Vehicular speeds would be moderated by regulation, the presence of pedestrians and cyclists, and traffic-calming design cues such as pavement treatments and relatively narrow travel lanes. Vehicular crossings may be elevated and bridge-like.

Gateways to Sacramento- State – Placer Center would provide vehicular access for students, faculty and staff, visitors, and the general public. The primary gateway would be on the southern edge along Sunset Boulevard off of a signalized intersection, leading to the campus core, visitor parking, and the mobility hub that would welcome and orient visitors. Off Fiddyment Road, a new signalized intersection would provide access to commuter parking, support buildings, and the proposed Placer County Fire Station and Training Facility. A secondary right in, right out non-signalized intersection is planned farther north on Fiddyment Road, closer to Campus Park Boulevard. Two signalized intersections are planned on the northern edge of the campus along Campus Park Boulevard, both of which would provide access to parking structures. A number of additional non-signalized intersections are planned around the perimeter of the off-campus center to support both service and secondary vehicular access (see Chapter 2, Figure 2-12). To regulate vehicular circulation within the campus and prevent cut-through traffic, control gates may be installed along the internal east-west road, which could be operated remotely for transit and other authorized access.

Pedestrian, Bicycle, and Transit Facilities

As with the roadway system, the Sacramento State – Placer Center pedestrian and bicycle facilities would be established in alignment with the surrounding mobility context of the PRSP, as shown in Chapter 2, Figure 2-13. As described above, the project site and surrounding land are currently undeveloped pastureland; therefore, the pedestrian, bicycle, and transit facilities that serve the off-campus center would be constructed as the PRSP is implemented. For example, development of Placer One, which has begun to the south of the project site, will develop the initial transportation network surrounding the site.

Wayfinding

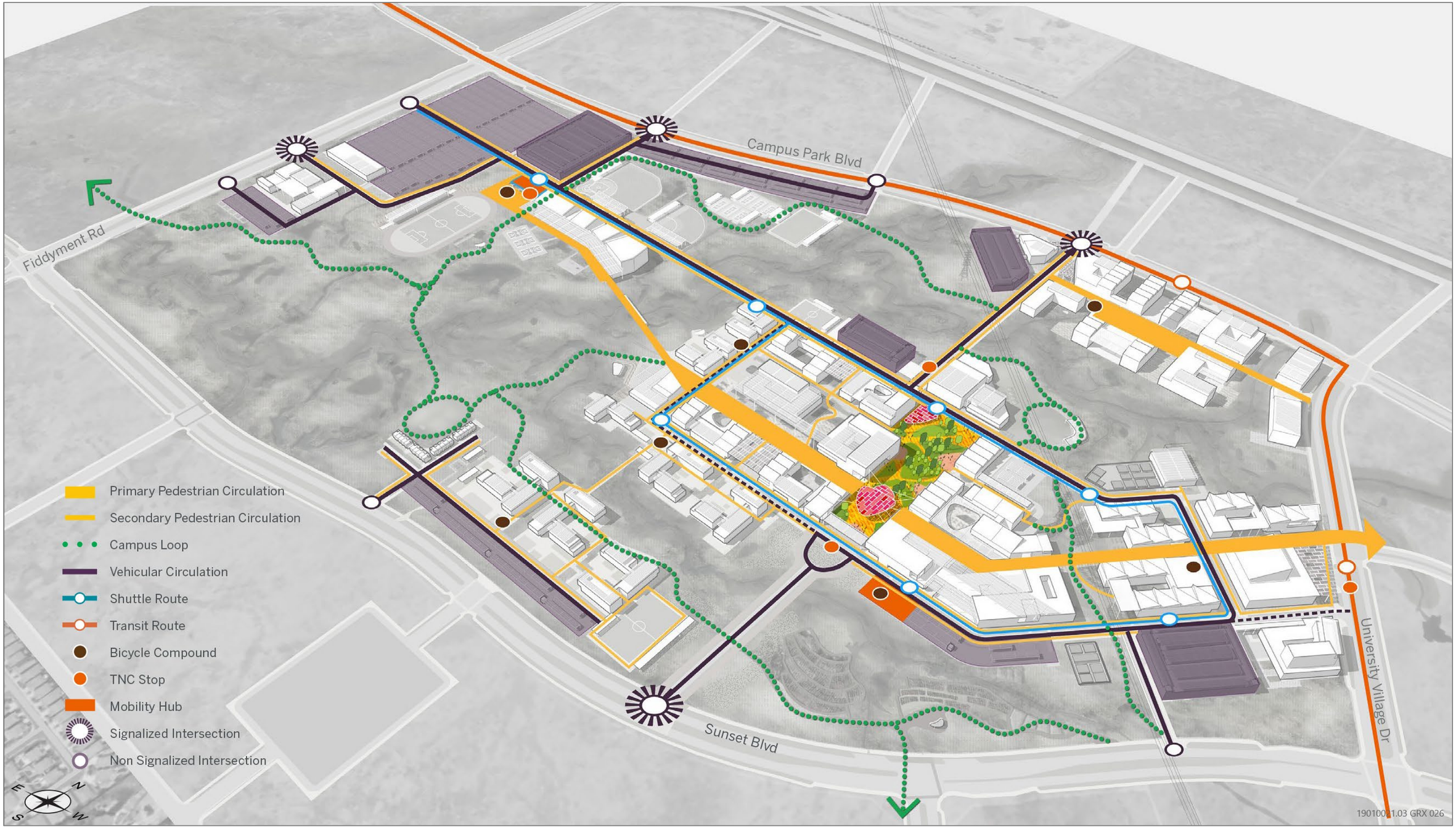
To support the pedestrian-oriented campus, a signage program would be established to enhance the campus environment and improve wayfinding. A consistent visual aesthetic would be utilized for signage to support a wide range of audiences moving through Sacramento State – Placer Center. Signs would identify landmarks, campus entry, vehicular directions and parking, pedestrian wayfinding, interpretive information, and building identification.

Pedestrian Facilities

Sacramento State – Placer Center is designed as a pedestrian-oriented campus. Pedestrian facilities would provide comprehensive access throughout the site via a set of major and minor paths. The pedestrian network would include the Paseo, a major east-west spine, secondary paths, and the Campus Loop Trail around the project perimeter (see Chapter 2, Figure 2-14). The network of primary and secondary paths would connect the various elements on the campus, including the two primary mobility hubs, as well as connect to the larger pedestrian network offsite. The Campus Loop Trail would link sports fields, passive and formal recreation areas, the polyculture garden, pavilions, and vistas, and would invite surrounding communities to engage with the site.

The off-campus center has been designed to accommodate accessible ADA-compliant paths throughout the campus, avoiding the use of stairs where possible to create seamless transitions between buildings and landscape. The stream corridor crossings are also designed to provide accessible connections with smooth materials and gentle slopes to connect at grade. Most of the campus is designed within 5 percent slopes to reduce the need for ramps and railings but where 5 percent slopes are not practical or feasible, ramps no steeper than 8.3 percent slope are deployed. Path alignments are designed to be gently curved, responding to desire lines (i.e., the paths that people would create for themselves from point a to point b) and building entrances.

In addition to ADA-compliant treatments, the pedestrian network is designed to provide an equitable experience for deaf and blind people. With the goal of minimizing barriers and hazards in the landscape, wider pathways are planned throughout the site. Pathways are designed to be no less than 10 feet wide along primary pedestrian pathways and a minimum of 7 feet wide along secondary and tertiary pathways. Along campus streets, shoulder zones are included to create dedicated zones for bike racks and trash receptacles to maintain unobstructed pathways with clear sightlines and nighttime safety lighting. Textured transitions would be provided as tactile cues to differentiate different path systems, thresholds, and edges to provide safety cues. Curbs would be omitted along shared streets to limit tripping hazards and provide more access to people in wheelchairs, mobile transit devices, and those with strollers. The rhythm and color of planting materials and architectural facades would also provide visual cues to enhance wayfinding and visual orientation.



Source: Images produced and provided by Sasaki in 2022, adapted by Ascent Environmental in 2022.

Figure 3.15-4 Sacramento State – Placer Center Mobility Network

Bicycle Facilities

The bicycle path network would largely coincide with the pedestrian network, except along campus roads (see Chapter 2, Figure 2-15). Where roads and pedestrian pathways coincide, bicycles would be required to use the road. Roads would be designed to accommodate shared use by bicycles and automobiles. A campus speed limit of 20 miles per hour (mph) would limit the potential speed differentials between vehicles and bicycles to reduce collision risk and severity. Where pedestrian and bicycle paths coincide, pedestrians would have recognized priority (through signage), with cyclists required to yield to pedestrians. The Paseo would be a dismount zone, with pedestrian traffic only.

- Bike racks to accommodate approximately 600 bikes (approximately 5 percent FTE at full buildout), are anticipated to be organized as follows:
- Small groupings, with 4-10 racks, broadly distributed to provide reasonably convenient access to buildings. Racks would be located away from pedestrian thoroughfares to avoid conflicts with pedestrian traffic.
- Large compounds, to concentrate bike parking at points of convergence and high parking demand. Compounds would be organized compactly and designed attractively, with buffers from pedestrian and landscaped areas.
- Micromobility, which refers to the use of a variety of wheeled apparatuses including scooters and powered scooters, electric bicycles, one-wheels, skateboards, and the like, would be accommodated and regulated generally as bicycles. Parking for micromobility would be integrated with bike parking.

Campus Shuttle

An internal shuttle network, anticipated to be electric, would serve the off-campus center (see Chapter 2, Figure 2-10). A simple route would efficiently connect commuter parking in the west and the academic core. A shuttle route around the core, the southwestern side of which would otherwise be restricted from auto use, would permit convenient access to all destinations.

Public Transit

Conceptual bus rapid transit, local bus services, and shelter locations throughout the non-campus portion of the PRSP are shown on Figure 2-10 in Chapter 2. Two public transit stops would be located on the periphery of the campus: one along Campus Park Boulevard near the center of the academic mixed-use district, and the second along University Village Drive, where it meets the Paseo. These transit stops would likely not be developed until Phase 3 or 4, in coordination with Placer County, as the provision of regional public transit will depend on local and regional transportation agencies.

Emergency Access

Emergency access routes would be provided throughout the project site and would consist of a network emergency vehicle access roads ranging between 20 and 26 feet in width, paved, and, in some limited locations, drivable, all-weather surfaces (Chapter 2, Figure 2-16).

Transportation Demand Management

Transportation Demand Management (TDM) is a set of strategies and incentives to reduce reliance on single-occupant vehicles for commuting and on-campus use. A TDM plan would be developed for Sacramento State – Placer Center and would be funded, implemented, and updated every five years, in accordance with CSU regulations. The TDM plan would contain a mix of regionally appropriate transportation strategies, including but not limited to infrastructure and programs, to improve bicycle, pedestrian, and transit access; and to responsibly manage existing parking assets and reduce parking demand, as follows:

A. The compact, walkable, pedestrian-oriented campus would minimize the need for auto use to travel within the campus.

B. An on-campus shuttle system would carry people to and from remote parking.

C. Parking would be located primarily at the campus edges, so that commuters and visitors would park once rather than drive between buildings.

D. Carpooling, vanpooling, and carsharing (through options such as ZipCar and GIG) would be encouraged, and initiatives would be available for active participants (i.e., rewards through Sacramento Region Commuter Club).

E. Bicycling and micromobility would be encouraged and facilitated by a comprehensive network of paths and abundant, well-located parking and security.

F. Connections to regional transit would be provided in cooperation with Placer County Transit and Roseville Transit, with the anticipation that transit incentives for students such as fare discounts would be offered.

Parking

Given the rapid evolution of mobility in terms of both policy and technology (e.g., self-driving cars, ride-share options, and new transit concepts), the need for parking is likely to change in the future. In response, future parking supply would be regularly re-evaluated to ensure that it meets needs and is not excessive. It is assumed that, over time, parking demand would tend to decrease on a per-student basis as campus housing area is built out and as the surrounding communities are developed. Thus, the projected number of spaces per capita is reduced in each phase of campus development, from 0.45 spaces per headcount student in Phase 1, to 0.4 in Phase 2 and 0.33 in Phase 3. (Note: while these ratios are expressed in terms of spaces per headcount student, that factor incorporates total parking demand, including that for faculty, staff, and visitors.) Using these ratios, the total parking need is 1,126 parking spaces in Phase 1, 3,334 parking spaces in Phase 2, and 6,601 parking spaces in Phase 3. In total, the plan introduces 4,152 structured parking spaces and 2,485 parking spaces in surface lots, for a total of 6,637 spaces.

Figures 2-4 and 2-12 (in Chapter 2 of this EIR) show the locations of the proposed parking facilities and Table 2-1 identifies the number of parking spaces by project phase. The largest component of the parking supply, the commuter parking on the western side of campus, would be surface lots. Closer to the campus core, garages would be provided. The proposed Conference Center parking structure is sited so as to provide convenient parking for administration and nearby student housing. The Hotel parking structure would provide parking for community programs located at the eastern end of the campus including the Performing Arts Center, Continuing Education Building, Library, and Hotel.

The off-campus center would meet or exceed existing electrical vehicle (EV) charging station ratios required by the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations). At the time of EIR preparation, the Green Building Standards (CalGreen 2019) require that for non-residential development, 10 percent of parking spaces must be EV-capable (i.e., have electrical panel capacity, a dedicated branch circuit and a raceway to the EV parking spot to support future installation of charging stations) and 20 percent of parking spaces must be Level 2 EV-Ready EV (i.e., charging unit is absent, but there is a wired outlet to allow the electric car driver to plug-in their portable charger). While the project would be built out over time and the Green Building Standards will continue to evolve, the University is committed to meeting or exceeding the California Green Building Code EV parking throughout the life of project.

Storage for campus shuttles and facilities service fleet would be provided on the west side of the site, near the Support Buildings and Campus Police and Parking & Transportation Building. Additionally, an area would be provided for buses, such as for visiting athletic teams, along the road to the west of the stadium.

Transportation Impact Analysis Methodology

The transportation impact analysis methodologies include quantitative forecasting of VMT and qualitative assessments of how the implementation of the Sacramento State - Placer Center Master Plan may affect existing or planned facilities or services for transit, pedestrians, and bicyclists. A summary of the methodologies used to determine impacts for each aspect of transportation analyzed in this section is provided below.

Vehicle Miles Traveled Metrics

To evaluate all potential project impacts on VMT, the VMT metrics described in Table 3.15-1 are evaluated and compared against baseline conditions. These metrics generally involve the tracing or accounting of vehicle trips and their lengths within a specific study boundary, or from a specific trip generation source such as the project site. All metrics are estimated or forecasted using the SACOG regional SACSIM19 travel demand model (User Guide and Model Documentation for SACSIM19) (SACOG 2020).

Table 3.15-1 Vehicle Miles Traveled Metric Definition and Visualization

Metric: Total Network VMT

Definition: All vehicle trips (i.e., passenger and commercial vehicles) assigned on the network within a specific geographic boundary (i.e., model-wide, region-wide, city-wide). Vehicle volume on each link is multiplied by link distance.

Visualization:

Metric: Total VMT generated by a project

Definition: All vehicle-trips are traced to/from the project site. For the proposed project, this metric captures all passenger and commercial vehicle VMT generated by the residents, workers, students, and visitors to the site.

Visualization:

Metric: Household VMT per resident

Definition: All automobile (i.e., passenger cars and light-duty trucks) vehicle-trips are traced back to the residence of the trip-maker. For the proposed project, this metric captures the VMT generated by residents living in on-campus housing.

Visualization:

Metric: University Work Tour VMT per employe

Definition: All automobile trips which are part of home-work tours or work-based tours are counted. For the proposed project, this metric captures the employee VMT when traveling to/from campus. Tours are a series of travel events, i.e., trips that start at and return to one location. For example, a person may travel to work, stop at a grocery store, and return home; this is considered a home-based work tour. A tour can have two or more trips.

Visualization:

Metric: School Tour VMT per student
Definition: All automobile trips which are part of home-school tours or school-based tours are counted. For the proposed project, this metric captures student VMT when traveling to/from campus.
Visualization:

The SACSIM19 model produces 2016 VMT estimates and 2040 VMT forecasts based on the 2020 MTP/SCS. The SACSIM model is an activity- or tour-based (i.e., a series of activities) model that simulates daily travel for every individual in the region, accounting for land use, transportation, and demographic factors that influence travel behavior. SACOG recently updated SACSIM as part of its 2020 MTP/SCS. As part of this update, SACOG conducted a validation and calibration of the SACSIM 2016 base year travel model that included using household travel surveys, transit boarding data, on-board transit surveys, traffic count data, and VMT estimates from annual Highway Performance Monitoring Systems data to verify the SACSIM model reasonably replicated observed travel behavior.

Table 3.15-2 contains the baseline (2016) VMT estimates from the SACSIM19 model for the VMT metrics described above except total VMT generated by a project, which is only reported in the impact section below.

Table 3.15-2 Baseline (2016) VMT Summary

VMT Metric	SACOG region	Placer County	Sacramento State
Total Network VMT	79,360,081	NA	NA
Household VMT per resident	21.65	32.46	NA
University Work tour VMT per employee	NA	NA	21.56
School Tour VMT per student	NA	NA	14.10

Notes: NA = Not applicable

Source: SACSIM19 Model, 2016 base year estimates

External Roadway Network

VMT is analyzed to determine how the proposed project would change demand for vehicle travel on the external roadway network. Project-generated VMT and the project's effect on VMT were measured using outputs from the SACSIM19 model developed for the SACOG 2020 MTP/SCS. This model was last calibrated and validated to 2016 conditions. Since then, transportation and mobility have been transformed through several forces ranging from new technologies (i.e., Uber/Lyft), different personal preferences, and the unique effects of the COVID-19 pandemic, the combination of which could alter traditional travel demand relationships in the near term and long term. These disruptive trends increase uncertainty in forecasting future travel conditions, especially considering that new technologies such as automated vehicles (AVs) may operate on future transportation networks once all phases of the project are complete and operational.

Although travel demand models have limitations and not all future travel trends were represented in the model, the SACSIM19 travel demand model is still the best available tool to forecast future travel in the study area. It is also consistent with the CSU TIS Guidelines, which states that the regional travel forecasting model is "the 'best' tool presently available to estimate VMT at all CSU campus locations." VMT outputs were produced for baseline, baseline plus project, cumulative no project, and cumulative plus project scenarios.

Four scenarios are evaluated in the impact analysis to determine VMT impacts of the project. **Baseline conditions** are represented by the 2016 base year model, and **baseline plus project conditions** add the first three phases of the proposed project (i.e., Phases 1-3 as described in Chapter 2, "Project Description"). Phase 4, also described Chapter 2, is a long-term development component of the project and is beyond the horizon year of the 2020 MTP/SCS (construction is projected to start in 2050 and end in 2060). As such, Phase 4 was not included in the existing plus project conditions analysis. As part of representing the project in the model under baseline plus project conditions, the project's access roadways connecting to surrounding Placer County roadways including Fiddyment Road and Sunset Boulevard were added. No other roadway modifications were made. While the baseline plus project conditions scenario is theoretical, as it essentially analyzes the effect of Master Plan buildout occurring all at once under baseline conditions, rather than over time through the anticipated buildout date, its purpose is to isolate the impact of the project itself. This scenario is necessary to eliminate the effects of regional growth over the course of Master Plan buildout, and different assumptions about future travel patterns and circulation system improvements in the future scenarios, which is accounted for in the cumulative plus project scenario described below.

The **cumulative no project scenario** reflects the 2040 horizon year for the 2020 MTP/SCS. Development density and the transportation network change substantially compared to the baseline scenarios. Population and employment growth is added to the study area consistent with the SAP/PRSP as well as in the adjacent cities of Lincoln, Rocklin, and Roseville. The transportation network is also expanded to include the following roadway modifications:

- Auxiliary lanes are added to State Route 65 in each direction between Blue Oaks Boulevard and Industrial Avenue.
- Placer Parkway Phase 1 is constructed as four lanes from SR 65 to Blue Oaks Boulevard.
- Sunset Boulevard is widened to six lanes between University Avenue and Foothills Boulevard.
- Sunset Boulevard extension is constructed as two lanes from Foothills Boulevard to Fiddyment Road.
- Blue Oaks Boulevard is widened to eight lanes from SR 65 to Woodcreek Oaks Boulevard.
- Blue Oaks Boulevard extension is constructed as six lanes from Woodcreek Oaks Boulevard to Santucci Boulevard.
- Santucci Boulevard is constructed as six lanes from Baseline Road to Blue Oaks Boulevard.
- Fiddyment Road is widened to four lanes from south of Sunset Boulevard to Moore Road.
- Foothills Boulevard connection between Sunset Boulevard and Blue Oaks Boulevard is constructed.

Finally, the **cumulative plus project scenario** adds the full buildout of the proposed project (i.e., Phases 1-4 as described in Chapter 2) to this 2040 scenario, including modifications to land use and transportation network inputs.

Transit Service

The proposed project was evaluated to determine how it would affect existing and planned transit service within a two-mile radius of the project site by reviewing existing and planned transit services for the jurisdictions discussed in the regulatory setting as well as the project's own proposed transit facilities.

Bicycle and Pedestrian Facilities

Like transit impacts, the proposed project was analyzed to determine how it would affect existing and planned bicycle and pedestrian networks by reviewing the existing and planned facilities and for the jurisdictions discussed in the regulatory setting and the project's own proposed bicycle and pedestrian facilities.

Hazards (Safety)

The project was evaluated to determine whether it causes, or contributes to, a hazard that could result in harm to travelers by reviewing existing and planned roadway facilities and project facilities including roadway alignment and intersection configuration. A hazard may include a geometric design feature or a change in the volume, mix, or speed of multi-modal traffic attributable to the project that is inconsistent with applicable design standards.

Emergency Access

The project was evaluated to assess how it might influence emergency access to and from the regional network through review of existing and planned roadway facilities and project facilities.

THRESHOLDS OF SIGNIFICANCE

Per Appendix G of the State CEQA Guidelines, the CSU TIS Guidelines, and applicable SACSIM and other criteria, a project would be considered significant if it would:

A. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

   For transit service, this means that a significant impact will occur if the project causes a disruption to existing transit service or interferes with future transit service or planned service expansion. Disruption includes causing delays or interruptions to service. Per the Technical Advisory on Evaluation Transportation Impacts in CEQA (December 2018) prepared by the Governor's Office of Planning and Research, creating new demand for transit is not considered an impact.

   For bicycle and pedestrian facilities, this means a significant impact will occur if the project disrupts existing bicycle and pedestrian facilities or interferes with expansions of the bicycle and pedestrian networks contained in adopted plans.

B. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).

   Specific VMT significance criteria proposed for this project were developed based on the *California State University Transportation Impact Study Manual*, January 2020 (referred to as the CSU TIS Guidelines in the remainder of this section). In some cases, the criteria are expanded or modified to reflect the specific analysis model being used (i.e., SACSIM19) or to help explain the specific evidence used in the significance determination.

   Project Level Impacts

   - Residential (i.e., trips made by students/faculty/staff living in on-campus housing): Household VMT/resident exceeds a level of 15 percent below the baseline regional (SACOG) average. The specific threshold value is 18.40 household VMT per resident.
   - University Employment (i.e., work trips made by university/college faculty, staff, and other employees): Work tour VMT/employee exceeds a level of 15 percent below baseline average for Sacramento State campus. The specific threshold value is 18.33 work tour VMT per employee.
   - Student Growth (i.e., trips made by Sacramento State – Placer Center students related to school/education): School VMT/student exceeds a level of 15 percent below baseline average for existing Sacramento State campus. The specific threshold value is 11.99 school tour VMT per student.

   Cumulative Level Impacts

   - Residential: Household VMT/resident under the "with project" condition exceeds the regional average under the 2040 condition associated with the SACOG 2020 MTP/SCS. The specific cumulative threshold value is 19.82 household VMT per resident.
   - University Employment: Work tour VMT/employee under the "with project" condition exceeds the average for the Sacramento State campus under the 2040 condition associated with the SACOG 2020 MTP/SCS. The specific cumulative threshold value is 17.04 work tour VMT per employee.
   - Student Growth: VMT/student under the "with project" condition exceeds the average for the Sacramento State campus under the 2040 condition associated with the SACOG 2020 MTP/SCS. The specific cumulative threshold value is 12.39 school tour VMT per student.

C. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

A significant impact will occur if the project modifies the existing transportation network in a manner inconsistent with applicable design standards.

D. Result in inadequate emergency access.

A significant impact will occur if the project modifies the existing transportation network in a manner inconsistent with applicable design standards. It is presumed that modifications not meeting applicable design standards to a transportation facility that could be used by emergency responders would likely increase emergency access times to or from the regional transportation network.

ISSUES NOT DISCUSSED FURTHER

Construction impacts are not discussed further in this section as construction activity is regulated by Placer County through its improvement standards and encroachment permit requirements. The County balances the short-term disruption that construction activity may cause with the need to maintain reasonable mobility and accessibility as specified in standards of construction contained in the encroachment permit application and shared below. The project would not cause any unique construction activity that would require deviation from standard Placer County practices, as follows.

11. Standards of Construction: All work performed within the County Highway shall conform to the County Land Development Manual and subject to inspection and approval by the Department.
12. Protection of Traffic: Adequate provisions shall be made for the protection of the traveling public. The warning signs, lights and other safety, shall conform to and follow the requirements of Section 21401 of the Vehicle Code and of any sign manual issued by the Department. Convenient access to driveways, houses and buildings shall be maintained. Nothing in the permit is intended as to third parties.
13. Minimum Interference with Traffic: All work shall be planned and carried out so that there will be the least possible inconvenience to the traveling public. Permittee is authorized to place flagmen to stop and warn traffic for necessary protection to public safety, but traffic shall not be unreasonably delayed. The Highway shall not be closed or traffic lanes blocked unless specifically authorized by the permit or without first obtaining permission from the Department. When permission is obtained, the applicant shall notify Highway Patrol, Sheriff's Department, and Fire Department prior to closing the road.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.15.1: Conflict with Program, Plan, Ordinance or Policy Addressing the Circulation System (Threshold of Significance A)

The project would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities. The impact would be **less than significant**.

Roadway System

The Sacramento State – Placer Center Master Plan establishes a mobility framework for the off-campus center, to be constructed in Phases 1 through 3, that creates a pedestrian-oriented, accessible, and interconnected network of routes to, from, and within Placer Center. The off-campus center transportation network would be constructed to applicable design standards of CSU and Placer County. The onsite transportation facilities are designed to connect to the surrounding existing and planned transportation network in the approved SAP/PRSP, which are designed in accordance with county standards as reflected in the SAP/PRSP (Placer County 2019a). The University was an approved element of the PRSP. As explained in Chapter 2, Section 2.5.~~11~~12, as established by Memorandum of Understanding 1 ("MOU 1") between and among Placer Ranch, Inc. and Trustees of the California State University and

California State University, and Memorandum of Understanding 2 ("MOU 2") between the County of Placer and Trustees of the California State University and California State University, Sacramento, agreement between the PRSP owner/developer of (JEN), Placer One (formerly Placer Ranch) (JEN) would be responsible for implementing certain support infrastructure and payment of certain fees ~~established by agreement between the PRSP owner/developer, PRSP would be responsible for implementing certain support infrastructure and payment of certain fees otherwise attributable to Sacramento State – Placer Center~~. Construction of the roadways for the PRSP area and the county and regional transportation fees are the responsibility of Placer One or their successors or assigns. The onsite roadway system would be consistent with applicable circulation plans of the SAP/PRSP. Therefore, this impact would be **less than significant**.

Transit

Existing transit service does not extend to the site and the proposed project does not include modifications to the transportation system that would disrupt existing service or would interfere with potential future service to the Sunset Area or Placer Ranch Area as specified in Mitigation Measure 4.14-13 of the SAP/PRSP EIR (Placer County 2019b). This mitigation measure identifies the requirement for Placer County to prepare a transit master plan for the area and then to fund its proposed service extensions to the area through a community service area (CSA) zone of benefit (ZOB) established by the SAP/PRSP proponent. The master plan would reflect transit needs associated with the campus activities associated with the Sacramento State – Placer Center. Therefore, this impact would be **less than significant**.

Bicycle and Pedestrian Facilities

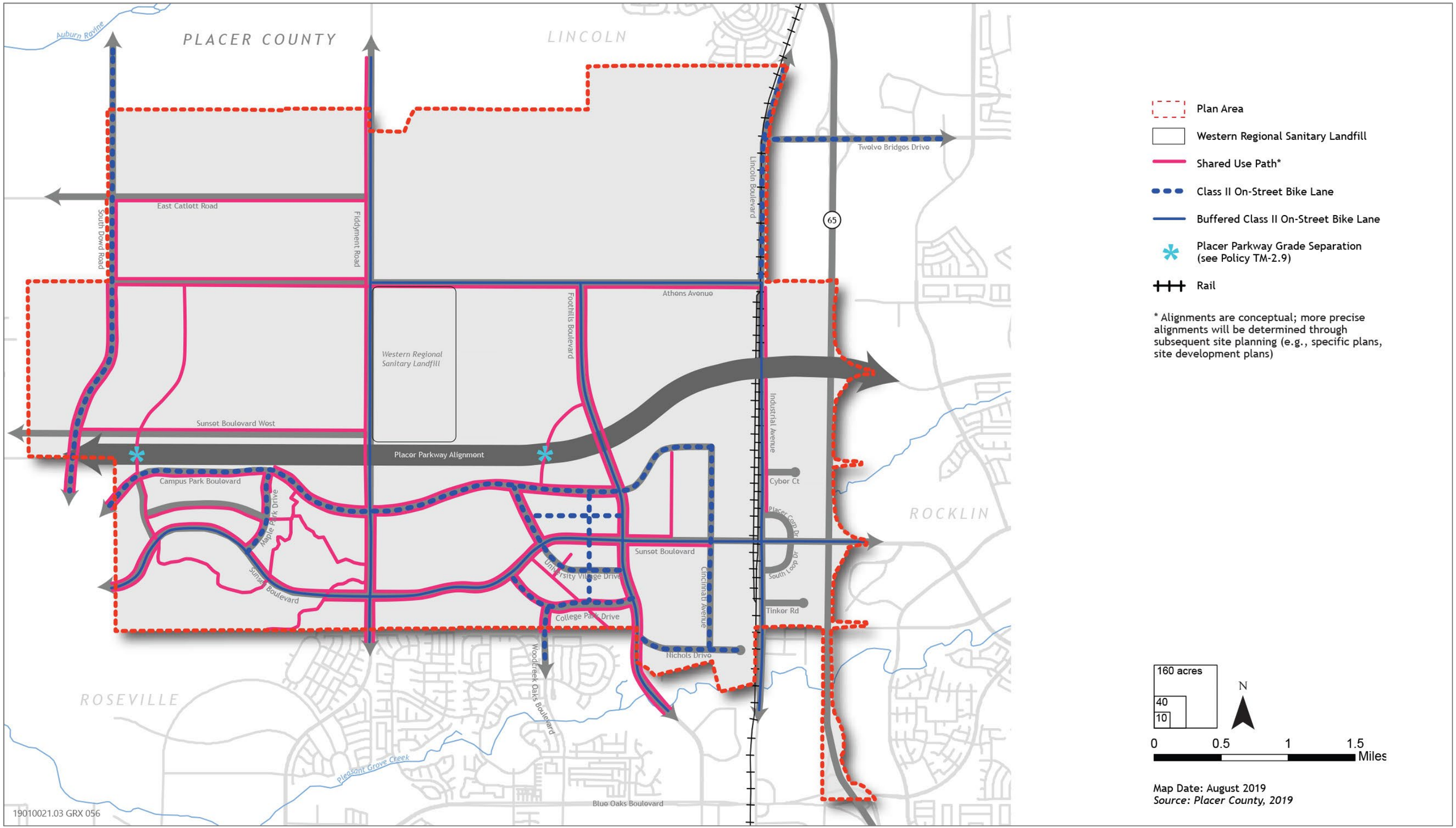
The roadways, bicycle, and pedestrian facilities planned in the project vicinity are identified in the Placer County Regional Bikeway Master Plan (Figure 3.15-5) and the PRSP (Figure 3.15-6). Table 7-1, Figure 7-1, and Figure 7-3 in the Specific Plan identify the location and type of facility with Figure 7-3 specifically showing on-street and off-street facilities for walking and bicycling along the major roadways bordering the proposed project site including Campus Park Boulevard, University Village Drive, Sunset Boulevard, and Fiddyment Road. The proposed project would not interfere with any of these planned facilities. The proposed project would not affect these planned facilities and proposes its own facilities such as an on-site trail system to complement the regional and other local facilities. Therefore, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

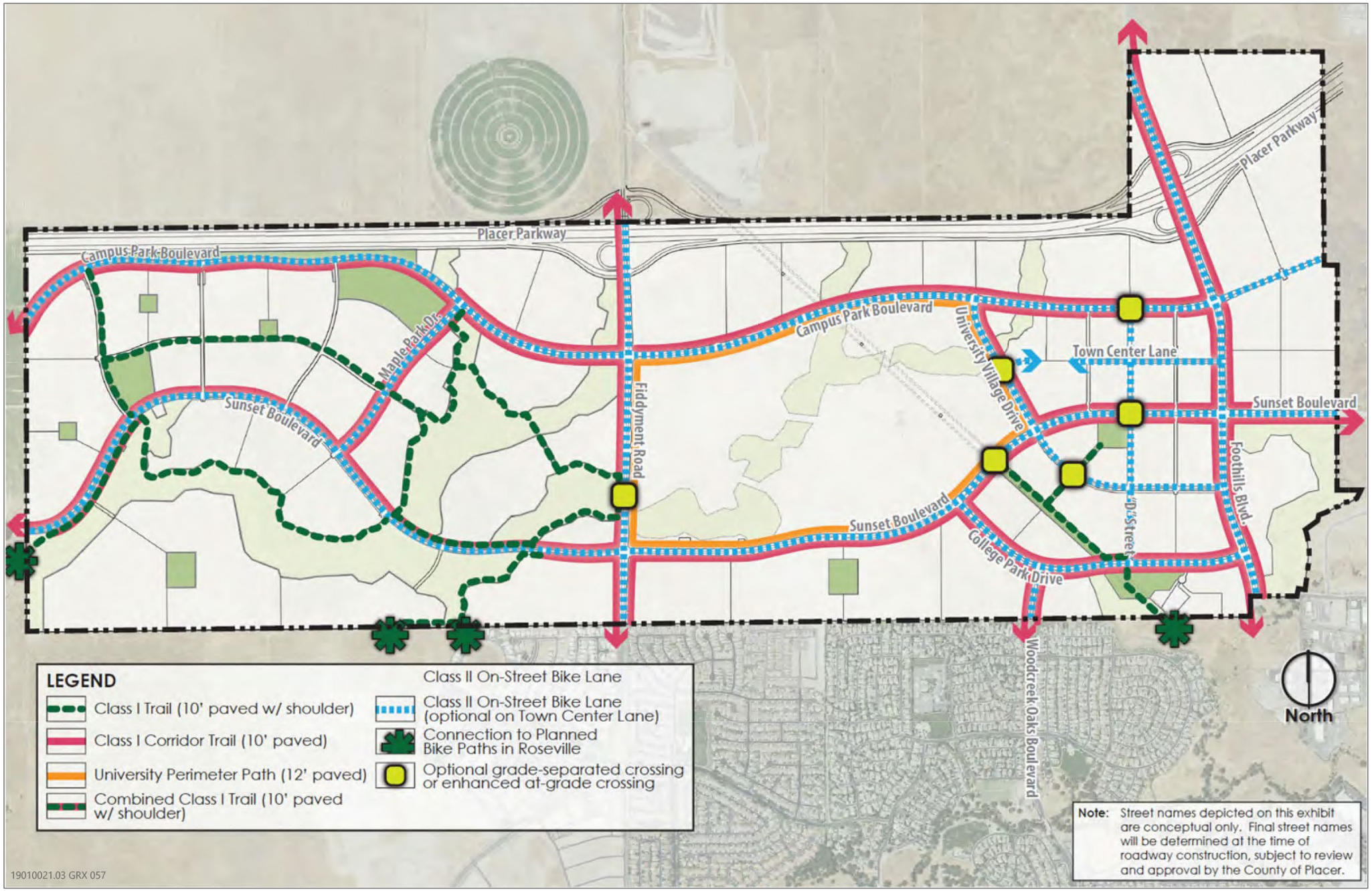
Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for impacts related to the roadway system, transit, and bicycle and pedestrian facilities is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impacts 4.14-13 (with mitigation) and 4.14-14 in the SAP/PRSP EIR (Placer Center 2019b). The conclusions for this impact and SAP/PRSP EIR Impact 4.14-13 initially differ because the SAP/PRSP EIR identifies the need for a transit master plan and the funding of transit service in the area, whereas no transportation network modifications proposed under Sacramento State – Placer Center would disrupt the existing routes and stops of Placer County Transit or City of Roseville Transit. Further, the future transit master plan would be designed to serve the campus activities of the Sacramento State – Placer Center.



Source: Placer County in 2019, adapted by Ascent Environmental in 2023.

Figure 3.15-5 Sunset Area Plan Bike and Pedestrian Mobility



Source: Placer County in 2019, adapted by Ascent Environmental in 2023.

Figure 3.15-6 Placer Ranch Specific Plan Bike and Pedestrian Mobility Plan

Impact 3.15-2: Result in Vehicle Miles Traveled That Exceed Regional Vehicle Miles Traveled Targets (Threshold of Significance B)

Implementation of the Sacramento State – Placer Center Master Plan would generate household VMT per resident, university employment work tour VMT per employee, and university school tour VMT per student at levels higher than the applicable regional thresholds. This impact would be **significant**.

Construction VMT

Construction activities would largely occur within the boundaries of the project site, including along the perimeter of the property, and would include site preparation, construction of new facilities proposed on the campus, and other infrastructure construction. Major components of site preparation would involve site clearing, excavation and grading, and construction of necessary mobility and utility infrastructure as well as academic and other facilities. Major elements of facility construction would include foundation construction, pouring concrete, framing, and other construction activities. Mobility and circulation improvements would involve constructing ingress and egress to the project site, internal roadways, pedestrian walkways and trails, and bicycle infrastructure. A variety of equipment would be required for the site preparation stage, including bulldozers, grading machines, cranes, and dump trucks, which would be used for the handling of cut and fill material on the site. Construction of these improvements would be phased over the course of Master Plan buildout.

Staging, work zone, and construction laydown areas would generally be accommodated within the boundaries of the project site. To address construction traffic that could affect external roadways, standard CSU construction BMPs outlined in the CSU Owner Controlled Insurance Program Safety Manual require that construction contractors implement construction traffic control plans. Additionally, some proposed mobility and circulation improvements could include changes to roadway striping and crosswalks on the perimeter of the project site and would require new signals and stop controls. Any proposed improvements that would affect off-site roadway design under Placer County's jurisdiction would be subject to review and approval by the County and its requirements for the preparation of temporary construction traffic control plans. Construction traffic control plans would include, among other components, appropriate traffic control devices, such as signage and temporary roadway closures, if necessary, and specification of construction working hours.

With adherence to existing standards and requirements, safe access to the pedestrian, bicycle, transit, and street facilities within and adjacent to the project site would be maintained during construction activities associated with proposed development. Therefore, development under the Sacramento State - Placer Center Master Plan would not conflict with plans, ordinances, or policies addressing the circulation system and impacts would be less than significant.

Operational VMT

Table 3.15-3 contains the specific project land use-related inputs for the SACSIM19 model that were used to forecast the project's VMT effects.

Table 3.15-3 Project Land Use Summary for SACSIM19 Inputs

Project Land Use	Baseline Plus Project (Phases 1-3)	Cumulative Plus Project (Phases 1-4)
Residential Households	1,220	1,220
Population	16,483	17,483
Employment	2,846	3,846
University Students - full-time equivalents (FTE)	12,000	12,000

Tables 3.15-4 and 3.15-5 summarize the project's vehicle trip generation and VMT forecasts for the project impact analysis scenarios.

Table 3.15-4 Project Vehicle Trip Generation Summary

Project Land Use	Baseline Plus Project (Phases 1-3)	Cumulative Plus Project (Phases 1-4)
Daily Vehicle Trips	32,692	35,983
AM Peak Hour Trips	3,030	3,208
PM Peak Hour Trips	2,921	3,183

Source: Modified project version of the SACSIM19 model developed for the SACOG 2020 MTP/SCS.

Table 3.15-5 VMT Forecast Summary

VMT Metric	SACOG region	Sacramento State	Proposed Project
Total Network VMT			
Baseline	79,360,081	NA	NA
Baseline plus project	79,268,673	NA	NA
Cumulative no project	90,127,481	NA	NA
Cumulative plus project	90,092,234	NA	NA
Total Project Generated VMT			
Baseline plus project	NA	NA	403,463
Cumulative plus project	NA	NA	361,218
Household VMT per resident			
Baseline	21.65	NA	NA
Baseline plus project	21.58	NA	18.90
Cumulative no project	19.82	NA	NA
Cumulative plus project	19.80	NA	15.86
University Work Tour VMT per employee			
Baseline	NA	21.56	NA
Baseline plus project	NA	22.34	30.15
Cumulative no project	NA	17.04	NA
Cumulative plus project	NA	17.06	23.19
School Tour VMT per student			
Baseline	NA	14.10	NA
Baseline plus project	NA	12.78	17.94
Cumulative no project	NA	12.39	NA
Cumulative plus project	NA	11.21	14.56

Notes: NA = Not applicable

Source: SACSIM19 Model, 2016 base year estimates and 2040 forecasts.

To verify the reasonableness of the model's forecasts, the vehicle trips per FTE of the proposed project were compared to 2022 estimates for the existing Sacramento State campus using StreetLight mobile device data. StreetLight estimates vehicle trips using Location-Based Services (LBS) data from mobile devices and machine learning algorithms that infer trips from device locations, activity, and movements. Each month, StreetLight data processes approximately 40 billion anonymized location records nationally from its data sources to estimate trips and travel patterns. For this analysis, vehicle trips entering and exiting the Sacramento State campus were isolated for the month of February 2022 and then converted to a weekday vehicle trip rate. The SACSIM model projected a reasonably higher rate of 2.72 vehicle trips per FTE under baseline plus project scenarios, versus 1.67 vehicle trips per

FTE for Sacramento State based on the StreetLight estimates. The higher vehicle trips per FTE rate is considered reasonable because of the more semi-rural or suburban location of the Sacramento State – Placer Center campus compared to the more urban location of the Sacramento State main campus, and the associated limitations on bicycling, walking, or availability of transit, until Placer One is built out.

For VMT impact analysis purposes, the project's VMT performance (household VMT per resident) is compared against the SACOG region for the total network VMT and household VMT per resident metrics. For the University work tour VMT per employee and school tour VMT per student, the project is compared against Sacramento State performance. A work tour VMT includes trips that start and end at a work location. For example, a "work tour" is defined as a round trip, i.e., a trip from home to work and back. Any intermediate stops that a person might make within those two trips would also be considered part of the work tour. An example would be a trip from home to coffee shop, coffee shop to work, work to lunch location, lunch location to work, and finally work to home. This is one tour that includes five trips. School tours are defined in the same way.

A summary of the VMT impact metrics is provided in Table 3.15-6. The proposed project would generate household VMT per resident, university employment work tour VMT per employee, and university school tour VMT per student at levels higher than the applicable project thresholds for each of these metrics. Therefore, the project VMT impact would be **significant**.

Table 3.15-6 Project VMT Impact Summary

VMT Metric	Project Threshold	Proposed Project	Significant Impact?
Household VMT per resident	18.40	18.90	Yes
University Work Tour VMT per employee	18.33	30.15	Yes
School Tour VMT per student	11.99	17.94	Yes

While the project's VMT generation rates for the specific project-related populations in Table 3.15-6 exceed the applicable thresholds, the overall or net effect of the project on regional total VMT is to reduce baseline VMT from 79,360,081 to 79,268,673. Thus, although the project would itself result in new trip generation, it would create new educational opportunities, employment, and housing in the study area, reducing the need for people to travel greater distances (such as to the Sacramento State University main campus or other destinations) to fulfill these needs. The collocation of these land uses in the study area would improve land use efficiency such that the origins and destinations of peoples' activities would be closer together, resulting in less total vehicle travel. This reduction of 91,409 daily VMT would be a benefit to the region that contributes to reduced energy consumption and total emissions from vehicular travel.

Mitigation Measures

Mitigation Measure 3.15-1~~1~~2: Develop and Implement a Transportation Demand Management Program

As specified in the CSU TISM and reinforced by the *CSU Transportation and Parking Policy Bulletin 20-003* (CSU 2020), Sacramento State shall develop and implement a TDM program designed to reduce campus-generated VMT. The program shall be developed after construction of Phase 1 and include regular monitoring of VMT performance. The program shall include quantifiable VMT reduction strategies contained in the *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity* (CAPCOA 2021) (CAPCOA Handbook) and any other strategies with similar supporting evidence about their effectiveness.

During the first year of operation during Phase 1 and at least every 2 years thereafter, Sacramento State will survey and record household VMT per resident, university work tour VMT per employee, and school tour VMT per student. The first survey will establish observed baseline values for each VMT metric to benchmark against the applicable impact thresholds. This survey should be coordinated with any similar assessment necessary for compliance with the CSU Transportation and Parking Policy Bulletin 20-003. Surveys shall continue until substantial evidence is sufficient to demonstrate that the project performs below the applicable VMT thresholds and is likely to remain at or better than this level. In any survey period where VMT rates are not below the threshold, Sacramento State will implement

additional VMT reduction strategies either from those identified in the CAPCOA Handbook or that emerge over time from new research. Potential mitigation measures can include improving transit access and frequency, transit subsidy, parking management, commuter programs (carpool or vanpool), rideshare programs, pedestrian and bicycle facilities, bikeshare programs etc.

Significance after Mitigation

The mitigation proposed for this impact would lessen the impact, but it would remain **significant and unavoidable**. This conclusion is based on the expected effectiveness of VMT reduction strategies in a suburban land use context as documented in the CAPCOA Handbook and the additional VMT trends information below.

VMT Trends

When making a final VMT impact determination, other available evidence related to VMT trends must be considered (Auditor of the State of California 2021). The CARB Progress Reports in 2018 and 2022 measure the effect of SB 375, revealing that VMT and GHG per capita increased in California between 2010 and 2019 and are trending upward (CARB 2018).

The Audit Report (Auditor of the State of California 2021) is a more recent assessment of CARB's GHG reduction programs, which also found that VMT and associated GHG emissions were trending upward through 2018. Per the audit, the state is not on track to achieve 2030 GHG reduction goals, and emissions from transportation have not been declining. The 2020 Mobile Source Strategy (CARB 2021) also acknowledges the challenge of VMT reduction and states, "Without additional policy intervention, VMT may continue to rise."

The CARB 2022 Scoping Plan Update (CARB 2022) reviews California's progress for meeting GHG reduction goals and sets forth strategies to achieve those goals based on past performance. The plan acknowledges that the state is not meeting its VMT reduction objectives and that VMT growth is returning after COVID-19 pandemic effects diminish.

> *After a significant pandemic-induced reduction in VMT during 2020, passenger VMT has steadily climbed back up and is now closing in on pre-pandemic levels. Driving alone with no passengers remains the primary mode of travel in California, amounting to 75 percent of the mode share for daily commute trips. Conversely, transit ridership, which was also heavily affected during the lockdown months, has not recovered at the same pace as VMT, and roughly averages two-thirds of pre-pandemic levels of ridership.* (CARB 2022; page 192)

This evidence demonstrates the challenge of reducing VMT when background macro-level conditions are contributing to higher VMT generation rates.

The evidence above suggests greater action on the part of the state, regional, and local agencies may be needed to achieve the state's VMT and GHG reduction goals and to provide a high level of confidence that the project's VMT impact findings will be realized in the future. The Project contributes to the basic objectives of SB 743 for local land projects such as adding development in a planned mixed-use growth area where shorter trip lengths to destinations allow more multimodal choices.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the impact on VMT is consistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.14-12 in the SAP/PRSP EIR (Placer County 2019b).

Impact 3.15-3: Substantially Increase Hazards Due to a Geometric Design Feature (Threshold of Significance C)

Because design of the roadway network would be consistent with applicable CSU and Placer County standards, the project would not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). This impact would be **less than significant**.

The Sacramento State – Placer Center Master Plan establishes a mobility framework for the off-campus center, to be constructed in Phases 1 through 3, that creates a pedestrian-oriented, accessible, and interconnected network of

routes to, from, and within Placer Center. The Master Plan aims to consolidate the transportation network in a comprehensive, coordinated, and well-managed system that increases transit use and promotes pedestrian and bicycle circulation on campus. The off-campus center transportation network would be constructed to applicable design standards of CSU and Placer County and would not create hazards such as sharp curves or include otherwise dangerous transportation-facility design features (see Chapter 2, Figures 2-10, 2-11, and 2-12). In the context of a pedestrian-oriented campus, vehicular access would be comprehensive yet regulated. All buildings would have loading, service, and emergency vehicle access. Vehicle speeds would be moderated by regulation, the presence of pedestrians and cyclists, and design cues such as pavement treatments and relatively narrow travel lanes. Vehicular crossings would be elevated and bridge-like.

The onsite transportation facilities are designed to connect to the surrounding existing and planned transportation network in the approved SAP/PRSP, which are designed in accordance with county standards as reflected in the SAP/PRSP (Placer County 2019a). The University was an approved element of the PRSP. As explained in Chapter 2, Section 2.5.12~~1~~, as established by Memorandum of Understanding 1 ("MOU 1") between and among Placer Ranch, Inc. and Trustees of the California State University and California State University, and Memorandum of Understanding 2 ("MOU 2") between the County of Placer and Trustees of the California State University and California State University, Sacramento, agreement between the PRSP owner/developer of (JEN), Placer One (formerly Placer Ranch) (JEN) would be responsible for implementing certain support infrastructure and payment of certain fees ~~established by agreement between the PRSP owner/developer, PRSP would be responsible for implementing certain support infrastructure and payment of certain fees otherwise attributable to Sacramento State – Placer Center~~. Construction of the roadways for the PRSP area and the county and regional transportation fees are the responsibility of Placer One or their successors or assigns.

The mobility network for the off-campus center is designed, phased, and would be constructed in a manner that is consistent and in conformance with all applicable standards. Therefore, the project impact related to hazards would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

There is no corresponding impact conclusion in the SAP/PRSP EIR with which to compare this determination (Placer County 2019b).

Impact 3.15-4: Result in Inadequate Emergency Access (Threshold of Significance D)

The project would be designed and constructed in compliance with applicable design standards for adequate emergency access, both during periods of construction and operation of the off-campus center. The project impact on emergency access would be **less than significant**.

Ease of access and travel time are critical for first responders when traveling in emergency vehicles. Obstructions in the roadway, detours, and excessive delays due to congestion are among the factors that can affect emergency response time. As stated in Impact 3.15-4, the project would construct all transportation network modifications within the project site, designed in compliance with CSU and Placer County standards. CSU policy requires the State Fire Marshal or qualified Campus Fire Marshal to review all projects prior to implementation. The standards also include compliance with the CSU Emergency Management policy, which states, "*This policy requires each campus to develop and maintain an emergency management program that can be activated when a hazardous condition, natural or man-made disaster reaches, or has the potential for reaching, proportions beyond the capacity of routine campus operations*." (CSU 2022) Compliance with these standards would provide for adequate on-site emergency access.

Emergency access roads are laid out in the Master Plan in compliance with current California Fire Code (CFC) requirements. Fire apparatus access would be provided by a combination of traditional roads, purposed hardscape, and, in some limited locations, drivable, all-weather surfaces identified for fire usage. Routes would have a minimum

20-foot width. Turning radii of the routes designated for fire apparatus access would be identified in conjunction with the qualified Campus Fire Marshal and Office of the State Fire Marshal. Turnarounds have been limited to those locations where geological or geographic features make connecting through routes impractical. Turnarounds would comply with CFC-approved designs to be selected during refinement of site features and landscaping. In addition, the Master Plan provides for 26-foot-wide aerial apparatus staging areas located 15 to 30 feet from the facade of buildings, locations of which would be refined when individual building designs are completed.

Fire hydrants would be located at 350-foot or less travel distance intervals unless otherwise agreed with the qualified Campus Fire Marshal. The locations of hydrants would be refined once road layout and building footprints are finalized. Based on the planned building sizes and construction types, it is expected that no more than two fire hydrants would need to be accessible for each building. However, the Master Plan identifies up to four fire hydrants per building. (A fire hydrant may serve more than one building.) Fire hydrants would be located between 40 and 400 feet from the building served.

While most project-generated vehicle traffic would have limited access to the campus core, emergency vehicles would have unlimited access to campus streets otherwise restricted to pedestrians, bicyclists, transit vehicles, and service vehicles. Additionally, parking facilities and streets would be designed to accommodate emergency vehicles. As such, emergency and service vehicles would have unlimited access to the campus. Additionally, the Integrated CSU Administrative Manual (ICSUAM) guidelines require that individual CSU building projects be reviewed by the California State Fire Marshal involving a plan review and approval followed by periodic field inspections concluding with issuance of a certificate of occupancy to provide for adequate emergency access and building safety features. Therefore, the project impact related to emergency access would be **less than significant.**

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

There is no corresponding impact conclusion in the SAP/PRSP EIR with which to compare this determination (Placer County 2019b).

3.16 TRIBAL CULTURAL RESOURCES

This section analyzes and evaluates the potential impacts of the Sacramento State – Placer Center Master Plan on known and unknown tribal cultural resources. Tribal cultural resources, as defined by Assembly Bill (AB) 52, Statutes of 2014, in Public Resources Code (PRC) Section 21074, are sites, features, places, cultural landscapes, sacred places and objects, with cultural value to a tribe. A tribal cultural landscape is defined as a geographic area (including both cultural and natural resources and the wildlife therein), associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values. Cumulative impacts related to tribal cultural resources are addressed in Chapter 4, "Cumulative Impacts."

The analysis of tribal cultural resources herein is based on the findings and recommendations of the *Cultural and Paleontological Resources Assessment for the Sacramento State- Placer Center Project, Near Roseville, Placer County, California* (NIC 2021). The analysis is also informed by the provisions and requirements of state and local laws and regulations that apply to tribal cultural resources.

One comment letter regarding tribal cultural resources was received in response to the Notice of Preparation (NOP). The Native American Heritage Commission (NAHC) requested AB 52 and Senate Bill (SB) 18 compliance information. SB 18 is not a CEQA requirement and therefore is not discussed in this section. AB 52 compliance is described in this section. The comment letters received during the public scoping period are presented in Appendix A.

3.16.1 Regulatory Setting

FEDERAL

There are no federal regulations that apply to tribal cultural resources.

STATE

California Register of Historical Resources

All properties in California that are listed in or formally determined eligible for listing in the National Register of Historic Places (NRHP) are also listed in the California Register of Historical Resources (CRHR). The CRHR is a listing of State of California resources that are significant in the context of California's history. It is a Statewide program with a scope and with criteria for inclusion similar to those used for the NRHP. In addition, properties designated under municipal or county ordinances are also eligible for listing in the CRHR.

A historical resource must be significant at the local, state, or national level under one or more of the criteria defined in the California Code of Regulations Title 15, Chapter 11.5, Section 4850 to be included in the CRHR); a definition of the NRHP is given in Section 3.5.1. The CRHR criteria are tied to CEQA because any resource that meets the criteria below is considered a significant historical resource under CEQA. As noted above, all resources listed in or formally determined eligible for listing in the NRHP are automatically listed in the CRHR.

The CRHR uses four evaluation criteria:

Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

Criterion 2. Is associated with the lives of persons important to local, California, or national history.

Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of a master; or possesses high artistic values.

Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Similar to the NRHP, a historical resource must meet one of the above criteria and retain integrity to be listed in the CRHR. The CRHR uses the same seven aspects of integrity used by the NRHP.

California Environmental Quality Act

CEQA requires public agencies to consider the effects of their actions on "tribal cultural resources." PRC Section 21084.2 establishes that "[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment."

Tribal Cultural Resources

CEQA requires lead agencies to consider whether projects will affect tribal cultural resources. PRC Section 21074 states:

a) "Tribal cultural resources" are either of the following:

   1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

      A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

      B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

   2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Public Resources Code Section 21080.3

AB 52, signed by the California Governor in September of 2014, established a new class of resources under CEQA: "tribal cultural resources," defined in PRC Section 21074 (described above). Pursuant to PRC Sections 21080.3.1, 21080.3.2, and 21082.3, lead agencies undertaking CEQA review must consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if the tribe submits a request for consultation to the lead agency in writing. Specifically, upon written request of a California Native American Tribe, lead agencies must begin consultation before the release of an EIR, negative declaration, or mitigated negative declaration.

PRC Section 21080.3.2 states:

> Within 14 days of determining that a project application is complete, or to undertake a project, the lead agency must provide formal notification, in writing, to the tribes that have requested notification of proposed projects in the lead agency's jurisdiction. If it wishes to engage in consultation on the project, the tribe must respond to the lead agency within 30 days of receipt of the formal notification. The lead agency must begin the consultation process with the tribes that have requested consultation within 30 days of receiving the request for consultation. Consultation concludes when either: 1) the parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource, or 2) a party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in section "California State University Autonomy," of

Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes.

Sacramento State has reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and has determined that implementation of the Master Plan would not conflict with these policies.

Placer County General Plan

The "Recreation and Cultural Resources" section (Section 5) of the *Placer County General Plan* (Placer County 2013) includes a goal to "identify, protect, and enhance Placer County's important historical, archaeological, paleontological, and cultural sites and their contributing environment." This plan also includes policies to protect and enhance cultural resources through various means, including implementing incentive programs for private property owners, educating the public, avoiding and mitigating cultural resource impacts in discretionary development projects, coordinating with the local Native American community and the NAHC, and assisting private citizens seeking historic landmark designations for their property. The following polices pertaining to cultural resources contained in the *Placer County General Plan* (2013) are relevant to the project:

- Policy-5.D.3: The County shall solicit the views of the Native American Heritage Commission, State Office of Historic Preservation, North Central Information Center, and/or the local Native American community in cases where development may result in disturbance to sites containing evidence of Native American activity and/or to sites of cultural importance.
- Policy-5.D.6: The County shall require that discretionary development projects identify and protect from damage, destruction, and abuse, important historical, archaeological, paleontological, and cultural sites and their contributing environment. Such assessments shall be incorporated into a countywide cultural resource data base, to be maintained by the Department of Museums.
- Policy-5.D.7: The County shall require that discretionary development projects are designed to avoid potential impacts to significant paleontological or cultural resources whenever possible. Unavoidable impacts, whenever possible, shall be reduced to a less than significant level and/or shall be mitigated by extracting maximum recoverable data. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological (in consultation with recognized local Native American groups), historical, or paleontological consultants, depending on the type of resource in question.

Placer County Code

Article 15.60, Cultural and Historic Resources Preservation, of the Placer County Code is intended to promote the general welfare of the public. The purpose of this article is to promote the general welfare of the public through one or more of the following:

1. The protection, enhancement, perpetuation and use of historic structures and/or other cultural resources: (a) that represent past eras, events, and persons important in prehistory or history, (b) which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, (c) which are unique and irreplaceable assets to the county and its communities, or (d) which provide for this and future generations examples of the physical surroundings in which past generations lived.

5. The integration of the preservation of cultural resources into public and private land use management and development processes.

7. The identification and resolution of conflicts between the preservation of cultural resources and alternative land uses, as early as possible in the planning process.

8. The establishment of a basis for coordinating the goal of the preservation of cultural resources, historic structures and historic districts with the need to set standards for and implement other elements of the county's plans, policies, and programs.

Sunset Area Plan

The following goal and policies from the 2019 Sunset Area Plan (SAP) (Placer County 2019a) aim to identify and protect the significant cultural resources of the SAP including tribal cultural resources.

- **CR-1.4**: Potential Development and Cultural Resources. The Placer County Development Review Committee shall regularly consult with the North Central Information Center, Native American Heritage Commission, and appropriate local tribes, such as the United Auburn Indian Community, to determine the degree to which a potential development is considered to be in a sensitive location for cultural resources.
- **CR-1.6**: Minimize Cultural Resource Impacts. The County shall require that discretionary development projects are designed to avoid potential impacts to significant cultural resources whenever possible. Determinations of impacts, significance, and mitigation shall be made by qualified archaeological, tribal cultural, historical, or paleontological consultants (in consultation with recognized local Native American groups), depending on the type of resource in question.

    A. If archaeological resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources as well as detailed measures to avoid or minimize impacts to these resources will be included in an evaluation report. These measures could include project redesign, construction monitoring by a qualified archaeologist, avoidance of sites, preservation in place, or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

    B. If historical resources eligible for inclusion in the NRHP or CRHR are identified, an assessment of project impacts on these resources will be included in an evaluation report that also will identify detailed measures to avoid impacts. If avoidance of a significant architectural/built environment resource is not feasible, additional mitigation options include specific design plans for historic districts or plans for alteration or adaptive reuse of a historical resource that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. If a significant historic building or structure is proposed for major alteration or renovation, or to be moved and/or demolished, a qualified architectural historian shall be retained to thoroughly document the structure and associated landscaping and setting. Documentation shall include still and video photography and a written documentary record of the building to the standards of the Historic American Building Survey or Historic American Engineering Record, including accurate scaled mapping, architectural descriptions, and scaled architectural plans, if available. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and through oral history collection as appropriate.

    C. If tribal cultural resources eligible for inclusion in the NRHP or CRHR are identified in the proposed assessment of project impacts, then detailed measures to avoid or minimize impacts to these resources shall be included. These measures could include dedicated conservation easements per SB18; project alternatives, or redesign; additional construction monitoring by a qualified tribal monitor; avoidance of sites; preservation in place; or data recovery. These measures shall be developed and implemented in coordination with the Placer County Planning Services Division and Native American representatives, as appropriate.

- **CR-1.7**: Discovery of Cultural Resources During Construction. The County shall require all new development to suspend construction activities and contact the County when any cultural resources (e.g., shell, artifacts, architectural remains, significant paleontological resources) are discovered. In the event archaeological, tribal cultural, historical, or paleontological resources are discovered, the County shall retain a qualified cultural resources specialist or paleontologist to assess the finds and develop mitigation measures for the protection, recordation, or removal of the cultural resources or paleontological resources. These measures may also include consultation with local Native American communities and the Native American Heritage Commission on the cultural find, if warranted. If the appropriate specialist determines that the find does not meet standards of significance for cultural resources (as defined in the State CEQA Guidelines Section 15064.5), construction may

proceed. If the appropriate specialist determines that the find does meet the standards of significance for cultural resources, SAP Policy CR-1.6, Minimize Cultural Resource Impacts, shall be implemented.

- **CR-1.8:** Discovery of Burials During Construction. The County shall require all new development to suspend construction activities in the area of the discovery and contact the County when human remains are discovered. In such cases, County shall contact the County Coroner, the Native American Heritage Commission (NAHC), and if the remains are determined to be Native American, the most likely descendant (MLD). The Count and the applicant will coordinate the appropriate treatment and disposition of the remains with the MLD assigned by NAHC.

3.16.2 Environmental Setting

The following environmental setting information was provided in the *Cultural and Paleontological Resources Assessment for the Sacramento State-Placer Center Project, Near Roseville, Placer County, California* (NIC 2021).

ETHNOHISTORY

The Native Americans who occupied the project area at the time of Euro-American contact (ca. 1850s) are known as the Nisenan, also referred to as the Southern Maidu. Several ethnographers have studied the Maidu people and generally agree that Nisenan territory included the drainages of the Bear, American, Yuba, and southern Feather rivers. Their permanent settlements were generally located on ridges separating parallel streams, either on crests, knolls, or terraces, part way up these ridges.

A typical village consisted of several conical houses covered with bark slabs. The nearest ethnographic village in relationship to the project was called *Pichiku*. The name *Pich-u-gut* is also given for a village site in Roseville. Many long-time residents of Roseville indicate that a village was in the vicinity of present-day Roseville Square off Douglas Boulevard. Also, a village site has been identified and preserved at Maidu Park in Roseville.

Nisenan territory offered abundant year-round food sources. Food gathering was based on seasonal ripening, but hunting, gathering, and fishing went on all year, with the greatest activity in late summer and early fall. They gathered many different staples, not depending on one crop.

Seasonal harvests were gathered for both communal and personal family use. Most activities and social behaviors such as status, sharing, trading, ceremonies, and disagreements were important adjuncts to the gathering and distribution of food. Extended families or whole villages of hill Nisenan would gather acorns. Men would hunt while women and children gathered the acorns knocked from the trees. Buckeye nuts, sugar and digger pine nuts, and hazelnuts were also gathered. Acorns were cracked on an acorn anvil and shelled. They were then ground into flour using a bedrock mortar (grinding rock) and a soaproot brush to control scattering the resulting flour. The flour was leached to remove the tannin then cooked in watertight baskets. Cooking was done with fire heated stones that were lifted with two sticks, dipped in water to clean them, and then dropped into the cooking basket. Enough soup and mush were usually prepared to last several days.

Roots were dug with a digging stick in the spring and summer and were eaten raw, steamed, baked, or dried and pounded in mortars and pressed into cakes to be stored for winter use. Wild onion (*chan*), sweet potato (*sí kum*), and "Indian potato" (*dúbus*) were the most desired. Wild carrot (*ba*) was used as medicine while wild garlic was used to wash the head and body.

Grasses, herbs, and rushes provided food and material for clothing and baskets. Clover (*Trifolium willdenovii*) was an important food for Nisenan people as it was the first fresh herb available after winter and its emergence set the timing of the Nisenan spring flower dance. Seeds were gathered using a seed beater and tray. They were then parched, steamed, dried, or made into mush. Many varieties of wild plums, native berries, grapes, and other native fruits were eaten. Manzanita berries were often traded to the valley or made into a cider-like drink.

Deer drives were common, with several villages participating and the best marksman doing the killing. The animals were often driven into a circle of fire then killed. Deer were also hunted using deadfalls, snares, and deerskin and antler decoys. Sometimes they were run down on soft ground or snow. Antelope were taken by surround, drives, and

flag decoys while elk were usually killed along waterways on soft ground. The bear hunt was very ceremonial. Black bears were usually hunted in the winter. Lighted brands were often used to drive them from their dens. Grizzlies that lived on the valley floor were greatly feared and rarely hunted. Wildcats and California mountain lions were hunted for food and their skins. Rabbits and other small game were killed with blunted arrows and sticks. Traps, nets, snares, fire, and rodent hooks were also used. In the foothills and valley nets were made into a fence where driven rabbits were entangled and clubbed. Drives generally took place in the late spring. The man in charge of the drive divided the catch. Other small animals were often caught and killed, with exception to the coyote. Game meat was baked, roasted, or dried.

Weirs, traps, harpoons, nets, and gorge hooks, as well as tule balsas and log canoes were used in fishing. Fish were poisoned using turkey mullein and soaproot or driven into shallow water and caught by hand. Freshwater mussels were obtained in the larger rivers. On the lower courses, sturgeon and salmon were netted and speared. Whitefish, suckers, and trout were caught at higher elevations. Waterfalls were eel fishing (freshwater lamprey) stations; Salmon Falls, on the south fork of the American River was one such location.

Birds were taken with nets, arrows, snares, traps, and nooses. Owls, vultures, and condors were not killed. Bird skins and feathers were used for regalia, clothing, and decoration. Salt was acquired from springs near Lincoln, Cool, and Latrobe. It was also acquired from a plant with cabbage-like leaves gathered in the summer.

The Nisenan hunting and gathering cycle was altered drastically with the discovery of gold in Coloma in 1848. As miners poured into the Roseville and Auburn areas, the Native Americans were forced out of their winter villages, land was fenced, streams were silted, and food resources became increasingly difficult to procure. Despite this, many Nisenan continued to remain in their homeland, working for Euro-Americans in mines or on ranches. Within the project vicinity, some ranchers, such as the Kasebergs and Fiddyments, also allowed Maidu families to continue to collect acorns, tubers, and grasshoppers on the lands they now owned along Pleasant Grove Creek. Today, descendants of the Nisenan continue to strive to maintain kinship and cultural ties to their ancestral lands despite continual disruptions to time-honored lifeways.

CONTEMPORARY NATIVE AMERICAN SETTING

As archaeologists routinely focus on traditional Native American lifeways and ignore current and vibrant Native American culture, a sufficient context or set of values maintained by the current Native American community related to their history and the landscape is often ignored. To help remedy this for the project site, a discussion of the contemporary Native American setting is also included here.

United Auburn Indian Community (UAIC) is the closest contemporary Native American community to the project site. Other nearby largely Maidu communities include the Tsi Akim Maidu and Colfax-Todd Valley Consolidated Tribe. Descendants of Nisenan and other Maidu peoples are also present within the project vicinity, the Sacramento River Valley, and beyond.

UAIC is a federally recognized tribe comprised of both Miwok and Maidu (Nisenan) tribal members who are traditionally and culturally affiliated with the project area. The Tribe has a deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

The contemporary history of UAIC has similarities to those of many other California Native American tribes in the Sacramento River Valley and throughout the State. In 1917, the United States acquired land in trust for the Auburn Band (the predecessor of the UAIC) near the city of Auburn and formally established a reservation, known as the Auburn Rancheria. Tribal members continue to live on this reservation as a community despite great adversity.

In 1953, the United States Congress enacted the Rancheria Acts, authorizing the termination of federal trust responsibilities to a number of California Indian tribes including the Auburn Band. Except for a 2.8-acre parcel containing a tribal church and a park, the government sold the land comprising the Auburn Rancheria. The United States terminated federal recognition of the Auburn Band in 1967. Finally, in 1970, President Nixon declared the policy

of termination a failure. In 1976, both the United States Senate and House of Representatives expressly repudiated this policy in favor of a new federal policy titled "Indian Self-Determination."

In 1991, surviving members of the Auburn Band reorganized their tribal government as the UAIC and requested that the United States formally restore their federal recognition. In 1994, Congress passed the Auburn Indian Restoration Act, which restored the Tribe's federal recognition. The Act provided that the Tribe may acquire land in Placer County to establish a new reservation.

Today, as throughout their history, many Native American tribes, such as the UAIC, consider themselves contemporary stewards of their culture and the landscape. These tribal communities represent a continuum from the past to the present. They are resilient, vibrant, and active in the community. Tribes maintain their connection to their history and ongoing culture by practicing traditional ceremonies, engaging in traditional practices (e.g., basketry), and conducting public education and interpretation. The acknowledgement of Native American history and the persistence of tribes cannot be overlooked and should be recognized. Indeed, Native American communities of the Sacramento River Valley and their history are commemorated in the city of Sacramento, on the grounds of the Capitol, and at Sacramento City Hall. Collaboration and consultation with tribes to identify their perspective and incorporate their stewardship ethic to the fullest extent feasible in research is the best way to acknowledge the presence and contributions of Native Americans in both the past and the present, as well as paving a respectful and inclusive pathway to the future.

RECORDS SEARCHES, SURVEY, AND CONSULTATION

Records Search

On July 08, 2021, a California Historical Resources Information System (CHRIS) records search of the 301-acre project site and a 0.25-mile buffer was conducted at the North Central Information Center (NCIC), at California State University, Sacramento. The archival search of the archaeological and historical records, national and state databases, and historic maps included the following sources:

- NRHP and CRHR,
- Historic Property Data File for Placer County,
- Archaeological Determinations of Eligibility,
- Built Environment Resources Directory,
- California Inventory of Historic Resources,
- California State Historic Landmarks,
- California Points of Historical Interest, and
- Historical GLO Land plat maps.

The CHRIS records search indicates that three prior cultural resource studies have been completed within the project site, and eight additional studies have been completed within the 0.25-mile records search radius. These studies were completed between 1985 and 2017.

The CHRIS records search also indicates that two archaeological sites have been previously recorded within the project site and three additional sites and features have been recorded within the 0.25-mile search radius. One of these sites within the project site is not an indigenous archaeological site, and is therefore, discussed in Section 3.5, "Cultural Resources." The other site is an isolate (P-31-005856) consisting of a fragmentary groundstone artifact. Isolated resources of the kind are not eligible for listing in the CRHR, except in very rare instances that do not apply in this case. Isolates are defined as one or two artifacts occurring by themselves and not associated with an archaeological site. Because they have no historical context, isolates are generally not eligible for listing in the CRHR or NRHP and therefore are not evaluated for significance and not discussed further in this ~~Draft~~ EIR.

The three remaining sites and features outside the project site but within the 0.25-mile records search radius include a prehistoric lithic scatter, a historical segment of Fiddyment Road, and a historical farm site.

Survey

A pedestrian survey of the project site was conducted from July 26 to 28, 2021. The survey consisted of a pedestrian inspection, with the surveyors walking 15-meter-wide intervals to ensure maximum ground. Ground visibility within the project site was variable, ranging from poor (10 percent to 25 percent) in areas overgrown with annual grasses and weeds, to excellent (75 percent to 100 percent) along the firebreak and in other clearings. During the pedestrian survey, all visible ground surface, ground disturbance, and geologic outcrops were carefully examined for cultural material (e.g., flaked stone tools, tool-making debris, stone milling tools, or fire-affected rock), cultural use (e.g., bedrock mortars, petroglyphs), soil discoloration that might indicate the presence of a cultural midden, soil depressions, features indicative of the former presence of structures or buildings (e.g., postholes, foundations), and historic-period debris (e.g., refuse of metal, glass, and ceramics). No previously unrecorded cultural resources of any kind were identified within the project site during the field survey. In addition, Mr. Joshua Stewart of the UAIC accompanied NIC on the survey, with the special aim of identifying any tribal cultural resources present. All portions of the project site were surveyed intensively using transects spaced no greater than 15 meters apart. No tribal cultural resources were identified within the project site during the field survey (NIC 2021).

Sacred Lands File Search

NIC contacted the NAHC requesting a search of their Sacred Lands File for traditional cultural resources within or near the project site. On July 25, 2021, the results were returned as negative for the presence of Native American resources within the project area. The NAHC provided contact information for tribal members and organizations affiliated with the region and recommended that they be contacted for more information on the potential for Native American cultural resources within or near the project site.

Native American Tribal Consultation

A Sacred Lands File search with the NAHC resulted in negative results for the Sacred Lands File on July 25, 2021.

On June 7, 2021, Sacramento State sent AB 52 notification letters to the following tribal representatives:

- United Auburn Indian Community, Gene Whitehouse, Chairman
- Ione Band of Miwok Indians, Sara D. Setshwaelo, Chairperson
- Tsi Akim Maidu, Grayson Coney, Cultural Director
- Shingle Springs Band of Miwok Indians, Regina Cuellar, Chairperson
- Washoe Tribe of Nevada & California, Darrel Cruz, Director
- Yocha Dehe Wintun Nation, Anthony Roberts, Tribal Chairman

Sacramento State conducted AB 52 consultation for the project. Pursuant to AB 52 requirements, all NAHC-listed California Native American tribes who have requested project notification from Sacramento State were contacted (see Appendix G). Sacramento State initiated AB 52 consultation through the following process.

- June 07, 2021, Ms. Sara A. Dutschke, Chairperson for the Ione Band of Miwok Indians, replied via email providing a new email address for project consultation. No further information about consultation was provided.
- June 08, 2021, Mr. Darrel Cruz, Director for the Washoe Tribe of Nevada and California, replied via email stating that the tribe has no interest and defer the project to the United Auburn Indian Community.
- June 09, 2021: Ms. Anna Starkey, Cultural Regulatory Specialist for UAIC, replied via email stating that the project area is sensitive for tribal cultural resources, and that tribe wants to initiate formal consultations with the lead agency regarding the project. Additionally, the tribe expressed wishes to participate on the survey of the project site to be conducted by NIC staff. Ms. Starkey noted the negative findings of the survey and had no further comment. Additional details about the survey are provided in the immediate section below. Additionally, UAIC

requested the evaluation of tribal cultural resources as a separate chapter in the EIR to discuss tribal cultural resources so that tribal values could be separate and distinct from archaeological values.

- July 26 to 28, 2021: Mr. Joshua Stewart of the UAIC accompanied NIC on the pedestrian survey of the project site, with the special aim of identifying any tribal cultural resources present.

3.16.3 Impacts and Mitigation Measures

METHODOLOGY

Information related to tribal cultural resources is based on findings reported in the NAHC Sacred Lands File database search, the NCIC records search results, the pedestrian survey of the project site, as well as the results of Native American consultation under AB 52. The analysis is also informed by the provisions and requirements of state and local laws and regulations that apply to tribal cultural resources.

PRC Section 21074 defines "tribal cultural resources" as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American [T]ribe" that are listed or determined eligible for listing in the CRHR, listed in a local register of historical resources, or otherwise determined by the lead agency to be a tribal cultural resource.

For the purposes of this impact discussion, "historical resource" is used to describe historic-period, built-environment resources. Tribal cultural resources, which may qualify as "historical resources" pursuant to CEQA, are analyzed separately from built-environment historical resources.

THRESHOLDS OF SIGNIFICANCE

A tribal cultural resources impact would be significant if implementation of the project would:

A. cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
   - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

ISSUES NOT DISCUSSED FURTHER

All potential tribal cultural resources issues identified in the significance criteria are evaluated below.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.16-1: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource (Thresholds of Significance A)

Although consultation and the NCIC and NAHC record searches did not result in the identification of any tribal cultural resources, UAIC identified the project site to be sensitive for tribal cultural resources. Therefore, impacts to tribal cultural resources would be **potentially significant**.

Neither the NAHC Sacred Land File search nor the NCIC record search indicated the presence of tribal cultural resources within the project site or within a 0.25-mile radius. Additionally, the pedestrian survey failed to identify the presence of tribal cultural resources within the project site.

As detailed in Section 3.16.2, Environmental Setting (Native American Tribal Consultation), Sacramento State sent AB 52 notification letters to six tribal representatives; only UAIC responded with a request to consult. Consultation with UAIC has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for buried tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered subsurface tribal cultural resources as defined in PRC Section 21074. This would be a **potentially significant** impact.

Mitigation Measures

Mitigation Measure 3.16-1a: Tribal Cultural Resource Awareness Training

Before initiation of ground-disturbing activities, all construction crew members, consultants, and other personnel involved in project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~ shall receive project-specific tribal cultural resources awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from UAIC. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to UAIC.

As a component of the training, a brochure will be distributed to all personnel associated with project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~project implementation~~. At a minimum, the brochure shall discuss the following topics in clear and straightforward language:

- field indicators of potential archaeological or cultural resources (e.g., what to look for; for example: archaeological artifacts, exotic or nonnative rock, unusually large amounts of shell or bone, significant soil color variation);
- regulations governing archaeological resources and tribal cultural resources;
- consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and
- steps to take if a worker encounters a possible resource.

The training shall include project-specific guidance for on-site personnel, including agreed upon protocols for resource avoidance, when to stop work, and whom to contact if potential archaeological or tribal cultural resources are identified.

The training shall also address directing work to stop and contacting the County coroner and the NAHC immediately if potential human remains are identified. NAHC will assign an MLD if the remains are determined by the coroner to be Native American in origin.

Mitigation Measure 3.16-1b: Unanticipated Discovery of Tribal Cultural Resources

If any suspected tribal cultural resources, including midden soil, artifacts, chipped stone, exotic rock (nonnative), or unusual amounts of baked clay, shell, or bone, are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. The appropriate UAIC tribal representative(s) shall be immediately notified and shall determine if the find is a tribal cultural resource (pursuant to PRC Section 21074). The tribal representative will make recommendations for further evaluation and treatment, as necessary.

Preservation of tribal cultural resources in place is the preferred impact minimization approach under CEQA and the Tribes' protocols, and every effort shall be made to preserve resources in place, including through project redesign. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, returning objects to a location within the project vicinity where they will not be subject to future impacts. The Tribe does not consider curation of tribal cultural

resources to be appropriate or respectful and request that materials not be permanently curated, unless approved by the Tribe.

Mitigation Measure 3.16-1c: Tribal Monitoring (additional commitment above and beyond the mitigation requirement).

Coordination between UAIC and Sacramento State did not identify the need for tribal monitors to be present during project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~construction~~. However, during the County's consultation with UAIC as part of the SAP/PRSP EIR, an area within the PRSP area was identified by the tribe as having the potential for significant cultural finds based on the presence of multiple surface isolates. The area identified overlaps with a portion of the project site. Therefore, although this measure is not necessary to reduce impacts below the threshold of significance, the following commitment is included in this ~~Draft~~ EIR.

- At least 14 calendar days before commencement of project-related ground-disturbing activities (e.g., grading, vegetation removal, staging) ~~earth-disturbing activities~~ in the area identified by UAIC during coordination with the County, the UAIC shall be contacted to request a tribal site monitor. The monitor shall identify any "Environmentally Sensitive Areas" by creating a site boundary and demarcation. In these areas, the project proponent and/or its construction contractor(s) shall accommodate Native American monitors or their representatives on the construction site during ground-disturbing activities, including vegetation clearing, grubbing, and stripping or other earth-moving/disturbing activities, such as grading or excavation. Native American monitors or their representatives will have the authority to request that work be temporarily stopped, diverted, or slowed if sites or objects of significance are identified within 100 feet of the direct impact area. Only a Native American monitor or representative shall recommend appropriate treatment and final disposition of TCRs. If the request for a tribal monitor was issued as specified and Native American monitors are not available at the start of ground ~~earth~~-disturbing activities, construction activities may proceed.

Significance after Mitigation

Implementation of Mitigation Measures 3.16-1a and b would reduce impacts associated with tribal cultural resources to a **less-than-significant** level by requiring appropriate worker training and treatment and proper care of significant tribal cultural resources, in the case of a discovery. While Mitigation Measure 3.16-1c is not necessary for to reduce potential impacts to tribal cultural resources to less-than-significant levels and was not identified during AB 52 consultation, it is included in the ~~Draft~~ EIR as an additional commitment by Sacramento State to ensure consistency with the County's commitments to the tribe.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential impact on tribal cultural resources is consistent with the conclusions identified for the PRSP area in the discussion of Impact 4.5-1 (with implementation of Mitigation Measures 4.5-1a through 4.5-1d, and 4.5-1f) (Placer County 2019b).

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3.17 UTILITIES AND SERVICE SYSTEMS

This section evaluates the availability of existing utility and infrastructure systems for electricity, water, and wastewater to serve the Sacramento State – Placer Center Master Plan Project and the impact of the project on these systems. The analysis relies on technical memoranda related to the Sunset Area Plan (SAP)/Placer Ranch Specific Plan (PRSP), including the Placer County Water Agency's (PCWA's) PRSP Water Supply Assessment (WSA), the PRSP Recycled Water Master Plan, the PRSP Sanitary Sewer Master Plan; and the Dry Utilities Master Plan. In addition, information associated with estimated demands on utilities is provided within the Sacramento State - Placer Center Master Plan (August 2022).

Comments provided in response to the NOP, which are provided in Appendix A, recommended that the EIR address impacts associated with off-site improvements and additional wastewater generation/flows to the Pleasant Grove Wastewater Treatment Plant (PGWWTP). Comments also suggested consideration of short-term construction and demolition debris generation, long-term solid waste generation, and the associated effects on the lifespan of the Western Regional Sanitary Landfill (WRSL). These issues are addressed below in Section 3.17.3, "Environmental Impacts and Mitigation Measures."

Please see Section 3.6, "Energy," of this EIR for an analysis of energy impacts due to the project. The evaluation of stormwater drainage, groundwater, and related water quality effects are addressed in Section 3.10, "Hydrology and Water Quality." Public services, including law enforcement, fire protection, schools, and recreation, are addressed in Section 3.14, "Public Services and Recreation."

3.17.1 Regulatory Setting

FEDERAL

Clean Water Act

The US Environmental Protection Agency (EPA) is the lead federal agency responsible for water quality management. The Clean Water Act (CWA) is the primary federal law that governs and authorizes water quality control activities by EPA, as well as the states. Various elements of the CWA address water quality. These are discussed below.

CWA Water Quality Criteria/Standards

Section 303 of the CWA requires states to adopt water quality standards for all surface waters of the United States. As defined by the CWA, water quality standards consist of designated beneficial uses of the water body in question and criteria that protect the designated uses. Section 304(a) requires EPA to publish advisory water quality criteria that accurately reflect the latest scientific knowledge on the kind and extent of all effects on health and welfare that may be expected from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. As described in the discussion of state regulations below, the State Water Resources Control Board (SWRCB) and its nine regional water quality control boards (RWQCBs) have designated authority in California to identify beneficial uses and adopt applicable water quality objectives.

Safe Drinking Water Act

As mandated by the Safe Drinking Water Act (Public Law 93-523), passed in 1974, EPA regulates contaminants of concern to domestic water supply. Such contaminants are defined as those that pose a public health threat or that alter the aesthetic acceptability of the water. These types of contaminants are regulated by EPA primary and secondary maximum contaminant levels (MCLs). MCLs and the process for setting these standards are reviewed triennially. Amendments to the Safe Drinking Water Act enacted in 1986 established an accelerated schedule for setting drinking water MCLs. EPA has delegated responsibility for California's drinking water program to the SWRCB Division of Drinking Water. SWRCB Division of Drinking Water is accountable to EPA for program implementation and for adoption of standards and regulations that are at least as stringent as those developed by EPA.

STATE

California Code of Regulations, Energy Efficiency Standards

Energy consumption in new buildings in California is regulated by the state's Building Energy Efficiency Standards, part of the California Building Standards Code (CALGreen), contained in the CCR, Title 24, Part 2, Chapter 2-53. Title 24 applies to all new construction of both residential and nonresidential buildings, and regulates energy consumed for heating, cooling, ventilation, water heating, and lighting. Updated every three years, the 2019 Building Energy Efficiency Standards were most recently approved and adopted by the California Building Standards Commission in 2018 and became effective in January 2020 (with a pending update in 2022) and have improved efficiency requirements from previous codes. The 2022 updated standards will be effective in January 2023 and are expected to mandate statewide energy consumption reduction.

California Water Code

California Water Code Section 10910, et seq, as amended by SB 610 (Chapter 643, Statutes of 2001), requires that information on water supply availability is considered in connection with certain land use decisions made by cities and counties. Specifically, SB 610 promotes more collaborative planning between local water suppliers and cities and counties by requiring that detailed information regarding water availability be provided to city and county decision makers prior to approval of specified large development projects (as defined in Water Code Section 10912(a)). Such water supply information must be included in the administrative record for an approval action by the city or county on such projects.

California Porter-Cologne Act

California's primary statute governing water quality and water pollution issues with respect to both surface waters and groundwater is the Porter-Cologne Water Quality Control Act of 1970 (Porter-Cologne Act). The Porter-Cologne Act grants SWRCB and each of the nine RWQCBs power to protect water quality and is the primary vehicle for implementation of California's responsibilities under the CWA. The applicable RWQCB for the project is the Central Valley RWQCB (Region 5). SWRCB and the Central Valley RWQCB have the authority and responsibility to adopt plans and policies, regulate discharges to surface water and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. The Porter-Cologne Act also establishes reporting requirements for unintended discharges of any hazardous substances, sewage, or oil or petroleum products.

Under the Porter-Cologne Act, each RWQCB must formulate and adopt a water quality control plan (known as a "Basin Plan") for its region. The Water Quality Control Plan for the Central Valley Region (Basin Plan) includes beneficial uses for inland surface waters, detailed Water Quality Objectives (WQOs), and an Implementation Plan to achieve WQOs. In addition to the Implementation Plan, the Basin Plan includes brief descriptions of SWRCB plans and policies and numerous RWQCB plans and policies that direct SWRCB and RWQCB actions and clarify the RWQCB's intent. The objective of the Basin Plan is to show how the quality of surface water and groundwater in the Central Valley Region should be managed and to provide the highest water quality reasonably possible. It designates beneficial uses and water quality objectives for waters of the state, including surface waters and groundwater and includes programs of implementation to achieve water quality objectives.

The Central Valley RWQCB also administers the adoption of waste discharge requirements (WDRs), manages groundwater quality, and adopts projects within its boundaries under the NPDES General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (General Permit).

California Water Code, Water Supply

According to California Water Code (CWC) Section 10910 (referenced in State CEQA Guidelines Section 15155), lead agencies are required to identify the public water system(s) that would serve a project and assess whether the water supply is sufficient to provide for projected water demand associated with a project when existing and future uses are also considered (CWC Section 10910[c][3]). The definition of a water-demand project is the same as State CEQA Guidelines Section 15155.

California Water Code, Water Supply Wells and Groundwater Management

The CWC is enforced by the California Department of Water Resources (DWR). DWR's mission is "to manage the water resources of California in cooperation with other agencies, to benefit the state's people, and to protect, restore, and enhance the natural and human environments." DWR is responsible for promoting California's general welfare by ensuring beneficial water use and development statewide. The laws regarding groundwater wells are described in CWC Division 1, Article 2 and Articles 4.300 to 4.311; and Division 7, Articles 1-4. Further guidance is provided by bulletins published by DWR, such as Bulletins 74-81 and 74-90 related to groundwater well construction and abandonment standards.

Groundwater Management is outlined in the CWC, Division 6, Part 2.75, Chapters 1-5, Sections 10750 through 10755.4. The Groundwater Management Act was first introduced in 1992 as Assembly Bill (AB) 3030 and has since been modified by Senate Bill (SB) 1938 in 2002, AB 359 in 2011, and AB 1739 in 2014. The intent of the Groundwater Management Act is to encourage local agencies to work cooperatively to manage groundwater resources within their jurisdictions and to provide a methodology for developing a Groundwater Management Plan. More information related to groundwater is provided in Section 3.9, "Hydrology and Water Quality."

Water Conservation Act of 2009

Requirements regarding per capita water use targets are defined in the Water Conservation Act of 2009 that was signed into law in November 2009 as part of a comprehensive water legislation package. Known as SB X7-7, the legislation sets a goal of achieving a 20 percent reduction in urban per capita water use statewide by 2020. SB X7-7 requires that retail water suppliers define in their 2010 urban water management plans the gallons-per-capita-per-day targets for 2020, with an interim 2015 target.

California's Integrated Waste Management Act of 1989

The California Integrated Waste Management Act (CIWMA) of 1989 created the California Integrated Waste Management Board, now known as CalRecycle. CalRecycle is the agency designated to oversee, manage, and track California's 92 million tons of waste generated each year. CalRecycle provides grants and loans to help cities, counties, businesses, and organizations meet the state's waste reduction, reuse, and recycling goals. CalRecycle promotes a sustainable environment in which these resources are not wasted but can be reused or recycled. In addition to many programs and incentives, CalRecycle promotes the use of new technologies to divert resources away from landfills. CalRecycle is responsible for ensuring that waste management programs are carried out primarily through local enforcement agencies.

The CIWMA is the result of two pieces of legislation: AB 939 and SB 1322. The CIWMA was intended to minimize the amount of solid waste that must be disposed of through transformation and land disposal by requiring all cities and counties to divert 25 percent of all solid waste from landfill facilities by January 1, 1995, and 50 percent by January 1, 2000.

The 50 percent diversion requirement is measured in terms of per capita disposal expressed as pounds per day per resident and per employee. The per capita disposal and goal measurement system uses an actual disposal measurement based on population and disposal rates reported by disposal facilities, and it evaluates program implementation efforts.

Mandatory Recycling Requirements

AB 341 (2011) amended the California Integrated Waste Management Act of 1989 to include a provision declaring that it is the policy goal of the state that not less than 75 percent of solid waste generated be source-reduced, recycled, or composted by the year 2020, and annually thereafter. In addition, AB 341 required CalRecycle to develop strategies to achieve the state's policy goal. Each jurisdiction must continue to report the progress achieved in implementing its commercial recycling program, including education, outreach and monitoring, and if applicable, enforcement efforts and exemptions, by providing updates in its electronic annual report.

Mandatory Commercial Organics Recycling Requirements

In October 2014, AB 1826 Chesbro (Chapter 727, Statutes of 2014) was signed into law, requiring businesses to recycle their organic waste on and after April 1, 2016, depending on the amount of waste they generate per week. This law also requires that on and after January 1, 2016, local jurisdictions across the state implement an organic waste recycling program to divert organic waste generated by businesses, including multifamily residential dwellings of five or more units (multifamily dwellings are not required to have a food waste diversion program, however). Organic waste means food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste that is mixed in with food waste.

Senate Bill 1374

SB 1374, Construction and Demolition Waste Materials Diversion Requirements, requires that jurisdictions summarize their progress realized in diverting construction and demolition waste from the waste stream in their annual AB 939 reports. SB 1374 required CalRecycle to adopt a model construction and demolition ordinance for voluntary implementation by local jurisdictions.

Short-Lived Climate Pollutant Reduction Strategy

In September 2016, SB 1383 (Lara, Chapter 395, Statutes of 2016) was signed into law, establishing methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants in various sectors of California's economy. Actions to reduce short-lived climate pollutants are essential to address the many impacts of climate change on human health, especially in California's most at-risk communities, and on the environment.

As it pertains to solid waste, SB 1383 establishes targets to achieve a 50-percent reduction in the volume of statewide disposal of organic waste from 2014 levels by 2020 and a 75-percent reduction by 2025. The law grants CalRecycle the regulatory authority required to achieve the organic waste disposal reduction targets and establishes an additional target that not less than 20 percent of currently disposed edible food is recovered for human consumption by 2025. To meet these goals, universities are be required to divert organic waste, including edible food, from disposal at landfills.

CALIFORNIA STATE UNIVERSITY

California State University Sustainability Policy

In March 2022, The California State University (CSU) Board of Trustees adopted an update to the CSU systemwide Sustainability Policy, which was first adopted in 2014 The Sustainability Policy aims to reduce the environmental impact of construction and operation of buildings and to integrate sustainability across the curriculum. The updated Sustainability Policy adds new policies and amends some previously adopted policies, including the CSU energy policy that was established in 1978 and sustainable building and design practices that were adopted in 2004 to promote efficient buildings with a reduced environmental impact, while serving the campus.

The CSU Sustainability Policy establishes the following goals related to utilities that are applicable to the project:

- **Water Conservation.** Water resource conservation to reduce water consumption by 10 percent by 2030 including such steps to develop sustainable landscaping, install controls to optimize irrigation water use, reduce water usage in restrooms and showers, and promote use of reclaimed/recycled water. In the event of a declaration of drought, the CSU will cooperate with the state, city, and county governments to the greatest extent possible to reduce water consumption.
- **Waste Management.** Reduce the solid waste disposal rate by 50 percent (PRC Section 42921) by 2030, by 80 percent by 2040, and move to zero waste.
  - To move to zero waste: (1) encourage use of products that minimize the volume of trash sent to landfill or incinerators; (2) participate in the CalRecycle Buy-Recycled program or equivalent; and (3) increase recycled content purchases in all Buy Recycled program product categories.
  - Report on all recycled content product categories, consistent with Public Contract Code Sections 12153–12217.

LOCAL

Sacramento State is an entity of the CSU. The CSU operates under the oversight of the Board of Trustees, which is the state acting in its higher educational capacity, and as such it is therefore not subject to local government planning and land use plans, policies, or regulations. As explained in the "California State University Autonomy" section in Chapter 3 of this ~~Draft~~ EIR, state agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, in the exercise of its discretion, the CSU may reference, describe, and address local plans, policies, and regulations where appropriate and for informational purposes. Sacramento State reviewed the following local policies in the planning and design of the Sacramento State – Placer Center Master Plan and determined that implementation of the Master Plan would not conflict with these policies.

Placer County Water Agency

Placer County Water Agency's (PCWA's) policies, improvement standards, technical provisions, and standard drawings are applicable to the SAP and PRSP water supply. PCWA's General Design Criteria set forth specific requirements for engineering design of water system improvements that are intended to provide a water system that will dependably and safely convey the required amount of high-quality water throughout the distribution system at the least cost.

PCWA's improvement standards require that the design of all PCWA facilities comply with the following:

1. laws and standards of the State of California Department of Public Health pertaining to domestic water supply (now under DWR's Division of Drinking Water);
2. Title 17, Chapter V, Sections 7583-7622 of the California Administrative Code (pertaining to cross-connections); and
3. applicable ordinances, rules, and regulations of all other local agencies.

PCWA prepared a WSA in 2017 that addresses water demands associated with PRSP, including specific ~~quantifies~~ quantities attributed to Sacramento State – Placer Center. Coordination between PCWA and Sacramento State is on-going to ensure that project implementation occurs in a manner that ensures adequate water infrastructure and water supply for each development phase of the new off-campus center.

Placer County Water Agency 2020 Urban Water Management Plan

The PCWA 2020 Urban Water Management Plan (UWMP), adopted June 3, 2021, addresses PCWA's water management planning efforts to ensure adequate water supply to meet retail and wholesale demands over the next 25 years. The 2020 UWMP (Section 7.1) specifically assesses the availability of supplies to meet future demands during normal, single dry, and multiple dry years. Verification that future demands will not exceed supplies and assuring the availability of supplies in dry-year conditions are critical outcomes of this UWMP. The 2020 UWMP also provides certification that future demands, represented by existing General Plans within the land use jurisdictions served by PCWA, will not exceed PCWA's available water supplies (PCWA 2021).

PCWA is the water wholesaler and retailer for customers within the SAP/PRSP area, which includes the Sacramento State – Placer Center project site. The SAP/PRSP and project site are located within the Sunset Industrial Pressure Zone with a 350-hydraulic grade line (HGL).

South Placer Wastewater Authority

The South Placer Wastewater Authority (SPWA) is a joint powers authority formed to fund regional wastewater and recycled water facilities in southwestern Placer County for three partner agencies (the "participants"): City of Roseville, South Placer Municipal Utility District, and Placer County. The regional facilities funded by the SPWA include trunk sewer lines and two wastewater treatment plants (WWTPs). All three participants transmit wastewater to these WWTPs. SPWA monitors compliance with funding and operational criteria established in the Funding and Operations Agreements among the participants.

The Funding Agreement outlines each participant's responsibility for debt service of SPWA's bonds and funding of regional facilities and allocates the participants' use of wastewater capacity at the regional wastewater treatment

facilities. The Operations Agreement documents maintenance and operations responsibilities for regional facilities (primarily the WWTPs) and establishes the city as the owner and operator of the two WWTPs as well as regional infrastructure on behalf of the participants.

Sunset Area Plan/Placer Ranch Specific Plan

Although not subject to local government planning and land use plans, policies, or regulations, Sacramento State will consider the SAP/PRSP (Placer County 2019a) policies, which provide guidance related to utilities as follows.

- **Policy PFS-1.1:** Facility Construction. The County shall require new development to either construct new facilities, upgrade existing facilities, or pay its fair share of upgrading existing facilities.
- **Policy PFS-1.3:** Facilities and Services for New Development. The County shall ensure, through the development review process, that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:
    a) The applicant can demonstrate that all necessary public facilities will be installed concurrent with the construction of the project, or such facilities are adequately financed (through fees or other means); and
    b) The project's improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant.
- **Policy PFS-2.1** Fair Share Funding of Existing Facilities. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income), and when alternative sources of funding have been identified to offset foregone revenues.
- **Policy PFS-2.2:** Funding Upgraded or New Facilities. The County shall require that new development pay the cost of upgrading existing public facilities or construct new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., a large percentage of a project's workforce is paid at primary wage earner levels of income) and when alternative sources of funding have been identified to offset foregone revenues.
- **Policy PFS-3.1:** Water Supply Certification. The County shall require applicants for new development approval to demonstrate the availability of a long-term, reliable surface water supply for all urban uses as well as recycled water, where available, as an optional water supply. The County shall require written certification from the water service provider that a long-term water supply is or will be available for the new development prior to occupancy. The County will also require any proposed on-site wells used for potable water to be evaluated to ensure the groundwater meets California Drinking Water Standards and, if not, that the well is either appropriately relocated (at the applicant's expense) or any necessary water treatment processes and monitoring systems are installed and operating.
- **Policy PFS-3.2:** Efficiency and Demand Reduction. The County shall promote efficient water use and reduced water demand by:
    a) Requiring water-conserving design and equipment in new construction;
    b) Requiring water-conserving landscaping and other conservation measures consistent with the Water Efficient Landscaping Ordinance, as well as the use of recycled water;
    c) Encouraging the retrofitting of existing development with water-conserving devices for any change of use or structures;
    d) Encouraging retrofitting of existing development with water-conserving devices; and
    e) Encouraging water-conserving agricultural irrigation practices.
- **Policy PFS-3.3:** Recycled Water. The County shall require the use of recycled water and the development of associated infrastructure where feasible to offset the demand for new water supplies.

- Policy PFS-4.1: Wastewater Management. The County shall coordinate with the Cities of Lincoln and Roseville to ensure efficient and effective management of wastewater. This includes ensuring that development projects proposed in the Sunset Area have access to sufficient capacity at either the Lincoln Wastewater Treatment and Reclamation Facility or the City of Roseville Pleasant Grove Wastewater Treatment Plants. For projects which exceed the planned wastewater and/or recycled water capacities outlined in the South Placer Wastewater Authority's South Placer Regional Wastewater and Recycled Water Systems Evaluation report, the County shall require project proponents to conduct additional wastewater and/or recycled water analysis and if supply ~~is~~ or capacity is not available, projects will need to mitigate impacts identified in the analysis. Mitigation could include contribution to fund future infrastructure system improvements and expansion.
- Policy PFS-4.2: Efficient Water Use and Wastewater Reduction. The County shall promote efficient water use and reduced wastewater system demand by: a) Requiring water-conserving design and equipment in new construction; b) Encouraging retrofitting with water-conserving devices; and c) Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible
- Policy PFS-4.4: Recycled Water Irrigation Uses. The County shall require the use of recycled water, wherever feasible, for irrigation, including commercial, industrial, and private landscaping, landscaping within public rights-of-way (e.g., medians), parks, open space, and agricultural lands.
- Policy PFS-6.1: Maximize Waste Reduction. The County shall promote maximum use of solid waste source reduction, recycling, composting, and environmentally-safe transformation of wastes.
- Policy PFS-6.6: Placer County Franchise Area 1. The County shall require new development in the Sunset Area to participate in County Franchise Area 1 for collection and disposal of solid waste.
- Policy PFS-9.2: Telecommunication Facility Co-location. The County shall encourage compatible co-location of telecommunication facilities.
- Policy NR-6.5: Water Efficient Landscape Design. The County shall require all new development to comply with the County's Water Efficient Landscape Ordinance (WELO) to reduce water used for landscaping irrigation and to encourage the use of recycled water and graywater for landscaping purposes.
- Policy NR-6.7: Residential Energy Efficiency. The County shall require new residential units to be designed and constructed to maximize energy efficiency. This shall include the following design features:
    a) Installation of solar photovoltaic systems.
    b) Installation of energy conservation appliances such as tankless water heaters and whole house fans in all residential units.
    c) Installation of energy efficient AC units and heating system with programmable thermostat timers, to the extent feasible.
    d) Use of low flow water fixtures such as low flow toilets and faucets, to the extent feasible.

3.17.2 Environmental Setting

The project site and neighboring lands are currently undeveloped. However, because the approved/planned utility infrastructure of the SAP/PRSP will serve the proposed Sacramento State – Placer Center, this environmental setting describes the applicable utility projections and approved/planned supply and infrastructure. Construction of the first phase of the PRSP (Placer Ranch Phase 1A - Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure that will serve the initial phases of Sacramento State – Placer Center (Figures 3.17-1 through 3.17-4). As development of PRSP progresses, additional utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

Public utilities in the project area are provided by various entities, as identified in Table 3.17-1 and discussed in detail below.

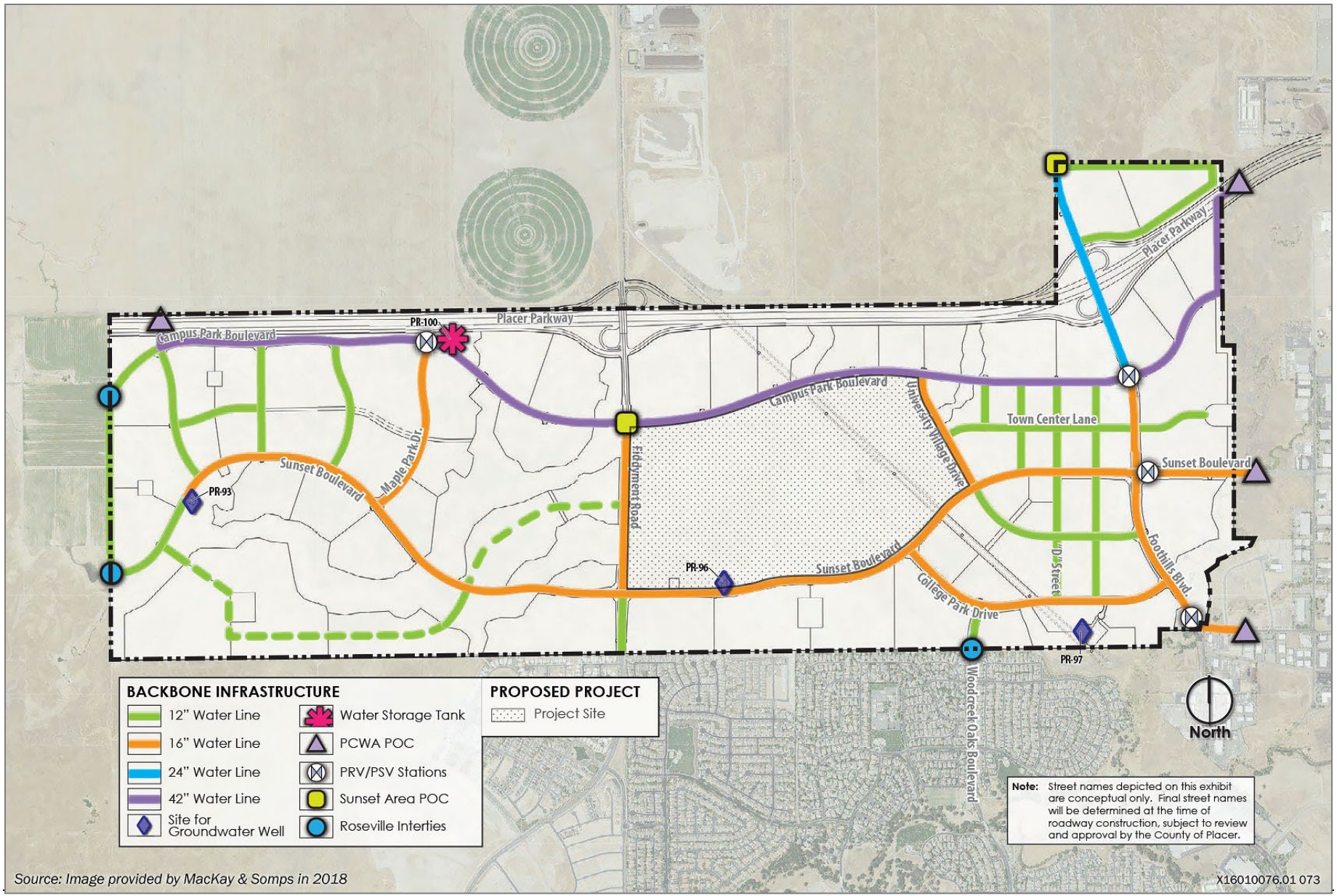


Figure 3.17-1 Placer Ranch Specific Plan Water Infrastructure

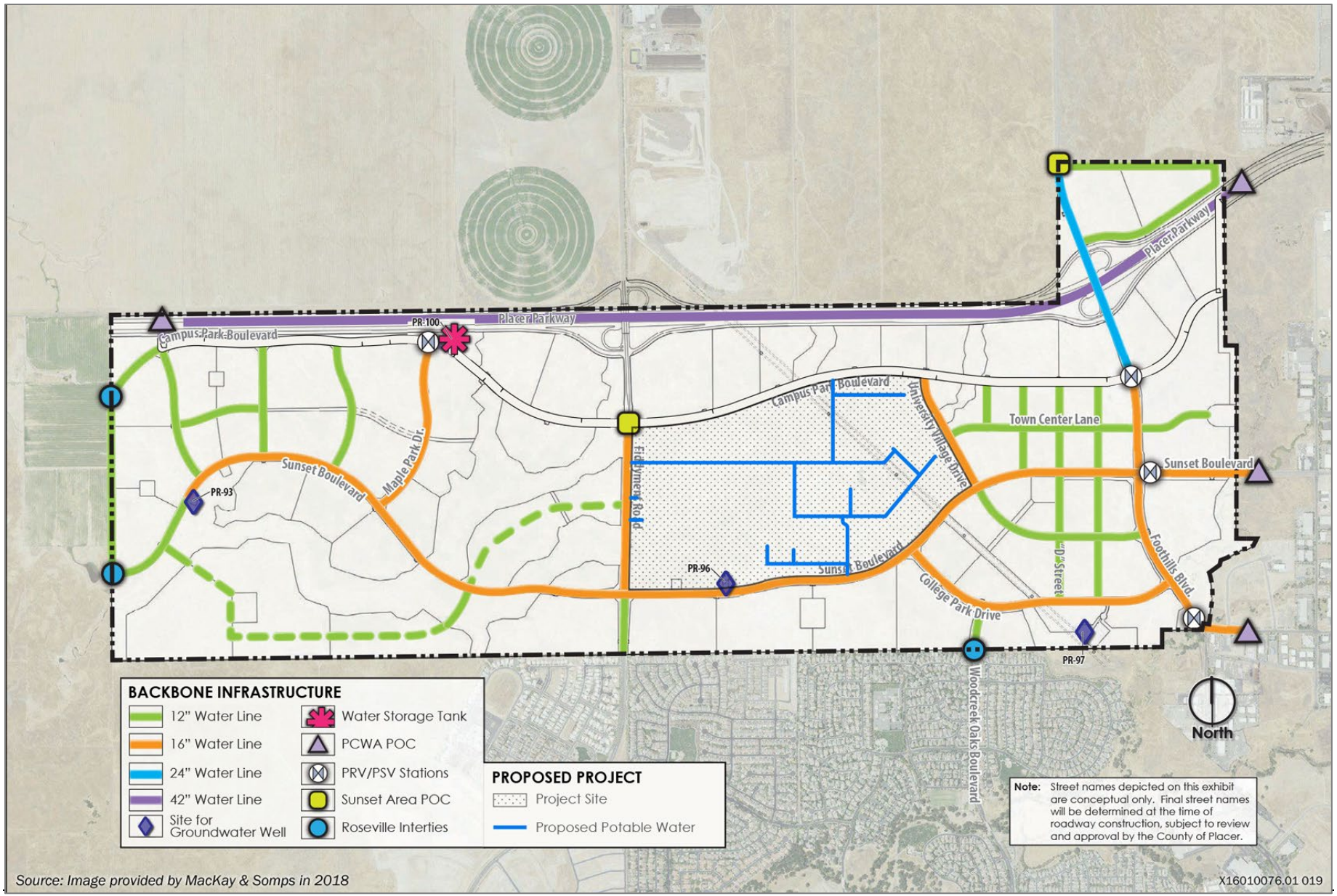


Figure 3.17-1 Placer Ranch Specific Plan Water Infrastructure (Revised)

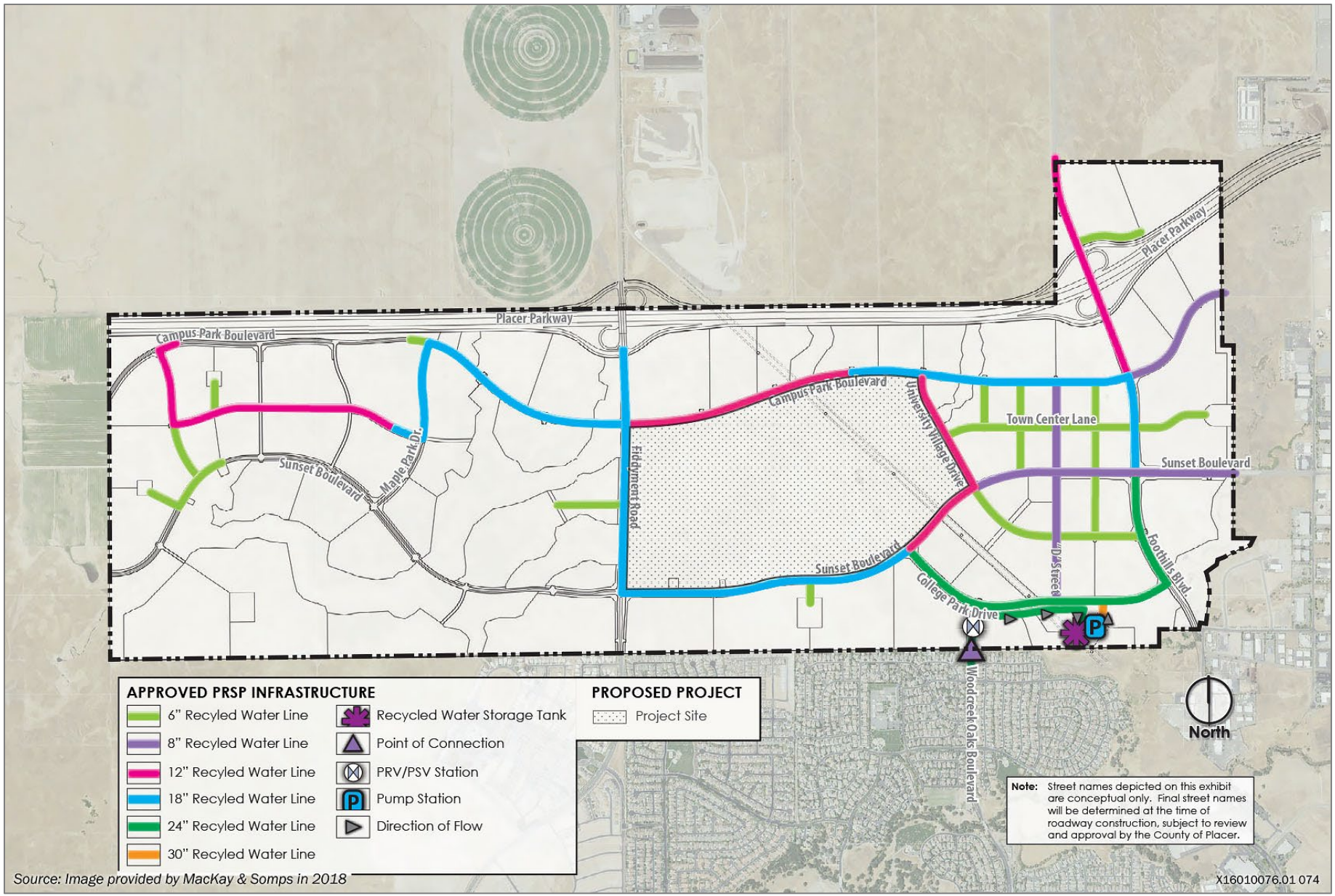


Figure 3.17-2 Placer Ranch Specific Plan Recycled Water

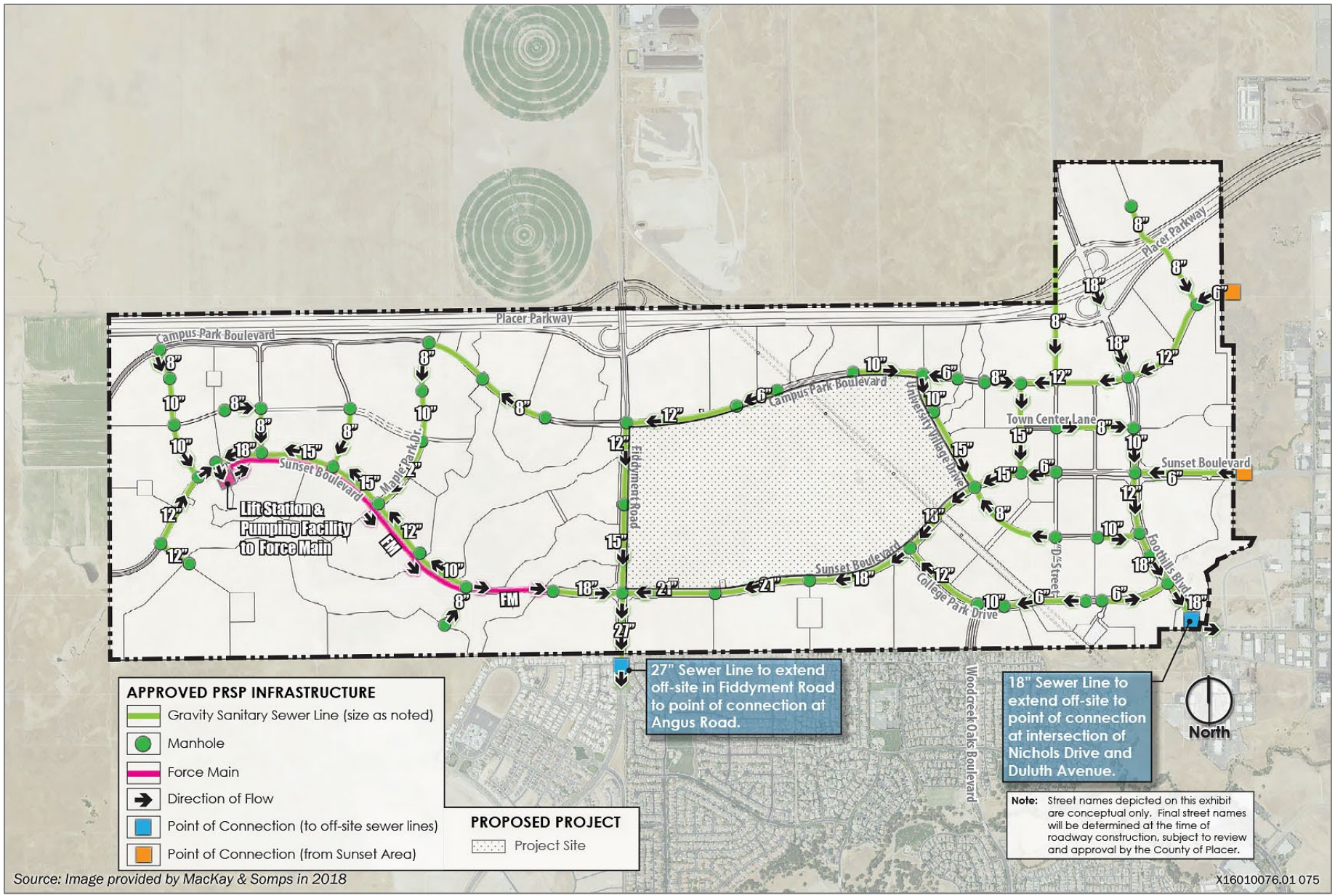


Figure 3.17-3 Placer Ranch Specific Plan Wastewater

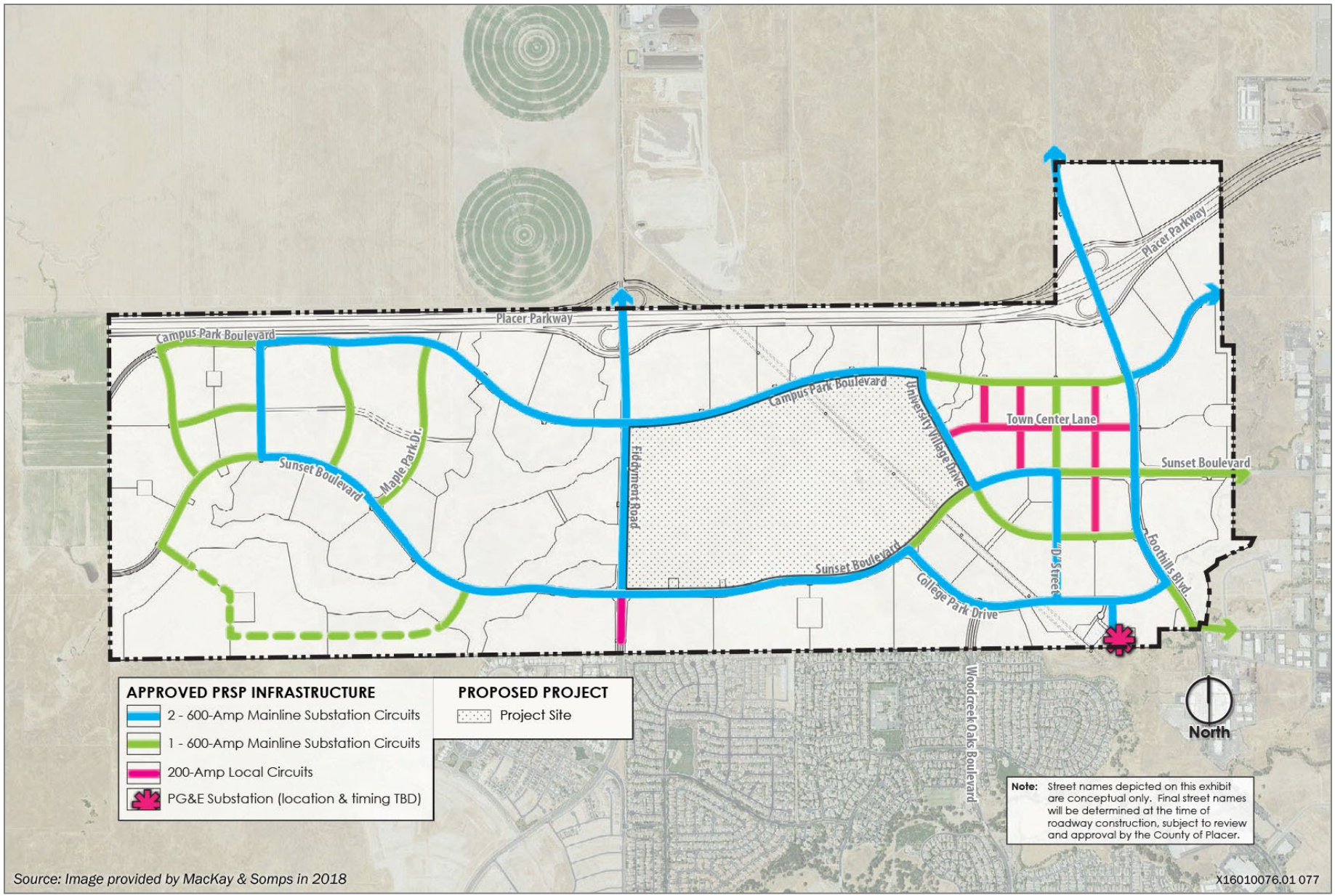


Figure 3.17-4 Placer Ranch Specific Plan Electric Facilities

Table 3.17-1 Utility Providers for the Project Area

Utility	Agency/Provider
Potable Water ~~and Recycled Water~~	Placer County Water Agency
Recycled Water	Placer County Retailer to be determined City of Roseville (wholesaler)
Wastewater Collection, Conveyance, and Treatment	Placer County (County Service Area No. 28, Zone ~~2A3~~ to be determined) South Placer Wastewater Authority
Solid Waste Collection	Western Placer Waste Management Authority Recology Auburn Placer
Electrical Service	Pacific Gas and Electric Company
Natural Gas	Pacific Gas and Electric Company
Communication	AT&T Comcast Consolidated Communications Wave Broadband

Source: Data compiled by Ascent Environmental in 2022.

WATER SUPPLY

Based on PCWA's 2020 UWMP, discussed in Section 3.17.1, "Regulatory Setting," PCWA has adequate surface water entitlements to serve the project-related water demand. The primary water supply for the Sunset Industrial Pressure Zone, in which the project site is located, is Pacific Gas and Electric Company (PG&E) water from the Drum-Spaulding hydroelectric system. PCWA also uses water from the Middle Fork of the American River pursuant to its own water rights. PCWA pumps American River water near Auburn into the Auburn Tunnel, which connects to the Auburn Ravine where it can be distributed to irrigation water customers or pumped by the Ophir Pump Station. Sunset Industrial Pressure Zone receives treated water from the Foothill and Sunset water treatment plants (WTPs), which have treatment capacities of ~~58~~ 60 million gallons per day (mgd) and ~~8~~ 5 mgd, respectively, for a combined treatment capacity of ~~66~~ 65 mgd (Placer County 2017a:18). The existing demand for treated water from the Foothill WTP and Sunset WTP is approximately 63.5 mgd, which yields available capacity to treat an additional ~~2~~1.5 mgd (PCWA 20~~17~~23).

PCWA's Capital Investment Program outlines planned infrastructure necessary to provide safe drinking water to new areas within the SAP area (Placer County 2017a:18). Future planned PCWA improvements include the extension of the existing transmission pipeline in Whitney Ranch Parkway across SR 65 westerly in phases as three 24-inch mains. On the west side of SR 65, these 24-inch mains will manifold back together into the 42-inch main that will serve as the primary SAP area treated water supply. PCWA has plans to extend this major transmission pipeline westerly and southerly to a proposed treatment plant off the Sacramento River, which would supply water from the opposite direction as the current supply system. This added source will greatly improve supply reliability to the region and the Sunset Area (Placer County 2017a:18).

PCWA also plans to begin construction in ~~2018~~ 2025 on the first phase of the Ophir WTP and associated conveyance pipelines, which are currently under design and would provide treatment capacity of 10 mgd. The Ophir WTP would be constructed in three phases, for a total treatment capacity of 30 mgd (PCWA 2016:3–4,39).

Existing Surface Water Supplies

PCWA's surface water supplies consist of water from the North Fork American River and its tributaries (including water stored in its Middle Fork Project) under water right Permits 13856 and 13858, Central Valley Project (CVP) water under Interim CVP Contract 14-06-200-5082A-IR3 from the American River, and water purchased from PG&E from the Yuba and Bear Rivers under the 1982 Zone 3 Contract Purchase Agreement and the February 27, 2015 Water Supply Agreement. PCWA also uses a limited amount of surface water from small creeks under pre-1914 water rights. Lastly, PCWA has occasionally purchased water from the South Sutter Water District for service to PCWA customers under Nevada Irrigation District's water rights (PCWA 2021: 6-4).

A summary of PCWA's existing surface water supplies are provided in Table 3.17-2 based upon the existing water rights currently held and the contracts to which PCWA is a party. The table identifies the source, purpose of use, and maximum available quantity for each water asset.

Table 3.17-2 Surface Water Rights and Contract Entitlements

Supply	Source	Purpose of Use	Max Use (afy)	Place of Use Description
Permits 13856 and 13858	American River	Irrigation, Domestic, Municipal and Industrial, Recreation	120,000	"Western Placer County"; Portions of Sacramento County, including San Juan Water District, Sacramento Suburban Water District, and Rio Linda WD service areas
Central Valley Project Contract	American River	Municipal and Industrial	35,000	Zone 1
PG&E Water Supply Agreement (2015)	Yuba and Bear Rivers	Irrigation and Domestic	100,400	Western Area
PG&E (Zone 3) Purchase Agreement (1982)	Yuba and Bear Rivers	Irrigation and Domestic	25,000	Zone 3
South Sutter Water District Contract	Yuba River	Irrigation	12,000	West of the City of Lincoln
Pre-1914 Appropriative Right (S000959)	Canyon Creek	Irrigation and Domestic	40 cfs (maximum)	Alta, Colfax, Monte Vista, and rural areas (not limited to former Zone 3)
Pre-1914 Appropriative Right (S000967)	Tributary to Auburn Ravine	Irrigation and Stock Watering	Not stated	"Boardman Canal" Area
Pre-1914 Appropriative Right (S010397)	South Fork Dry Creek Tributary to Coon Creek	Irrigation	Not stated	Localized irrigation just east of Auburn
Pre-1914 Appropriative Right (S010398)	North Fork Dry Creek Tributary to Coon Creek	Irrigation	Not stated	Localized irrigation just east of Auburn

Notes: afy = acre-feet per year, cfs = cubic feet per second.

Source: Based on information in PCWA 2021: 6-4.

Projected Water Supply and Demand

Under average conditions, in 2025, PCWA estimates water supply availability from the Middle Fork American River Project, PG&E agreements, pre-1914 appropriative rights, and groundwater. Beginning in 2030, water supply is expected to become available from recycled water supplies and the Central Valley Project contract. Between 2025 and buildout of the proposed off-campus center, water supplies would increase from 250,800 afy to 297,800 afy. Supply is greater than demand under the average year water supply scenario, as shown in Table 3.17-3.

Table 3.17-3 PCWA's Projected Average Year Water Supplies and Demands (afy)

Supply Source	2025	2030	2035	2040	Project Buildout	Reduction
Middle Fork American River Project*	120,000	120,000	120,000	120,000	120,000	0
Central Valley Project Contract	0	35,000	35,000	35,000	35,000	0
PG&E Agreements*	125,400	125,400	125,400	125,400	125,400	0
Pre-1914 Appropriations	3,400	3,400	3,400	3,400	3,400	0
Recycled Water*	0	2,500	5,000	7,000	9,000	0
Groundwater*	2,000	4,000	4,000	5,000	5,000	0
Total Supply	**250,800**	**290,300**	**292,800**	**295,800**	**297,800**	
Total Demand	**174,725**	**184,171**	**197,460**	**226,988**	**253,416**	
Supply-Demand Difference	*76,075*	*106,129*	*95,340*	*68,812*	*44,384*	

Note: * source of project-related water afy = acre-feet per year

Source: PCWA 2021: 7-3.

Based on the worst drought year on record, 1977, PCWA estimates that single dry year supplies from PG&E and CVP water would be reduced by 50 percent, and pre-1914 appropriate rights would be reduced by 75 percent. The North Fork American River water supply would remain available (120,000 acre-feet) due to the ability to store and deliver supplies under this water permit. In a single dry year condition, PCWA anticipates reductions to its surface water supplies and anticipates implementing the requirements for reducing water demand. PCWA has sufficient water supplies through projected buildout conditions during the single dry year scenario (PCWA 2021:7-3), as shown in Table 3.17-4.

Table 3.17-4 PCWA's Projected Single Dry Year Water Supplies and Demands (afy)

Supply Source	2025	2030	2035	2040	Project Buildout	Reduction
Middle Fork American River Project*	120,000	120,000	120,000	120,000	120,000	0
Central Valley Project Contract	0	17,500	17,500	17,500	17,500	50 %
PG&E Agreements*	62,700	62,700	62,700	62,700	62,700	50 %
Pre-1914 Appropriations	850	850	850	850	850	75 %
Recycled Water*	0	2,500	5,000	7,000	9,000	0
Groundwater*	2,000	4,000	4,000	5,000	5,000	0
Total Supply	185,550	207,550	210,050	213,050	215,050	
Total Demand	141,078	148,926	160,380	188,488	214,916	
Supply-Demand Difference	44,472	58,624	49,670	24,562	134	

Note: *source of project-related water afy = acre-feet per year.

Source: PCWA 2021: 7-3.

During a five-consecutive year drought, PCWA anticipates that its CVP supplies will be reduced by 25 percent each year. North Fork American River supply in the Middle Fork Project would not be reduced. Pre-1914 water supply is assumed for purposes of this analysis to be reduced by 50 percent (PCWA 2021: 7-3 – 7-4). Because multi-dry year supplies are less constrained than under single dry year conditions, modifications to demand are also less constrained in those years; however, demand reduction measures are still implemented. As shown in Table 3.17-5, PCWA has sufficient water supplies through projected buildout even with a series of multiple dry year conditions (PCWA 2021:7-5). Note that each of the five consecutive years are projected to result in supply in excess of demand.

Table 3.17-5 PCWA's Projected Multiple Dry Year Water Supplies and Demands (afy)

Supply Source	2025	2030	2035	2040	Buildout	Reduction
Middle Fork American River Project*	120,000	120,000	120,000	120,000	120,000	0
CVP Contract	0	26,250	26,250	26,250	26,250	25 %
PG&E Agreements*	125,400	125,400	125,400	125,400	125,400	0
Pre-1914 Appropriations	1,700	1,700	1,700	1,700	1,700	50 %
Recycled Water*	0	2,500	5,000	7,000	9,000	0
Groundwater*	2,000	4,000	4,000	5,000	5,000	0
Total Supply	249,100	279,850	282,350	285,350	287,350	0
Total Demand	145,725	155,170	168,460	197,988	244,416	
Supply-Demand Difference	103,375	124,680	113,890	89,362	62,934	

Note: *source of project-related water afy = acre-feet per year

Source: PCWA 2021: 7-3.

RECYCLED WATER

Use of recycled water is planned for the SAP/PRSP area, including the Sacramento State – Placer Center site, as described in the regional evaluation of wastewater and recycled water systems, described further below.

South Placer Wastewater Authority

The South Placer Wastewater Authority (SPWA) is a Joint Powers Authority composed of representatives of the City of Roseville, Placer County, and the South Placer Municipal Utility District. The City of Roseville recycles water at its regional Pleasant Grove Wastewater Treatment Plant (PGWWTP) and Dry Creek Wastewater Treatment Plant (DCWWTP) and distributes it within its service area, as described below under, "Wastewater." As a member agency of SPWA, the County discharges wastewater to the City of Roseville's wastewater conveyance and treatment facilities but does not currently share in the ability to reuse any of the recycled water generated at the PGWWTP.

The City of Roseville, which currently distributes water from its wastewater treatment plants, has stated that it will wholesale recycled water to another entity to retail within the project area. However, this is not a commitment or a will-serve letter from the City of Roseville, and the City and retailer will have to confirm the availability of recycled water, design details, delivery pressures, diurnal supply availability, and other considerations at the time when the project is being designed. The recycled water retailer for Sacramento State – Placer Center is expected to be ~~PCWA with a point of connection on Woodcreek Oaks Boulevard~~ under a private operating permit, with a recycled water purveyor being further evaluated by Placer County.

City of Lincoln

The City of Lincoln's wastewater treatment plant is located adjacent to Fiddyment Road approximately 1.5 miles north of Athens Avenue. An existing pipeline from the plant runs down Fiddyment Road and currently provides recycled water to the irrigation pivots on the landfill property west of Fiddyment Road and south of Athens Avenue. More than 1 mgd of wastewater from Placer County is treated at the Lincoln plant, and according to projections, this amount will increase to 4 mgd at buildout of the County areas tributary to this plant. Under the terms of the 2013 executed *Construction, Operations, and Joint Exercise of Powers Agreement*, the County's share of recycled water is equal to its flow sent to the city's wastewater treatment plant. Therefore, tertiary treated wastewater from the Lincoln plant could be distributed south into the SAP/PRSP recycled water system if an alternative to PGWWTP is deemed necessary for a recycled water source.

SUFFICIENCY OF WATER SUPPLY

PCWA would provide treated and untreated water to the project site, which is located within PCWA's Zone 1. PCWA's Zone 1 extends from the City of Auburn to the City of Lincoln and south to the Sacramento County line. Water for Zone 1 is delivered by contract from Pacific Gas and Electric Company's (PG&E) Drum-Spaulding hydroelectric system and from PCWA's Middle Fork Project (MFP). Within Zone 1, the project site is located in the Sunset Industrial Area subarea. The project site is located within Lower Zone 1. Lower Zone 1 includes the lower portion of the watershed below Auburn, including the communities of Horseshoe Bar/Penryn, unincorporated area in Loomis Basin, Town of Loomis, Bickford Ranch, Granite Bay, City of Rocklin, Whitney Ranch, Lincoln, Roseville, and Sunset Industrial Area. (PCWA 2021).

As discussed in Chapter 2, "Project Description," the project site is located within the SAP/PRSP. As part of the approval process for the SAP/PRSP, a request was issued on September 11, 2017 to PCWA by Placer County to prepare water supply assessments (WSAs). On November 3, 2017, PCWA responded with a WSA, noting that the SAP/PRSP demand is accounted for in the 2015 UWMP as requiring 4,860 afy (PCWA 2016). The PRSP area water demands include the proposed Sacramento State – Placer Center demand of 244 afy of recycled water and 1,266 afy of potable water, as shown in Table 3.17-6. The water demands presented in the 2017 WSA are less than the quantity accounted for in the 2015 UWMP and carried forward to the 2020 UWMP. Based on PCWA's 2020 Urban Water Management Plan (UWMP), PCWA has adequate surface water entitlements to serve the project-related water demand.

Table 3.17-6 Planned Water Supply for PRSP Components Including Sacramento State – Placer Center

Land Use Designation	Area (acres)	Dwelling Units	Water Demand Factor (gpd/ac) or (gpd/DU)	Total Demand (afy)	Recycled Water Demand (afy)[1,2]	System Potable Water Demand (afy)[3,4]
Residential						
Low Density Residential	442.1	2,210	429	1,062	0	1,147
Low Density Residential – Age-restricted	187.0	1,050	429	505	0	545
Medium Density Residential	112.2	872	312	305	0	329
High Density Residential[4]	60.2	1,504	143	241	39	221
Non-Residential						
General Commercial	22.7	0	1,116	28	11	19
Commercial Mixed Use	48.8	0	1,116	61	24	42
Campus Park	331.0	0	1,482	550	161	433
Public Facilities (Schools)	32.7	0	1,785	65	16	54
Public Facilities (County Facilities)	10.3	0	1,785	21	5	18
Paseos/Greenbelt	25.9	0	1,785	31	67	3
Parks and Recreation	69.8	0	1,071	84	181	8
Open Space Preserves	250.7	0	0	0	0	0
Placer Parkway	158.5	0	0	0	0	0
Major Roadways and Landscape Corridors	160.1	0	1,071	29	78	0
Sacramento State – Placer Center (as identified in the PRSP WSA)	*301.3*	*0*	*Varies*	*1,398*	*244*	*1,266*
Total	**2,213.3**	**5,636**	**NA**	**4,378**	**826**	**4,085**

Notes: gpd/ac = gallons per day per acre; afy = acre-feet per year; NA = not available.

[1] A detailed summary of recycled water demand and recycled water conservation efforts is presented in the Placer Ranch Specific Plan Recycled Water Master Plan (Placer County 2017a) and Placer Ranch Water Conservation Plan (HydroScience 2017).

[2] Includes 8% system loss (PCWA 2017:2).

[3] Demand removes recycled water.

[4] Some totals vary slightly from totals in the Potable Water Master Plan due to rounding.

Sources: HydroScience 2018:4; PCWA 2017:2 and compiled by Ascent Environmental in 2023.

WATER TREATMENT AND DELIVERY INFRASTRUCTURE

PCWA operates four water treatment plants (WTPs) in Zone 1, within which Sacramento State – Placer Center would be located. The Zone 1 service area has 17 storage tanks with about 60 million gallons (MG) of storage capacity and 496 miles of treated water pipe. The primary water supply for Lower Zone 1 is PG&E contract water from the Drum-Spaulding hydroelectric system. PCWA also uses water from Middle Fork Project (MFP) pursuant to its own water rights. Water pumped from the American River can also be pumped out of the Auburn Tunnel using either one or both of the Ophir Pump Stations. Water pumped at the Ophir Pump Station flows directly into the PG&E South Canal, or into a transfer basin that flows to the South Canal. Water from the transfer basin can also be pumped directly to the Foothill WTP, or the future Ophir WTP. The Lower Zone 1 WTPs are the Foothill and Sunset plants which have capacities of 60 mgd and 5 mgd, respectively (PCWA 2021).

As discussed above, Sacramento State – Placer Center is located within the PRSP. As part of the PRSP, a Water Master Plan was approved that contains information related to the planned potable water transmission and system points of connections. The transmission mainline infrastructure is planned to be designed as a looped system with points of connection between Placer ~~Ranch~~ One and the existing and proposed PCWA transmission and distribution system. The main transmission backbone is a 42-inch pipe that runs east to west ~~through Placer Ranch within Campus Park~~

~~Boulevard~~ along the northern boundary of the PRSP within Placer Parkway, with several points of connection to Placer One. This 42-inch pipe downsizes to 36-inches ~~at the potable water tank site west of Fiddyment Road~~ west of Foothills Boulevard, or when demands are determined to support a reduction in size. Additional 18-inch pipelines travel east west through the property along Sunset Boulevard and College Park Drive. The two main north south alignments are 18-inches located in Fiddyment Road and Foothills Boulevard respectively. The pipeline in Foothills Boulevard north of Placer Parkway was upsized to 24-inch to provide water supply to the Sunset Area. As part of the Water Master Plan, Sacramento State – Placer Center will be bordered with a minimum of 18-inch mainlines on all sides. Multiple laterals from the main loop alignments extend along roadways to serve customers outside of the primary loops, these pipelines are mainly 12-inch. Figure 3.17-1 depicts the approved PRSP potable water infrastructure, which is under development.

Recycled water would be conveyed to the PRSP area by extending the existing 24-inch transmission main located in Woodcreek Oaks Boulevard (south of the PRSP area) northward into the PRSP area along Woodcreek Oaks Boulevard. The transmission main would continue east along College Park Drive and terminate at the proposed recycled water storage and pumping facility, which would consist of a 2.09-million-gallon recycled water storage tank and associated booster pump station (proposed near the southern edge of the plan area). The PRSP recycled water distribution system is designed as a looped network that will accommodate recycled water demands of the PRSP area, as well as the recycled water demands of the SAP area outside the PRSP area. Pipelines will range in size from 6 to 30 inches and will be primarily installed in proposed roadways. Pipelines on the western side of the PRSP area range in size from 6 to 18 inches. Figure 3.17-2 depicts the approved PRSP recycled water infrastructure.

WASTEWATER

Wastewater Collection and Conveyance

The proposed Sacramento State – Placer Center is part of the larger PRSP, which was designed to include three sewer sheds to allow for project phasing flexibility. The approved wastewater collection infrastructure will connect to existing wastewater collection infrastructure in the City of Roseville. Modeling indicates that the Roseville system has sufficient capacity to accommodate net SAP area and PRSP area flows~~, although it is noted that a 24-inch line beneath Pleasant Grove Creek needs to be upsized to a 27-inch line~~ (HydroScience 2017:6).

The approved wastewater collection system, consisting of in-roadway gravity trunk pipelines, lift stations, and force mains (Figure 3.17-3), is designed to convey an estimated 5.95 mgd peak wet weather flows (PWWF) from land uses within the PRSP area and an estimated 8.49 mgd PWWF from the SAP area to the Pleasant Gove Wastewater Treatment Plant (PGWWTP) (Placer County 2017b:32). The wastewater collection system would be divided into three major sewer sheds: a western shed area located west of Fiddyment Road, a central shed area located east of Fiddyment Road, and an eastern shed area located in the southeast portion of PRSP area (Placer County 2017b:7–8). The Sacramento State – Placer Center project site is located within the central shed area. The project site is shown within Sewer Shed Map – South – Exhibit 7 in the *Placer Ranch Sewer Master Plan Addendum* dated April 2023 (King Engineering 2023).

Pleasant Grove Wastewater Treatment Plant

The PGWWTP, located approximately 1.5 miles southwest of the project site, receives and treats wastewater flows from development in the project area. The PGWWTP and associated regional facilities (e.g., Pleasant Grove sewer trunk line) are owned and operated by the City of Roseville for the benefit of the SPWA. The PGWWTP expansion project was recently completed, and increased the treatment capacity from 9.5 mgd to 12 mgd, which increased the remaining capacity of PGWWTP to 4 mgd. (Sick, pers. comms., 2023)

The South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation) was prepared in 2020 to document the concurrent capacity, flows, and loadings on regional trunk sewer and wastewater treatment infrastructure and facilities. The Systems Evaluation summarizes the projected buildout conditions based upon regional planning efforts in southwestern Placer County and provides an evaluation of the system that identifies system deficiencies and forecasts capital projects. The Systems Evaluation includes assumption for wastewater generation, including within Placer ~~Ranch~~ One. Flows related to the Placer ~~Ranch~~ One were derived from the Placer Ranch Sewer Master Plan (SPWA 2020) as updated by the *Placer Ranch Sewer Master Plan Addendum* dated April 2023 (King Engineering 2023).

The Placer Ranch Sewer Master Plan addressed the land uses and development assumptions for the PRSP, and provided a detailed account of the expected flow rate and average dry weather flows (ADWF). Sacramento State – Placer Center was identified as University in the Placer Ranch Sewer Master Plan, covering 251.2 acres, exclusive of open space areas, and a flow rate of 2,304 gallons per day (gpd) per acre. Using these calculations, a maximum ADWF flow of 0.579 is anticipated for the project within the Systems Evaluation (Placer County 2017b).

SOLID WASTE

Solid Waste Collection

The Western Placer Waste Management Authority (WPWMA) is a regional agency comprised of Placer County and the cities of Roseville, Rocklin, and Lincoln. WPWMA provides recycling and waste disposal to those communities as well as the cities of Auburn and Colfax and the Town of Loomis. Recology Auburn Placer (Recology) is the solid waste collection franchisee for the project site and surrounding SAP area. Recology provides residential and commercial garbage collection services, as well as debris box services (Grehm 2022).

Most of the solid waste collected in western Placer County is first processed at the WPWMA Materials Recovery Facility (MRF). The MRF recovers, processes, and markets recyclable materials from the waste stream. The facility also processes source separated wood waste and green waste and accepts separated recyclables, including electronics and other universal wastes (e.g., batteries and fluorescent lamps), at the recycling drop-off and buy-back center. The compost portion of the facility has an annual processing capacity of 82,000 tons (this is averaged over the year and does not account for seasonal peaks). The facility is permitted to have up to 75,000 cubic yards (approximately 37,500 tons) of compost material at the facility at any one time.

Residual waste from the MRF is transported to the Western Regional Sanitary Landfill (WRSL). The landfill is a Class II/Class III non-hazardous waste site. Hazardous waste from households and Conditionally Exempt Small Quantity Generators is accepted at the MRF's Permanent Household Hazardous Waste Collection Facility (PHHWCF).

WPWMA owns and oversees the operations of the landfill, MRF, compost facility, and PHHWCF which are located at the corner of Athens Avenue and Fiddyment Road. A private firm, under contract to WPWMA, manages the day-to-day operation of the facilities.

Western Regional Sanitary Landfill Permit Limits and Constraints

The 281-acre Western Regional Sanitary Landfill (WRSL) is permitted to accept 1,900 tons of solid waste per day and 624 vehicles per day. The WRSL is permitted through 2058 with a maximum permitted capacity of 36.35 million cubic yards (cy); as of June 2020, it has an estimated remaining capacity of approximately 23.2 million cy. The MRF has a permitted processing limit of 1,750 tons per day and 1,014 vehicles per day. In 2018, when the most recent data is available, the landfill experienced an average weekday acceptance rate of 822 tons/day, with a peak of 1,091 tons/day. The Western Placer Management Authority plans to expand solid waste operations at WRSL and WRF to a 7-day rolling average of 4,000 tons per day (Western Placer Management Authority 2021).

ELECTRICITY AND NATURAL GAS

Pacific Gas and Electric Company

The Sunset Industrial Infill District (Industrial Avenue, Cincinnati Avenue, West Sunset Boulevard, and the surrounding areas), as defined by PG&E, is well-developed with multiple overhead electric lines, including 21-kilovolt (kV) and 115-kV lines. Athens Avenue, adjacent to the Thunder Valley Casino, has both 115-kV transmission and 21-kV distribution lines; the 115-kV line turns north just west of the casino and continues north. The 21-kV line on Athens Avenue continues west where it connects to a 21- to 12-kV auto-bank, which converts it to 12 kV, then continues west toward Fiddyment Road at 12 kV (Placer County 2017c:1–2). A 12-kV overhead distribution line runs north to south along the east side of Fiddyment Road and another runs west from Fiddyment Road along the north side of Sunset Boulevard West (Placer County 2018). The approved PRSP electrical infrastructure is depicted in Figure 3.17-5.

No natural gas utility infrastructure is planned to serve the Sacramento State – Placer Center site. Buildings, mechanical systems, and heating and cooling would be all-electric.

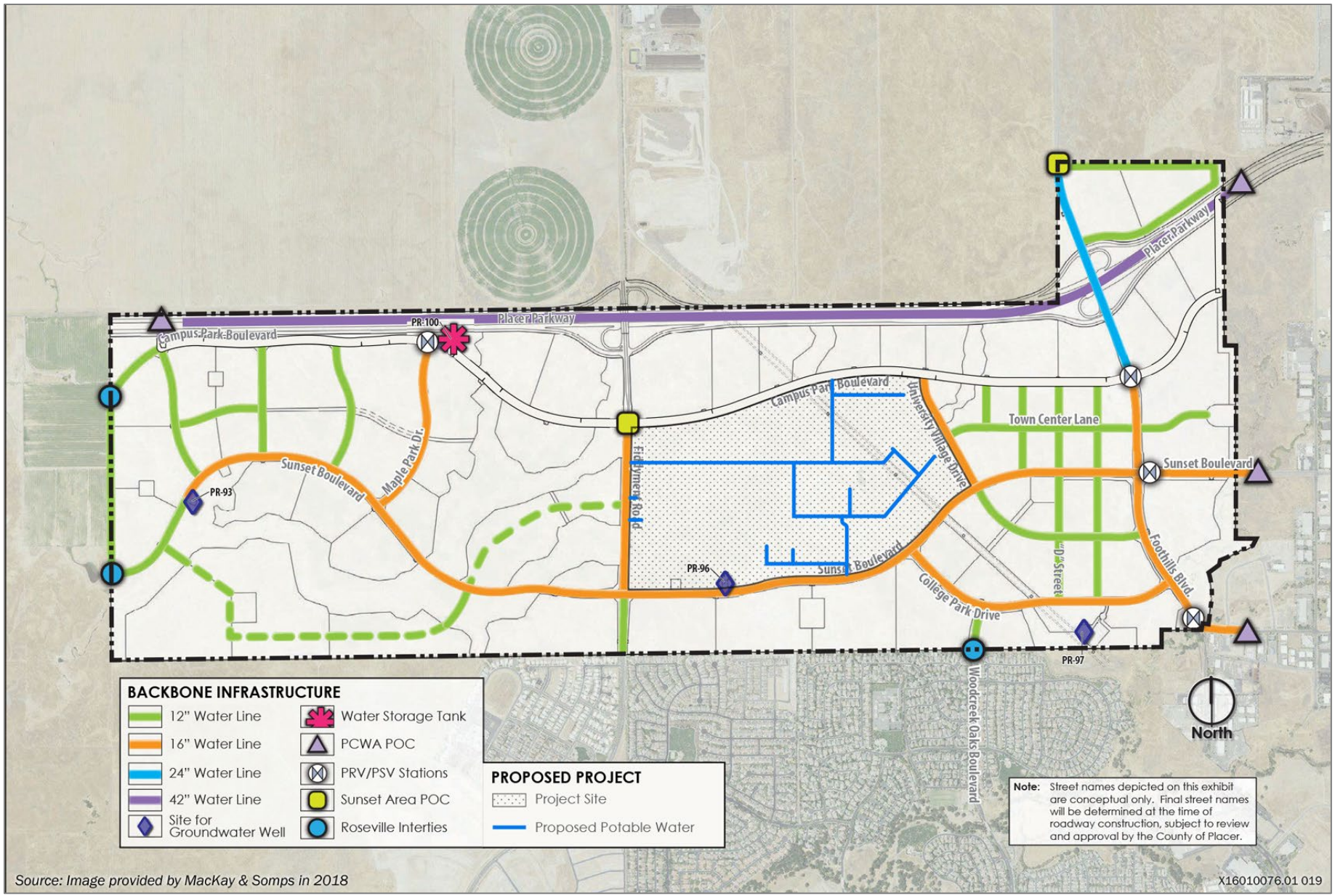


Figure 3.17-5 Placer Ranch Specific Plan and Sacramento State – Placer Center Water Infrastructure

COMMUNICATIONS

The project site is located within the service areas of AT&T and Wave Broadband for voice and data communication services. In addition, Comcast and Consolidated Communications have facilities immediately adjacent to the PRSP area and have plans to serve the PRSP area. Together, these providers offer voice, video, and data communication services. This includes land-line telephone service, voice over internet protocol telephone service, mobile telephone service, cable television service, and high-speed data line (internet) service.

3.17.3 Environmental Impacts and Mitigation Measures

ANALYSIS METHODOLOGY

Assumptions related to utility demands were derived from the certified Placer County SAP/PRSP EIR for the approved SAP/PRSP and project estimates provided by CSU in the Placer Center Master Plan.

The impact analysis for water supply, including sufficiency of available water supplies and existing and proposed infrastructure relies on the data, conclusions, and recommendations identified in the following documents:

- SB 610 (Water Supply Assessment) Request for the Placer Ranch Specific Plan Project, prepared by PCWA, November 3, 2017 (PCWA 2017);
- Placer Ranch Specific Plan Recycled Water Master Plan (Placer County 2017a)
- Potable and recycled water demand estimates provided by CSU in the Placer Center Master Plan:
  - Potable Water (Domestic Water and Fire Water) Demand - 44 million gallons per year (MGY)
  - Recycled Water (Non-Potable Water Uses [landscape irrigation, toilet flushing, and clothes washing]) Demand – 36.5 MGY

However, it is a goal of the Sacramento State – Placer Center Master Plan to design and develop a net zero water use campus, to the extent feasible, through use of recycled water, smart metering, water-efficient fixtures, onsite natural biofiltration, and native drought-tolerant landscaping.

The impact analysis for wastewater treatment capacity and generation is based on a review of the *Placer Ranch Specific Plan Sanitary Sewer Master Plan* ~~(Placer County 2018)~~ (SPWA 2020) as updated by the *Placer Ranch Sewer Master Plan Addendum* dated April 2023 (King Engineering 2023). Assumptions related to wastewater conveyance and treatment were derived from the SAP/PRSP EIR and the estimate of 0.125 mgd, for project-related wastewater generation provided in the Sacramento State - Placer Center Master Plan.

Consideration of dry utilities involved review of the *Sunset Area Electric, Natural Gas, Telecommunications Technical Dry Utilities Analysis* (Placer County 2017c) and information provided by CSU in the Placer Center Master Plan.

Evaluation of potential solid waste impacts is based on the estimated solid waste generation rates relied upon in the SAP/PRSP EIR, consisting of 0.38 tons/employee/year and 1.28 tons/resident/year. However, the Sacramento State – Placer Center Master Plan aims to reduce waste and meet the CSU's requirement to divert 80 percent of waste from landfill through the following waste-reduction measures:

- banning single-use materials;
- utilizing bioplastics;
- utilizing right-sizing trash receptacles;
- implementing waste management programs, such as upcycling, food donation;
- proper handling of hazardous materials in lab buildings;
- composting; and
- waste consolidation, sorting, dehydrators, and shredders.

THRESHOLDS OF SIGNIFICANCE

A utilities and service systems impact would be significant if implementation of the project would:

- require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects;
- have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years;
- result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand, in addition to the provider's existing commitments;
- generate solid waste in excess of state or local standards or in excess of the capacity of local infrastructure;
- negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals; or
- comply with federal, state, and local management and reduction statutes and regulations related to solid waste.

ISSUES NOT DISCUSSED FURTHER

See Section 3.10, "Hydrology and Water Quality," for the impact evaluation related to stormwater drainage, groundwater, and related water quality effects.

ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Impact 3.17-1: Construction of New or Expanded Utilities (Threshold of Significance A)

The Sacramento State – Placer Center Master Plan requires connections to off-site utility infrastructure, currently anticipated to be constructed by Taylor Builders/JEN and County agencies in advance of the project, in accordance with the PRSP. ~~The Sacramento State – Placer Center Master Plan requires off-site utility facilities, currently anticipated to be constructed by others in advance of the project, in accordance with the PRSP~~. The project would connect to backbone infrastructure to be developed as part of the PRSP, including electrical, water, and wastewater infrastructure. The potential impacts resulting from the extension of utility infrastructure to serve the project are considered to be evaluated within the scope of this EIR's analysis. No additional new or expanded infrastructure beyond those proposed as part of the project and for the project site would be required. This impact would be **less than significant**.

The project site is located within the PRSP area, part of the SAP, which was approved by Placer County in 2019 (see Section 2.3, "Local Planning Context" for additional information related to the SAP and PRSP). Sacramento State – Placer Center is intended to serve as a cornerstone of Placer ~~Ranch~~ One, providing the County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. The university's specific land use types and associated growth potential were considered as part of the larger vision for PRSP. This planning included consideration of how utility infrastructure would support the land uses within the overall SAP/PRSP and support the project.

The Sacramento State – Placer Center Master Plan requires connections to off-site utility infrastructure, currently anticipated to be constructed by Taylor Builders/JEN and County agencies in advance of the project, in accordance with the PRSP. Construction of the approved PRSP utility infrastructure will be implemented in phases to support development, with specific timing and funding obligations detailed in the *Placer Ranch Development Agreement*. Utility infrastructure would be constructed and dedicated easements would be provided consistent with the PRSP, the *Placer Ranch Development Agreement*, applicable requirements of Placer County, and relevant utility providers. As discussed in Section 2.5.12~~10~~, "Regional Infrastructure and Transportation Fees," the owner/developer of Placer ~~Ranch~~ One is responsible for development of the PRSP backbone infrastructure, including roadway, sewer, water, recycled water, and drainage facilities, required for the development of the PRSP. Construction of the first phase of the PRSP

(Placer Ranch Phase 1A – Campus Arcade Neighborhood, now known as Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of fall 2022) and will include installation of backbone utilities and roadway infrastructure that would serve the initial phases of Sacramento State – Placer Center. As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

The Sacramento State – Placer Center Master Plan establishes a plan for the necessary utility improvements on the project site, as follows.

- **Potable Water**: As shown in Figure 3.17-5 the project's water distribution system would connect to backbone conveyance pipelines associated with PRSP and would be developed as looped distribution systems. At buildout, water conveyance pipelines would be connected to points along Campus Park Boulevard, Fiddyment Road, Sunrise Boulevard, and University Village Drive. All pipelines would be located underground.
- **Recycled Water**: The project's recycled water mainlines would connect to the backbone infrastructure associated with PRSP, as shown in Figure 3.17-6. Connection points for recycled water would occur along Campus Park Boulevard, Fiddyment Road, Sunrise Boulevard, and University Village Drive. All pipelines would be located underground.
- **Wastewater:** Wastewater pipelines for the project would connect to the backbone infrastructure depicted in Figure 3.17-7. New sewer lines would be installed underground and would combine with flows from the net SAP and PRSP areas to the SPWA wastewater collection system and PGWWTP for treatment.
- **Energy:** The project's electrical distribution infrastructure would consist of a loop system, installed underground within concrete-encased conduit duct-banks between multiple pad-mounted sectionalizing switches (see Figure 3.17-8). In addition, the project includes photovoltaic solar panel arrays throughout the project site on buildings, over parking lots, or as shade structures to generate renewable energy that would offset the campus' electrical demands. A battery system would be installed onsite to store energy generated by the solar panel arrays. In addition, the mechanical heating and cooling system for the campus buildings would be provided by an onsite Central Plant, which would distribute heated and chilled water across campus via underground distribution infrastructure.
- **Natural Gas:** No natural gas utility infrastructure is planned to serve the Sacramento State – Placer Center site. Buildings, mechanical systems, and heating and cooling would be all-electric. However, as a university, there may be specialty laboratory, food service, or process equipment that requires the use of hydrocarbon fuels (e.g., natural gas, propane, butane). If such hydrocarbon fuel is necessary, it would be served by bottled or tank storage, which would be replenished by truck.
- **Communications:** The project includes cable, voice, and data services, which would be provided by private telecommunications companies and funded through ~~developer fees and~~ future customer billing. All phone and cable lines would be installed in roadway rights-of-way.

Utility improvements associated with the project are located within the development footprint and evaluated throughout this EIR. The types of impacts anticipated to result from implementation of the project, including the construction of water and wastewater pipelines and energy transmission and/or distribution lines, are comprehensively analyzed in this EIR (e.g., within Section 3.3, "Air Quality"; Section 3.5, "Biological Resources"; Section 3.10, "Hydrology and Water Quality"; Section 3.12, "Noise and Vibration"; and Section 3.15, "Transportation," etc.). No new or expanded infrastructure beyond that discussed for the site would be necessary because the university was included within local planning efforts (i.e., SAP and PRSP); thus offsite infrastructure was contemplated and evaluated in prior documents (e.g., SAP/PRSP EIR [Placer County 2019b]). Further, as required by law, all utility connections would be constructed in accordance with all applicable building codes and applicable standards to ensure an adequately sized and properly constructed energy transmission and conveyance system. Any necessary connections would be constructed prior to occupancy and in a manner that would minimize the potential for utility service disruption of existing uses. Therefore, the potential impacts resulting from the extension of utility infrastructure to serve new/redeveloped land uses associated with the project are considered to be evaluated within the scope of this EIR's analysis. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

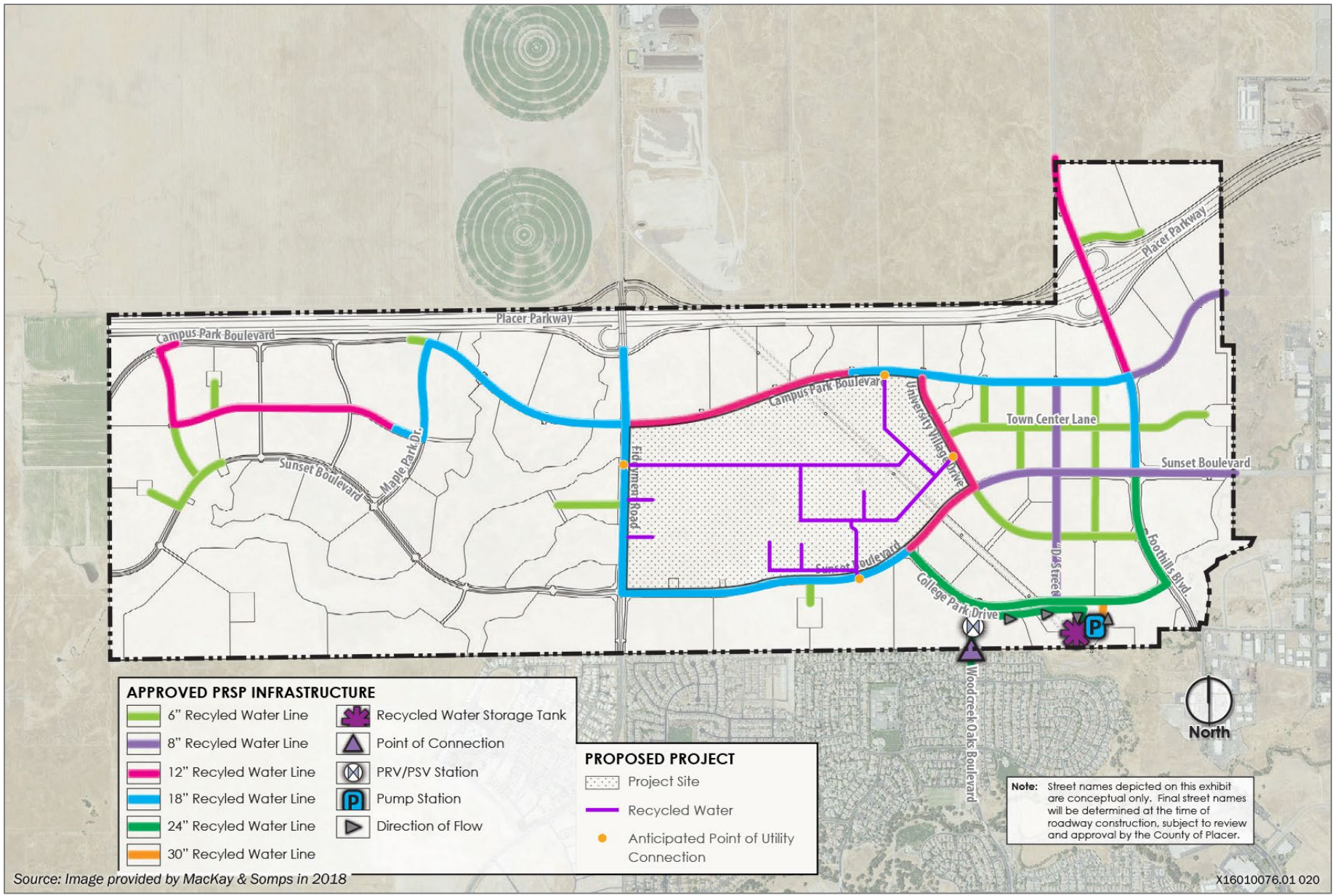


Figure 3.17-6 Placer Ranch Specific Plan and Sacramento State – Placer Center Recycled Water Infrastructure

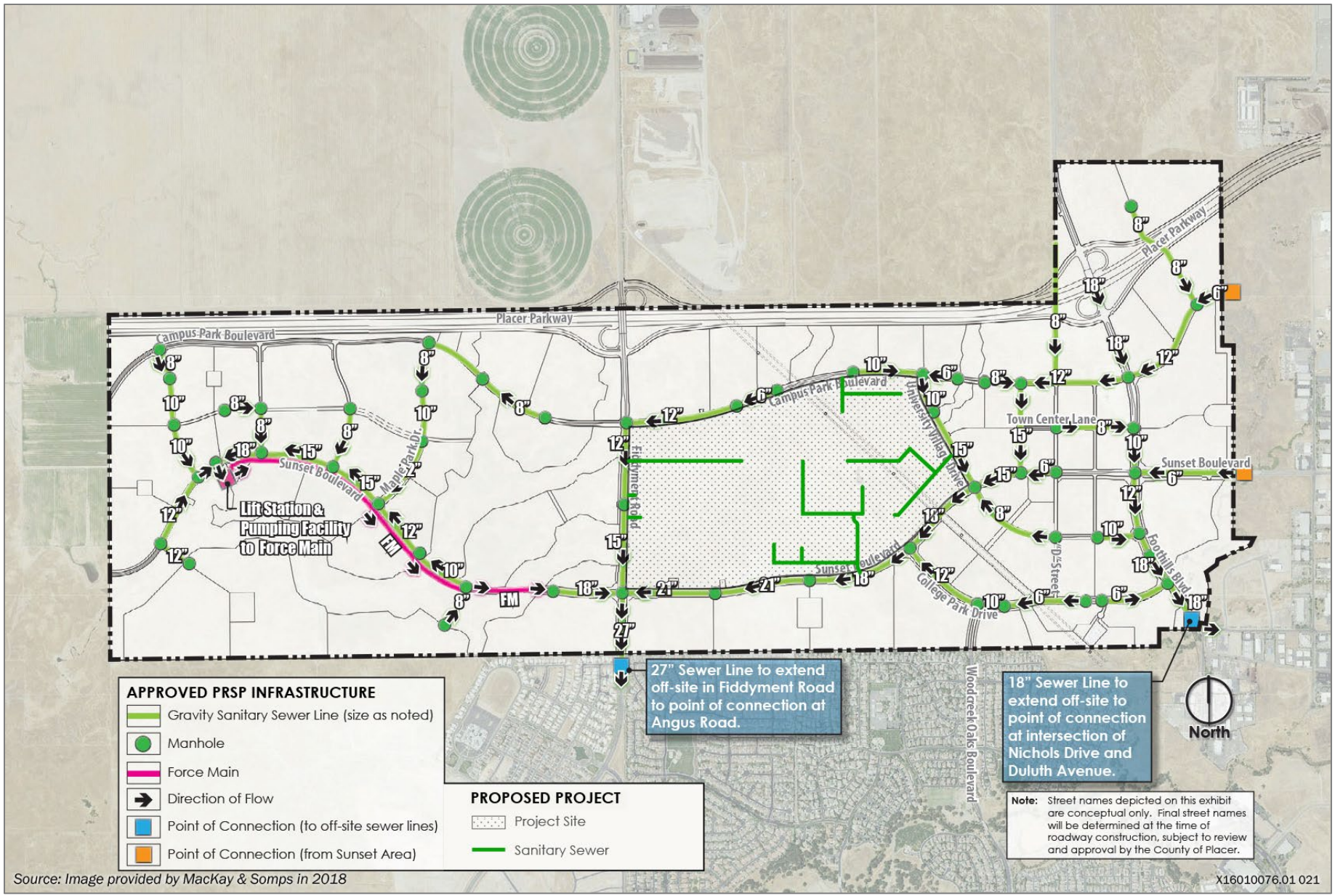


Figure 3.17-7 Placer Ranch Specific Plan and Sacramento State – Placer Center Wastewater Infrastructure

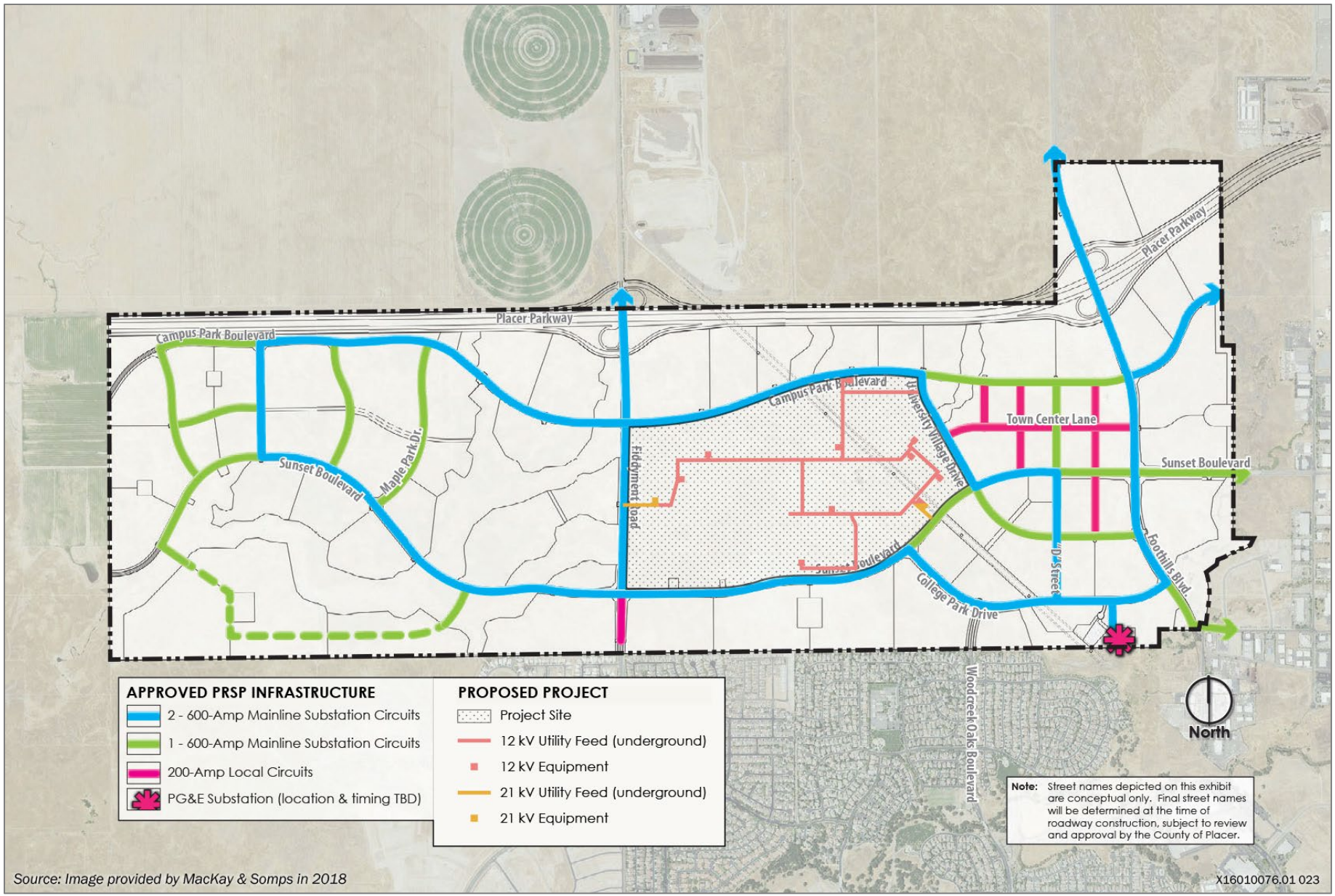


Figure 3.17-8 Placer Ranch Specific Plan and Sacramento State – Placer Center Electrical Infrastructure

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to the construction of new or expanded utilities is consistent with the less than significant conclusions identified for the PRSP area in the discussions of Impact 4.15-2 (water supply conveyance), Impact 4.15-3 (wastewater conveyance), Impact 4.15-7 (electricity), Impact 4.15-8 (natural gas), and Impact 4.15-9 (communication services).

Impact 3.17-2: Availability of Sufficient Water Supplies (Threshold of Significance B)

At buildout, Sacramento State – Placer Center is estimated to have an annual potable water demand of approximately 44 MGY or 135 afy (Table 2-4). Recycled water (non-potable) demand would total approximately 36.5 MGY (~~135~~ 112 afy) at buildout. The PRSP Water Supply Assessment (WSA) assumed that the project would require 1,266 afy of potable water and 244 afy for recycled water. Because the estimated demand for potable and recycled water per the proposed Sacramento State – Placer Center Master Plan is less than assumed in the PRSP WSA, adequate water supplies would be available to meet the demands of the project. This impact would be **less than significant**.

The project involves development of a new off-campus center that would include residential and nonresidential (academic, administrative, recreational, and other support services) buildings to alleviate the additional pressure on Sacramento State's main campus and to meet the needs of the Placer County population. Construction and operation of these buildings would increase demands on water supply that would be related to new buildings and landscaping. At buildout, the off-campus center is estimated to have an annual potable water demand of approximately 44 MGY or 135 afy (Table 2-4). Recycled water (non-potable) demand would total approximately 36.5 MGY (135 afy) at buildout.

As discussed in Section 3.17.3, "Environmental Setting," the project's potable and recycled water demand were considered as part of a WSA prepared for PRSP. The WSA was prepared to meet requirements of the California Water Code Section 10910, et. seq., and indicates that 244 afy for recycled water and 1,266 afy of potable water would be available to the Sacramento State – Placer Center. Because the estimated demand for potable and recycled water is less than assumed in the PRSP WSA, adequate water supplies would be available to meet the demands of the project. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required for this impact.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to water supply is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.15-1 in the SAP/PRSP EIR.

Impact 3.17-3: Availability of Wastewater Treatment Capacity (Threshold of Significance C)

Sacramento State – Placer Center would increase demand for wastewater treatment. At buildout, the off-campus center is estimated to have an annual wastewater generation rate of 0.125 mgd. The *Placer Ranch Specific Plan Sanitary Sewer Master Plan* indicated that the estimated average dry weather flow (ADWF) for the University land use included in the PRSP would be 0.58 mgd. While the PGWWTP treatment capacity to 12 mgd has sufficient remaining capacity to serve the project, the plant would not have sufficient capacity to treat the ultimate wastewater flows of 5.77 mgd ADWF from buildout of the SAP/PRSP areas. Although the project is planned as an early phase of development within the PRSP, wastewater treatment services are provided on a first-come, first-served basis. Additional expansion(s), new NPDES permit(s), and/or other treatment alternatives may be required prior to buildout of the project. The increased demand for wastewater treatment services would be **significant**.

Operation of Placer Center would increase demand for wastewater treatment. At buildout, the off-campus center is estimated to have an annual wastewater generation rate of 0.125 mgd (Table 2-6).

As discussed in Section 3.17.3, "Environmental Setting," the wastewater generated by the project was considered as part of the *Placer Ranch Specific Plan Sanitary Sewer Master Plan* ~~(Placer County 2018)~~ (SPWA 2020) as updated by the *Placer Ranch Sewer Master Plan Addendum* dated April 2023 (King Engineering 2023). The *Placer Ranch Specific Plan Sanitary Sewer Master Plan* accounted for an estimated ADWF of 0.58 mgd for the University land use as planned in the PRSP (Placer County 2018: 4.15-49). As noted above, the project is estimated to generate 0.125 mgd of wastewater, which is less than assumed for the project site for the PRSP.

Wastewater from the Sacramento State – Placer Center project would be conveyed via Placer County pipelines to the regional South Placer Water Agency (SPWA) pipelines downstream. Treatment of w~~W~~astewater generated by buildout of the PRSP area would be provided by the City of Roseville's ~~treated entirely at the~~ PGWWTP. The PGWWTP was recently upgraded and has a total capacity to treat 12 mgd average dry weather flow (ADWF). The PGWWTP presently treats 8.0 mgd ADWF, leaving an estimated 4 mgd ADWF of available capacity (Sick pers. comms. 2023).

As noted above, the Sacramento State – Placer Center project would require 0.125 mgd of the remaining 4 mgd capacity at PGWWTP. While this indicates that sufficient treatment capacity is available at PGWWTP to accommodate development of Sacramento State – Placer under the existing and post-expansion conditions, the plant would not have sufficient capacity to treat the ultimate wastewater flows of 5.77 mgd ADWF from buildout of the SAP/PRSP areas. Because wastewater treatment services from PGWWTP are provided on a first-come, first-served basis, it is unknown if capacity would be available over Sacramento State – Placer Center's 35-year buildout period because the rate at which capacity is required for other development within the SAP/PRSP is unknown. Therefore, because the availability of treatment capacity at PGWWTP may not be available over the buildout period of the project, this impact is conservatively considered to be **significant**.

Mitigation Measures

Mitigation 3.17-3: Confirm Wastewater Conveyance and Treatment Infrastructure Capacity

Prior to improvement plan approval for each development phase of the project, Sacramento State shall receive confirmation from Placer County, SPWA and the City of Roseville that there is sufficient conveyance infrastructure and treatment capacity to serve the final design plan flows for the proposed off-campus center. As proportionally appropriate, Sacramento State shall participate financially in the construction of additional wastewater treatment capacity sufficient to accommodate projected flows through payment of connection fees facilitated through annexation into ~~CSA 28, Zone 2A3~~ a new sewer maintenance zone to be created by Placer One. Sacramento State shall also obtain approval by the SPWA for expansion of the service area boundary. It is understood that Sacramento State must rely on the City of Roseville (on behalf of the SPWA partners) to construct the wastewater treatment expansion needed to treat and discharge wastewater produced within the PGWWTP service area boundary, including buildout of the net SAP and PRSP areas.

Significance after Mitigation

Implementation of Mitigation Measures 3.17-3 requires the expansion of treatment capacity at the PGWWTP and expansion of the SPWA Regional Service Area Boundary to accommodate wastewater flows generated by development of the project. Expansion of the PGWWTP was identified as part of the Wastewater Master Plan EIR (WWMP EIR) and West Roseville Specific Plan EIR (WRSP EIR). The WWMP EIR identified expansion of the PGWWTP to treat and discharge up to 29.5 mgd ADWF (City of Roseville 1996:2-10, 2-34 and 2-35). The WRSP EIR also analyzed expanding the PGWWTP onto a 20-acre city-owned parcel on the south side of the PGWWTP to treat and discharge up to 24.7 mgd ADWF (City of Roseville 2004:4.11-70 through 4.11-75). Sacramento State is required to pay their fair share of the costs of the PGWWTP expansion~~, and any applicable costs associated with additional environmental review and mitigation measures,~~ through the payment of sewer connection fees. If the capacity expansion cannot be completed in time to serve the project at buildout, then development may continue until existing capacity has been exhausted and the remaining development shall be curtailed until sufficient wastewater treatment and discharge capacity becomes available. Implementation of Mitigation Measure 3.17-3 would reduce the impact on demand for wastewater treatment capacity to a **less-than-significant** level because the measure would ensure that sufficient treatment capacity is available at the PGWWTP.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant (with mitigation) conclusion identified for the impact related to wastewater treatment capacity is consistent with the less than significant (with mitigation) conclusion identified for the PRSP area in the discussion of Impact 4.15-4 in the SAP/PRSP EIR. As described in the SAP/PRSP EIR, implementation of Mitigation Measures 4.15-4a and 4.15-4b would reduce the impact to less than significant.

Impact 3.17-4: Generate Solid Waste in Excess of State or Local Standards or in Excess of the Capacity of Local Infrastructure or Otherwise Impair the Attainment of Solid Waste Reduction Goals or Requirements (Threshold of Significance D, E, and F)

At buildout, Sacramento State – Placer Center would include 5,844 full jobs (1,089 faculty staff, 3,312 FTE employees for academic mixed-used district, and 1,443 for community anchors) and approximately 1,200 beds. Considering disposal rates of 0.38 tons/employee/year and 1.28 tons/resident/year (Placer County 2019b), the project would generate approximately 3,760 tons/year or approximately 10 tons/day. There is adequate capacity at ~~landfills in the region~~ the Western Regional Sanitary Landfill for disposal of solid waste generated by this project. Additionally, the project would comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Thus, project would not generate solid waste in excess of state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. This impact would be **less than significant**.

Implementation of the project would generate construction debris and an ongoing stream of solid waste. Solid waste collection services in the project area are provided by Recology Auburn Placer, a private collection firm, under contract with the County. Solid waste is collected and delivered to Western Placer Waste Management Authority (WPWMA) facilities, located north of the plan area at the intersection of Fiddyment Road and Athens Avenue. WPWMA was established in 1978 through a Joint Powers Agreement (JPA) between Placer County and the Cities of Lincoln, Rocklin, and Roseville to own, operate, and maintain a sanitary landfill and all related improvements.

WPWMA owns a Materials Recovery Facility (MRF) located on the same site as the Western Regional Sanitary Landfill (WRSL). The MRF receives, separates, processes, and markets recyclable materials removed from the waste stream. Residual waste is transferred to the WRSL, a Class II/III landfill, for disposal. Co-located at the site are a composting facility and permanent household hazardous waste collection facility. WPWMA is currently planning an expansion of the WRSL and related facilities.

Because the project site is undeveloped, no demolition of structures is required, which typically requires substantial solid waste disposal. Site preparation would consist of grubbing and clearing, which would not generate a substantial amount of solid waste. However, construction of new buildings associated with the project would generate construction waste. In accordance with Section 5.408 of the CALGreen Code, the project would implement a Construction Waste Management Plan for recycling and/or salvaging for reuse of a minimum of 65 percent of construction debris generated during project construction. After recycling and/or salvaging a minimum of 65 percent of construction waste, if waste haulers choose to take construction waste to WRSL, the project's remaining construction waste would be minimal and not substantially affect capacity at WRSL.

At buildout the project would include 5,844 full jobs (1,089 faculty/staff, 3,312 FTE employees for academic mixed-used district, and 1,443 FTE employees for community anchors) and approximately 1,200 beds. Considering disposal rates of 0.38 tons/employee/year and 1.28 tons/resident/year (Placer County 2019b), the project would generate approximately 3,760 tons/year or approximately 10 tons/day, as shown in Table 3.17-7.

Under the existing conditions the MRF accepts approximately 822 tons/day on average, which is within its permitted acceptance rate of 1,750 tons per day. The project's contribution of 10 tons/day would not result in exceedance of the MRF's current acceptance rate (Table 3.17-7).

Table 3.17-7 Sacramento State – Placer Center Solid Waste Generation

Project Component	Generation Rate	Solid Waste
5,844 jobs	0.38 tons/employee/year	2,220 tons/year
1,200 residents	1.28 ton/resident/year	1,540 tons/year
Total		3,760 tons/year or 10 tons/day
Daily Acceptance Rate at the MRF	822 tons/day	
Permitted Daily Acceptance Rate at the MRF	1,750 tons/day	

Source: Placer County 2019b. Data compiled by Ascent Environmental in 2023.

The Sacramento State – Placer Center Master Plan is designed to reduce waste and meet the state's requirement to divert 75 percent of waste from landfill and CSU's requirement to divert 80 percent of waste from landfill through the following waste-reduction measures:

- banning single-use materials;
- utilizing bioplastics;
- utilizing right-sized trash receptacles;
- implementing waste management programs, such as upcycling, food donation;
- proper handling of hazardous materials in lab buildings;
- composting; and
- waste consolidation, sorting, dehydrators, and shredders.

Considering these measures, the relatively small contribution of the project to landfill acceptance rates, and the WPWMA plan to expand acceptance rate to 4,000 tons per day (Western Placer Management Authority 2021), there is adequate capacity at ~~landfills in the region~~ the Western Regional Sanitary Landfill for disposal of solid waste generated by this project. Additionally, the project would comply with applicable state and local requirements including those pertaining to solid waste, construction waste diversion, and recycling. Thus, the project would not generate solid waste in excess of state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. This impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to solid waste is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.15-6 in the SAP/PRSP EIR.

4 CUMULATIVE IMPACTS

4.1 CEQA REQUIREMENTS

Section 15130(a) of the State CEQA Guidelines requires a discussion of the cumulative impacts of a project when the project's incremental effect is cumulatively considerable. Cumulatively considerable, as defined in State CEQA Guidelines Section 15065(a)(3), means that the "incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects." The State CEQA Guidelines Section 15355 defines a cumulative impact as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

4.2 CUMULATIVE IMPACT APPROACH

State CEQA Guidelines Section 15130 identifies two basic methods for establishing the cumulative environment in which a project is considered: the use of a list of past, present, and probable future projects or the use of adopted projections from a general plan, other regional planning document, or a certified EIR for such a planning document. This cumulative analysis uses a combination of the "list" approach and the "projections" approach to identify the cumulative setting. The effects of past and present projects on the environment are reflected by the existing conditions in the project area.

Probable future projects are those in the project vicinity that have the possibility of interacting with the project to generate a cumulative impact and:

- are partially occupied or under construction;
- have received final discretionary approvals;
- have applications accepted as complete by local agencies and are undergoing environmental review; or
- are otherwise considered likely to be developed, based on historic development patterns, including the rate of development, in west Placer County.

As described below, the cumulative list considers other major projects adjacent to, and in the vicinity of Sacramento State – Placer Center within the Sunset Area Plan (SAP) and Placer Ranch Specific Plan (PRSP). The PRSP planning horizon is 20 years; however, the SAP would not likely reach full buildout until a much later time, on the order of 80 years or more.

4.2.1 Geographic Scope

The geographic area that could be affected by the project and is appropriate for a cumulative impact analysis varies depending on the environmental resource topic, as presented in Table 4-1.

The geographic area that could be affected by the project varies depending on the type of environmental resource being considered. When the effects of the project are considered in combination with those other past, present, and probable future projects to identify cumulative impacts, the other projects that are considered may also vary depending on the type of environmental effects being assessed. Table 4-1 presents the general geographic areas associated with the different resources addressed in this analysis.

Table 4-1 Geographic Scope of Cumulative Impacts

Resource Topic	Geographic Area
Aesthetics	Local (plan area and surrounding public viewpoints)
Agricultural Resources	West Placer County
Air Quality	Sacramento Valley Air Basin
Archaeological and Historical Resources	Local (limited to plan area and off-site improvement areas), with regional implications
Biological Resources	Sacramento Valley/west Placer County/Statewide as appropriate
Energy	Pacific Gas and Electric Company service area
Geology and Soils	Local (limited to plan area and off-site improvement areas)
Greenhouse Gas Emissions and Climate Change	Global
Hazards and Hazardous Materials	Local (limited to plan area and off-site improvement areas)
Hydrology and Water Quality	West Placer County, Sacramento River Basin, Sutter County, City of Roseville
Land Use and Planning	Local (limited to plan area and off-site improvement areas)
Noise and Vibration	Local (immediate project vicinity where project-generated noise could be heard concurrently with noise from other sources)
Population and Housing	Placer County and South Placer Region
Public Services	Regional and local service areas
Transportation	Regional and local roadways and freeways where the project could contribute traffic that could alter traffic conditions
Tribal Cultural Resources	Local (limited to plan area and off-site improvement areas), with regional implications
Utilities and Service Systems	Local service areas

Source: Compiled by Ascent Environmental in 2022.

4.2.2 Project List

Table 4-2 is a list of past, present, and probable future projects. Past and current projects in the project vicinity were considered as part of the cumulative setting because they contribute to the existing conditions against which the proposed project's and each probable future project's environmental effects are compared. The probable future projects considered meet the requirements identified in Section 4.2, "Cumulative Impact Approach," above. These include primarily major development plans within the PRSP and the SAP area (Figure 4-1). This list of projects was used in the development and analysis of the cumulative settings and impacts for each resource topic.

Table 4-2 Cumulative Project List

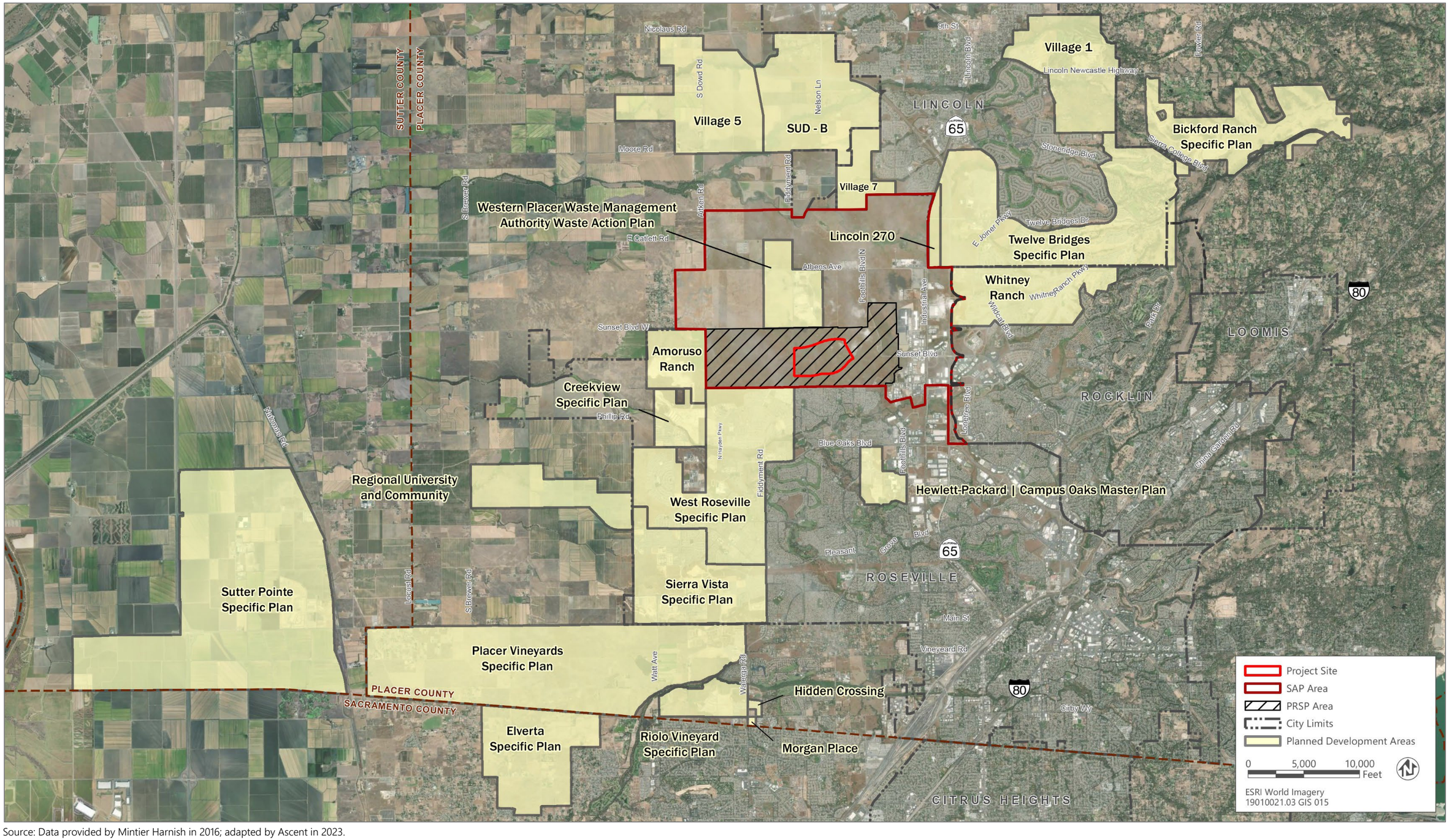
Project Name	Acreage	Number of Residential Units	Nonresidential Square Feet or Acres
Amoruso Ranch, City of Roseville Sphere of Influence	694.4	2,827	476,000 sf of commercial retail and office uses projected (with potential to expand to maximum of 766,000 sf)
Bickford Ranch Specific Plan, Placer County	1,927.9	1,890	1,130.8 acres of open space, parks, and recreation 27.9 acres of public facilities
Brady Vineyard, Placer County	35	119 with potential for up to 12 additional on-sire ACUs	4.17 acres of open space, and 1.25 acres planned for development with three linear parks. 1.44 acres of landscaped lots.

Project Name	Acreage	Number of Residential Units	Nonresidential Square Feet or Acres
Creekview Ranch, Placer County	186	597	66 acres of open space, 7.7 acres of parks, and .2 acres of public facilities and 2.2 acres of industrial
Creekview Specific Plan, City of Roseville	501	2,011	190,000 sf of commercial and office uses
Curry Creek Community Plan, Placer County	5,200	16,200	2,025,000 sf of retail 2,124,000 sf of office space
Dry Creek/West Placer Community Plan	9,200	4,214–5,479	321 acres of industrial 22 acres of professional 62 acres of commercial 760 acres of greenbelt and open space
Elverta Specific Plan, Sacramento County	1,744	4,950	4.4 acres of office/professional 15.0 acres of commercial 73.3 acres of parks 20.2 acres of schools 101.3 acres of drainage/trails/detention/joint use 16.3 acres of powerline corridor/trail 18.4 acres of landfill site/open space 74.3 acres of major roads/other
Hewlett-Packard | Campus Oaks Master Plan, City of Roseville	375.7	948	129.24 acres of light industrial 32.85 acres of tech/business park 10.54 acres of business professional 19.29 acres of community commercial 71.01 acres of parks, open space, and public uses 13.47 acres of backbone roads
Hidden Crossing	28.6	78	None
Lincoln 270, City of Lincoln	278	0	1,211 Equivalent Dwelling Units (EDUs) of: Business Professional Medical Campus General Commercial Light Industrial
Morgan Place	11.85	91	None
Northwest Rocklin General Development Plan (Whitney Ranch), City of Rocklin	1,871	4,424	36.5 acres of commercial 9.2 acres of business professional 92.3 acres of schools 187.9 acres of light industrial 92.8 acres of commercial 134.3 acres of business professional/commercial 18 acres of business professional
Placer Commerce Center, Placer County	394	0	6,403,391 sf of flexible warehouse/industrial
Placer Ranch Specific Plan (PRSP), Placer County (includes Sac State – Placer Center)	2,213	5,636	8,440,513 sf of university/employment/commercial 377.5 acres park/open space/paseos
Placer Vineyards Specific Plan, Placer County	5,230	14,132	108 acres of office development 166 acres of retail development 842.8 acres of new parks and open space 167 acres of schools
Regional University Specific Plan, Placer County	1,157.5	4,387	22.2 acres of village service & employment 219.8 acres of open space and public 600 acres of university

Project Name	Acreage	Number of Residential Units	Nonresidential Square Feet or Acres
Riolo Vineyard Specific Plan, Placer County	525.8	933	91.1 acres of agricultural 10.5 acres of commercial 139.0 acres of open space and recreation 26.8 acres of public or quasi-public uses
Roseville Industrial Park, City of Roseville	241	0	2,430,000 sf light manufacturing/ warehousing/distribution
Sierra Vista Specific Plan, City of Roseville	2,064	8,679	259 acres of commercial 106 acres of park 304 acres of open space 56 acres of schools 40 acres of urban reserve
Special Use District B (SUD-B), City of Lincoln	186.2	428	800,000 sf of commercial uses
Sunset Area Plan (includes PRSP)	8,103.7	See PRSP	34.2 acres of general commercial 516.8 acres of entertainment mixed-use 147.3 acres of business park 1,244.7 acres of innovation center 927.4 acres of eco-industrial 749.9 acres of light industrial 6.3 acres of public facility 1,943.4 acres of preserve/mitigation reserve 320.4 acres of urban reserve See PRSP above for non-residential use in PRSP area
Sutter Pointe project, Sutter County	7,528	17,500	3,600 acres of commercial and industrial employment uses 1,000 acres of parks, recreation, open space, and community facilities
The Ranch, Placer County	221.7	483	14.84 acre park, 1.32 acre school site, and 56.55 acres of open space
Twelve Bridges Specific Plan, City of Lincoln	5,700	10,146	180 acres of commercial and business uses
Village 1, City of Lincoln	1,832	5,639	167,000 sf of commercial offices 12.1 acres of public school facilities
Village 5, City of Lincoln	4,787	8,206	4,581,600 sf of commercial and business uses
Village 7, City of Lincoln	703.4	3,285	105,000 sf of commercial uses 20,000 sf of commercial space (approximately 5,000 sf for retail and/or office uses and up to approximately 15,000 sf for community center)
West Roseville Specific Plan, City of Roseville	3,162	8,792	57 acres of commercial uses 109 acres of industrial uses 108 acres of schools
Western Placer Waste Management Authority Waste Action Plan	Expand waste footprint by 131 acres to 362 acres	--	project annual tons disposed – 521,100 increase landfill disposal capacity by 50.2 million cubic yards expand landfill site life by 52 years

Notes: sf = square feet.

Source: Compiled by Ascent Environmental in 2023.



Source: Data provided by Mintier Harnish in 2016; adapted by Ascent in 2023.

Figure 4-1 Locations of Cumulative Projects

4.3 CUMULATIVE IMPACT ANALYSIS

For purposes of this EIR, the Sacramento State – Placer Center Master Plan Project would result in a significant cumulative effect if:

- the cumulative effects of related projects (past, current, and probable future projects) are not significant and the incremental impact of implementing the Sacramento State – Placer Center Master Plan Project is substantial enough, when added to the cumulative effects of related projects, to result in a new cumulatively significant impact; or
- the cumulative effects of related projects (past, current, and probable future projects) are already significant and implementation of the Sacramento State – Placer Center Master Plan Project makes a considerable contribution to the effect. The standards used herein to determine a considerable contribution are that either the impact must be substantial or must exceed an established threshold of significance.

Significance criteria, unless otherwise specified, are the same for cumulative impacts as project impacts for each environmental topic area. This cumulative analysis assumes that all mitigation measures identified in Chapter 3 to mitigate project impacts are adopted. The analysis herein analyzes whether, after adoption of project-specific mitigation, the residual impacts of the project would cause a cumulatively significant impact or would contribute considerably to existing/anticipated (without the project) cumulatively significant effects.

4.3.1 Aesthetics

The geographic context for the analysis of cumulative impacts related to aesthetics includes the Placer County-approved 8,172-acre SAP, which includes the 2,213-acre PRSP. The project site lies within the PRSP and is surrounded by approved land use designations for residential, commercial, and industrial development. Consideration of the potential project effects on the SAP represents a conservative geographic scope for cumulative aesthetic changes considering the flat terrain of the project area, which does not afford elevated viewpoints with expansive views.

Cumulative development pursuant to the approved SAP and PRSP would result in construction of a substantial amount of residential and commercial uses. The PRSP alone identifies more than 6,000 residential units and 6 million square feet of commercial floor area. Some of these developments are already under construction, and future construction activities could overlap with initial or subsequent phased buildout of the Master Plan. The project site will be surrounded by development, including the Placer One neighborhood to the south of the project site, Amoruso Ranch Specific Plan directly west of the project site, the Town Center to the east of the project site, and the Campus Park District to the north of the project site, which will be visible in the same viewshed as the proposed off-campus center. Within the larger SAP area and broader cumulative context, future development would be located adjacent to existing preserved open space lands; in these areas, where existing rural grassland located adjacent to preserved open space will be converted to developed land, the result will be abrupt visual transitions between preserved open space areas and development. Therefore, buildout of the SAP, as well as other cumulative projects, would result in significant cumulative impacts to visual character.

Cumulative development would result in significant cumulative light and glare impacts. The cumulative projects involve substantial residential, commercial, and other development and would result in creation of nighttime light sources and daytime glare sources similar to the proposed project. For example, buildings in these developments may be tall enough and close enough such that glare from buildings in multiple other developments would be visible from major commute corridors such as SR 65. In addition, many of the cumulative developments have extensive residential development that would together create geographically extensive sources of light pollution in areas that currently have scattered and dispersed sources of nighttime lighting. These would result in significant cumulative impacts to light and glare.

Cumulative Visual Character

Development of Sacramento State – Placer Center would substantially change the visual character of the site from undeveloped rural grassland to an off campus center with an increasingly collegiate environment. Although this would represent a substantial change in visual character, it is not considered a degradation of the visual character of the site. Rather, because a university was originally approved for this location in the PRSP EIR and its development would adhere to Master Plan design guidelines and the CSU design review process, the campus would have a coherent, consistent, and distinctive visual character. Furthermore, the off-campus center would be immediately surrounded by, and integrated with, the approved development of the PRSP, which is currently under construction to the south and east of the site. Therefore, the project site would not be visually incompatible with surrounding land uses and views of the project site would not differ substantially from other views in the immediate project vicinity. Therefore, the project's contribution to significant cumulative impacts related to scenic vistas, damage to scenic resources, and degradation of the visual character or quality of the site or its surroundings would not be cumulatively considerable. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the cumulative visual character or quality impact is inconsistent with the significant and unavoidable conclusion for the PRSP area in the discussion of Cumulative Impact 4.1-5 in the SAP/PRSP EIR, because the SAP/PRSP EIR analyzes a visual character impact related to substantial construction in an area that at that time was almost completely undeveloped and most of which was designated for agricultural use, whereas development of Sacramento State – Placer Center would occur in a far smaller area in which development pursuant to the approved Specific Plan has already begun.

Cumulative Light

The project would contribute to cumulative nighttime light due to development of the SAP and PRSP. Although lighting would be designed to reduce light pollution to the extent feasible in compliance with the CALGreen Code, the CSU Outdoor Lighting Design Guide, and other policies, given the scale of the proposed off-campus center and the number and types of new light sources to be introduced the of lighting over the course buildout of Sacramento State – Placer Center would represent a substantial source of new nighttime lighting in the project area. At this stage of design, no additional feasible mitigation is available to prevent the overall amount of light generated by the project from affecting nighttime views. Therefore, the proposed project's contribution to the significant cumulative nighttime lighting impacts would be cumulatively considerable. The nighttime lighting impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the cumulative nighttime lighting impact is consistent with the conclusion for the PRSP area in the discussion of Cumulative Impact 4.1-7 in the SAP/PRSP EIR.

Cumulative Glare

The Sacramento State – Placer Center Master Plan contains measures that would limit glare created by the new development; therefore, glare from the project would not be a nuisance. Additionally, the project site is located over a mile from SR 65 and would not contribute to glare visible within that major commute corridor. Therefore, the project's contribution to glare impacts would not be cumulatively considerable. The glare impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the cumulative glare impact is consistent with the conclusion for the PRSP area in the discussion of Cumulative Impact 4.1-6 in the SAP/PRSP EIR.

4.3.2 Agricultural Resources

The cumulative context for agricultural impacts is western Placer County, southeastern Sutter County, and northern Sacramento County. It is generally bounded by the City of Sacramento, I-80, and State Routes 99 and 65.

As shown in Figure 3.2-2, no land within the PRSP area is under Williamson Act contract. Therefore, there would be no cumulative impacts related to conflicts with land subject to Williamson Act contracts.

Cumulative Conversion of Farmland to Nonagricultural Use

Placer County contains a total of 120,332 acres of Farmland (7,354 acres of Prime Farmland, 4,193 acres of Farmland of Statewide Importance, 19,342 acres of Unique Farmland, and 89,443 acres of Farmland of Local Importance) (DOC 2016). The undeveloped portion of western Placer County is largely composed of Important Farmland, as defined by DOC. Most of the active agricultural acreage is used for grazing, but crops are cultivated in the area. Development in the cities of Roseville, Rocklin, and Lincoln, as well as unincorporated Placer County, has converted grazing and other agricultural lands to urban uses. Thousands of acres of Farmland are approved or proposed for development per the SAP/PRSP, including Farmland in the *Regional University Specific Plan*, the *Placer Vineyards Specific Plan*, the *Village 5 Specific Plan*, the *Creekview Specific Plan*, Lincoln Crossing, and the *Amoruso Ranch Specific Plan*. Development of approved projects as detailed in Table 4.0-2 would develop over 50,000 acres in the region. While not all of that acreage is Farmland, there is a substantial amount of Farmland across the various projects. For example, development of the *Regional University Specific Plan*, *Placer Vineyards Specific Plan*, and *Village 5 Specific Plan* would result in the conversion of approximately 1,207.5, 951, and 1,927 acres of Farmland, respectively. The *Sutter County General Plan* concluded that approximately 9,626 acres of Sutter County's Important Farmland, or 3.3 percent, could be lost because of future development associated with buildout of the plan. The *Sacramento County General Plan* identified approximately 8,645 acres of Farmland that could be converted by 2030. The regional conversion of Important Farmland by urban development is a significant cumulative impact.

The Sacramento State – Placer Center Master Plan would result in the conversion of 301 acres of Grazing Land (DOC 2021) to nonagricultural use; however, the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Because Sacramento State – Placer Center would not contribute to the loss of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and because the conversion of the site was previously evaluated and approved in the SAP/PRSP, implementation of the Master Plan would result in a **less-than-significant** contribution to the cumulative conversion of Farmland in the region.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the cumulative impact related to the conversion of Farmland to nonagricultural uses is inconsistent with the significant and unavoidable conclusion for the PRSP area in the discussion of Cumulative Impact 4.2-4 in the SAP/PRSP EIR. The SAP/PRSP EIR analyzes the conversion of a substantial number of acres designated as Farmland of Local Importance in a county where thousands of acres of Important Farmland either have already been converted to nonagricultural uses or are planned for such conversion, whereas development of Sacramento State – Placer Center would not involve conversation of Farmland.

4.3.3 Air Quality

Cumulative Construction Emissions of Criteria Air Pollutants and Precursors

Placer County and the SVAB are in nonattainment for ozone (i.e., ROG and NO_X) and pm_{10} with respect to the CAAQS, and in nonattainment for ozone and $PM_{2.5}$ with respect to the NAAQS. Construction activities in the region would add particulate matter and ozone emissions into the SVAB that may conflict with attainment efforts. Cumulative development identified in Table 4-2, while required to mitigate for adverse air quality impacts, will contribute to regional emissions, resulting in a significant adverse cumulative impact.

As shown above in Section 3.3, "Air Quality," Table 3.3-6, project-related construction activities would not result in daily emissions levels that would exceed the PCAPCD-recommended thresholds of 82 lb/day for ROG, 82 lb/day for

NO_X, and 82 lb/day for PM_{10}. PCAPCD considers these thresholds to be the criteria for determining whether emissions generated by an individual project would be cumulatively considerable (PCAPCD 2017:21). Therefore, construction of the project would not result in a cumulatively considerable net increase of any criteria air pollutant for which the project is in non-attainment and this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the cumulative impact related to criteria air pollutants and ozone precursors is inconsistent with the significant and unavoidable conclusion identified for the discussion of Cumulative Impact 4.3-7 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Cumulative Impact 4.3-7 differ because the SAP/PRSP impact is based on the combination of all the anticipated development, overlapping in time, which exceeded thresholds. As described in the SAP/PRSP EIR, even with implementation of Mitigation Measures 4.3-2a and 4.3-2b, PCAPCD-recommended thresholds of significance for NO_x and PM_{10} would continue to be exceeded during construction. However, based on the size of the Sacramento State – Placer Center Master Plan and using future year emissions factors for construction equipment (which get cleaner over time), emissions are much lower and the maximum daily emissions from construction activities associated with this project would not exceed PCAPCD's thresholds of significance in any year of construction.

Cumulative Long-Term Operational Emissions of Criteria Air Pollutants and Precursors

Ozone impacts are the result of cumulative emissions from numerous sources in the region and transport from outside the region. Reasonably foreseeable regional development identified in Table 4-2 will add urban development on over 50,000 acres of primarily undeveloped land in the region, resulting in more than 100,000 new residences and millions of square feet of commercial, office, and industrial floor area. All of this regional development will increase emissions that contribute to ozone impacts. Ozone is formed in chemical reactions involving NO_X, ROG, and sunlight. All but the largest individual sources emit NO_X and ROG in amounts too small to have a measurable effect on ambient ozone concentrations by themselves. However, when all sources throughout the region are combined, they can result in ambient concentrations of ozone that exceed the NAAQS and CAAQS.

PM_{10} and $PM_{2.5}$ have similar regional cumulative impacts when particulates are entrained in the air and build to unhealthful concentrations over time. PM_{10} and $PM_{2.5}$ also have the potential to cause significant local problems during periods of dry conditions accompanied by high winds, and during periods of heavy earth disturbing activities. PM_{10} and $PM_{2.5}$ may have cumulative local impacts if, for example, several unrelated grading or earth moving activities are underway simultaneously at nearby sites.

Several cumulative projects are large-scale developments in close enough proximity (e.g., SAP/PRSP, Amoruso Ranch, Creekview Specific Plan, West Roseville Specific Plan, Whitney Ranch, Twelve Bridges Specific Plan, and Lincoln Village 5) such that localized PM_{10} and $PM_{2.5}$ effects could occur. Operational PM_{10} and $PM_{2.5}$ are less likely to result in local cumulative impacts as operational sources of PM_{10} and $PM_{2.5}$ tend to be spread throughout the region (i.e., vehicles traveling on roads), not affecting any one receptor. Therefore, emissions of ROG, NO_X, $PM_{10,}$ and $PM_{2.5}$ from cumulative development are significant in the air basin. The project's contribution to the nonattainment status of the SVAB with respect to the CAAQS and NAAQS would be cumulatively considerable. Implementation of Mitigation Measure 3.3-3a would reduce operational emissions associated with mobile sources by implementing trip and VMT-reducing measures, which would be tracked on a regular basis to ensure VMT reduction targets are achieved. Mitigation Measure 3.3-3b would reduce off-gassing emissions associated with reapplication of architectural coatings on buildings campus wide, by required the use of low-VOC containing paints. Off-gassing emissions are directly correlated to the VOC concentration (in grams per liter of pain); thus, using paints that have a lower VOC content correlate directly to a lower off-gassing emissions of VOCs. Finally, per Mitigation Measure 3.3-c, additional reductions may be required that can be achieved through contributing monetarily to current (and future) offset programs that PCAPCD implements. Given the long-term buildout of the project and the relatively large number of offsets that could potentially be required to achieve reductions equal to PCAPCD's thresholds, it cannot be guaranteed at this time that offsets would be available in the amount needed to reduce ROG, NO_X, and PM_{10} to levels necessary. Furthermore, no additional mitigation is available beyond that recommended for project-specific operational emissions, the cumulative impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the cumulative impact related to long-term operational emissions of criteria air pollutants and ozone precursors is consistent with the significant and unavoidable conclusion identified in the discussion of Cumulative Impact 4.3-8 in the SAP/PRSP EIR.

Cumulative Mobile-Source CO Concentrations

CO, concentrations of which are examined in Impact 3.3-4, is a pollutant of localized concern because CO disperses rapidly with distance from the source under normal meteorological conditions. Thus, it is unlikely that the concentration of CO at a single receptor would be the result of more than one source of CO, unless multiple sources of CO are located close together. The analysis in Impact 3.3-4, which examines whether project-related vehicle trips would result in localized CO concentrations that exceed the NAAQS and CAAQS for CO, is inherently cumulative. By examining whether the project-related traffic would result in an affected intersection experiencing more than 31,600 vehicles per hour, the analysis accounts for traffic generated by existing, proposed, and other future land uses that would use the same intersections. Moreover, the 31,600-vehicles-per-hour screening criterion accounts for the ambient background concentrations of CO in the region.

Construction of Sacramento State – Placer Center was conservatively assumed to occur intermittently over 35 years, and therefore, traffic related to construction activities would also be spread over the duration of construction activities. As such, construction-generated traffic is not anticipated to result in large peaks at any one time over the course of construction.

Because peak-hour, intersection-level volumes would be less than the 31,600-vehicles-per-hour threshold, project-generated local mobile-source CO emissions would not result in or substantially contribute to concentrations that exceed the NAAQS and CAAQS for CO. Consequently, the project's contribution to cumulative CO impacts would not be considerable and therefore, **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the cumulative impact related to mobile-source concentrations of carbon monoxide is consistent with the less than significant conclusion identified for in the discussion of Cumulative Impact 4.3-9 in the SAP/PRSP EIR.

Cumulative Exposure of Sensitive Receptors to TACs

Because of the scale of cumulative development, the uncertainty in the number, type, and location of TAC sources, and the level of associated health risk exposure that would result at any one location. It cannot be determined with certainty that future TAC concentrations would not expose any receptors to levels that exceed 10 in 1 million when combined with other projects. Consequently, the cumulative condition for TACs is considered significant.

TACs, which are examined under Impact 3.3-5, are also pollutants of localized concern. Diesel PM emissions are the primary TAC of concern regarding the construction and operation of new urban land uses and infrastructure. The health risk-based significance criteria used to evaluate TACs under Impact 3.3-5 are also inherently cumulative.

This impact examines whether implementing the project would result in the exposure of sensitive receptors to TAC emissions that would result in cancer risk of 10 in 1 million or a noncarcinogenic Hazard Index of 1 at any receptor. Thus, the analysis focuses on the incremental increase in health risk from project-related sources of TAC emissions. Because the project would not be served by natural gas, the potential use of hydrocarbon fuels onsite would be limited, and future planned nearby sensitive receptors would be located well beyond the 1,000 foot screening distance for stationary TAC sources, the project's contribution to cumulative TACs impact would not be cumulatively considerable and this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the cumulative impact related to exposing sensitive receptors to substantial increases in TAC emissions is inconsistent with the significant and unavoidable conclusion identified in the discussion of Cumulative Impact 4.3-10 in the SAP/PRSP EIR. The conclusions for this impact and SAP/PRSP EIR Impact 4.3-10 differ because, as described in the SAP/PRSP EIR, even with implementation of Mitigation Measure 4.3-

5a and 4.3-5b, because of the scale of development, the uncertainty in the number, type, and location of TAC sources, and the level of associated health risk exposure that would result at any one location, it cannot be determined with certainty that future TAC concentrations would not expose receptors to levels that exceed 10 in 1 million, whereas TAC emissions associated with Sacramento State – Placer Center would not expose sensitive receptors to an incremental increase in cancer risk greater than 10 in 1 million.

Cumulative Exposure of Sensitive Receptors to Odors

The creation of objectionable odors affecting a substantial number of people, which is examined under Impact 3.3-6, is also an impact of localized concern. Construction and operation of land uses under the Sacramento State – Placer Center Master Plan would not directly result in the development of new odor sources atypical of developed urban areas and odor-generating construction activity would be temporary. Any new odor sources would be subject to future environmental review, and to PCAPCD Rule 205, Nuisance. Implementation of the off-campus center and cumulative development that would make use of WRSL for waste disposal, composting, and materials recovery would substantially increase the incoming waste stream and thus, odor emissions from the facility. While odor abatement approaches and technologies may be implemented by WRSL in the future, potentially as part of its Renewable Placer Waste Action Plan, the nature and effectiveness of these measures are unknown at this time, and cumulative odor impacts would be significant. As described in Impact 3.3-6, above, the project would involve locating a new off-campus center, including housing, within 1 mile of the WRSL. Although the proposed project would contribute waste to the WRSL, the Sacramento State – Placer Center Master Plan aims to reduce waste and meet the CSU's requirement to divert 80 percent of waste from landfill through the waste-reduction measures. For this reason, and because the project is less intense than the university project anticipated in the SAP/PRSP EIR, the project's contribution to generation of odors at the WRSL would be less than was evaluated in the SAP/PRSP EIR. In addition, the WRSL is now operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. The WRSL has implemented the appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less-than-significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill. Also, although the project site would not violate local land use buffer requirements, the project site would be within the PCAPCD-recommended 1-mile buffer for landfills and it is within a radius of the landfill within which odor complaints could reasonably be expected to occur. Many other residential and other odor-sensitive uses exist and are planned within this 1-mile buffer which would also be affected by odors associated with the WRSL. Because the project would result in the placement of a new population working and residing near a landfill, in addition to other planned residential and odor-sensitive land uses that will be developed in the area, the potential for odor complaints to increase exists. The project's contribution to this impact is considerable, and this cumulative impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the cumulative impact related to odors from the Western Regional Sanitary Landfill is consistent with the significant and unavoidable conclusion identified for the PRSP area in the discussion of Impact 4.3-11 in the SAP/PRSP EIR.

4.3.4 Biological Resources

Generally, the geographic extent of cumulative impacts on biological resources consists of western Placer County and the Central Valley region of California that supports similar biological resource values and functions to those of the project site; however, this cumulative analysis also considers affected biological resources at a statewide scale where applicable.

Past and present actions by humans have substantially altered biological resources in the Central Valley region of California, including western Placer County, specifically, compared to historical conditions. Among the most important of these past actions have been conversion of natural vegetation and habitats to agricultural and developed land uses; fill and alteration of aquatic habitats; flood control and water supply projects; and the introduction of invasive species, which in many cases have competed with, preyed upon, and degraded habitat for native species. More recently, the large-scale conversion of agricultural habitats to urban land uses has resulted in substantial loss of habitat for species such as state-listed Swainson's hawk that have adapted to use agricultural habitats in response to loss of their natural habitats.

Past, present, and foreseeable future urbanization in western Placer County has contributed substantially to the loss of grassland, wetland, and agricultural habitats that are important to many species in the region. Approximately 30,000 acres of land currently characterized by natural habitats or agricultural uses are projected to be converted to developed land uses in Placer County over the next 50 years. Habitats that may be converted under this development scenario include approximately 12,550 acres of vernal pool complexes with 585 acres of vernal pool type wetlands. The Placer County Conservation Plan (PCCP) and its associated landscape-level conservation strategy and avoidance, minimization and mitigation measures have been adopted, and projects within the PCCP plan area would be required to participate in the plan and would be subject to land cover fees and special habitats fees (e.g., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment). Through participation in the PCCP and payment of these fees, individual project-related impacts on vernal pools would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well connected with each other; including those that contain vernal pools and other state and federally protected wetlands.

Overall, the cumulative projects identified in Table 4-2 would develop more than 60,000 acres of land in the region, adding more than 100,000 residential units and millions of square feet of non-residential building floor area.

Cumulative Contribution to Loss of Special-Status Wildlife

As noted above, vernal pools are one of California's most threatened habitats. Historic losses of vernal pool habitat in combination with projected losses from existing, proposed, planned, and approved projects constitute a cumulatively substantial reduction in vernal pool habitat in the region and the state. Habitat losses of this magnitude could have a substantial adverse effect on species that rely on this habitat type, including vernal pool fairy shrimp, vernal pool tadpole shrimp, and western spadefoot on a statewide and regional scale. Vernal pool fairy shrimp has a more widespread distribution than vernal pool tadpole shrimp, with occurrences in southern California, the coast ranges of California, and southern Oregon, but it is mostly found in the Central Valley. It is uncommon throughout its range and rarely abundant where it is found (USFWS 2005). The greatest concentration of vernal pool fairy shrimp occurs in the Southeastern Sacramento Vernal Pool Region, which includes western Placer County (USFWS 2005). Vernal pool tadpole shrimp is restricted to the Central Valley and San Francisco Bay and has its largest concentration in the Southeastern Sacramento Vernal Pool Region, mostly in Sacramento County, but with a few occurrences in Placer County (USFWS 2005). Vernal pool tadpole shrimp is uncommon throughout its range. Western spadefoot has been extirpated throughout the lowlands of southern California and from many historical locations in the Central Valley, including serious declines in the Sacramento Valley (Jennings and Hayes 1994, USFWS 2005). Loss of vernal pool habitat has resulted in substantial declines in vernal pool fairy shrimp, vernal pool tadpole shrimp, and western spadefoot statewide and in the region. This represents an existing significant cumulative impact.

Project implementation would result in the permanent conversion of approximately 197.1 acres of vernal pool complex and temporary impacts to 4.4 acres of vernal pool complex. Project implementation would also permanently impact 3.6 acres of aquatic resources and temporarily impact 0.3 acre of aquatic resources. Vernal pool habitats on the project site likely support vernal pool fairy shrimp and potentially support vernal pool tadpole shrimp and western spadefoot and are part of the Western Placer County Core Area identified by the US Fish and Wildlife Service (USFWS) as being of high importance for the recovery of vernal pool fairy shrimp and vernal pool tadpole shrimp. The *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon* (USFWS 2005) states that the loss of any habitat occupied by vernal pool branchiopods is counterproductive to their recovery, since the major threat to Federally listed vernal pool branchiopod species is habitat loss and fragmentation. In addition, maintaining genetic diversity of populations of these species is of concern. Take of vernal pool branchiopods can also eliminate a portion

of the genetic pool available to that species, thereby eliminating the overall genetic diversity of the species. This is of concern because over time, if the genetic diversity of a species is severely reduced, the chances of the species persisting through unpredictable future environmental conditions are reduced.

Past development and land conversion in western Placer County, ranging from conversion of native habitats to agricultural production more than a hundred years ago to recent expansion of urban development, has resulted in a substantial loss of native habitat to other uses, fragmentation of remaining natural habitats, and associated population declines for many native insect, reptile, bird, mammal, and fish species. This land conversion locally and statewide has benefited a few species, such as those adapted to agricultural uses, but the overall effect on native habitats and associated wildlife and fish have been adverse. Habitat losses of this magnitude have a substantial adverse effect on species that require native habitats and contribute to population declines. Several wildlife and fish species native to western Placer County have received legal or regulatory protections, in response to population declines that have occurred as a result of habitat loss and degradation. The widespread conversion, fragmentation, and degradation of habitats, and associated population declines, for these special-status wildlife and fish in western Placer County and the broader Central Valley is an existing significant cumulative impact. Special-status wildlife (other than those associated with vernal pools) that may occur on the project site are burrowing owl, Swainson's hawk, tricolored blackbird, grasshopper sparrow, loggerhead shrike, northern harrier, white-tailed kite, common nesting birds (i.e., protected by the federal Migratory Bird Treaty Act and California Fish and Game Code), Crotches bumble bee, monarch, American badger, and pallid bat.

Pursuant to Mitigation Measure 3.4-2a, Sacramento State would comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity. Through participation in the PCCP, Sacramento State would obtain 401 Certification under the Programmatic General Permit and would submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state. Also, through participation in the PCCP, Sacramento State would obtain permitting under Section 404 of the CWA either through the USACE Programmatic General Permit or through a USACE Letter of Permission or Standard Permit. Sacramento State would also pay land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands and covered species habitat (i.e., burrowing owl, Swainson's hawk, vernal pool fairy shrimp, vernal pool tadpole shrimp) would be offset through the PCCP Reserve System. Further, the PCCP Reserve System would likely provide beneficial effects on special-status wildlife that are not covered under the plan, as habitats included in the Reserve System are also used by these species. Additionally, implementation of Mitigation Measures 3.4-2b through 3.4-2k would reduce significant direct and indirect effects on special-status wildlife by requiring surveys, avoidance measures, and consistency with the PCCP for species covered under the plan (i.e., burrowing owl, Swainson's hawk, tricolored blackbird, vernal pool fairy shrimp, vernal pool tadpole shrimp). Therefore, project implementation would not considerably contribute to a significant cumulative impact. This impact would be **less than significant**.

Cumulative Contribution to Loss and Degradation of State or Federally Protected Waters

Vernal pools are one of California's most threatened habitats with an estimated 75 to 90 percent of the historic California vernal pool habitat having been lost (Placer Land Trust 2009a). Results of surveys of vernal pool distribution in the Central Valley indicate that 13 percent of the 1,032,853 acres of vernal pool habitat mapped before 1997 was gone by 2005 (Placer Land Trust 2009b). The vast majority of vernal pool habitat losses between 1976 and 2005 resulted from conversion of rangeland to intensive agriculture (Placer Land Trust 2009a). As such, many of these changes in land use were not permitted and wetland losses were not mitigated. A large percentage of the statewide loss has occurred in Placer County where approximately 17,115 acres of vernal pool habitat (or 35 percent of historic baseline) was converted to other land uses, primarily agriculture and urban development, in the period between 1994 and 2005 (Placer Land Trust 2009b). Many projects near the project site have been implemented recently or are in various stages of planning and entitlement. Planned projects in the cities of Lincoln, Roseville, and Rocklin, as listed in Table 4-2, along with major road improvements (e.g., Placer Parkway) and other off-site improvements, would result in development of over 50,000 acres of land and continue to contribute to ongoing loss and degradation of vernal pool

type wetlands and other wetlands and waters in the region. Historic losses of vernal pool habitat in combination with projected losses from existing, proposed, planned, and approved projects constitute a cumulatively substantial reduction in vernal pool habitat in the region and in the state. Habitat losses of this magnitude have a substantial adverse effect on species that rely on this habitat type, including federally listed vernal pool crustaceans, and contribute to the decline of these species. Because of this habitat loss, 33 species of vernal pool-dependent plants and animals have been listed under the state or federal Endangered Species Act (ESA) or are candidates for listing (USFWS 2005). Loss of vernal pool wetlands has also had an adverse effect on general watershed functions in the region, such as flood attenuation and water quality improvement. This represents an existing significant cumulative impact.

Project implementation would result in the permanent conversion of approximately 197.1 acres of vernal pool complex and temporary impacts to 4.4 acres of vernal pool complex. Project implementation would also permanently impact 3.6 acres of aquatic resources (1.6 acres of seasonal wetland, 1.4 acres of seasonal wetland swale, 0.5 acre of vernal pool, and 0.1 acre of ephemeral drainage) and temporarily impact 0.3 acres of aquatic resources (0.1 acre of seasonal wetland, 0.1 acre of seasonal wetland swale, and 0.1 acre of vernal pool). Based on mapping in support of the PCCP, western Placer County contains approximately 45,065 acres of vernal pool complex and projected development would result in direct conversion of 28 percent, or approximately 12,550 acres of this existing habitat. Project implementation would result in the loss of approximately 197.1 acres of vernal pool complex habitat, or 1.6 percent of the projected losses. In addition to direct loss of habitat, the project, when combined with surrounding planned projects, would result in the conversion of large, open habitat landscapes surrounded by other open space to more fragmented habitat surrounded by urban development with limited connectivity. Pursuant to Mitigation Measure 3.4-3, Sacramento State would comply with the PCCP, including the CARP and Western Placer County In-Lieu Fee Program, as a Participating Special Entity. Through participation in the PCCP, Sacramento State would obtain 401 Certification under the Programmatic General Permit and would submit notification to CDFW as required under California Fish and Game Code Section 1602, for impacts on waters of the state. Also, through participation in the PCCP, Sacramento State would obtain permitting under Section 404 of the CWA either through the USACE Programmatic General Permit or through a USACE Letter of Permission or Standard Permit. Sacramento State would also pay land conversion fees and special habitats fees (i.e., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment) for impacts on state and federally protected wetlands. Through participation in the PCCP and payment of these fees, project-related impacts on state and federally protected wetlands would be offset through the PCCP Reserve System.

Given the relatively minor potential loss of 197.1 acres of vernal pool complex habitat on the project site (1.6 percent of the projected losses), when combined with anticipated growth in the region, the proposed project would not result in a considerable contribution to the significant cumulative impact described above, and the impact would be **less than significant**.

Cumulative Contribution to Interference with Wildlife Movement or Loss of Wildlife Nursery Sites

As development occurs across the Central Valley of California, wildlife habitats become more and more fragmented. Existing and planned urban development within western Placer County, including the projects listed in Table 4-2, would create substantial barriers to wildlife movement across the region and result in smaller, more isolated habitat patches that may become unusable to certain species. This represents an existing significant cumulative impact.

The project site does not currently support any identified essential connectivity areas or natural landscape blocks, and although the project site and surrounding undeveloped land likely supports some wildlife movement, the project site is not part of a significant wildlife movement corridor. Further, project site design includes retention of approximately 53 acres of open space which would include wetlands and ephemeral drainages, which may support wildlife movement after project implementation. Additionally, implementation of Mitigation Measure 3.4-2a would require participation in the PCCP, which includes implementation of protection measures surrounding the Stream System, which would facilitate wildlife movement throughout the PCCP plan area. Therefore, implementing the project would not contribute to interference with wildlife movement. This impact would be **less than significant**.

The project site does not contain substantial wildlife nursery habitat, and trees on the project site are unlikely to support substantial bat roosts. Nevertheless, implementation of Mitigation Measure 3.4-2j would require focused surveys for pallid bat within trees on the project site, and implementation of measures to avoid disturbance, injury, or mortality of bats within active roosts. Therefore, project implementation would not contribute to the loss of maternity bat roosts (nursery sites). This impact would be **less than significant**.

Cumulative Contribution to Conflicts with an Adopted Conservation Plan

The PCCP and its associated landscape-level conservation strategy and avoidance, minimization and mitigation measures have been adopted, and projects within the PCCP plan area would be required to participate in the plan and would be subject to land cover fees and special habitats fees (e.g., vernal pool direct effects, vernal pool immediate watershed effects, aquatic/wetland, stream system encroachment). Through participation in the PCCP and payment of these fees, individual project-related impacts on vernal pools would be offset through the PCCP Reserve System, which is designed to preserve large, intact habitats that are well connected with each other; including those that contain vernal pools and other state and federally protected wetlands. Therefore, there is a less-than-significant existing cumulative impact with regards to conflict with the PCCP.

Sacramento State would comply with the PCCP as a Participating Special Entity. As a Participating Special Entity, Sacramento State would implement surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP (see Mitigation Measures 3.4-2a, 3.4-2b, 3.4-2c, and 3.4-2d, above), and would obtain permits for impacts on aquatic habitats (i.e., vernal pools, seasonal wetlands, seasonal wetland swales, ephemeral drainages) under the CARP, as described under Impact and Mitigation Measure 3.4-3, above. In addition, as established in agreements between Sacramento State and Placer One (formerly Placer Ranch) (or its successors or assigns), Placer One or its successors or assigns shall pay the costs associated with Sacramento State's mitigation of impacts to biological resources and conversion of agricultural lands on the Sacramento State – Placer Center site, either through participation in the PCCP or an individual permitting process with applicable state and federal resource agencies. Therefore, the project's contribution to impacts regarding conflicts with the PCCP are **less than significant**.

4.3.5 Cultural Resources

The cumulative context for the cultural resources analysis considers a broad regional system of which the resources are a part. The cumulative context for historic-period archaeological resources is Placer County, where common patterns of historic-era settlement have occurred over roughly the past two centuries. The cumulative context for prehistoric archaeological resources and human remains is the Sacramento Valley, where archaeologists have developed a taxonomic framework describing patterns characterized by technology, particular artifacts, economic systems, trade, burial practices, and other aspects of culture.

Cumulative Impacts on Archaeological Resources

Because all significant cultural resources are unique and nonrenewable members of finite classes, meaning there are a limited number of significant cultural resources, all adverse effects erode a dwindling resource base. The loss of any one significant archaeological site could affect the scientific value of others in a region because these resources are best understood in the context of the entirety of the cultural system of which they are a part. The cultural system is represented archaeologically by the total inventory of all sites and other cultural remains in the region. As a result, a meaningful approach to preserving and managing cultural resources must focus on the likely distribution of cultural resources, rather than on a single project or parcel boundary.

Proper planning and appropriate mitigation can help to capture and preserve knowledge of such resources and can provide opportunities for increasing our understanding of the past environmental conditions and cultures by recording data about sites discovered and preserving artifacts found. Federal, state, and local laws are also in place, as discussed above, that protect these resources in most instances. Even so, it is not always feasible to protect these resources, particularly when preservation in place would make projects infeasible, and for this reason the cumulative effects of past and present projects in the Sacramento Valley, including the projects listed in Table 4.0-2 "Cumulative Project List," could result in a potentially significant cumulative impact on archaeological resources. With

implementation of Mitigation Measure 3.5-1, adverse effects on potential newly discovered archaeological resources would be minimized to a less-than-significant level by identifying and implementing a specific list of procedures in the event of a find. Therefore, the project would not result in a considerable contribution to a cumulatively significant loss of archaeological resources, and the impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential cumulative impact on unique archaeological resources is consistent with the conclusion identified for the PRSP area in the discussion of Impact 4.5-6 in the SAP/PRSP EIR, both of which would be mitigated to less than significant.

Cumulative Impacts on Human Remains

Although no evidence suggests that any prehistoric- or historic-era, marked or unmarked human interments are present within or in the immediate vicinity of the project site, cumulative development in the region, including the projects listed in Table 4.0-2 "Cumulative Project List," could contribute to the disturbance of human remains because of project-related construction activities. However, compliance with California Health and Safety Code Section 7050.5 and PRC Section 5097 would ensure that the treatment and disposition of the remains occur in a manner consistent with NAHC guidance. Thus, the project's contribution to cumulative impacts on human remains would not be considerable, and the impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential cumulative disturbance of human remains is consistent with the conclusion identified for the PRSP area in the discussion of Impact 4.1-7 (with implementation of Mitigation Measure 4.5-1b) in the SAP/PRSP EIR.

4.3.6 Energy

The geographic area considered for cumulative impacts related to energy use includes the Pacific Gas and Electric Company (PG&E) and Pioneer Energy service areas. Both energy providers employ various programs and mechanisms to support provision of gas and electricity services to new development; to recoup costs of new infrastructure, connection fees are typically charged through standard billings for services.

Cumulative Wasteful and Inefficient Consumption of Energy

Several other currently planned and approved projects identified in Table 4.0-2 would also receive electricity and natural gas service from PG&E. These projects would consume energy related to transportation and construction. They would be required to implement energy-efficiency measures in accordance with Title 24 to reduce energy demand. Given the large amount of development identified in the region, it is possible that even with implementation of Title 24 measures, inefficient and wasteful energy consumption could occur.

As described above for Impact 3.6-1, according to Appendix F of the State CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall per capita energy consumption, decreasing reliance on natural gas and oil, and increasing reliance on renewable energy sources. Impact 3.6-1 concludes that the project would not result in wasteful or inefficient use of energy. Although implementation of the project would increase fuel (gasoline and diesel) and electricity consumption, the construction-related energy consumption would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. In addition, the off-campus center is designed to achieve zero net energy for all buildings through energy-efficient building design, an onsite solar microgrid, and battery storage. Transportation-related fuel consumption would be reduced through the installation of electric vehicle infrastructure as well as pedestrian-oriented design and the development of a transportation demand management plan that would be monitored over time. Because the project would not result in wasteful or inefficient use of energy and, therefore, not contribute to a significant cumulative impact, the project would not result in a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the cumulative wasteful or inefficient consumption of energy is consistent with the less than significant cumulative conclusion for Cumulative Impact 4.16-3 in the SAP/PRSP EIR.

4.3.7 Geology and Soils

Geology, soils, and paleontological resource impacts are project specific and highly dependent on localized geologic and soil conditions. Therefore, the geographic extent for considering cumulative impacts for these resources is the project site, and projects in the immediate vicinity of the project site in western Placer County. See Table 4.0-2, which includes a list of past, present, and probable future projects that, if fully built out, would develop over 50,000 acres in the region.

Cumulative Soil Erosion

The project site and vicinity are characterized by limited topographic relief and variation. Soils susceptible to erosion are present in the region and could experience accelerated erosion because of project activities. Although these soils are in some cases easily detachable by rain and runoff, topography and slope characteristics in the region do not create a high proclivity for soil erosion. Construction of individual projects implemented under the Sacramento State - Placer Center Master Plan would involve clearing and grading in areas where new structures would be built, as well as trenching for placement of utility connections. These activities would temporarily expose soils otherwise protected by vegetation to the effects of wind and water erosion.

The project, like all projects that would disturb more than 1 acre, would be required to adhere to the erosion control requirements of the NPDES Construction General Permit. The permit requires construction projects to implement BMPs to control earthwork activities and prevent erosion. The project, as well as other current and future projects, would implement BMPs and would adhere to the NPDES Permit drainage control requirements during the operational phases. Through these actions, the overall contribution to erosion and loss of topsoil would not be substantial, and there would be no significant cumulative impact. The project would not make a considerable contribution to a significant cumulative impact. The impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant cumulative impact conclusion identified for soil erosion is consistent with the less-than-significant cumulative conclusion identified for the PRSP area in the discussion of Impact 4.6-6 in the SAP/PRSP EIR through compliance with permit requirements for erosion prevention.

Cumulative Impacts Related to Expansive Soils

NRCS soil data indicate that expansive soils are present in the project site and region. Expansive soils represent site-specific hazards; therefore, impacts related to these soils do not combine such that a cumulative impact could result. The project and other projects in the vicinity would be required to adhere to project-specific geotechnical report recommendations to ensure that any potentially expansive soils are conditioned or replaced in accordance with geotechnical standards and building code requirements. Preparation of geotechnical investigations in areas where expansive soils are present (per Mitigation Measures 3.7-2) and adhering to engineering practices in accordance with the CBC and CSU standards would address potential impacts related to expansive soils such that no substantial cumulative risk to life or property would occur. Therefore, the project would not make a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant cumulative conclusion identified for expansive soils is consistent with the less-than-significant cumulative conclusion identified for the PRSP area in the discussion of Impact 4.6-7 in the SAP/PRSP EIR as compliance with building codes and standard engineering practices would address potential impacts.

Cumulative Loss of a Unique Paleontological Resource or Geologic Feature

No unique geologic features are known to exist in the project area (NIC 2021). Paleontological resources have been discovered in the region considered for cumulative impacts, and some regional geologic units are considered to have a high paleontological sensitivity. Unique paleontological resources are a nonrenewable resource. It is possible that these resources could be encountered during implementation of the project, as well as during implementation of other projects in the vicinity. Destruction or loss of these resources during construction would contribute to a regional cumulative loss because paleontological resources are finite and contribute to our scientific repository of knowledge regarding the region. However, there is no evidence to suggest that implementing the proposed project, in combination with past, present, and reasonably foreseeable future projects, would result in a significant cumulative impact on paleontological resources.

There are no unique geologic features in the project site. Although no paleontological resources are known to exist within the project site, it is underlain by the Pleistocene era Turlock Lake Formation, which is a geologic unit with high paleontological sensitivity (Wagner et al. 1981). Therefore, implementation of Sacramento State – Placer Center involves construction and ground disturbance that could potentially destroy unknown paleontological resources. However, Mitigation Measures 3.7-3a and 3.7-3b require proper education of construction workers involved in earthmoving activities about the possibility of encountering fossils and halting ground disturbance near inadvertent discoveries to evaluate paleontological materials. Projects in the vicinity of the project area, such as Placer One Phase 1A and other buildout of the PRSP, include similar policies and mitigation measures to protect paleontological resources (Placer County 2018). With the implementation of Mitigation Measures 3.7-3a and 3.7-3b, the project would not make a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion (with mitigation) identified for cumulative impacts on paleontological resources is consistent with the less-than-significant (with mitigation) cumulative impact conclusion identified for the PRSP area in the discussion of Impact 4.6-9 in the SAP/PRSP EIR.

4.3.8 Greenhouse Gas Emissions and Climate Change

The discussion of greenhouse gas (GHG) emissions associated with the project in Impact 3.8-1 is inherently a cumulative impact analysis. The project would result in GHG emissions during both construction and operational phases (Appendix C). However, the project would include numerous project design features that serve to further the state's efforts to reduce GHG emissions, including onsite EV charging facilities, no natural gas infrastructure, a renewable energy solar microgrid with battery storage, and onsite trip reduction strategies to reduce reliance on vehicle use. In consideration of these features, the project would be consistent with the priority areas identified in the 2022 Scoping Plan: Transportation Electrification, VMT Reduction, and Building Reduction aligned with the standards of Appendix D to the 2022 Scoping Plan. Therefore, the project would be consistent with the 2022 Scoping Plan and would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with state GHG reduction goals. This cumulative impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified is inconsistent with the conclusion for the PRSP area in the discussion of Impact 4.7-2 in the SAP/PRSP EIR (Placer County 2019b), which determined that operational GHGs due to the PRSP would be significant and unavoidable after implementation of Mitigation Measures 4.7-2a and 4.7-2b. This was primarily due to the size of the specific plan, the limited level of structural design detail available at the time, and the use in analysis of PCAPCD's bright-line threshold of 10,000 MTCO2e/year (which was the most appropriate threshold to use at the time the SAP/PRSP EIR was prepared). However, with the recent adoption of the 2022 Scoping Plan, the methodology for evaluation of GHG-related impacts changed. The Sacramento State – Placer Center Master Plan would result in a less-than-significant impact because the Master Plan design features further the State's reduction in GHGs and the project is consistent with the goals of the 2022 Scoping Plan. In addition, SAP/PRSP Impact 4.2-1 regarding construction-related GHG emissions, was determined to be less than significant, similar to the project.

4.3.9 Hazards and Hazardous Materials

Cumulative Impacts Related to Increased Exposure to Hazards or Hazardous Materials

Hazards associated with implementation of the Sacramento State – Placer Center would be local and would have no potential to contribute to cumulative hazardous conditions. The project and future development in the region are required to comply with federal, state, and local regulations that are designed to minimize the risk of release of any quantity of hazardous material into the environment. With adherence to these regulations and oversight from regulatory bodies, no cumulative impacts related to hazards would occur. This impact would be **less than significant**.

Cumulative impacts related to Emergency Response and Wildfire Risks

The geographic scope for cumulative emergency response and wildfire impacts is Placer County given that wildfires can cause impacts to large areas. The project site is not located in an SRA or on lands classified as VHFHSZ; the closest VHFHSZ to the project site is located approximately 6 miles to the east in the Sierra Nevada foothills (Cal Fire 2022a). New development and infrastructure associated with the project and with cumulative development would be subject to statewide standards for fire safety in the California Fire Code. The project and surrounding development would be located on gently sloping topography with slopes less than 5 percent and would therefore avoid areas with steep slopes with difficult firefighting terrain or the potential for post-fire hazards such as flooding and landslides. Additionally, new infrastructure connections for new buildings (e.g., electrical, natural gas) are planned to be undergrounded and therefore would not exacerbate fire risks.

The CSUS Emergency Operations Plan (EOP) provides a management tool to facilitate timely, effective, and coordinated emergency response and recovery activities at the proposed Sacramento State – Placer Center, and the campus emergency response would be integrated into emergency response and procedures of other local agencies. Placer County Office of Emergency Services serves as the Emergency Manager for the County. Placer County LHMP (2016) provides detailed and unified guidance for mitigating hazard events and ensures a coordinated response provided in cooperation with the County Sheriff, city police, and fire departments. As part of project operation, adequate emergency access routes to and from the development area would be established and emergency response would not be impaired. During construction activities, construction traffic management plans would minimize traffic impacts through identification of access points, procedures for notification of road closures, construction materials delivery plan, and a description of emergency personnel access routes during road closures.

The project and cumulative development would not substantially impair an adopted emergency response or evacuation plan, exacerbate wildfire risk, require the installation or maintenance of infrastructure that would exacerbate wildfire risk, cause a significant risk of loss, injury, or death, involving wildland fires, or expose people or structures to significant post-fire risks (Impacts 3.9-2 and 3.9-3). The project would not have a considerable contribution to a significant cumulative impact. Therefore, this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion related to hazards or hazardous materials is consistent with the less than significant cumulative conclusion identified in Impact 4.9-8 in the SAP/PRSP EIR.

4.3.10 Hydrology and Water Quality

Cumulative impacts on hydrology and water quality are considered in the context of western Placer County, Sacramento River Basin, Sutter County, and the City of Roseville. The following discussion addresses the potential cumulative hydrology and water quality impacts of the project.

Construction-Related Water Quality Impacts

Constructing the Sacramento State - Placer Center and other development projects would result in ground disturbance that would increase the potential for soil erosion and sediment pollution of waterways. As shown in Table 4-2, approved projects in the cumulative setting would develop more than 12,000 acres in the region. The equipment required for construction would use fuel, solvents, lubricants, and other potentially hazardous materials

that could degrade surface water and groundwater quality through accidental spills. However, the Sacramento State - Placer Center would be required to comply with Central Valley RWQCB NPDES permit conditions that include preparation of a SWPPP and a spill response plan as well as to comply with all County-mandated stream setbacks and protective permit conditions. Because the Sacramento State - Placer Center and all other foreseeable development projects within the region would be required to comply with applicable protective regulations, the potential for construction-related adverse water quality impacts would not be cumulatively considerable. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion is consistent with the less than significant cumulative conclusion identified in Impact 4.9-8 in the SAP/PRSP EIR.

Operation-Related Water Quality Impacts

Runoff from agriculture and urban development has adversely impacted water quality in the lower Sacramento River Basin. Many water bodies in the Pleasant Grove Creek Watershed are listed as CWA Section 303 impaired waters (SWRCB 2022). Although these impairments are recognized, only a few Total Maximum Daily Loads have been established to address them. These conditions have created a significant adverse cumulative condition.

Continued urban development creates the potential for erosion, accidental discharge of pollutants, improper use of pesticides, and runoff carrying oil and roadway residue. Sacramento State - Placer Center and other regional development projects would increase the potential for contaminated urban runoff to reach surface water and groundwater, further degrading water quality and affecting beneficial uses. The approved projects detailed in Table 4-2 would develop more than 12,000 acres in the region. The Central Valley RWQCB works to protect water quality from urban runoff through NPDES programs for municipal stormwater and industrial uses. Sacramento State is statutorily- and legislative-created, constitutionally authorized State agency, and the project site is owned by Sacramento State. State agencies are not subject to local government planning and land use plans, policies, or regulations. Nevertheless, the project would meet these requirements. Sacramento State and other regional projects would be required to meet the conditions of county and municipal stormwater design manuals (including the Placer County LID Manual and the *Stormwater Quality Design Manual for the Sacramento Region*) and implement the Central Valley RWQCB municipal NPDES permits.

While these regionally implemented water quality protections cannot completely eliminate the potential for water quality impacts during operation of the Sacramento State - Placer Center and other development in the vicinity, they reduce the potential threat to a less-than-significant level. For this reason, implementing the Sacramento State - Placer Center project would not make a considerable contribution to a significant cumulative impact related to water quality impairments during operation. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion is consistent with the less than significant cumulative conclusion identified in Impact 4.9-9 in the SAP/PRSP EIR.

Cumulative Increase in Demand for New Storm Drainage Infrastructure

Development projects within west Placer County and adjacent portions of Sutter County, Yolo County, and Sacramento County could result in increased stormwater runoff that could exceed the capacity of stormwater drainage systems. The projects listed in Table 4.0-2 include approved projects that would contribute to the cumulative impact on stormwater drainage infrastructure. Urban development increases volume and rate of stormwater runoff generated from an area through conversion of vegetated or pervious surfaces to impervious surfaces and by the development of drainage systems that connect these impervious surfaces to streams or other water bodies. In this way, development can increase the rate of runoff and eliminate storage and infiltration that would naturally occur along drainage paths. The increased extent of impervious surfaces in upper watershed areas may also create flooding concerns for lower watershed areas.

Projects implemented through the SAP/PRSP and all other regional projects (see Table 4.0-2) would be required to conduct project-specific environmental review and demonstrate their compliance with Central Valley RWQCB, county, and municipal stormwater regulation and ordinances, including the need for stormwater retention. Overall, development of the projects listed in Table 4.0-2 would develop more than 50,000 acres of land in the region, including more than 100,000 new residential units and millions of square feet of non-residential building floor area. Projects would have to demonstrate adequately sized stormwater conveyance, detention, and volumetric retention facilities to obtain construction approval. As discussed in Impact 3.10-3, the project includes surface conveyance and stormwater biotreatment facilities that would allow for infiltration and detention that would not increase flow volumes or rates compared to pre-project levels. Therefore, contribution to the development in the SAP/PRSP to stormwater-related flooding or an effect on stormwater drainage systems would not be cumulatively considerable. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion is consistent with the less than significant cumulative conclusion identified in Impact 4.9-10 in the SAP/PRSP EIR.

Cumulative Increases in Stormwater Runoff and Potential for Downstream Flooding

Development projects in western Placer County and adjacent portions of Sutter County, Yolo County, and Sacramento County would result in increases in impervious surfaces (e.g., roofs, roads, parking areas, sidewalks), which collect urban pollutants, prevent infiltration of stormwater, and increase the volume and rate of stormwater runoff. Urban development increases volume and rate of stormwater runoff generated from an area through conversion of vegetated or pervious surfaces to impervious surfaces and by the development of drainage systems that connect these impervious surfaces to streams or other water bodies. The foreseeable development projects identified in Table 4-2 would develop over 12,000 acres in the region. Such changes in the regional hydrology could contribute to downstream flooding, exceed the capacity of stormwater drainage systems, and generate substantial new sources of polluted runoff. Hydromodification requirements are generally consistent and include on-site mitigation so that runoff from the 2-year 24-hour, 10-year 24-hour, 100-year 24-hour events are required to be attenuated within the project area. Additionally, all regional projects would be required to conduct project-specific environmental review and demonstrate their compliance with Central Valley RWQCB, county, and municipal stormwater regulation and ordinances. Because final drainage design specifications have not been completed, including stormwater flow paths and magnitudes based on a finalized site plan, development of the Sacramento State – Placer Center has the potential to cause an increase in surface runoff that would exceed the capacity of the stormwater drainage system, resulting in onsite and offsite flooding and erosion. Therefore, the project is required to implement Mitigation Measures 3.10-3a which requires demonstration that the project will comply with all Central Valley RWQCB, county, and municipal stormwater regulation and ordinances prior to any construction related ground disturbance. Therefore, the project's contributions to stormwater-related flooding or an effect on stormwater drainage systems would not be cumulatively considerable, and the impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion is consistent with the less than significant cumulative conclusion identified in Impact 4.9-6 in the SAP/PRSP EIR.

Cumulative Groundwater Depletion and Recharge

Overuse of groundwater resources in the North American subbasin in past decades has affected groundwater levels in many areas and created a cumulatively adverse condition. Groundwater management regulation implemented since the 1990s has stabilized groundwater levels. Any new development in the area would be serviced primarily by surface water through suppliers that must operate in compliance with sustainable groundwater management plans. Development of the projects in the cumulative setting detailed in Table 4-2 would result in development of over 12,000 acres in the region. Since the 1990s, urban areas and water suppliers such as PCWA have chiefly relied on surface water with groundwater for some agricultural customers and for backup and emergency use (PCWA 2007). In 2007, the WPCGMP was established to coordinate and monitor groundwater use in the Placer County portion of the

North American subbasin and to protect against adverse effects on surface waters and existing groundwater uses. The *Sutter County Groundwater Management Plan* provides the same level of protection for the eastern portion of the subbasin. Any new development in the vicinity of the Sacramento State - Placer Center, including those approved projects detailed in Table 4-2, would be serviced primarily by surface water through suppliers that must operate in compliance with sustainable groundwater management plans. Therefore, implementing the Sacramento State - Placer Center would not worsen or significantly contribute to existing cumulative adverse conditions related to groundwater depletion and recharge. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative conclusion is consistent with the less than significant cumulative conclusion identified in Impact 4.9-7 in the SAP/PRSP EIR.

4.3.11 Land Use and Planning

The cumulative context for land use impacts for the Sacramento State – Placer Center Master Plan includes the existing and planned land uses surrounding the project site. As noted above, Sacramento State is the only agency with land use jurisdiction over the 301-acre project site; therefore, development of the campus consistent with the proposed Master Plan would have no land use impacts.

Table 4-1, "Cumulative Projects," describes planned or approved projects in the SAP/PRSP area surrounding the project site. These are consistent with the SAP/PRSP and the Sacramento State – Placer Center Master Plan is, in turn, consistent with the "University" land use designation in the SAP/PRSP. Therefore, no cumulative land use consistency impacts would result from implementation of the surrounding SAP/PRSP.

The project would not divide an established community because the project site is undeveloped, surrounded by undeveloped land, and the proposed Sacramento State – Placer Center Master Plan is consistent with the University land use designation in the Placer County SAP/PRSP. Therefore, the project would support, rather than divide, community connectivity as the planned surrounding development is implemented. No cumulative impacts relative to physical division would result from anticipated development, including the Master Plan, so implementation of the project would not result in a cumulatively considerable contribution to such an impact. No mitigation measures are necessary.

The project would not physically divide an established community and would not result in conflicts with any applicable or local jurisdictional land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, there would be **no cumulatively significant land use impacts**.

Consistency with Conclusion in SAP/PRSP EIR

The no cumulatively significant land use impacts conclusion identified is consistent with the no cumulative impact conclusions identified for the PRSP area in the discussions of Impacts 4.10-5 and 4.10-7 in the SAP/PRSP EIR. Neither cumulative impact conclusion requires the implementation of feasible mitigation measures to reduce the level of impact.

4.3.12 Noise and Vibration

Cumulative Short-Term Construction Noise

Noise dissipates or attenuates rapidly with distance from its source. Cumulative impacts from construction-generated noise could result if construction activities of other planned projects were to take place in sufficiently close proximity to project-generated construction that noise effects would cumulatively combine.

Sacramento State - Placer Center is within the SAP/PRSP and other nearby projects include Amoruso Ranch, Creekview Specific Plan, West Roseville Specific Plan, Lincoln Village 5, SUD-B, Lincoln Village 7, Whitney Ranch, Lincoln 270, and Twelve Bridges Specific Plan. Other projects that could foreseeably be developed in the broader project area include Lincoln Village 1, Bickford Ranch Specific Plan, Sierra Vista Specific Plan, Placer Vineyards Specific

Plan, among others. Implementation of these projects would increase urban development to more than 50,000 acres of primarily undeveloped land in the project area. These projects would also bring over 100,000 residential units and millions of square feet of commercial, office, and industrial floor area.

Development in the net SAP and PRSP areas would occur over the next 80 years and 20 years, respectively, and would result in various levels of construction throughout the SAP area, in which the Sacramento State - Placer Center is located. Furthermore, Sacramento State - Placer Center would take 35 years to complete. Implementation of SAP Program N-4 would provide substantial reductions in day and nighttime construction noise levels by ensuring proper equipment use; locating equipment away from sensitive land uses; and requiring the use of enclosures, shields, and noise curtains (noise curtains typically can reduce noise by up to 10 dB [EPA 1971]). However, project-generated noise may occur during nighttime hours when people are more sensitive to disturbance and would result in substantial increases in noise within the net SAP area. Thus, even with incorporation of mitigation measures from the SAP/PRSP EIR and Mitigation Measure 3.12-1, construction activity may continue to expose sensitive land uses to substantial noise levels.

Given that additional large-scale development and specific plan-type projects are planned for the surrounding area, construction activities associated with these cumulative projects may also result in substantial temporary or periodic noise increases during daytime and nighttime, further contributing to the substantial increase in construction noise. Thus, combined construction of the project and other projects would add to the overall disruptive nature of construction noise over a period lasting many years, regardless of whether the noise is exempt from ordinances. The addition of cumulative projects to the impact would still add to the overall addition of construction noise. While construction activities would be consistent with applicable noise mitigation measures, construction activities in the Sacramento State - Placer Center over the next 35 years would result in a contribution to a cumulatively significant impact. Because no additional mitigation is available to reduce this effect, the impact would be **significant and unavoidable**.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable cumulative short term noise conclusion is consistent with the conclusion of Cumulative Impact 4.11-6 in the SAP/PRSP EIR.

Cumulative Short-Term Vibration Noise

Cumulative impacts from construction-generated vibration could result if other future planned construction activities were to take place near other construction activities and cumulatively combine with construction vibration from the project. See the description of foreseeable projects in the discussion of Cumulative Impact above.

Operational vibration sources include operations on the UPRR tracks. However, impacts would be isolated to new sensitive land uses constructed close to this existing source. No new long-term vibration sources would result from the project, and this impact focuses on construction vibration.

Vibration associated with construction activities is of primary concern within proximity (e.g., 550 feet) of sensitive land uses. At increasing distances from the source, vibration levels dissipate rapidly and have less potential to cause disturbance to people or damage to structures. In addition, vibration generated from construction is typically associated with pile-driving activities that only occur during discrete phases of construction and for intermittent and brief periods at a time. For these reasons, even with additional large development projects and plans anticipated for future development, vibration impacts would remain local and would not combine with vibration source from other construction activities even if construction activities at other future development were to occur simultaneously with project construction activities. Therefore, because vibration levels generated by the cumulative projects would be limited to the vicinity of construction activities for those projects cumulative construction-generated vibration impacts would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant cumulative short-term vibration conclusion is consistent with the less than significant conclusion for Cumulative Impact 4.11-7 in the SAP/PRSP EIR.

Cumulative Long-Term Operational Noise (Stationary and Transportation)

Cumulative noise levels could be affected by additional buildout of surrounding land uses and increases in vehicular traffic on affected roadways. The project would result in new stationary sources on the project site including HVAC units, emergency generators, parking, and sports fields. Although noise levels from stationary equipment on the project site would not be perceptible at the nearest sensitive land uses development of the SAP and PRSP areas would result in long-term land use changes and associated increases in stationary noise sources. Although the project would contribute to the overall increase in noise levels in the region new stationary sources associated with buildout form the SAP and PRSP would be too far away from other existing and future stationary sources in the region to combine in such a way that a significant impact would result.

Traffic generated by future planned development would add additional vehicle trips to area roadways increasing noise levels. Cumulative traffic noise levels are shown in Table 4-3.

In the cumulative no project scenario, noise levels on existing roadways would range from 46 dBA CNEL to 68 dBA CNEL, exceeding Placer County and City of Roseville residential land use-based noise standard of 60 dBA CNEL along several roadways. Thus, without the project there would be a future cumulative noise impact. The project's contribution to cumulative traffic increases on existing roads would result in noise increases by as much as 4 dB (on Sunset Boulevard between University Village Drive and Foothills Boulevard) and, combined with traffic from other development in the area, could result in future traffic noise levels as high as 69.3 dBA CNEL (on Sunset Boulevard between Industrial Avenue and the Highway 65 ramps). As shown in Table 4-3 the project would not result in an increase in traffic noise of 5 dBA or higher or cause roadways with noise levels under 60 dBA CNEL to exceed 60 dBA CNEL. However, new roads will be developed to support surrounding development in addition to the project and would be operational under cumulative no-project conditions. These roadways would result in noise levels of up to 62.5 dBA CNEL where traffic noise would not exist without the project. Thus, the project's contribution to cumulative traffic volumes in the area would exceed County traffic noise standards. The project would result in a considerable contribution to a cumulatively significant impact. Because the CSU does not have jurisdiction to implement transportation improvements in Placer County and no additional mitigation is available to reduce this effect, the impact would be **significant and unavoidable**.

Table 4-3 Predicted Increases in Cumulative Traffic Noise Levels

Roadway Segment			L_{dn}/CNEL at 100 feet from centerline		
Road	From	To	Cumulative No Project[1]	Cumulative + Project (Phases 1-4)	Net Change (dB)
Placer Parkway	West of Fiddyment Rd		61.9	62.9	1
Placer Parkway	Fiddyment Rd	Foothills Blvd	63.5	63.5	0
Placer Parkway	Foothills Blvd	Industrial Ave	63.5	64.8	1.3
Sunset Blvd	West of Fiddyment Rd		56.1	57.0	0.9
Athens Ave	Fiddyment Rd	Foothills Blvd	52.9	53.4	0.5
Athens Ave	Foothills Blvd	Industrial Ave	53.2	53.7	0.5
Campus Park Blvd	Fiddyment Rd	University Village Dr	NA	**62.5**	--
Campus Park Blvd	University Village Dr	Foothills Blvd	NA	58.1	--
Sunset Blvd	Fiddyment Rd	University Village Dr	60.9	63.1	2.2
Sunset Blvd	University Village Dr	Foothills Blvd	60.9	64.9	4
Sunset Blvd	Foothills Blvd	Industrial Ave	65.9	67.9	2
Sunset Blvd	Industrial Ave	Hwy 65 Ramps	68.3	69.3	1
Blue Oaks Blvd	Foothills Blvd	Industrial Ave	67.3	67.6	0.3
Blue Oaks Blvd	Industrial Ave	Hwy 65 Ramps	68.2	68.5	0.3

Roadway Segment			L_{dn}/CNEL at 100 feet from centerline		
Road	From	To	Cumulative No Project[1]	Cumulative + Project (Phases 1-4)	Net Change (dB)
Fiddyment Rd	Athens Ave	Placer Pkwy	62.9	63.9	1
Fiddyment Rd	Placer Pkwy	Campus Park Blvd	63.2	64.3	1.1
Fiddyment Rd	Campus Park Blvd	Sunset Blvd	63.2	64.6	1.4
Fiddyment Rd	Sunset Blvd	Blue Oaks Blvd	64.4	65.9	1.5
Foothills Blvd	Athens Ave	Placer Pkwy	45.9	48.1	2.2
Foothills Blvd	Placer Pkwy	Campus Park Blvd	62.8	64.1	1.3
Foothills Blvd	Campus Park Blvd	Sunset Blvd	62.8	64.3	1.5
Foothills Blvd	Sunset Blvd	Blue Oaks Blvd	60.7	62.4	1.7
University Village Dr	Campus Park Blvd	Sunset Blvd	61.9	61.2	(0.7)

Notes: Traffic noise levels were calculated using methods consistent with the FHWA roadway noise prediction model, based on data obtained from the traffic analysis prepared for this project. NA = not applicable; dB=decibel; Dr = drive; Ave = avenue; Blvd = boulevard; Rd = road; () = negative number.

Bold values represent noise increases on roadways currently not exceeding residential maximum allowable noise limits of 60 CNEL that would exceed its limits as part of the project or where the project would result in an increase in traffic noise of 5 dBA or more as compared to existing conditions.

[1] Roadways with NA are roadways proposed as part of the project.

Source: Modeled by Ascent Environmental, Inc, in 2023.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable cumulative transportation noise conclusion is consistent with the conclusion of Cumulative Impact 4.11-8 after implementation of Mitigation Measures 4.11-5a and 4.11-5b in the SAP/PRSP EIR.

4.3.13 Population and Housing

For population and housing, the cumulative setting includes Placer County and the South Placer region. In this case, that includes unincorporated Placer County; the cities of Lincoln, Rocklin, and Roseville; and areas of adjacent counties. According to SACOG's calculations, approximately 810,634 new residents are expected in the six-county region by 2036. Development of the net SAP and PRSP areas would generate 19,314 new residents at full buildout, which represents 2.4 percent of the SACOG forecast.

There are numerous past, present, and probable future projects that should be considered as part of the cumulative setting because they contribute to the existing conditions against which the proposed project's and each probable future project's environmental effects are compared. Table 4.0-2 lists and describes these projects. All of these approved plans would develop over 50,000 acres in the region, adding well-over 100,000 residential units and millions of square feet of non-residential building floor area.

Direct population growth related to the Sacramento State – Placer Center Master Plan would result from development of academic uses, student services, and other campus uses, which would bring students, faculty, staff, and their families to the area. However, Sacramento State - Placer Center was included in the PRSP as a cornerstone of the planned community and was evaluated in the associated Placer County SAP/PRSP EIR. The Master Plan population is within that approved for the PRSP and is consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases. Furthermore, the Master Plan includes on-campus housing, there is existing housing in the region, and there is housing being developed pursuant to the approved PRSP, which would be sufficient to house the projected increase in population. Implementation of the Sacramento State - Placer Center Master Plan would not directly or indirectly induce substantial unplanned population growth. Thus, the project would not result in a considerable contribution to a significant cumulative impact. This is a **less-than-significant** cumulative impact.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for cumulative population and housing impacts is inconsistent with the significant and unavoidable conclusion identified for SAP/PRSP EIR Impact 4.12-3, which concluded that buildout of PRSP would have a considerable contribution to population growth and no mitigation is available to reduce that impact. However, Sacramento State – Placer Center was anticipated in the Placer County SAP/PRSP EIR and the proposed off-campus center population is within that approved for the PRSP. Furthermore, the off-campus center would be consistent with the direction of the CSU Board of Trustees regarding accommodating systemwide enrollment increases.

4.3.14 Public Services and Recreation

Public Services

Fire protection and law enforcement services are provided to the project site and surrounding area by multiple agencies, including the Placer County Fire Department, CAL FIRE, and the Placer County Sheriff's Department. School services are primarily provided by the Roseville City School District (RCSD) and the Roseville Joint Union High School District (RJUHSD) and library services are provided by Placer County. Parks and other recreational facilities in the region are provided by the state (e.g., State Parks), counties and cities (e.g., municipal parks, golf courses), and private companies (e.g., gyms, recreation centers). Cumulative development in the region continues to increase the population which, in turn, increases demand for such facilities and services.

As noted in Section 3.14, "Public Services," Sacramento State – Placer Center is specifically identified as a core element of the PRSP, and the population growth associated with the university was assessed and considered in the County's approval of the PRSP. The project would not cause additional demand for public service facilities beyond what has already been projected. The overall increase in students, staff, and faculty over the course of buildout of the project would result in increased demand for public services and recreation and higher numbers of people using public services and facilities in the county and beyond. However, because the university was planned in the PRSP and evaluated in the PRSP EIR, this demand would not exceed what has already been projected and approved by the County. Therefore, new or expanded public facilities beyond those included in the project and PRSP would not be required. The off-campus center would provide 5 acres to Placer County for a fire station and training center, would provide for campus police services and a County forensics lab, includes development of a library, and would support the expansion of higher education facilities in region. Further, it is reasonable to assume that development in the greater region (Placer County; cities of Roseville, Rocklin, and Lincoln; and beyond) includes provision of adequate public services, parks, and recreation through development fees and other mechanisms that no significant cumulative public services impact would result. The project is consistent with the population projections in the PRSP and would not expand service areas nor require additional construction of off-site public service facilities. Therefore, the impact of the project on public services would not be considered cumulatively considerable. Cumulative impacts to public services would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the cumulative impacts related to fire protection, emergency services, police protection facilities, demand for schools and libraries is ultimately consistent with the less-than-significant (with mitigation) conclusion identified for cumulative impacts (Impacts 4.13-9 through 4.13-12) in the SAP/PRSP EIR. The conclusions for these cumulative impacts in the SAP/PRSP EIR differ because the SAP/PRSP EIR identifies the lack of funding mechanisms needed to support the expansion of facilities in the PRSP area and requires mitigation to establish funding for these services. However, as explained above, the project site is owned by the CSU and Sacramento State is an entity of the CSU, which is a statutorily and legislatively created, constitutionally authorized State agency. Therefore, Sacramento State is not subject to local government planning and land use plans, policies, or regulations. Sacramento State has signed Memorandum of Understandings with Placer One (JEN) and Placer County, which clarify that, as a sovereign state entity, Sacramento State is not subject to local development fees, such as the county public facilities fee, supplemental sheriff facilities fee, school mitigation fees, or fire fees.

Recreation

Past and present development in Placer County has resulted in an increase in population, resultant demand for recreation resources, and a subsequent dedication of parklands and open space consistent with state and local plans and policies. This has increased the number of developed parklands, trails, and recreational facilities, and the amount of preserved open space in the project area and beyond. As detailed in Section 3.14, "Public Services and Recreation," the project would create recreational opportunities on the new campus for students and local residents.

Sacramento State – Placer Center was considered in the approval of the PRSP, which identifies land for construction of active and passive parks that meet or exceed County standards for parkland provision. As a result, the project would not cause additional demand for recreation facilities beyond what has already been projected. The overall increase in students, staff, and faculty over the course of buildout of the project would result in increased numbers of utilizing parks and recreation facilities in the county, nearby cities, and in the greater region. However, because the university was planned in the PRSP and evaluated in the PRSP EIR, this demand would not exceed what has already been projected and approved by the County. The Sacramento State – Placer Center Master Plan includes recreational facilities and open space areas for active and passive recreation on the project site, which would adequately serve the campus population. Therefore, the project would not result in a cumulatively considerable contribution to a cumulative impact on parks and recreation facilities. This cumulative impact would be **less than significant.**

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the cumulative impact on parks and recreation facilities is consistent with the less-than-significant cumulative impact conclusion identified for the PRSP area in the discussion of Impact 4.13-13 in the SAP/PRSP EIR. However, as explained above, the project site is owned by the CSU and Sacramento State is an entity of the CSU, which is a statutorily and legislatively created, constitutionally authorized State agency. Therefore, Sacramento State is not subject to local government planning and land use plans, policies, or regulations. Sacramento State has signed Memorandum of Understandings with Placer One (JEN) and Placer County, which clarify that, as a sovereign state entity, Sacramento State is not subject to local development fees, such as the county public facilities fee, supplemental sheriff facilities fee, school mitigation fees, or fire fees.

4.3.15 Transportation

Under cumulative conditions, the only new impact analysis is for VMT because separate cumulative thresholds apply. The project impact findings for transit, bicycle, pedestrian, safety, and emergency access would not change under cumulative conditions.

Cumulative Result in Vehicle Miles Traveled That Exceed Regional Vehicle Miles Traveled Targets

Operational VMT

The project would generate university employment work tour VMT per employee and university school tour VMT per student at levels higher than the applicable cumulative thresholds for each of these metrics as summarized in Table 4-4. Therefore, this impact would be **significant**.

Table 4-4 Cumulative VMT Impact Summary

VMT Metric	Project Threshold	Proposed Project	Significant Impact?
Household VMT per resident	19.82	15.86	No
University Work Tour VMT per employee	17.04	23.19	Yes
School Tour VMT per student	12.39	14.56	Yes

While the project's VMT generation rates for specific populations is higher than the applicable cumulative thresholds, the overall or net effect of the project on regional total VMT is to reduce cumulative no project VMT from 90,127,481

to 90,092,234. This reduction of 35,247 daily VMT is a benefit to the region that would contribute to lower energy consumption and less total emissions.

Mitigation Measures

Cumulative Mitigation Measure: Implement Mitigation Measure 3.15-1

By implementing Mitigation Measure 3.15-1, CSU will have a program for reducing project generated VMT over time. The program will continue until sufficient evidence demonstrates that VMT performance is below the applicable thresholds and is likely to remain there.

Significance after Mitigation

The mitigation proposed for this impact would lessen the impact, but it would remain **significant and unavoidable**. This conclusion is based on the expected effectiveness of VMT reduction strategies in a suburban land use context as documented in the CAPCOA Handbook and the additional VMT trends information presented in Mitigation Measure 3.15-1.

Consistency with Conclusion in SAP/PRSP EIR

The significant and unavoidable conclusion identified for the cumulative VMT impact related is consistent with the significant and unavoidable conclusion identified in the discussion of Impact 4.14-25 in the SAP/PRSP EIR (Placer County 2019).

4.3.16 Tribal Cultural Resources

The cumulative context for the analysis of tribal cultural resources considers a broad regional system of which the resources are a part. The cumulative context for tribal cultural resources is the former territory of the Valley Nisenan. As explained in Section 3.16.2, the former territory of the Valley Nisenan extended from present-day Old Sacramento to the crest of the Sierras and includes the project area.

Because all tribal cultural resources are unique and nonrenewable members of finite classes, meaning there are a limited number, all adverse effects erode a dwindling resource base. Tribal cultural systems are represented by the total inventory of all sites and other remains in the region. As a result, a meaningful approach to preserving and managing cultural resources must focus on the likely distribution of tribal cultural resources within a region, rather than on a single project or parcel boundary.

The historical lands of the Valley Nisenan people have been affected by development since the early 1800s as part of Spanish settlement and missionization and through the steady influx of nonnative people during the 1850s Gold Rush. Disturbance of the Nisenan lands continued after the Gold Rush through the dredging operations of the Natomas Company and expansion of their agricultural endeavors through the mid-1900s. The residential and recreational growth after World War II within the region encompassing the project area continued to perpetrate significant adverse effects on tribal cultural resources, including Native American remains. Cumulative development in the area continues to contribute to the disturbance and loss of tribal cultural resources.

Proper planning and appropriate mitigation can help to capture and preserve knowledge of such resources and can provide opportunities for increasing our understanding of the past environmental conditions and cultures by recording data about sites discovered and preserving them in place. Federal, State, and local laws are also in place that protect these resources in most instances. Even so, it is not always feasible to protect these resources, particularly when preservation in place would make projects infeasible, and for this reason the cumulative effects of past and present projects in Placer County are considered to be significant.

Although there has been no indication of the presence of tribal cultural resources within the project site or within a 0.25-mile radius, implementation of Mitigation Measures 3.16-1 and compliance with existing policies and regulations, would prevent the project, from impacting tribal cultural resources. Because this impact would be avoided with

implementation of mitigation, the project's contribution to the existing cumulative impact on tribal cultural resources would not be cumulatively considerable; this impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less-than-significant conclusion identified for the potential cumulative impact on tribal cultural resources is consistent with the conclusion identified for SAP/PRSP Cumulative Impact 4.5-5, both of which would be mitigated to less than significant.

4.3.17 Utilities and Service Systems

For utilities and service systems, the cumulative context includes the service areas of the various service providers. As detailed in Table 4.0-2, the cumulative setting generally includes more than 50,000 acres of approved development, including more than 100,000 residential units and millions of square feet of non-residential building floor area.

Cumulative Increase in Demand for Water Supply

Cumulative water supply and demand is contemplated within PCWA's UWMP. PCWA's service area extends from the community of Alta on the east, westward down the Interstate 80 corridor, and bounded by the Sutter County to the west, Sacramento County and El Dorado County to the south and Nevada County to the north. PCWA's current treated and untreated retail demands are 101,613 AFY and are projected to increase to 125,134 AFY at buildout. PCWA's current treated and untreated wholesale demands are 31,376 AFY and are projected to increase to 128,282 AFY at buildout (PCWA 2021). As described in the WSA for the SAP, the net SAP and PRSP areas were included in PCWA's 2015 UWMP as having a system demand of 9,656 afy, for which there is adequate supply in normal, dry, and multiple dry years (PCWA 2017). The project is included within the 2020 UWMP and adequate supply has been established through preparation of a WSA for the project. PCWA anticipates drawing on surface water supplies with groundwater supplies to be used as backup in drought or other water supply emergencies. The net SAP and PRSP water demand would be less than the water demand projected in the 2020 UWMP; thus, there would be sufficient water supply to meet demands of buildout of the net SAP and PRSP areas. Thus, the project would not result in a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to water supply is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Cumulative Impact 4.15-12 in the SAP/PRSP EIR.

Cumulative Increase in Demand for New or Expanded Utility Infrastructure

Water Conveyance and Treatment

Overall, projects in the cumulative setting would develop more than 50,000 acres in the region, adding more than 100,000 residential units and millions of square feet of non-residential building floor area. Because there is not sufficient water treatment capacity for all approved and future projects, PCWA is planning to construct the Ophir WTP, which would provide capacity for approved and future projects. The timing and capacity of the Ophir WTP is still under consideration (PCWA 2016:2-10).

Buildout of the net SAP and PRSP areas would generate the need for water treatment and conveyance infrastructure, including pipelines and increased water treatment capacity. While existing WTPs have some capacity to serve new development, the amount of treatment capacity needed exceeds current available capacity. While implementation of adopted SAP/PRSP Mitigation Measure 4.15-2 would ensure that there is adequate water treatment capacity available to serve buildout of the net SAP and PRSP areas, these facilities are outside Sacramento State's jurisdiction. No additional feasible mitigation is available. The project is included in the PRSP and would demand water treatment capacity that may not be available, when combined with the PRSP as a whole and other cumulative development in the region. Thus, the project would result in a considerable contribution to a significant cumulative impact. This is a **significant and unavoidable cumulative impact**.

Wastewater Conveyance Infrastructure

Wastewater flows of 11.76 mgd PWWF and 5.95 mgd PWWF generated by buildout of the net SAP and the PRSP areas, respectively, would be served by new facilities within the plan areas and new off-site sewer lines that would connect to existing sewer conveyance infrastructure to carry wastewater to the PGWWTP. As stated in Chapter 2, Project Description," wastewater collection and conveyance would be provided by the South Placer Wastewater Authority and the Placer County sewer service area. The City of Roseville would provide wastewater treatment at the Pleasant Grove Wastewater Treatment Plant (PGWWTP), located approximately 3 miles southwest of the project area. The existing Pleasant Grove Regional Transmission Pipeline would convey flows from the campus to the PGWWTP. The necessary wastewater collection and conveyance facilities would be constructed by Placer One and accepted by the County prior to building occupancy and in accordance with requirements of the agency providing service. ~~With proposed upsizing of the 24-inch pipe crossing Pleasant Grove Creek, t~~The existing City of Roseville sewer lines downstream from the net SAP and PRSP areas have sufficient capacity to convey wastewater flows from the project (HydroScience 2017:6), and the planned wastewater collection system would be designed to accommodate wastewater flows from the net SAP and PRSP areas.

The project is included in the PRSP and project-related wastewater collection and conveyance facilities would be connected to PRSP backbone infrastructure. Because the wastewater collection system would be designed to accommodate wastewater flows from the net SAP and PRSP areas, including the 0.125 mgd from Sacramento State – Placer Center, the project would not result in a considerable contribution to a significant cumulative impact. This cumulative impact would be **less than significant**.

Energy Infrastructure

Implementation of the SAP, including the PRSP, would increase demand for electricity by bringing new residential and non-residential electricity users to the area. The increased demand for electricity could require additional electricity generation and transmission facilities, as well as the need for distribution infrastructure. PG&E has existing and planned substations in the SAP area that would have sufficient capacity to serve the new development in the net SAP and PRSP areas. Distribution infrastructure would be installed concurrently with net SAP and PRSP development, thereby reducing potential environmental impacts. The project is included in the PRSP and would require new energy infrastructure, which would be connected to PRSP backbone infrastructure. Because the energy system would be designed to accommodate the demand for electricity within net SAP and PRSP areas, including the project site, the project would not result in a considerable contribution to a significant cumulative impact. This cumulative impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the impact related to the cumulative construction of new or expanded utility infrastructure is consistent with the less than significant conclusions identified for the PRSP area in the discussions of Impact 4.15-13 (water supply conveyance), Impact 4.15-14 (wastewater conveyance), Impact 4.15-18 (electricity), Impact 4.15-19 (natural gas), and Impact 4.15-20 (communication services). However, while implementation of adopted SAP/PRSP Mitigation Measure 4.15-2 would ensure that there is adequate water treatment capacity available to serve buildout of the net SAP and PRSP areas, these facilities are outside Sacramento State's jurisdiction. No additional feasible mitigation is available. The project is included in the PRSP and would demand water treatment capacity that may not be available, when combined with the PRSP as a whole and other cumulative development in the region. Thus, the project would result in a considerable contribution to a significant cumulative impact. This significant and unavoidable cumulative impact is therefore different than the less than significant cumulative impact conclusion for water treatment services in SAP/PRSP EIR Cumulative Impact 4.15-13.

Cumulative Increase in Demand for Wastewater Treatment Services

The wastewater flows generated by buildout of the PRSP and net SAP areas are estimated to be 1.99 and 3.8 mgd, respectively, for a combined total of 5.77 mgd ADWF. The PGWWTP currently treats 7.1 mgd ADWF, has an operating treatment capacity of 9.5 mgd ADWF, and is permitted to discharge 12 mgd ADWF in compliance with its NPDES Permit. The plant has available capacity to treat an estimated 2.4 mgd. While wastewater flows from the PRSP area alone could be treated at the PGWWTP, the wastewater collection system would be designed to convey combined

buildout flows from both the net SAP and PRSP areas to the PGWWTP. Therefore, any volume beyond that allowed by the PGWWTP's existing NPDES permit would be require additional capacity and a new permit that would identify wastewater treatment requirements. Wastewater flows from the PRSP area would not cause permit limits to be exceeded, but the PGWWTP would not have sufficient capacity to treat the estimated combined wastewater flows from buildout of the net SAP and the PRSP areas. Placer County requires project proponents to obtain written confirmation from SPWA to demonstrate that wastewater treatment services would be provided. While wastewater treatment capacity is sufficient in the nearer term to accommodate buildout of the PRSP area (over approximately 20 years), it is currently insufficient to serve treatment needs from ultimate buildout of the net SAP (over approximately 80 years) and PRSP areas. The project's wastewater flows would contribute considerably to the need for eventual expansion of the PGWWTP, the construction of which would result in significant environmental effects. Implementation of Mitigation Measures 3.17-3 would reduce the impact on demand for wastewater treatment capacity to a less-than-significant level because the measure would ensure that either additional treatment capacity is added to the PGWWTP or development is curtailed when wastewater treatment capacity is exhausted. Thus, with implementation of Mitigation Measure 3.17-3, the project would not result in a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant (with mitigation) conclusion identified for the cumulative impact related to wastewater treatment capacity is consistent with the less than significant (with mitigation) conclusion identified in the discussion of Cumulative Impact 4.15-15 in the SAP/PRSP EIR. As described in the SAP/PRSP EIR, implementation of Mitigation Measures 4.15-4a and 4.15-4b would reduce the cumulative impact to less than significant.

Cumulative Increase in Demand for Solid Waste Services

Buildout of the net SAP area and the PRSP area would create new sources of solid waste generation, including construction waste. Development in the net SAP area and PRSP area would comply with state-mandated solid waste recycling and diversion requirements for construction waste and operational waste of 65 percent and 50 percent, respectively. After the recycling and diversion requirements for construction waste in the net SAP area and PRSP area are met, a total of 192,695 cubic yards of construction waste would remain, which would be 0.8 percent of the remaining capacity at WRSL. Combined, operation of new uses in the net SAP area and PRSP area would generate 201 tons of solid waste on a daily basis, which would be 36 percent of the remaining available daily permitted processing capacity at the MRF. Annually, buildout of the net SAP area and PRSP area would result in the disposal of an estimated 49,004 cubic yards, which would be 0.2 percent of the remaining capacity at WRSL. Because implementation of the SAP, including the PRSP, would comply with all regulatory requirements that relate to the disposal and recycling of solid waste and because the MRF and WRSL have adequate capacity for disposal of solid waste generated by construction and operation of the net SAP area and PRSP area. Because there would be adequate capacity for disposal of solid waste generated by construction and operation of the net SAP area and PRSP area, including the project site, the project would not result in a considerable contribution to a significant cumulative impact. This impact would be **less than significant**.

Consistency with Conclusion in SAP/PRSP EIR

The less than significant conclusion identified for the cumulative impact related to solid waste is consistent with the less than significant conclusion identified for the PRSP area in the discussion of Impact 4.15-17 in the SAP/PRSP EIR.

5 ALTERNATIVES

5.1 INTRODUCTION

The California Code of Regulations (CCR) Section 15126.6(a) (State CEQA Guidelines) requires EIRs to describe "… a range of reasonable alternatives to the 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 evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a range of potentially feasible alternatives that will avoid or substantially lessen the significant adverse impacts of a project and foster informed decision making and public participation. An EIR is not required to consider alternatives that are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason." This section of the State CEQA Guidelines also provides guidance regarding what the alternatives analysis should consider. Subsection (b) further states the purpose of the alternatives analysis is as follows:

> Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code [PRC] Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

The State CEQA Guidelines require that the EIR include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative must be discussed, but in less detail than the significant effects of the project as proposed (CCR Section 15126.6[d]).

The State CEQA Guidelines further require that the "no project" alternative be considered (CCR Section 15126.6[e]). The purpose of describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving a proposed project with the impacts of not approving the proposed project. If the no project alternative is the environmentally superior alternative, CEQA requires that the EIR "…shall also identify an environmentally superior alternative among the other alternatives." (CCR Section 15126[e][2]).

In defining "feasibility" (e.g., "… feasibly attain most of the basic objectives of the project …"), CCR Section 15126.6(f) (1) states, in part:

> Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site (or the site is already owned by the proponent). No one of these factors establishes a fixed limit on the scope of reasonable alternatives.

In determining what alternatives should be considered in the EIR, it is important to consider the objectives of the project, the project's significant effects, and unique project considerations. These factors are crucial to the development of alternatives that meet the criteria specified in Section 15126.6(a). Although, as noted above, EIRs must contain a discussion of "potentially feasible" alternatives, the ultimate determination as to whether an alternative is feasible or infeasible is made by the lead agency's decision-making body, here the CSU Board of Trustees. (See PRC Sections 21081.5, 21081[a] [3].)

Public comments in response to the Notice of Preparation included input on alternatives regarding a Citizen Initiated Smart Growth Plan that was provided during the SAP/PRSP EIR process.

5.2 CONSIDERATIONS FOR SELECTION OF ALTERNATIVES

5.2.1 Attainment of Project Objectives

As described above, one factor that must be considered in selection of alternatives is the ability of a specific alternative to attain most of the basic objectives of the project (CCR Section 15126.6[a]). Chapter 3, "Project Description," identifies the Sacramento State – Placer Center project objectives, which are also described below.

PROJECT OBJECTIVES

Sacramento State – Placer Center is intended to expand access to higher education in the region and provide opportunities for workforce development through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The off-campus center would also be rooted in partnerships with the County and outside industry. The Master Plan is intended to guide development and operation of a campus that is sustainable and resilient; that provides a successful student experience; and that establishes a new model of education, innovation, and community engagement. While Sacramento State – Placer Center would start as an off-campus center tied to Sacramento State, the potential exists for it to evolve into an independent CSU campus in the future.

The Master Plan is organized around the following five goals that guide the future development of Sacramento State - Placer Center. Specific project objectives support each of the five goals.

Support Academic and Student Success

- create a seamless transition of students from Sierra College to Sacramento State;
- offer applied learning opportunities for students, faculty, and staff utilizing indoor and outdoor space throughout the site as well as public-private partnerships for hands-on, real-world knowledge and skill development;
- align academic programming and related facilities with the emerging workforce needs of the region;
- distribute facilities, programs, and services across the campus to complement classes, including a library, flexible study spaces, and a Student Success Center that serves as a central node for academic needs, from academic advising to tutoring services to transfer student support;
- integrate the onsite natural resources into the academic programming, supporting hands-on learning opportunities within the open space areas of the off-campus center; and
- develop student and faculty housing in tandem with campus growth to support resident students and faculty, reduce vehicular trips to/from campus, and alleviate critical housing needs.

Realize Diversity, Inclusion, and Access

- increase access to higher education opportunities in the region by developing a public university campus in an area that currently has limited access to four-year post-secondary educational facilities;
- promote multimodal connections that equitably integrate all individuals, including resident students, resident faculty, staff, commuter students, outside community members, and professional partners; and
- support the provision of basic needs for student success and well-being through the provision of food, childcare, healthcare, counseling and mental health services, technology, transportation services, spaces to gather and engage, and recreational facilities.

Anchor Placer Center in Partnerships

- develop and catalyze the regional workforce through qualified graduates;
- establish an on-campus industry partnership zone in the northern portion of the site, in proximity to the neighboring PRSP Campus Park district, where much of the research and development and light-industrial activities are planned, to attract and accommodate industry partnerships and create jobs for the local workforce; and
- include facilities that benefit both the campus and surrounding community, such as a library, conference center, performing arts center, fire station and training center, forensics lab, continuing education building, and campus hotel.

Promote Community Building and Place Making

- create a network of campus spaces that accommodates food venues, wellness, socializing and collaboration, and childcare and that are integrated with the campus fabric, enhance the public realm, and support student success;
- create a walkable, bikeable campus, designed at the human scale, interlaced with trails and outdoor gathering areas, such as plazas and amphitheaters; and
- establish gateways to the campus that provide a clear sense of arrival on campus and welcome all modes of travel.

Be a Model for Resiliency and Sustainability

- design and develop a zero net energy campus, to the extent feasible, with Leadership in Energy and Environmental Design (LEED) Silver-equivalent buildings, low-energy demand buildings, electric building systems, gas-free appliances, and onsite renewable energy facilities;
- design and develop a net zero water use campus, to the extent feasible, through use of recycled water, smart metering, water-efficient fixtures, onsite natural biofiltration, and native drought-tolerant landscaping;
- establish open space around the onsite stream system, which provides hydrologic and habitat values;
- reduce the potential for increased stormwater flows and off-site flooding through implementation of onsite best management practices, low impact development measures, and onsite detention of peak flows to less than pre-project conditions;
- reduce vehicle miles traveled and associated air quality and greenhouse gas emissions, to the extent feasible, for Sacramento State students, Sierra College students, faculty, staff, and other employees that live in eastern Sacramento County, Placer County, and Nevada County;
- meet the CSU goal for 80 percent of solid waste to be diverted from landfills, and strive for 90 percent diversion, through reduction of single-use materials, expanding composting, and expanding material recovery programs;
- prepare for power outages, to the extent feasible, with battery storage and critical load back up, onsite solar energy generation, and passive survivability design elements in buildings such as shading, natural ventilation, and low energy demands; and
- adapt to rising temperatures by integrating shading throughout campus and selecting hardscape to minimize the urban heat island effect.

5.2.2 Environmental Impacts of the Sacramento State – Placer Center Master Plan

Sections 3.1 through 3.17 of this ~~Draft~~ EIR address the environmental impacts of implementation of the proposed Sacramento State – Placer Center Master Plan. Potentially feasible alternatives were developed with consideration of avoiding or lessening the significant, and potentially significant, adverse impacts of the project, as identified in Chapter 3 of this ~~Draft~~ EIR and summarized below. If an environmental issue area analyzed in this ~~Draft~~ EIR is not addressed below

in the comparative analysis of alternatives, it is because no significant impacts were identified for that resource topic. These include the following resources for which the project would result in less-than-significant impacts:

- agricultural resources;
- energy;
- greenhouse gas emissions and climate change;
- hazards, hazardous materials, and wildfire;
- land use and planning;
- population, employment, and housing; and
- public services and recreation.

Resources for which the project would result in significant, or potentially significant, but mitigable impacts, are addressed in the evaluation of alternatives, below. These resources include:

- aesthetics,
- air quality,
- biological resources,
- cultural resources,
- geology and soils,
- hydrology and water quality,
- noise and vibration,
- transportation,
- tribal cultural resources, and
- utilities and service systems.

Most of the potentially significant impacts listed above can be reduced to less than significant through incorporation of mitigation measures identified in Chapter 3 of this ~~Draft~~ EIR. However, seven significant and unavoidable environmental impacts resulting from the project were identified.

- Aesthetics: Create a new source of substantial light or glare that adversely affects day or nighttime views (Impact 3.1-2) (project level and cumulative)
- Air Quality: Long-term operational emissions of criteria air pollutants and ozone precursors (Impact 3.3-3) (project level and cumulative)
- Air Quality: Land use compatibility – odors (Impact 3.3-6) (project level and cumulative)
- Noise: Exposure of existing sensitive receptors to short-term construction noise (Impact 3.12-1) (project level and cumulative)
- Noise: Generate substantial increase in long-term traffic noise levels (Impact 3.12-3) (project level and cumulative)
- Transportation: Generate VMT that exceeds the applicable project thresholds for household, university employment, or student VMT (Impact 3.15-1) (project level and cumulative)
- Utilities and Service Systems: Cumulative increase in demand for new water supply conveyance and water treatment infrastructure

5.3 ALTERNATIVES CONSIDERED BUT NOT EVALUATED FURTHER

As described above, State CEQA Guidelines Section 15126.6(c) provides that the range of potential alternatives for the project shall include those that could feasibly accomplish most of the basic objectives of the project, and could avoid or substantially lessen one or more of the significant effects. Alternatives that fail to meet the fundamental project purpose need not be addressed in detail in an EIR. (*In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1165-1167.)

In determining what alternatives should be considered in the EIR, it is important to acknowledge the objectives of the project, the project's significant effects, and unique project considerations. These factors are crucial to the development of alternatives that meet the criteria specified in Section 15126.6(a). Although, as noted above, EIRs must contain a discussion of "potentially feasible" alternatives, the ultimate determination as to whether an alternative is feasible or infeasible is made by lead agency decision-maker(s). (See Pub. Resources Code, § 21081(a)(3).) At the time of action on the project, the decision-maker(s) may consider evidence beyond that found in this EIR in addressing

such determinations. The decision-maker(s), for example, may conclude that a particular alternative is infeasible (i.e., undesirable) from a policy standpoint, and may reject an alternative on that basis provided that the decision-maker(s) adopts a finding, supported by substantial evidence, to that effect, and provided that such a finding reflects a reasonable balancing of the relevant economic, environmental, social, and other considerations supported by substantial evidence. (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 417; *California Native Plant Society v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 998.)

The EIR should also identify any alternatives that were considered by the lead agency but were rejected during the planning or scoping process and briefly explain the reasons underlying the lead agency's determination.

The following alternatives were considered by Sacramento State but are not evaluated further in this ~~Draft~~ EIR.

5.3.1 Offsite Alternatives

Sacramento State does not own or lease any other land that would be suitable for a new off-campus center that could provide for the anticipated student population growth and integration with Sierra College. However, Sacramento State coordinated with Placer County to identify potential alternative locations within the county that could support facilities similar to those proposed in the Sacramento State – Placer Center Master Plan, intended to support an off-campus center serving 20,000 students (headcount [HC]) or 12,000 full-time equivalent (FTE) students, including approximately 5,000 Sierra College FTE and approximately 7,000 FTE.

Four sites were identified within Placer County. Three of the four sites are described below because they have been rejected from further consideration for reasons provided. The fourth site, a 600-acre site designated for a university within the approved Regional University Specific Plan, is carried forward and described and evaluated in detail in the alternatives analysis. The three sites rejected from further consideration include:

- 975 acres in the Sunset Area of unincorporated Placer County, northwest of the project site (APN 017-020-020; 017-020-021; 017-020-022; and 017-020-023). This site is vacant, designated as Innovation Center, and zoned IC-DR-Dc and IC-DR-SP-Dc.

  This site would provide sufficient acreage located within Placer County to support the proposed off-campus center. The site is located just west of the Western Regional Sanitary Landfill and is considered Farmland of Local Importance by Placer County, as is the Placer Center project site. The surrounding land uses per the Placer Ranch Specific Plan are not planned to accommodate a university in this location and would not be compatible. Moreover, in comparison to the proposed project site, this location is farther from the primary transportation corridor of SR 65 and farther from existing and planned urban development within the City of Roseville and Placer County's PRSP.

- Lincoln Village 1 Specific Plan, located within the City of Lincoln, is 1,823 acres. The Specific Plan establishes a land use plan for residential (5,610 dwelling units), mixed use, public facilities, park/recreation, open space, and roadways. The Village Mixed Use (VMU, 39 acres) and Village Public Facilities (VPF, 12.1 acres identified for a school) zones allow for colleges or universities.

  The land use designations that allow for a university within this Specific Plan total 51 acres, which would not be sufficient to develop the proposed off-campus center serving up to 20,000 students. Furthermore, that acreage is not contiguous in the Specific Plan and is intended to support mixed uses and other public facilities such as K-12 schools. This Specific Plan would require redesign and reduction of other land uses to create space for a university, which would affect other programmed infrastructure and roadways.

- Lincoln Village 5 Specific Plan, located within the City of Lincoln, is 4,787 acres. The Specific Plan establishes a land use plan for residential (8,206 dwelling units), mixed use, village center, commercial, office/commercial, business/professional, public facilities, parks, open space, agricultural preserve, schools (elementary, middle, high schools), and roadways. The Public/Quasi-Public (PQP, 13 acres) zone allows for colleges and universities.

  Although this Specific Plan in Lincoln has more total acreage than the Village 1 Specific Plan, the PQP land use designation that would allow for a university is only 13 acres, which would not be sufficient to develop the

proposed off-campus center serving up to 20,000 students. Furthermore, that acreage is not contiguous in the Specific Plan and is intended to support other public facilities such as K-12 schools. This Specific Plan would require redesign and reduction of other land uses to create space for a university, which would affect other programmed infrastructure and roadways.

In addition to all three of these alternative sites requiring planning amendments and zoning redesignations, these sites would need to be purchased from private landowners. This would greatly increase the cost of the project, which may become a feasibility concern for CSU. The proposed project site (within the PRSP) is land that was donated to the CSU for use as a university; it cannot be sold to support purchasing a different site. Rather, the project site, or a portion of the site, may revert back to Placer One (formerly Placer Ranch) if either of two conditions is not met: (1) if CSU fails to complete a Campus Master Plan and CEQA review within three years of accepting the property, the Property will revert; or (2) if CSU confirms in writing 15 years after acceptance that it will not use the property for the Placer Campus, the designated portion will revert. Furthermore, Placer County has designed land uses surrounding the proposed project site (in the PRSP) in anticipation of a CSU campus on the project site. The Sacramento State – Placer Center is a critical component of the PRSP and is one of the primary PRSP objectives. For all of the reasons described, these alternative sites have been rejected from further consideration.

5.3.2 Reduced Student Enrollment Alternative

As discussed in Section 2.4, "Project Objectives", of the Project Description the underlying purpose of the Sacramento State – Placer Center is to expand access to higher education in the region and provide opportunities for workforce development through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. To that end, the project is meant to accommodate the assumptions that have been made about projected population growth and enrollment in the Sacramento region, including Placer County and the northern Sacramento Valley.

A reduced student enrollment alternative is not evaluated in detail because the intent of the project is not to determine or cap student enrollment or set corresponding total population levels at Sacramento State – Placer Center. As discussed in Section 2.5.2, "Student Enrollment Growth and Campus Planning", of the Project Description, enrollment projections are developed through a separate process involving the annual State budget process and the allocation of enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses as directed by the Office of the Chancellor, among other factors. Moreover, a number of other variables outside the control of the CSU will determine the need for and rate of master plan buildout over time, including, among other factors, regional population levels, student decisions to seek postsecondary education opportunities and campus choice, and demand for specific course offerings.

Rather, the independently identified demand for higher education provides an estimated enrollment that guides the design of a physical Master Plan for the project site. The proposed Sacramento State – Placer Center Master Plan establishes the land use plan, infrastructure, and facility programming to meet the identified need for postsecondary education in the region. Section 66010.4(b) of the California Education Code states:

> The California State University shall offer undergraduate and graduate instruction through the master's degree in the liberal arts and sciences and professional education, including teacher education". Section 66011(a) states that "all resident applicants to California institutions of public higher education, who are determined to be qualified by law or by admission standards established by the respective governing boards, should be admitted to either (1) a district of the California Community Colleges, in accordance with Section 76000, (2) the California State University, or (3) the University of California.

The California Education Code further states in Section 66202.5:

> The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in Sections 66202 and 66730. The University of California and the California State University are expected to plan to

> ensure that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system.

With respect to intersegmental educational opportunities jointly undertaken by California's three public higher education segments, Section 66010.7(b) of the California Education Code states:

> Within the differentiation of segmental functions outlined in this article, the institutions of higher education shall undertake intersegmental collaboration and coordination particularly when it can do any of the following: (1) Enhance the achievement of the institutional missions shared by the segments; (2) Provide more effective planning of postsecondary education on a statewide basis; (3) Facilitate achievement of the goals of educational equity; (4) Enable public and independent higher education to meet more effectively the educational needs of a geographic region; and (5) Facilitate student progress from one segment to another, particularly with regard to preparation of students for higher education as well as the transfer from the California Community Colleges to four-year institutions.

Consistent with this intent, as discussed in Section 2, "Project Description", the Sacramento State – Placer Center project is proposed in partnership with Sierra College, which has campuses in Roseville, Rocklin, and Grass Valley, and is intended to promote and support the transfer of Sierra College students to Sacramento State.

As explained in Section 2.5.1, "Student Enrollment," of the Project Description, the anticipated enrollment at Sacramento State – Placer Center is correlated with the market demand in the region and the lack of sufficient opportunities for postsecondary, and specifically a four-year, college education. As discussed in Chapter 2, "Project Description", and Section 3.13, "Population and Housing", the 2020 CSU campus capacity assessment identified an unmet market demand of 5,200 students for the Sacramento region by 2035 (CSU 2020). In the absence of the Sacramento State - Placer Center project, student enrollment demand is projected to exceed planned capacity by 21 percent in the Sacramento region, including Placer County (CSU 2020). Sacramento State – Placer Center is intended to alleviate pressure on Sacramento State's main campus and meet the needs of the Sacramento region's population, which is growing faster than other regions of California (Placer County 2021). The proposed Master Plan is designed to meet the space needs with appropriate facilities at each of four phases of development, eventually realizing an off-campus center that serves approximately 20,000 students (headcount) or 12,000 FTE students, including approximately 5,000 Sierra College FTE students and approximately 7,000 Sacramento State FTE students. This enrollment represents a reduction of 10,000 students from the 30,000 students that had been estimated and evaluated in the SAP/PRSP and associated EIR.

Section 66015 of the California Education Code also states:

> It is the intent of the Governor and the Legislature, in cooperation with the Trustees of the California State University, to […]:
>
> > (a) Place a major priority on resolving the serious problem of impacted and overcrowded classes, not only with respect to the California State University, but throughout public postsecondary education."

Sacramento State – Placer Center is proposed, in part, to meet demand for postsecondary education in the Sacramento region without adversely impacting existing academic programming at Sacramento State University, the only other public four-year university in the region.

Finally, as discussed in Section 2.5.2, Student Enrollment Growth and Campus Planning", in the Project Description, assumptions regarding enrollment growth and space needs at the Sacramento State-Placer Center were developed by benchmarking against enrollment and space needs at other CSU off-campus centers, including, in some cases, their transitions from off-campus centers to mature campuses. Ultimately, the rate and scale of phased master plan buildout at the Sacramento State - Placer Center will depend on actual demand and other variables, and the phasing of buildout is meant to be approximate and opportunistic to reflect that.

For these reasons, this chapter evaluates a range of alternatives that consider different ways the projected enrollment demand in the region and enrollment and total population at Sacramento State – Placer Center could be managed, rather than evaluating any alternatives reflecting reduced enrollment. The alternatives evaluated in detail in this chapter

consider ways to reduce the project's environmental impacts through increased onsite housing (which reduces VMT and associated emissions) and reduced footprints/higher density of onsite facilities (which reduces the impacts to sensitive habitats on site). In addition, an alternative project site within Placer County is evaluated in detail.

5.3.3 Timing/Phasing Alternative

The project site is centrally located within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area, covering 8,497 acres (13.9 square miles) between the cities of Rocklin, Roseville, and Lincoln in western Placer County (Figures 2-2 and 2-3 in Chapter 2 of this EIR). The approved SAP includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years and beyond. The PRSP outlines the development of a 2,200-acre mixed-use property located at the core of the SAP. Implementation of Placer One is intended to serve as a catalyst for development of the SAP, initiating job creation and, through phased development of several distinct districts, encourage the influx and retention of a skilled workforce. Each district would serve a unique purpose, with development in the Town Center, Campus Park, and University characterized by higher density and intensity of uses, and development south and west of Sacramento State - Placer Center having a more suburban appearance with recreational amenities integrated into the form and character of each neighborhood (Figure 2-3 in Chapter 2 of this EIR).

Currently, the 301-acre project site and vacant land to the north and west are undeveloped grasslands. However, the land to the south and east of the site is currently under construction for the first phase of the PRSP (Placer One Phase 1A - Campus Arcade Neighborhood). Once fully developed and operational, surrounding development associated with the PRSP would reduce vehicle miles traveled (VMT) associated with the project because it would place jobs, housing, retail, and other services much closer to the Sacramento State – Placer Center than under existing conditions. The reduced VMT would also translate into reductions in GHG and air pollutant emissions.

This alternative would require development of Sacramento State – Placer Center phases to be synced with the progress of surrounding approved development. Although this alternative could produce some VMT reduction by ensuring that surrounding housing, retail, and other services are available as university facilities are constructed, it would be minor given that the only time the alternative's VMT efficiency would out-perform the project would be during the potential lag between project development and surrounding development. The associated reduction in GHG and air pollutant emissions would also be minor. It is also important to note that such a lag may not even occur—especially given the current pace of Placer One construction south and east of the project site—which would render this alternative moot. This alternative would also be difficult to implement, as specific methods for measuring development would need to be created, a VMT-related nexus would need to be established for triggers that would allow project phasing to proceed, a method for monitoring levels of development would need to be developed, and long-term development monitoring would need to occur, potentially across decades depending on the pace of development in the area. Finally, this alternative would tether project phasing to forces outside the control of the CSU, which could result in the inability of the CSU to construct facilities to meet student and faculty needs. Given the lack of effective impact reduction, the extraordinary challenge to implement, and the potential disconnect created between the need for facilities and the ability to construct them, this alternative is rejected from further consideration.

5.3.4 Citizen-Initiated Smart Growth Plan Alternative

During the public review period for the Placer County SAP/PRSP EIR, a suggested alternative to that project was submitted by the Alliance for Environmental Leadership (AEL). The alternative, called the Citizen-Initiated Smart Growth Plan (CISGP), is a comprehensive plan that attempts to achieve, among other objectives, reduction of significant environmental impacts associated with the SAP/PRSP. As stated in the CISGP, the plan's purpose is to put forward a climate-resilient, low-carbon alternative to urban sprawl for the SAP update to the General Plan. The CISGP's objectives include providing diverse opportunities for industrial innovation, providing mixed-use compact development, providing housing choice, providing high-quality design and amenities, enhancing existing assets, maintaining natural resource value, retaining unique land supply, providing protection from incompatible land uses, providing education and outreach, and monitoring. The CISGP uses the existing Sunset Industrial Area (SIA) Plan

boundary, so the CISGP area is more than 300 acres smaller than the SAP area. Also, importantly, the CISGP does not include a specific plan alternative to the PRSP, although it does apply land use designations in the PRSP area.

The CISGP appears to employ three primary strategies for reducing environmental impacts, which can be summarized as follows:

- decreasing the overall area identified for urban development to provide greater avoidance of on-site natural resources, including biological, cultural, and agricultural resources;
- maintaining the existing landfill buffer by excluding all residential and other sensitive land uses within 1 mile of the landfill; and
- increasing the level of urban development and adjusting the jobs/housing mix to increase per-capita energy and transportation efficiency, thereby attempting to reduce project-related significant impacts associated with air pollutant and greenhouse gas (GHG) emissions, as well as impacts related to VMT.

The CISGP includes eight different land use categories, which the CISGP calls "zoning types": an Innovation & Mixed Use District, a University District, an Innovation Campus District, an Eco-Industrial District, an Attraction District, an Urban Recreation District, an Agriculture District, and a Conservation District. Taken as a whole, across the entire plan area, the CISGP allows land uses similar to those allowed in the SAP/PRSP (e.g., residential, commercial, office, university, entertainment, mixed-use, industrial, research and development, open space), although they may be distributed between the various zoning types and land use designations differently. The key differences between the CISGP and the SAP/PRSP relate largely to the area and intensity of development, plan wide.

The scoping comment on the Sacramento State – Placer Center Master Plan EIR from AEL encouraged the CSU to review this alternative and consider integrating elements into the university project. The CISGP included a line item on page 51 for "Education Building Area," which is assumed to accommodate the university as there are no other education uses identified under the other categories; however, it is possible that it encapsulates K-12 facilities. The CISGP provided for 2.48 million square feet for the university, which was a 0.52 million square foot decrease from the SAP/PRSP's 3 million square-foot university, which would serve 30,000 students.

CISGP University Feasibility

There are two primary feasibility issues related to the University District included in the CISGP. The first is that most of the proposed University District is located outside the PRSP boundary. However, the land for Sacramento State – Placer Center has been donated to and accepted by the CSU. If the site was moved outside the PRSP, the land would not be available for donation, and the CSU, the County, or another entity would need to purchase the land. However, the land designated University District in the CISGP is already owned by a variety of other landowners. Therefore, the CSU or County would need to find willing sellers and/or condemn the private property via eminent domain (which requires fair market value payment to the property owners). Either of these options would require substantial additional public funds and render the University District portion of the CISGP financially infeasible.

The second feasibility issue related to the CISGP's University District location is that it encompasses a substantial area of land that is already developed. To develop these properties with university uses, the existing structures and infrastructure would need to be either demolished or repurposed. The CISGP promotes adaptive reuse of these structures and infrastructure as a positive aspect of the plan, indicating that adaptive reuse would help the university develop with less infrastructure and utility expansion cost. When feasible, adaptive reuse of existing buildings is usually environmentally superior to demolition and new construction. Adaptive reuse is often a viable strategy when one, or possibly a few buildings are involved and is most commonly used to avoid demolishing historic or otherwise important/valuable structures. However, the large, primarily single-story existing warehouse-style buildings that dominate the CISGP's University District are not historically significant and are incongruous with the types of structures necessary for a modern university campus. Also, the current layout of the existing buildings, which are separated from each other by roadways, vacant land, and parking lots, would present major constraints for designing a cohesive university campus that is internally and externally well-integrated and that would allow convenient pedestrian access between buildings. Finally, the infrastructure (i.e., roads, power/gas lines, and water/wastewater

lines) currently supporting the existing industrial uses would not be sufficiently sized to support an entire university, as suggested by the CISGP.

Sacramento State – Placer Center is a central piece of the PRSP portion of the SAP. One of the primary objectives of the PRSP (SAP/PRSP Draft EIR page 3-7) is "to establish a site for California State University, Sacramento–Placer Campus: Provide 300 +/- acres to CSU for development of a Sacramento State (Sac State) off-campus center in Placer County, which is sized to potentially accommodate up to 30,000 students (25,000 Sac State and 5,000 Sierra College)." Failure to include a feasible future university site means failure to achieve a core project objective of the PRSP. The proposed future university site is also key to meeting other stated PRSP project objectives, including those related to providing a balanced land use mix, catalyzing development of the Sunset Area, establishing a major employment, and incorporating a Town Center (adjacent to a future university). Therefore, the CISGP's University District is considered infeasible. Other offsite alternatives considered are described in this section, and the concepts of density, reductions in footprint-related impacts, and reductions in operational-related impacts (VMT and associated emissions), are considered in the alternatives evaluated below.

5.4 ALTERNATIVES SELECTED FOR DETAILED ANALYSIS

The following alternatives are evaluated in this ~~Draft~~ EIR.

- Alternative 1: No Project–No Development Alternative assumes no development of the project site by Sacramento State or other entities. The project site would remain in its current condition as undeveloped grassland that is used for seasonal grazing.
- Alternative 2: No Project – Planned Land Use Alternative assumes that the proposed Sacramento State – Placer Center Master Plan is not approved and that, instead, a project would be developed that involves a university on the project site, consistent with the PRSP land use designation that anticipated campus population of 30,000 students.
- Alternative 3: No Project – Alternative Land Use Development Consistent with Surrounding Placer One assumes that the proposed Sacramento State – Placer Center Master Plan is not approved and that, instead, the project site would revert to Placer One (formerly Placer Ranch). It is assumed that, instead of development of a university, the site would be re-designated from university to land uses that reflect the residential, commercial, research and development, recreation, and open space land use mix and relative proportions in the PRSP.
- Alternative 4: Regional University Offsite Alternative assumes that the proposed Sacramento State – Placer Center Master Plan would not be developed at the proposed project site, but rather at the university site that is identified in the Placer County Regional University Specific Plan. The proposed project elements would remain consistent with the Sacramento State – Placer Center Master Plan but would be redesigned for this alternative site. Note that under this alternative the current project site is assumed to remain designated for a university use, consistent with the PRSP.
- Alternative 5: Increased Development Density – Reduced Footprint Alternative assumes development of the proposed Sacramento State – Placer Center off-campus center on the proposed project site; however, the footprint of the campus (i.e., lot coverage) would be reduced and building heights and density would increase, thereby reducing the footprint-based impacts, primarily impacts to sensitive habitats such as the stream system and vernal pools.
- Alternative 6: Increased On-Campus Housing Alternative assumes that the Sacramento State – Placer Center Master Plan would be implemented as proposed except that on-campus housing would be increased. Student, faculty, and staff housing would increase by 2 percent, resulting 400 additional onsite beds by Phase 3 of the project. In addition, 300 residential units would be provided in Phase 4 in the Innovation District, which would include affordable and market rate multifamily units. Provision of additional onsite housing is designed to reduce VMT related to the off-campus center. The reduction in VMT would support reduced GHG emissions and air quality impacts.

5.4.1 Assumptions and Methodology

The alternatives analysis is presented as a comparative analysis to the project. For each alternative, a brief description is presented, followed by a summary impact analysis relative to the project, and an assessment of the degree to which the alternative would meet the project objectives.

The impact analysis focuses on whether the alternative would avoid or reduce significant impacts of the project or cause other new or increased impacts. The alternatives analysis assumes that all applicable mitigation measures recommended for the project would also apply to the potentially significant environmental impacts of each alternative, except for the No Project Alternatives (Alternatives 1 and 2). The following analysis compares the potentially significant environmental impacts of the alternatives with those of the project for the environmental topics analyzed in Chapter 3, Environmental Impacts and Mitigation Measures, where significant impacts were identified. A significance finding for each impact is provided, as well as an indication as to whether the impact would be greater or lesser, as compared to the project:

- **Substantially less** is used when an alternative reduces the project's significant impact below the threshold of significance for the impact being discussed.
- **Less** is used when an alternative reduces the project's significant impact, but not below the threshold of significance.
- **Similar** is used when the alternative's impact is approximately the same as the project's impact.
- **Greater** is used when the alternative increases the severity of the project's significant impact.
- **Substantially greater** is used when an alternative results in a new significant impact that would not occur as a result of project implementation.

A summary of the alternatives analysis conclusions is provided in Section 5.5, Environmentally Superior Alternative, and Table 5-2.

5.4.2 Alternative 1: No Project–No Development Alternative

The State CEQA Guidelines (Section 15126.6[e][1]) states the purpose for describing and analyzing a no project alternative is to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The Guidelines suggest two typical paths for discussing the no project alternative: 1) when the project is the revision of an existing land use or regulatory plan, the no project alternative would be a continuation of the existing plan into the future, or 2) if the project is other than a land use plan, for example a development project on identifiable property, the no project alternative is the circumstance under which the project does not proceed, specifically the practical result of the project's non-approval (not a set of artificial assumptions that would be required to preserve the existing physical environment).

Alternative 1, the No Project–No Development Alternative, falls under the second category. Under Alternative 1, no actions would be taken by Sacramento State and the project site would remain unchanged from current conditions. The project site would remain vacant grazing pastureland. Although the SAP/PRSP designated the site for use as a University and assumed that stormwater discharge from Placer One development to the south of the project site would drain onto the project site, Alternative 1 assumes that no university would be constructed, and no university-serving stormwater facilities would be constructed on the project site. The under-construction Placer One development, for which stormwater facilities were approved on the Sacramento State – Placer Center site under the PSRP/SAP EIR, would construct and use stormwater facilities as originally planned in the PRSP. In addition, as described in Section 3.1, although most of the surrounding land is currently vacant pastureland, these lands are approved for development in the PRSP. The No Project – No Development Alternative would not meet the project objectives because no university would be developed. However, as required by CEQA, the No Project – No Development Alternative is evaluated in this ~~Draft~~ EIR.

Although it is acknowledged that with the No Project–No Development Alternative, there would be no discretionary action by Sacramento State and thus no impact, for purposes of comparison with the other alternatives, conclusions for each technical area are characterized as "impacts" that are substantially less, less, similar, greater, or substantially greater than those of the proposed project, as described above.

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2).

Under the No Project–No Development Alternative, there would be no alteration of the visual character of the project site and views of the area from surrounding vantage points would not change as a result of construction activities or project operation. However, as described in Section 3.1, although most of the surrounding land is currently vacant pastureland, these lands are approved for development in the PRSP. In comparison, the project would result in development of new buildings ranging from 1 to 5 stories (approximately 15 feet to 55 feet) in height and site improvements including roads, paths, parking, and landscaping. Because the project site is currently vacant pastureland, the local visual character after project development, as experienced by viewer groups in the area, would be altered by the project; however, it would be consistent with the approved surrounding development in the PRSP and no scenic vista impacts would occur as a result of the project. However, although lighting for the project would be designed to reduce light pollution, given the scale of the new off-campus center and the number and types of new light sources, the project would result in a significant and unavoidable impact related to light. The No Project-No Development Alternative would avoid this significant and unavoidable impact. In addition, the No Project–No Development Alternative would make no changes to the visual character or quality of the site, which would remain vacant pastureland, with some stormwater improvements already approved to serve off-site Placer One development. In comparison to the project, the No Project – No Development Alternative would result in less of an impact than the proposed project with regard to aesthetic impacts and would avoid a significant and unavoidable light impact. **(Substantially Less)**

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Because the project site is vacant and not currently used and because the No Project–No Development Alternative would involve no construction disturbance, no operation of facilities, and no new vehicular trip generation, this alternative would not generate construction- or operation-related air emissions. Furthermore, Alternative 1 would not place a new population near a landfill, contribute to waste at the landfill, or result in odor complaints. Although the project would be consistent with land use buffers and would implement all feasible measures to reduce long-term operational emissions, waste to the landfill, and potential odor complaints, the No Project – No Development Alternative would avoid these air quality impacts. Alternative 1 would therefore result in less air quality impacts than the proposed project and would avoid a significant and unavoidable impact related to odors. **(Substantially Less)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the Placer County Conservation Plan (PCCP) as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, there would be no conflict with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

The No Project–No Development Alternative would not include any development activities and would not disturb any existing on-site biological resources. The under-construction Placer One development, for which stormwater facilities were approved on the Sacramento State – Placer Center site under the PSRP/SAP EIR, would construct and use stormwater facilities as originally planned. Although the project-related impacts would be reduced to less than significant through required mitigation measures, the No Project-No Development Alternative would avoid these impacts and would therefore result in substantially less biological resource impacts than the proposed project. However, per the approved PRSP, development is approved for the lands surrounding the project site and development of Placer One is in progress. Development of the surrounding lands will eventually isolate this site from other open space areas, which will affect the habitat value of onsite resources. **(Substantially Less)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts related to historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

The No Project–No Development Alternative would not involve any construction activities, thereby avoiding impacts related to the disturbance, destruction, or alteration of any known or as-yet-undiscovered/unrecorded pre-historic or historic archeological resources or human remains. In comparison, implementation of the project would result in ground disturbing activities that could cause potentially significant impacts related to disturbance of undiscovered/unrecorded subsurface cultural resources. However, the project impact to archaeological resources would be reduced to less-than-significant levels with implementation of mitigation. Because the No Project–No Development Alternative would not include any ground disturbance, it has no potential to result in the disturbance of as-yet undiscovered subsurface cultural resources. Therefore, the cultural resource impacts under the No Project–No Development Alternative would be substantially less than the proposed project. **(Substantially Less)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

The No Project–No Development Alternative would not involve any construction activities, thereby avoiding impacts related to erosion, expansive soils, and paleontological resources. In comparison, implementation of the project would result in ground disturbing activities that could cause less-than-significant impacts related to erosion and expansive soils as well as potentially significant impacts related to disturbance of undiscovered paleontological resources. However, the project impact to paleontological resources would be reduced to less-than-significant levels with implementation of mitigation. Because the No Project–No Development Alternative would not include any

ground disturbance beyond the stormwater improvements already approved to serve off-site Placer One development, it has no potential to result in the disturbance of paleontological resources. Therefore, the cultural resource impacts under the No Project–No Development Alternative would be less than the proposed project. (Substantially Less)

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

The No Project–No Development Alternative would not involve any construction activities, thereby avoiding impacts related to water quality, groundwater, and stormwater runoff. However, under Alternative 1, the under-construction Placer One development, for which stormwater facilities were approved on the Sacramento State – Placer Center site under the PSRP/SAP EIR, would construct and use stormwater facilities as originally planned in the PRSP. In comparison, implementation of the project would result in ground-disturbing activities and an increase in approximately 130 acres of impervious surfaces on the project currently undeveloped project site. Although the project would include stormwater detention and retention facilities serving the off-campus center as well as treatment control measures for water quality, reducing water quality and stormwater runoff impacts to less than significant, the No Project–No Development Alternative would not include ground disturbance and has no potential to result in water quality, groundwater, or stormwater drainage impacts. Therefore, the hydrology and water quality impacts of the No Project–No Development Alternative would be substantially less than the proposed project. (Substantially Less)

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Under the No Project–No Development Alternative no development activities would occur and no additional traffic would be generated. Therefore, there would be no increase in potential noise conflicts under the No Project-No Development Alternative. By comparison, the proposed project would result in significant and unavoidable construction-generated noise and long-term traffic noise as well as less-than-significant stationary noise and vibration. Because the No Project–No Development Alternative would not generate noise as a result of onsite construction or operation activities or presence of employees, Alternative would avoid significant and unavoidable construction and operational noise impacts, resulting in substantially less noise than the proposed project. (Substantially Less)

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to disruption of transit, bicycle, or pedestrian facilities, transportation network safety, and emergency access would be less than significant (Impacts 3.15-2 through 3.15-5). However, the project impacts related to generation of vehicle miles travelled (VMT) exceed the threshold and although mitigation would lessen the impact, it would remain significant and unavoidable (Impact 3.15-1),

Under the No Project–No Development Alternative, no vehicular trips (VMT) would be generated as a result of onsite construction or operation of new facilities, and there would be no change to local vehicular trips because the project

site would remain vacant and unused. In comparison, the project would add new trips to the local roadway network, which would result in VMT that exceeds appropriate standards (significant and unavoidable). Because the project site and surrounding land is undeveloped, because the PRSP development is underway and will establish transportation infrastructure surrounding the site, and because the project is designed in coordination with those planned roadways, transit, bicycle, and pedestrian facilities, the project would result in less-than-significant impacts on the transportation network safety, emergency access, and transit, bicycle, and pedestrian facilities. However, under the No Project-No Development Alternative, no new vehicular, bicycle, pedestrian, or transit facilities would be implemented on the project site. The No Project-No Development Alternative would result substantially less transportation impacts than the project, due to the absence of additional trips, the absence of vehicular infrastructure on the project site, and the absence of transit, bicycle, or pedestrian impacts. **(Substantially Less)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

The No Project–No Development Alternative would not involve any construction activities, thereby avoiding impacts related to the disturbance, destruction, or alteration of any known or as-yet-undiscovered tribal cultural resources on the project site. In comparison, the project would result in ground disturbing activities that could cause potentially significant impacts related to disturbance of undiscovered tribal cultural resources. However, potential impacts to tribal cultural resources would be reduced to less-than-significant levels with implementation of mitigation. Because the No Project–No Development Alternative would not include any ground disturbance, it has no potential to result in the disturbance of as-yet undiscovered tribal cultural resources, and Alternative 1 would result in less impact than the proposed project. **(Substantially Less)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

The No Project–No Development Alternative would not result in demand for water, wastewater treatment, stormwater conveyance, electricity, or natural gas; nor would it result in the need for new infrastructure. By comparison, the proposed project would result in less-than-significant impacts to utility demand and infrastructure. The No Project–No Development Alternative would not avoid any significant impacts; however, because the site would remain vacant and unused, it would not generate demand for potable water, stormwater/surface-runoff management, wastewater treatment, and wastewater conveyance infrastructure. With respect to utilities and service systems, the No Project-No Development Alternative would have less impact than the proposed project. **(Substantially Less)**

RELATIONSHIP TO PROJECT OBJECTIVES

Alternative 1 would not achieve any of the project objectives. Alternative 1 would not expand access to higher education because no off-campus center would be constructed. The project site would remain undeveloped, which would be inconsistent with the established University land use designation in the PRSP. Without the creation of a campus in this location, the CSU-identified demand for enrollment in the region would go unmet, which in turn would mean that the contribution to the local and state workforce would be unrealized. Although Alternative 1 would

avoid or lessen the environmental impacts of the proposed project, the No Project – No Development Alternative would not achieve any of the project objectives.

5.4.3 Alternative 2: No Project – Planned Land Use Alternative

As described under Alternative 1, State CEQA Guidelines (Section 15126.6[e][1]) suggest two typical paths for discussing the no project alternative. Alternative 2 is consistent with the first path described—a continuation of the existing plan into the future. However, the approved PRSP includes a University district on the 301-acre project site. The PRSP EIR (p. 3-29) describes the university as follows:

> University: The Sac State–Placer Center is centrally located in the plan area. The 301-acre University district may accommodate 3 million sq. ft. for classrooms, offices, and other spaces needed for its operations. (Floor area estimate is based on County projection of a theoretical total of 25,000 Sac State students and 5,000 Sierra College students.) The Sac State – Placer Center may also accommodate housing for 5,000 students and 200 faculty. Because this district would ultimately be owned by the State of California, buildout of the Sac State – Placer Center would not be subject to Placer County's local land use regulations. Therefore, the PRSP does not specify any permitted uses or development standards for the University site.

Under Alternative 2, a university campus would be developed on the project site that includes 30,000 students and approximately 1,600 faculty. This is a substantially higher enrollment than under the proposed project, which is designed to accommodate 20,000 students and 1,089 full-time faculty at full buildout. Alternative 2 also includes more housing, as it would accommodate 5,000 students and 200 faculty, whereas the proposed project includes a total of 1,200 beds at full buildout. It is assumed that an entity that is not associated with the CSU system would implement this alternative, as this larger alternative university would provide development substantially beyond CSU system needs.

To accommodate the 33 percent higher enrollment and significantly expanded student housing, larger buildings would be required, which would increase the overall development footprint and would likely require taller structures. It is assumed that Alternative 2 would include a lighted stadium similar to the project, similar design objectives as the project, avoidance of the stream system and vernal pools to the extent feasible, as well as energy and water efficiency measures. Furthermore, the under-construction Placer One development, for which stormwater facilities were approved on the Sacramento State – Placer Center site under the PSRP/SAP EIR, would construct and use stormwater facilities as originally planned in the PRSP.

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2).

Alternative 2 would result in a greater intensity of development on the site, which would include more and/or larger buildings compared to the project. However, as concluded in Section 3.1, Aesthetics, because there are no scenic vistas or scenic highways in the project vicinity, development of either the project or Alternative 2 would not result in a significant impact related to these resources. Also, although the intensity of development would be greater under Alternative 2, it would result in similar impacts to the project related to alteration of the visual character of the site and surroundings because, as described in Section 3.1, although the project site currently consists of vacant land, the land surrounding the site includes existing and planned development, and adding development to the site—even a more intense land use than the project—would be consistent overall with the surrounding developed land. Finally, although the greater intensity of development under Alternative 2 would result in slightly more lighting associated with more and/or taller buildings, the overall impact would be similar, and Alternative 2 would not reduce the significant and unavoidable project impact related to light and glare. Overall, the impacts from Alternative 2 related to aesthetics would be similar to the proposed project. **(Similar)**

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Alternative 2 would include a greater intensity of development compared to the proposed project and would likely require a greater disturbance area (i.e., more earth-moving construction), more and/or larger buildings, and 33 percent more students and staff. These features all result in a greater level of construction- and operations-related emissions of air pollutants. Alternative 2 would also not reduce the project's significant impact related to odors. Overall, this alternative would result in greater air-quality impacts compared to the project. **(Greater)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, the proposed project would not result in conflicts with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

It is likely that to accommodate 33 percent more students and staff, including more housing, a larger development footprint would be required compared to the proposed project. Although this would mean increases to the same biological resource impacts that would occur due to the project, it is likely that implementation of mitigation measures and participation in the PCCP would reduce impacts associated with Alternative 2. However, because initial impacts would be greater than impacts associated with the project, and Alternative 2 would likely require greater compensatory mitigation than the project, overall impacts related to biological resources would be greater compared to the proposed project. **(Greater)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts related to historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

Although Alternative 2 would likely require a greater disturbance area than the proposed project, because no significant historic or archaeological resources are known to occur on the site, because the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low, and because the alternative would implement similar mitigation measures to minimize impacts to yet undiscovered resources, implementation of Alternative 2 would generally result in similar impacts on cultural resources compared to the proposed project. **(Similar)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

Implementation of Alternative 2 would place buildings and infrastructure on currently undeveloped property, as under the proposed project. Although there may be more and/or larger buildings associated with Alternative 2 than the project, these buildings would all be subject to the same geological conditions associated with the project site. The buildings would be required to be designed to the same standards, and Alternative 2 would implement the same mitigation measure associated with paleontological resources. Impacts associated with geology and soils would be similar under Alternative 2 compared to the project. **(Similar)**

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

Increased development intensity under Alternative 2 may result in greater onsite impervious surface area, which would increase stormwater volumes and require increased need for detention and retention of stormwater flows compared to the project. However, on-site stormwater facilities would be included in Alternative 2 and would likely be similar in design and location (although slightly larger) compared to the project facilities and would achieve similar levels of water quality protection and stormwater management. Similar to the project, implementation of the alternative would also require purchase of off-site retention credits or other onsite retention solutions (although likely somewhat greater than would be required for the project). Alternative 2 would be required to comply with the same surface water quality standards and waste discharge requirements during both construction and operation. Even though Alternative 2 may result in slightly less groundwater recharge due to potentially greater impervious surface area, the overall level of impact would be similar. Overall, even though Alternative 2 would include a greater intensity of development, its impacts related to hydrology and water quality would be substantially similar. **(Similar)**

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Alternative 2 would result in similar impacts to the project related to vibration and airport noise. However, Alternative 2 would require a more intense level of construction due to the increased amount building required to accommodate 33 percent more students and staff, and, although the Alternative would be required to implement the same mitigation measures to reduce noise impacts, it would increase the severity of the significant and unavoidable impacts of the project. As well, because Alternative 2 would generate more vehicle trips than the project, it would result in a greater contribution to roadway noise and would therefore increase the severity of this significant and unavoidable project impact. Alternative 2 would therefore result in higher noise levels than the project. **(Greater)**

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access would be less than significant (see Impact 3.15-2 through Impact 3.15-5). However, the project would result in significant and unavoidable VMT impacts after implementing transportation demand management mitigation measures (Impact 3.15-2).

Implementation of Alternative 2 would result in similar impacts to the project with respect to conflicts with a program, plan, ordinance, or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access. However, Alternative 2 may result in reduced impacts related to VMT. Under Alternative 2, the ratio of students and staff to onsite housing is higher than under the project. The project would provide approximately one bed for every 18 students/staff, whereas Alternative 2 would provide approximately one bed for every six students/staff. Although, the greater intensity of development under Alternative 2 would likely increase "total VMT," the increased ratio of onsite housing per student/staff under the alternative would likely result in better VMT efficiency than the proposed project (fewer students and staff would use their personal vehicles to commute to school and work). Because VMT impacts are measured based on efficiency rather than total, the alternative would likely result in a reduced impact; however, it is unlikely that Alternative 2 would reduce the impact below the threshold of significance, since the project's highest level of VMT impact relates to "University Work Tour VMT per employee" (project VMT exceeds the threshold of this category by nearly 40 percent). Therefore, overall impacts associated with transportation would be less than the project, but not substantially less. **(Less)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

Although Alternative 2 would likely require a greater disturbance area than the proposed project, because no tribal cultural resources as defined by PRC Section 21074 are known to occur on the site, and because the alternative would implement similar mitigation measures to minimize impacts to yet undiscovered tribal cultural resources, implementation of Alternative 2 would generally result in similar impacts on tribal cultural resources compared to the proposed project. **(Similar)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

To accommodate the 33 percent higher enrollment and significantly expanded student housing, Alternative 2 would increase the demand for water, wastewater treatment, stormwater conveyance, electricity, and natural gas. However, the PRSP planned for this size university and the demand for utilities and the utility infrastructure is designed to serve a university of this size. In addition, it is assumed that this university would implement simar PV solar and battery storage as well as collection and use of gray water. As with the proposed project, Alternative 2 would not include piping for natural gas infrastructure to the site. Furthermore, Alternative 2 would implement mitigation to address the increase in demand for wastewater treatment services, similar to the project. Therefore, it is unlikely new or expanded off-site infrastructure would be required that could result in an increased level of environmental impacts. For these reasons Alternative 2 would result in similar utilities-related impacts compared to the project. **(Similar)**

RELATIONSHIP TO PROJECT OBJECTIVES

It is likely that implementation of Alternative 2 would achieve the intent of the project to expand higher education opportunities in the region. However, beyond this simple objective, the way in which such higher education would be provided is unknown, as the CSU system would not be the entity implementing the alternative. The extent to which Alternative 2 would achieve specific objectives related to supporting academic and student success; realizing diversity, inclusion, and access; anchoring the institution in partnerships; promoting community building and placemaking; and serving as a model for sustainability and resiliency cannot be known without understanding the entity undertaking the alternative, that entity's specific goals and objectives for the alternative university and community connection/enhancement, as well as the specific design of the university under Alternative 2. Because CSU would not be the entity establishing the university, Alternative 2 would not achieve the CSU-specific goals and policies. Furthermore, Alternative 2 would result in an excess of development that is beyond the needs of CSU system.

5.4.4 Alternative 3: No Project – Alternative Land Use Development Consistent with Placer One

Alternative 3: No Project – Alternative Land Use Development Consistent with Placer One assumes that the proposed Sacramento State – Placer Center Master Plan is not approved. Based on the Gift Agreement provisions, which state that the project site, or a portion of the site, may revert back to Placer One (formerly Placer Ranch) if either of two conditions are not met: (1) if CSU fails to complete a Campus Master Plan and CEQA review within 3 years of accepting the property, the Property will revert; and (2) if CSU confirms in writing 15 years after acceptance that it will not use the Property for the Placer Campus, the Designated Portion will revert, Alternative 3 assumes that the project site would revert to Placer One. It is further assumed that under Alternative 3 the County would redesignate the 301-acre site from University to land uses that include residential, commercial, public facilities, parks, open space, and associated infrastructure consistent with the percentages of these land uses in the PRSP.

Based on the percentages of PRSP land uses identified in Table 3-4 of the SAP/PRSP EIR, the Table 5-1 below identifies estimated land uses for Alternative 3. This estimate utilizes the percentages of acreage for the PRSP, except "University (UZ)," multiplied by the 301.3-acre project site. The percentage of acreage that was identified as University in the PRSP is assumed to be used for additional commercial mixed use, additional high density residential, the 5-acre Placer County fire station and training center, which is assumed to still be constructed on the project site in this Alternative, as well as additional open space area to preserve 53 acres of the site along the stream zone, consistent with the proposed project. Alternative 3 is not anticipated to include a stadium. As shown in Table 5-1 below, Alternative 3 is assumed to include 861,000 sq. ft. of commercial and employment uses and 1,006 residential units, including low-, medium-, and high-density. Consistent with the PRSP, Alternative 3 would incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile. It is assumed that the housing would be located outside of the landfill buffer and that additional roadway infrastructure may be needed to support additional vehicular movement across the site, which is not necessary to the same degree for the pedestrian-focused off-campus center.

For purposes of this analysis, it is assumed that the land use mix in Alternative 3, which would increase the number of residents and workers on the project site, would result in increased vehicular trips (VMT). In compared to the proposed project, the housing in Alternative 3 is not tied directly to a university land use as it is in the proposed project. This could result in residents working off-site or workers coming to the site because they live elsewhere. This cannot be known for sure, and the mix of land uses could also support people living and working on the project site or nearby, which could reduce trips. However, the analyses below take the approach that VMT would increase in Alternative 3 because workers may need to work or live outside of the project site, which may not allow for as many people walking or biking to and from class or work from on campus housing, as would occur with students, faculty, and staff on a university campus.

Table 5-1 Estimated Land Uses for Alternative 3 Based on the PRSP Land Use Designations

Land Use Designation	Acres	% of Total Acres[1]	Floor Area/ Dwelling Units	% of Total Units
Employment and Commercial Uses				
Campus Park (CP)	45.2	15.0	608,012 sq. ft.	--
General Commercial (GC)	3.0	1.0	39,187 sq. ft.	--
Commercial Mixed Use (CMU)[2]	16.1	5.4	213,901 sq. ft.	--
Subtotal	64.3	21.4	861,100 sq. ft.	--
Residential Uses				
Low Density Residential (LDR)	60.9	20.2	302 du	30.0
Low Density Residential— Age-Restricted (LDR-A)	25.0	8.3	143 du	14.2
Medium Density Residential (MDR)	15.4	5.1	120 du	11.9
High Density Residential (HDR)[2]	17.6	5.9	441 du	43.8
Subtotal	118.9	39.5	1,006 du	100
Public, Parks, and Open Space Uses				
Public Facilities - Schools (PF)	4.5	1.5	--	--
Public Facilities – County (PF)	1.5	0.5	--	--
Fire Station/Training Center[3]	5.0	1.6	--	--
Parks and Recreation – Active Parks (PR)	9.6	3.2	--	--
Open Space – Paseos & Preserves (OS)[4]	53.0	17.6	--	--
Subtotal	73.6	24.4	--	--
Other				
Major Roads/Landscape (HE/LSE)	44.6	14.8	--	--
Subtotal	44.6	14.8	--	--
Total	**301**	**100**	**861,100 sq. ft./ 1,006 du**	**100**

Notes: du = dwelling units; sq. ft. = square feet.

[1] Percentages of land uses are based on Table 3-4 of the SAP/PRSP EIR.

[2] Alternative 3 assumes that 19 acres previously identified as University would be used for additional commercial mixed use and high density residential.

[3] Alternative 3 assumes that 5 acres of the site would be used by Placer County for a fire station and training center, similar to the proposed project.

[4] Alternative 3 assumes a total of 53 acres of open space, which is an increase in percentage of open space from the PRSP and is consistent with the open space in the proposed project.

Source: Data compiled by Ascent 2023

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2).

Alternative 3 would result in development of the site with a different land use mix and a different mix of buildings, from single-family residential to larger multistory commercial buildings and mixed-use buildings. Alternative 3 would result in similar portion of the site in open space. As concluded in Section 3.1, Aesthetics, because there are no scenic vistas or scenic highways in the project vicinity, development of either the project or Alternative 3 would not result in a significant impact related to these resources. Also, although the type of development would be different under Alternative 3, it would result in similar impacts to the project related to alteration of the visual character of the site

and surroundings. As described in Section 3.1, although the project site and most of the surrounding land is currently vacant pastureland, these lands are approved for development in the PRSP. Therefore, development of Alternative 3 would be consistent with the surrounding PRSP development. In addition, Alternative 3 would follow the design guidelines established for development in the PRSP. Alternative 3 would also result in lighting for streets, paths, and buildings; however, Alternative 3 would not include a stadium nor stadium lighting. Overall, Alternative 3 would result in a similar significant and unavoidable impact related to light and glare and would result in similar aesthetic impacts to the proposed project. **(Similar)**

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Alternative 3 is anticipated to result in a similar development footprint, although the land use mix would change. Therefore, the air emissions due to construction are anticipated to be similar, based on a similar area of ground disturbance (i.e., more earth-moving construction) and similar construction equipment use for the construction of buildings. However, the land uses in Alternative 3 are anticipated to result in greater operational emissions. As stated above, the proposed Sacramento State – Placer Center Master Plan project objectives include zero net energy, zero net water use, and the diversion from landfill disposal of 80 percent of solid waste generated. In comparison, although Alternative 3 would incorporate measures to reduce energy usage, conserve water, incorporate water efficient landscaping, treat stormwater, and reduce reliance on the automobile, development of the site by private entities may make consistent PV solar and battery storage as well as collection and use of gray water less feasible, or at a lesser scale than proposed for the off-campus center. In addition, the land use mix in Alternative 3 would result in greater vehicular activity on the site. Furthermore, the proposed project does not include natural gas pipelines on the project site. Depending on the facilities developed in Alternative 3, natural gas infrastructure could be necessary. The residential and commercial land uses in Alternative 3 would also contribute a greater amount of waste to the Western Regional Sanitary Landfill. Alternative 3 would also place a greater number of residents within the vicinity of the landfill (assuming just two beds per unit in this alternative would result in over 2,000 beds compared to 1,200 beds in the proposed project); however, it is assumed that housing would remain outside of the required landfill buffer. The additional solid waste and additional units near the landfill would potentially increase the project's significant impact related to odors. Overall, this alternative would result in greater air quality impacts compared to the project. **(Greater)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, the proposed project would not result in conflicts with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

Although the types of land uses would change in Alternative 3, the area of open space would be consistent with the proposed project, resulting in a similar footprint of development. However, the mix of land uses in Alternative 3 may require additional roads that cross the stream zone to support movement throughout the residential and commercial land uses. Therefore, although Alternative 3 would be expected to impact the same biological resources present on the project site, there could be a potential increase in impacts to sensitive habitats due to additional stream zone crossings. It is likely that implementation of mitigation measures through participation in the PCCP would reduce impacts associated with Alternative 3 to less than significant, similar to the project. However, with an assumed need for additional stream crossings, the impacts related to biological resources would be slightly greater compared to the proposed project. **(Greater)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts related to historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

Alternative 3 would likely require a similar disturbance area to the proposed project and no significant historic or archaeological resources are known to occur on the site. Because the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low, and because this alternative would implement similar mitigation measures to minimize impacts to yet undiscovered resources, implementation of Alternative 3 would result in similar impacts on cultural resources compared to the proposed project. **(Similar)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

Implementation of Alternative 3 would place structures on currently undeveloped property. Although there would be a different mix of buildings, the buildings in Alternative 3 would all be subject to the same geological conditions associated with the project site. The buildings would be required to be designed to the same standards, and Alternative 3 would implement the same mitigation measure associated with paleontological resources. Impacts associated with geology and soils would be similar under Alternative 3 compared to the project. **(Similar)**

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, the project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

Alternative 3 is anticipated to result in a similar onsite impervious surface area total, and therefore would generate similar stormwater volumes and need for detention and retention of stormwater flows as the project. Alternative 3 would also protect (through avoidance) a similar area of open space along the stream zone and would include on-site stormwater facilities that detain and treat stormwater onsite to maintain stormwater discharge from the site at pre-project levels. Similar to the project, implementation of Alternative 3 would require purchase of off-site retention

credits or other onsite retention solutions. Alternative 3 would be required to comply with the same surface water quality standards and waste discharge requirements during both construction and operation. Alternative 3 would also result in similar impacts to groundwater recharge due to a similar impervious surface area. Overall, Alternative 3 would result in similar impacts related to hydrology and water quality. **(Similar)**

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Alternative 3 would result in similar less-than-significant impacts to the project related to vibration and airport noise. Alternative 3 would result in a similar level of construction based on a similar area of development on the site. Although Alternative 3 would be required to implement the same mitigation measures to reduce noise impacts, it would result in similar significant and unavoidable temporary construction noise and roadway impacts. Furthermore, based on the estimated number of residential units and the land use mix, as described above, it is assumed that Alternative 3 would generate more vehicle trips than the project and would result in a greater contribution to roadway noise; therefore, this alternative would increase the severity of this significant and unavoidable impact associated with the project. Alternative 3 would therefore result in greater noise impacts than the project. **(Greater)**

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access would be less than significant (see Impact 3.15-2 through Impact 3.15-5). However, the project would result in significant and unavoidable VMT impacts after implementing mitigation measures related to transportation demand management (Impact 3.15-2).

Because Alternative 3 would extend the PRSP land uses across the project site in a manner that would be compliant with County standards, including PRSP design requirements, it would result in similar less-than-significant impacts to the project with respect to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access. However, as described above, compared to the project, a greater number of residents and workers on site in Alternative 3 may need to work or live outside of the project site, which may not allow for as many people walking or biking to and from class or work from on campus housing, as would occur with students, faculty, and staff on a university campus. As a result, the land use mix of housing and commercial in Alternative 3 is anticipated to increase vehicular trips, resulting in increased impacts related to VMT. Although Alternative 3 would implement similar mitigation measures related to transportation demand management, without a single entity, such as Sacramento State, in control of the site, it is anticipated that transportation demand management measures would be more limited in this alternative. Therefore, Alternative 3 would result in an increase in VMT, resulting in an increased significant and unavoidable impact. Overall, Alternative 3 is anticipated to result in greater transportation impacts than the project. **(Greater)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or

damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

Alternative 3 would likely require a similar disturbance area to the proposed project and no tribal cultural resources as defined by PRC Section 21074 are known to occur on the site. Because this alternative would implement similar mitigation measures to minimize impacts to yet undiscovered tribal cultural resources, implementation of Alternative 3 would generally result in similar impacts on tribal cultural resources compared to the proposed project. **(Similar)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

The residential and commercial land use mix in Alternative 3 would increase the demand for water, wastewater treatment, stormwater conveyance, electricity, and natural gas. The residential and commercial land uses in Alternative 3 would contribute a greater amount of waste to the Western Regional Sanitary Landfill. In addition, the development of the site by various private entities may make consistent PV solar and battery storage as well as collection and use of gray water infeasible, which would relate to an increase the demand for water and electricity. The proposed project does not include natural gas pipelines on the project site. Depending on the facilities developed in Alternative 3, natural gas infrastructure could be necessary. Although the PRSP infrastructure is expected to continue to serve the land uses on the site, it is anticipated that new or expanded off-site infrastructure would be required that could result in an increased level of environmental impacts. Alternative 3 would implement mitigation to address the increase in demand for wastewater treatment services, similar to the project. However, overall, Alternative 3 would result in greater utilities-related impacts compared to the project. **(Greater)**

RELATIONSHIP TO PROJECT OBJECTIVES

Alternative 3 would not achieve any of the project objectives. Alternative 3 would not expand access to higher education in the region because no university would be constructed. Without the creation of a campus in this location, the CSU-identified demand for enrollment in the region would go unmet, which in turn would mean that the contribution to the local and state workforce would be unrealized. Furthermore, Alternative 3 would result in similar or greater environmental impacts.

5.4.5 Alternative 4: Offsite Alternative – Regional University Specific Plan

Within Placer County, there is a 600-acre site designated for a university within the approved Regional University Specific Plan (approved 2008, amended 2019). The Regional University Specific Plan is located south of Pleasant Grove Creek, between Brewer Road and the western boundary of Roseville, approximately 3 to 4 miles southwest of the proposed Sacramento State – Placer Center site. The 1,157-acre Regional University Specific Plan is split into two components: the university plan and the community plan. The university plan includes a 600-acre site for a university campus that could accommodate 6,000 students and 800 faculty and staff, including institutional facilities, 1,155 residential units for students, a faculty retirement village, recreational facilities, and open space. The community plan includes housing, employment, and recreation. Alternative 4 would involve designing the project's proposed off-campus center for the Regional University Specific Plan site, continuing to provide facilities to serve 20,000 students, including Sacramento State and Sierra College students, and 1,089 full-time faculty at full buildout, with 1,200 onsite beds. (Note that this alternative does not make assumptions regarding any development that would occur on the project site in place of the off-campus center.)

The Regional University Specific Plan was evaluated by Placer County in an EIR (SCH# 2005032026) (Placer County 2008). Information from the 2008 EIR was considered, as appropriate, to compare the impacts of the proposed Sacramento State – Placer Center Master Plan site to an off-campus center at the Regional University Specific Plan site. However, due to the elapsed time since the 2008 EIR was certified, changes in the CEQA Guidelines (including that a project's effect on automobile delay (e.g., level of service) is no longer considered a significant environmental impact), and other changes in conditions for the project (such as the approved PCCP), a comparative analysis similar to the other alternatives is provided.

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2 and Cumulative).

Alternative 4 would result in a similar intensity of development on the alternate site, both of which are currently undeveloped land. Alternative 4 would result in similar impacts related to the alteration of the visual character of the site. However, the Regional University Specific Plan EIR determined that development of that site would result in a significant and unavoidable impact due to development being incompatible with the agricultural character of the natural landscape in the project site and its surrounding areas (Regional University Specific Plan Impacts 6.1-1 and 6.1-3), and given the current agriculture-dominated visual character of the Regional University Specific Plan Area, there is no reason to assume that this conclusion would be different. Both the proposed project and Alternative 4 would result in significant and unavoidable light and glare impacts due to the introduction of new sources that would contribute to diminished views of the night sky in the region (Regional University Specific Plan Impacts 6.1-2 and 6.1-4). As described in Section 3.1, although the proposed Sacramento State – Placer Center site currently consists of vacant land, the land surrounding the site includes existing and planned development, and adding development to the site would be consistent overall with the surrounding developed land. Therefore, although the intensity of development would be similar in Alternative 4, the site within the Reginal University Specific Plan may result in a new significant and unavoidable aesthetic impact due to potential incompatibility with the surrounding agricultural lands. Overall, the impacts from Alternative 2 related to aesthetics would be greater than the proposed project.
(Substantially Greater)

AGRICULTURAL RESOURCES

The Sacramento State – Placer Center site would not result in significant impacts on agricultural resources because the project site is not designated as Important Farmland, is designated by the County for a university, and is surrounded by land approved for development under the PRSP (Impacts 3.2-1 and 3.2-2). Furthermore, The Sacramento State – Placer Center site does not contain any lands under Williamson Act contract; therefore, the proposed project would have no impact to Williamson Act contracts.

Under Alternative 4, development of the off-campus center at the Regional University Specific Plan site would result in the conversion of Important Farmland (Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance) as defined in the California Department of Conservation Farmland Mapping and Monitoring Program to non-agricultural use (Regional University Specific Plan EIR Impacts 6.2-1 and 6.2-4). In addition, Alternative 4 could result in conflicts with existing zoning for agricultural use or with a Williamson Act contract, if those contracts are still in place (Regional University Specific Plan EIR Impacts 6.2-2 and 6.6-6). Similar to the proposed project, an off-campus center located at the Regional University Specific Plan site would be consistent with the approved Specific Plan designation and would be adjacent to the community development portion of the plan. However, Alternative 4 may result in development that is adjacent to lands that remain in agricultural use, which could result in potential conflicts with County goals, policies, and standards that may lead to physical impacts on the environment (Regional University Specific Plan EIR Impact 6.2-5). Alternative 4 would result in additional agricultural resource impacts, including a new significant and unavoidable agricultural impact due to conversion of Important

Farmland that would not occur at the proposed project site. Therefore, Alternative 4 would result in greater agricultural impacts. **(Substantially Greater)**

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Because Alternative 4 would result in the same amount of construction, the same on-campus population, and the same on-campus housing as the proposed project, this alternative would result in similar construction- and operation-related emissions of air pollutants. The Regional University Specific Plan EIR determined that construction and operation of that plan, including the university site, would result in significant and unavoidable impacts to PM10, PM2.5, ROG, NOx, and CO (Regional University Specific Plan EIR Impacts 6.3-1 through 6.3-4, and 6.3-9 through 6.3-12). However, similar to the proposed project, it is anticipated that the sustainability measures would be incorporated into the off-campus center in Alternative 4, such as zero net energy through onsite PV solar and battery storage as well as no natural gas pipelines to the site. Therefore, Alternative 4 would not result in the significant impacts that were anticipated in the Regional University Specific Plan EIR. In addition, although Alternative 4 would contribute solid waste to the landfill, this alternative would avoid the project-related significant and unavoidable impact related to potential for odor complaints related to the Western Regional Landfill because of the distance from that facility. However, contribution to the waste stream would still contribute to cumulative significant and unavoidable odors from the landfill. Therefore, while Alternative 4 would result in similar air quality impacts relative to criteria pollutants, it would avoid a significant and unavoidable impact related to potential odor complaints. **(Substantially less)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, the proposed project would not result in conflicts with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

Alternative 4 would result in a similar footprint of development. The habitat types present at the Regional University Specific Plan site include agricultural lands, non-native annual grasslands, and wetlands, including vernal pools, depressional seasonal wetlands, marsh and seasonal wetlands, channels and channelized drainages. The Regional University Specific Plan EIR determined that development of that site would result in significant and unavoidable impacts to availability of habitat and biological functions, to jurisdictional wetlands and waters, to special-status species, and to wildlife corridors (Regional University Specific Plan Impacts 6.4-1, 6.4-2, 6.4-3, 6.4-8, 6.4-12, and 6.4-14). However, the PCCP has now been approved. Therefore, similar to the proposed project, it is anticipated that Alternative 4 would comply with the PCCP as a Participating Special Entity. It is likely that implementation of mitigation measures and participation in the PCCP would reduce impacts associated with Alternative 4 to less than significant, similar to the proposed project. Although there are differences in habitat at the Alternative 4 site, overall impacts related to biological resources are anticipated to be similar to the proposed project. **(Similar)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts on historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

Alternative 4 would require a similar disturbance area to the proposed project. Because no significant historic or archaeological resources are known to occur on either site, because the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low, and because both the project and the alternative would implement similar mitigation measures to minimize impacts to yet undiscovered resources (Regional University Specific Plan Impacts 6.5-1 and 6.5-4), implementation of Alternative 4 would result in similar impacts on cultural resources compared to the proposed project. **(Similar)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

Implementation of Alternative 4 would place structures on currently undeveloped property. Alternative 4 would result in similar less-than-significant impacts related to fault rupture, seismic hazards, and landslides (Regional University Specific Plan Impacts 6.6-1 through 6.6-3). Although the specific geologic conditions at the Regional University site may be different, as with the project, site-specific geologic investigations, implementation of recommended improvements, and compliance with current building code requirements would reduce impacts to less than significant (Regional University Specific Plan Impacts 6.6-4 through 6.6-5). Impacts associated with geology and soils would be similar under Alternative 4 compared to the project. **(Similar)**

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

Alternative 4 would result in similar development of new impervious surface areas, which would increase stormwater volumes and require the need for detention and retention of stormwater flows landslides (Regional University Specific Plan Impacts 6.8-1 through 6.8-7). Alternative 4 would protect a similar area of open space, protection of the 100-year floodplain, and inclusion of on-site stormwater facilities that detain and treat stormwater onsite to maintain stormwater discharge from the site at pre-project levels. Alternative 4 is located within the Curry Creek watershed. Similar to the project, implementation of Alternative 4 would require purchase of off-site retention credits at the approved City of Roseville Pleasant Grove/Curry Creek Reginal Retention Basin or other onsite retention solutions to reduce the potential for increased stormwater flows and off-site flooding through offsite stormwater retention of the 100-year, 8-day storm. Alternative 4 would be required to comply with the same surface water quality standards and waste discharge requirements during both construction and operation. Alternative 4 would also result in similar impacts to groundwater recharge due to a similar impervious surface area. Overall, Alternative 4 would result in similar impacts related to hydrology and water quality. **(Similar)**

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Alternative 4 would result in similar impacts to the project related to vibration and airport noise. Alternative 4 would result in a similar amount of construction disturbance and similar operations as the proposed project (Regional University Specific Plan Impacts 6.9-1 through 6.9-5). Alternative 4 would therefore result in similar significant and unavoidable temporary construction impacts and long-term traffic noise and would be required to implement the same mitigation measures to reduce noise impacts. **(Similar)**

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access would be less than significant (see Impact 3.15-2 through Impact 3.15-5). However, the project would result in significant and unavoidable VMT impacts after implementing mitigation measures related to transportation demand management (Impact 3.15-2).

Because the Regional University site is within an approved County specific plan, implementation of Alternative 4 would result in similar less-than-significant impacts to the project with respect to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access. Alternative 4 would result in the same campus population, same facilities, and same on-campus housing; therefore Alternative 4 would result in similar VMT. (Note that since certification of the County's 2008 EIR, CEQA no longer allows for evaluation of LOS as an impact; rather VMT is the required metric for transportation impacts.) Therefore, overall impacts associated with transportation would be similar to the project. **(Similar)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

Alternative 4 would require a similar disturbance area to the proposed project. Ground-disturbing activities for the proposed project and Alternative 4 could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Per Section 6.5, Cultural Resources, of the Regional University Specific Plan EIR, Placer County initiated consultation with Native American tribes in compliance with Senate Bill 18; however, there were no responses from tribal representatives and the Sacred Lands files search revealed no listings for the Alternative 4 study area or vicinity. AB 52 consultation was not completed for the Regional University Specific Plan, because the Regional University Specific Plan EIR was completed in 2008; AB 52 was not effective until 2015, Similar to the proposed project, because no listings were identified for the Alternative 4 site, it is assumed that implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant under either the proposed project or Alternative 4. Therefore, implementation of Alternative 4 would result in similar impacts on tribal cultural resources compared to the proposed project. **(Similar)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

Alternative 4 would have the same demand for water, wastewater treatment, stormwater conveyance, electricity, and natural gas as the proposed project. Similar to the proposed project, the construction of new or expanded utility infrastructure was evaluated as part of the Regional University Specific Plan, and evaluated in the 2008 Regional University Specific Plan EIR (Section 6.11, Public Utilities and 6.14, Water Supply). Operational impacts relative to water demand, supply, treatment, storage, and distribution were also evaluated in Section 6.14, Water Supply, of the Regional University Specific Plan EIR. Impact 6.14-1 of that EIR determined that the demand of 3,220 AFA would not exceed PCWA entitlements, even during dry years. Similarly, the PRSP Water Supply Assessment was prepared to meet requirements of the California Water Code Section 10910, et. seq., and indicates that 244 afy for recycled water and 1,266 afy of potable water would be available to the Sacramento State – Placer Center. Because the estimated demand for potable and recycled water is less than assumed in the PRSP WSA, adequate water supplies would be available to meet the demands of the project. It is anticipated that the demand for wastewater treatment services at the PGWWTP would require confirmation of wastewater conveyance and treatment infrastructure capacity for this Alternative, similar to the proposed project (Regional University Specific Plan Impact and Mitigation Measure 6.11-2). The estimated generation of solid waste for Alternative 4 (Regional University Specific Plan EIR Impact 6.11-5) would not exceed state standards, substantially affect landfill capacity such that additional waste disposal facilities would be required, or otherwise impair the attainment of solid waste reduction requirements. It is anticipated that, similar to the proposed project, Alternative 4 would avoid the installation of natural gas infrastructure and that electrical service facilities and solar panels for onsite energy generation would be constructed onsite. Therefore, similar to the proposed project, utility impacts for Alternative 4 would be mitigated to less than significant levels. (Similar)

RELATIONSHIP TO PROJECT OBJECTIVES

Alternative 4 would achieve the intent of the project to expand higher education opportunities in the region. Alternative 4 would achieve the project objectives related to supporting academic and student success; realizing diversity, inclusion, and access; anchoring the institution in partnerships; promoting community building and placemaking; and serving as a model for sustainability and resiliency. However, the Regional University Specific Plan was purchased in 2021 by Hillsdale College, a Michigan-based private university (HC Real Estate Holdings, Inc.). Hillsdale is currently in the process of partnering with a home builder to begin construction, which would proceed with construction of a private university funded at least in part by the home sales. Therefore, although this is a site within Placer County that is identified as a university, it is not likely available for purchase (as of April 2023). Even if this site became available for purchase, it would greatly increase the cost of the project, which may become a feasibility concern for CSU. The proposed project site (within the PRSP) is land that was donated to the CSU for use as a university; it cannot be sold to support purchasing a different site. Rather, the site would revert to Placer One if CSU fails to complete a campus master plan and CEQA review within 3 years of accepting the property, or (2) if CSU confirms in writing 15 years after acceptance that it will not use the property for the Placer Campus. Furthermore, the PRSP has designed land uses surrounding the proposed project site in coordination with an anticipated CSU campus. The Sacramento State – Placer Center is a critical component of the PRSP and is one of the primary PRSP objectives; removal of this planned element would completely disrupt the carefully designed land use configuration, trails and transportation network, utilities infrastructure, and, likely, economic viability of the PRSP. Finally, Alternative 4 would result in similar environmental impacts on a different site; it would not avoid or substantially reduce the project's impacts.

5.4.6 Alternative 5: Increased Development Density – Reduced Footprint Alternative

This alternative is designed to achieve a footprint reduction to reduce footprint-related impacts, such as temporary construction ground disturbance and impacts to the sensitive habitats on the project site, including the stream zone and vernal pools. Alternative 5 would maintain the same academic goals, campus population, facilities, programming, on campus housing, and development potential as the proposed project. Similar to the proposed project, Alternative 5 would include a lighted stadium similar to the project, similar design objectives as the project, avoidance of the stream system and vernal pools to the extent feasible, as well as energy and water efficiency measures. The footprint reduction would be achieved by condensing a similar level of development into a smaller area, which would increase the net density, and would pull development away from the stream system and vernal pools. Building footprints would be smaller and buildings would be taller. It is assumed that building heights would have a 150-foot maximum, which would be consistent with the PRSP development standards, which identify a 150-foot maximum height for buildings in the Campus Park neighborhood. Surface parking lots would be reduced and more of the planned parking would be provided in parking structures. The overall result would be a more compact, urban feel to the off-campus center, with an increase in the area of open space around the stream zone and vernal pools.

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2).

Alternative 5 would result in a greater intensity of development on a smaller portion of the site, which would include taller buildings compared to the project. However, as concluded in Section 3.1, Aesthetics, because there are no scenic vistas or scenic highways in the project vicinity, development of either the project or Alternative 5 would not result in a significant impact related to these resources. Also, although the intensity of development would be greater under Alternative 5, it would result in similar impacts to the project related to alteration of the visual character of the site and surroundings because, as described in Section 3.1, although the project site currently consists of vacant land, the land surrounding the site includes existing and planned development, and adding development to the site—even a more intense land use than the project—would be consistent overall with the surrounding developed land. Finally, although the greater intensity of development under Alternative 5 would result in taller buildings, the maximum building heights would be 150-feet, consistent with the adjacent Campus Park neighborhood. Therefore, although the buildings in Alternative 5 may be more visible, the overall impact would be similar. Also, Alternative 5 would not reduce the significant and unavoidable project impact related to light and glare. Overall, the impacts from Alternative 5 related to aesthetics would be similar to the proposed project. (Similar)

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Alternative 5 would reduce the footprint of ground disturbance for construction, but construction of taller buildings may require longer construction periods. Operation of Alternative 5 would result in similar operations-related

emissions because this alternative would support the same campus population, land uses, facilities, and sustainability features, including PV solar with battery storage and no natural gas pipelines to the site. Alternative 5 would also result in a similar significant impact related to odors due to development near the landfill. Overall, this alternative would result in similar air-quality impacts compared to the project. **(Similar)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, the proposed project would not result in conflicts with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

Alternative 5 would reduce the footprint of ground disturbance for construction and the footprint of new impervious surfaces on the project site. It is anticipated that Alternative 5 would be designed to pull development further away from the stream zone and vernal pools on the site. Therefore, although Alternative 5 would result in similar biological resource impacts to the project, it is likely that implementation of mitigation measures and participation in the PCCP would reduce impacts associated with Alternative 5 to a less-than-significant level. In addition, the smaller footprint of disturbance would likely require less compensatory mitigation than the project. Overall, impacts related to biological resources would be less than the proposed project. **(Less)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts on historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

Alternative 5 would reduce the footprint of ground disturbance for construction compared to the proposed project. No significant historic or archaeological resources are known to occur on the site, the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low, and this alternative would be required to implement similar mitigation measures to minimize impacts to yet undiscovered resources. However, the reduced footprint of disturbance would generally reduce the potential impacts on cultural resources compared to the proposed project. **(Less)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

Implementation of Alternative 5 would place structures on currently undeveloped property. Although the footprint buildings would be reduced in Alternative 5, the buildings would all be subject to the same geological conditions associated with the project site. The buildings would be required to be designed to the same standards, and Alternative 5 would implement the same mitigation measure associated with paleontological resources. Impacts associated with geology and soils would be similar under Alternative52 compared to the project. **(Similar)**

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, the project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

Alternative 5 would reduce the footprint of ground disturbance for construction and the footprint of new impervious surfaces on the project site. The decrease in onsite impervious surface area would decrease stormwater volumes and require reduced need for detention and retention of stormwater flows compared to the project. However, similar to the project, on-site stormwater facilities would be included in Alternative 5, would be similar in design and location (although slightly smaller) compared to the project facilities, and would achieve similar levels of water quality protection and stormwater management. Similar to the project, implementation of the alternative would also require purchase of off-site retention credits or other onsite retention solutions (although likely somewhat less than would be required for the project). Alternative 5 would be required to comply with the same surface water quality standards and waste discharge requirements during both construction and operation. Alternative 5 may also result in slightly more groundwater recharge due to the decreased impervious surface area. Overall, although Alternative 5 would result in similar hydrology and water quality impacts, the reduction in impervious surface would lessen the intensity of those impacts. **(Less)**

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Alternative 5 would reduce the footprint of ground disturbance for construction, but construction of taller buildings may require longer construction periods. Operation of Alternative 5 would result in similar operations-related noise because this alternative would support the same campus population and the same vehicular trips. Alternative 5 would be required to implement the same mitigation measures to reduce noise impacts, and it would result in the same significant and unavoidable impacts due to temporary construction noise and roadway noise. Alternative 5 would result in similar, less than significant stationary noise and vibration impacts. Alternative 5 would therefore result in similar noise impacts to the project. **(Similar)**

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access would be less than significant (see Impact 3.15-2 through Impact 3.15-5). However, the project would result in significant and unavoidable VMT impacts after implementing mitigation measures related to transportation demand management (Impact 3.15-2).

Implementation of Alternative 5, which is located on the same project site, would result in similar impacts to the project with respect to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access. Although building footprints would be smaller, Alternative 5 would result in the same land uses, same population, and same on campus housing units. Therefore, Alternative 5 would result in similar significant and unavoidable impacts related to VMT after implementation of mitigation measures. Therefore, overall impacts associated with transportation would be similar to the project. **(Similar)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

Alternative 5 would reduce the footprint of ground disturbance for construction compared to the proposed project. No tribal cultural resources as defined by PRC Section 21074 are known to occur on the site and this alternative would implement similar mitigation measures to minimize impacts to yet undiscovered tribal cultural resources. However, the reduced footprint of disturbance would generally reduce the potential impacts on tribal cultural resources compared to the proposed project. **(Less)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

Alternative 5 would result in the same off-campus center facilities and population on the same site as the proposed project. In terms of utilities, Alternative 5 would result in the same demand and need for infrastructure related to water, wastewater treatment, and electricity and a slightly decreased demand for conveying runoff (although the overall type and scale of conveyance facilities would be substantially similar). As with the proposed project, the PRSP planned for a university at this site and planned utility infrastructure and service to serve the off-campus center. As with the proposed project, Alternative 5 would not include piping for natural gas infrastructure to the site and would include onsite PV solar and battery storage. Furthermore, Alternative 5 would implement mitigation to address the increase in demand for wastewater treatment services, similar to the project. Therefore, Alternative 5 would result in similar utilities-related impacts compared to the project. **(Similar)**

RELATIONSHIP TO PROJECT OBJECTIVES

Alternative 5 would achieve the intent of the project to expand higher education opportunities in the region. Alternative 5 would achieve the project objectives related to supporting academic and student success; realizing diversity, inclusion, and access; anchoring the institution in partnerships; promoting community building and placemaking; and serving as a model for sustainability and resiliency. The increased building heights and development of parking structures instead of surface parking lots would increase the cost of development[1].

5.4.7 Alternative 6: Increased Campus Housing Alternative

In Alternative 6, assumes development of the proposed Sacramento State – Placer Center off-campus center on the proposed project site; however, the Master Plan would be revised to include increased on-campus housing. The onsite student, faculty, and staff housing would be increased from 6 percent (as in the proposed project) to 8 percent. This would increase the onsite housing from 1,200 beds to 1,600 beds, which would remain along the south and west edges of the campus core near the Sunrise Boulevard alignment and Town Center land use elements to the east. These additional units would be accommodated by increasing the height of the planned housing buildings,

[1] Surface parking spaces cost about 5,000 to $10,000 to construct (including the value of the land they occupy). In comparison, structured parking costs between 25,000 and $50,000 per space. In addition, taller buildings require thicker materials, such as concrete or steel, on the lower floors to support the superstructure (as do the internal elements such as plumbing and electricity). Similarly, the cost of the foundation rises as the building gets taller because it needs to support more weight.

which would provide space for additional units without increasing the building footprints. Onsite housing would also be incorporated into Phase 4 of the off-campus center. In Phase 4, the Innovation District land use would become mixed-use, allowing for housing units above the public-private business opportunities that support the academic enterprise. The mixed-use buildings are assumed to support the public-private partnership spaces on the ground-level to second or third floor of buildings and then housing units on the fourth and possibly fifth floors. The units within the Innovation District would be a mix of multifamily units that are deed restricted or otherwise permanently dedicated as affordable housing units and market-rate multifamily units (i.e., not reserved only for students and staff). As with the student and faculty/staff housing, the intent would be to alter the design of Phase 4 by increasing the density and building heights so that the overall footprint of development would be similar to that proposed by the project. The PRSP EIR (Table 3-4) included 300 reserve units in the high density residential (HDR) unit total, which would be permitted to be allocated to any parcel in the Town Center district, including commercial mixed use (CMU) parcels located outside of the landfill buffer. Based on this, Alternative 6 assumes that these 300 units would be built on the project site, in the northeastern portion of the project site, which would be in walking distance to the Town Center to the east, and just south of the Campus Park District, which is planned to be a 335-acre job center with a mix of office, research and development, retail, and light industrial. Based on the Placer County's Affordable Housing and Employee Accommodation Ordinance (that took effect on January 1, 2021), which requires new residential development with more than 100 units to include 10 percent of the total units as affordable[2], this alternative assumes that 10 percent of the units, 30 units, would be permanently dedicated as affordable housing units and the remaining 270 units would be market rate multifamily units.

For purposes of this analysis, it is assumed that the provision of affordable housing and multifamily housing in northeastern portion of the project site supports decreased VMT because it places such housing adjacent to both employment opportunities and the retail and commercial land uses in the PRSP town center. Close proximity to destinations allows for more opportunities to use active transportation and transit and to be less reliant on private vehicles. In particular, the California Air Pollution Control Officers Association (CAPCOA) estimates that multifamily units that are permanently dedicated affordable housing units can reduce VMT and thereby result in up to 28.6 percent decrease in greenhouse gas emission (CAPCOA 2021).

AESTHETICS

As described in Section 3.1, Aesthetics, project impacts related to scenic vistas and scenic quality would be less than significant (Impact 3.1-1); however, project impacts related to light and glare would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.1-2).

Alternative 6 would result in a greater intensity of development on the site, which would include more and/or larger buildings compared to the project. However, as concluded in Section 3.1, Aesthetics, because there are no scenic vistas or scenic highways in the project vicinity, development of either the project or Alternative 6 would not result in a significant impact related to these resources. Also, although the intensity of development would be greater under Alternative 6, it would result in similar impacts to the project related to alteration of the visual character of the site and surroundings because, as described in Section 3.1, although the project site currently consists of vacant land, the land surrounding the site includes existing and planned development, and adding development to the site—even a more intense land use than the project—would be consistent overall with the surrounding developed land. Finally, although the greater intensity of development under Alternative 6 would result in slightly more lighting associated with more and/or taller buildings, the overall impact would be similar, and Alternative 6 would not reduce the significant and unavoidable project impact related to light and glare. Overall, the impacts from Alternative 6 related to aesthetics would be similar to the proposed project. **(Similar)**

[2] Housing affordability is based on the Area Median Income (AMI) for a 4-person household. (Placer County's AMI for a four-person household is $102,200 as of 5/13/22). The AMI and income limits for other household sizes and income levels is updated annually by the State.

AIR QUALITY

As described in Section 3.3, Air Quality, project impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants would be less than significant (Impacts 3.3-1, 3.3-2, 3.3-4, and 3.3-5). However, the long-term operational emissions of criteria air pollutants and ozone precursors would be significant and unavoidable despite implementation of all feasible mitigation measures (Impact 3.3-3). In addition, although the project would be consistent with the land use buffer requirements for the Western Regional Sanitary Landfill (WRSL) and measures can be implemented in an attempt to minimize landfill odors, the odors cannot be completely eliminated. Because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and the project impact would remain significant and unavoidable. (Impact 3.3-6).

Alternative 6 would potentially result in greater ground disturbance, and construction of taller buildings may require longer construction periods. However, Alternative 6 would support more on campus housing serving students, faculty, staff, and low-income within multi-family units, which would reduce vehicular trips and mobile-source emissions. Alternative 6 would involve the same size off-campus center on the same site with the same sustainability measures, and it is anticipated to result in similar less-than-significant impacts related to conflicts with the applicable air plan, construction emissions of criteria air pollutants and ozone precursors, mobile-source concentrations of carbon monoxide, and exposure of sensitive receptors to substantial increases in toxic air contaminants. Although Alternative 6 would reduce mobile-source emissions, it is anticipated that, similar to the proposed project, it would result in significant and unavoidable operational emissions despite implementation of all feasible mitigation measures. In addition, Alternative 6 would also result in a similar significant impact related to odors due to development near the landfill. Overall, Alternative 6 would result in similar air quality impacts, but would reduce mobile source emissions, which would lessen overall emissions. **(Less)**

BIOLOGICAL RESOURCES

As described in Section 3.4, Biological Resources, project impacts related to special-status plant and wildlife species, federally protected wetlands, wildlife corridors, and conflicts with local policies would be reduced to less than significant with the implementation of mitigation measures (Impacts 3.4-1 through 3.4-6). The project would comply with the PCCP as a Participating Special Entity, including implementation of surveys and protective measures for wildlife species covered under the Western Placer HCP/NCCP, and obtaining permits for impacts on aquatic habitats under the CARP. Therefore, the proposed project would not result in conflicts with the provisions of an adopted habitat conservation plan or natural community conservation plan and there would be no impact (Impact 3.4-7).

Although Alternative 6 would potentially result in a minor increase in site disturbance or building footprints or massing due to the additional housing units, it would be on the same site and would impact the same biological resources as the proposed project. Similar to the project, Alternative 6 would seek to protect the stream zone and vernal pools where feasible. It is likely that implementation of mitigation measures and participation in the PCCP would reduce impacts associated with Alternative 6. Overall, the biological resource impacts and required compensatory mitigation are anticipated to be similar to the proposed project. **(Similar)**

CULTURAL RESOURCES

As described in Section 3.5, Cultural Resources, no historic resources were identified on the project site and the project would have no impacts related to historic built environment resources. In addition, project impacts related to unique archaeological resources would be reduced to less than significant with the implementation of mitigation (Impact 3.5-1) and impacts related to human remains would be avoided, minimized, and appropriately treated if any remains are discovered through compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 (Impact 3.5-2).

Although Alternative 6 may result in a minor increase in disturbance area than the proposed project, because no significant historic or archaeological resources are known to occur on the site, because the potential for discovery of intact archaeological deposits by implementation of the project is estimated to be low, and because the alternative would implement similar mitigation measures to minimize impacts to yet undiscovered resources, implementation of Alternative 6 would generally result in similar impacts on cultural resources compared to the proposed project. **(Similar)**

GEOLOGY AND SOILS

As described in Section 3.7, Geology and Soils, the project would result in no impacts related to earthquake fault rupture, seismic hazards, unique geologic features, unstable geologic units, or septic tanks or alternative wastewater disposal systems. The project impacts related to soil erosion and expansive soils would be less than significant (Impacts 3.7-1 and 3.7-2). However, the project could affect undiscovered paleontological resources; this impact would be reduced to less than significant with the implementation of mitigation (Impact 3.7-3).

Implementation of Alternative 6 would place structures on currently undeveloped property. Although there may be more and/or larger buildings associated with Alternative 6 than the project, these buildings would all be subject to the same geological conditions associated with the project site. The buildings would be required to be designed to the same standards, and Alternative 6 would implement the same mitigation measure associated with paleontological resources. Impacts associated with geology and soils would be similar under Alternative 6 compared to the project. **(Similar)**

HYDROLOGY AND WATER QUALITY

As described in Section 3.8, Hydrology and Water Quality, project would not result in increased risks related to a flood hazard, tsunami, or seiche zone, nor the release of pollutants due to inundation. The project impacts related to surface water quality standards or waste discharge requirements and groundwater supplies and recharge would be less than significant. The project impacts related to increased stormwater runoff and potential for downstream flooding would be mitigated to less than significant (Impact 3.10-3).

Increased development intensity under Alternative 6 may result in slightly greater onsite impervious surface area, which would increase stormwater volumes and require increased need for detention and retention of stormwater flows compared to the project. However, on-site stormwater facilities would be included in Alternative 6 and would likely be similar in design and location compared to the project facilities and would achieve similar levels of water quality protection and stormwater management. Similar to the project, implementation of the alternative would also require purchase of off-site retention credits or other onsite retention solutions (although likely somewhat greater than would be required for the project). Alternative 6 would be required to comply with the same surface water quality standards and waste discharge requirements during both construction and operation. Even though Alternative 6 may result in slightly less groundwater recharge due to potentially greater impervious surface area, the overall level of impact would be similar. Overall, even though Alternative 6 would include a greater intensity of development, its impacts related to hydrology and water quality would be substantially similar. **(Similar)**

NOISE AND VIBRATION

As described in Section 3.12, Noise and Vibration, project impacts related to temporary construction noise would be significant and unavoidable despite implementation of mitigation (Impact 3.12-1). Project impacts related to long-term traffic-related noise would also be significant and unavoidable due to the Project's contribution to roadway noise (Impact 3.12-3). However, the project's long-term stationary noise would be less than significant (Impact 3.12-4) as indicated in Impact 3.12-2, the project impacts related to vibration would be less than significant with mitigation. Lastly, the Project would have no impacts related to airport noise.

Alternative 6 would result in similar impacts to the project related to vibration and airport noise. However, Alternative 6 would require a more intense level of construction due to the increased amount building required to accommodate additional onsite housing, and, although the Alternative would be required to implement the same mitigation measures to reduce noise impacts, it would increase the severity of a significant and unavoidable impacts of the project. However, because the onsite housing in Alternative 6 would reduce the vehicular trips associated with the off-campus center, it would reduce the contribution to roadway noise and would therefore reduce the severity of this significant and unavoidable impact associated with the project. Alternative 6 would result in similar noise impacts, but overall would lessen noise impacts through the reduction of vehicular trips. **(Less)**

TRANSPORTATION

As described in Section 3.15, Transportation, project impacts related to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access would be less than significant (see Impact 3.15-2 through Impact 3.15-5). However, the project would result in significant and unavoidable VMT impacts after implementing mitigation measures related to transportation demand management (Impact 3.15-2 and Cumulative Impact 3.15-6).

Implementation of Alternative 6 would result in similar impacts to the project with respect to conflicts with a program, plan, ordinance or policy addressing the circulation system, disruption of existing or planned transit or bicycle facilities, design hazards, and emergency access. However, Alternative 6 would reduce impacts related to VMT. The increase in on-campus student, faculty, and staff housing allows a greater portion of the campus population to use non-vehicular transportation to get to and from classes and work. As stated above, the provision of affordable housing and multifamily housing in northeastern portion of the project site also supports decreased VMT because it places such housing adjacent to both employment opportunities and the retail and commercial land uses in the PRSP town center. Close proximity to destinations allows for more opportunities to use active transportation and transit and to be less reliant on private vehicles. In particular, the California Air Pollution Control Officers Association (CAPCOA) estimates that multifamily units that are permanently dedicated affordable housing units can reduce VMT and thereby result in up to 28.6 percent decrease in greenhouse gas emission (CAPCOA 2021). Although Alternative 6 would result in a reduced impact, it is unlikely that Alternative 6 would reduce the impact below the threshold of significance, since the project's highest level of VMT impact relates to "University Work Tour VMT per employee" (project VMT exceeds the threshold of this category by nearly 40 percent). Therefore, overall impacts associated with transportation would be less than the project, but not substantially less. **(Less)**

TRIBAL CULTURAL RESOURCES

As described in Section 3.16, Tribal Cultural Resources, project-related consultation with the United Auburn Indian Community (UAIC), the closest contemporary Native American community to the project site, has not resulted in the identification of any tribal cultural resources as defined by PRC Section 21074. However, UAIC identified the project site as sensitive for tribal cultural resources. Project-related ground-disturbing activities could result in discovery or damage of yet undiscovered tribal cultural resources as defined in PRC Section 21074. Implementation of mitigation for unanticipated discoveries would reduce this impact to less than significant (Impact 3.16-1).

Although Alternative 6 may require a greater disturbance area than the proposed project, because no tribal cultural resources as defined by PRC Section 21074 are known to occur on the site, and because the alternative would implement similar mitigation measures to minimize impacts to yet undiscovered tribal cultural resources, implementation of Alternative 2 would generally result in similar impacts on tribal cultural resources compared to the proposed project. **(Similar)**

UTILITIES AND SERVICE SYSTEMS

As described in Section 3.17, Utilities, project impacts related to the construction of new or replacement water, wastewater treatment, electric power, natural gas, or telecommunications facilities, adequacy of water supplies and solid waste would be less than significant (Impacts 3.17-1, 3.17-2, and 3.17-4). The project-related increase in demand for wastewater treatment services would be mitigated to less than significant (Impact 3.17-3).

To accommodate the increase in on-campus housing, Alternative 6 would increase the demand for water, wastewater treatment, stormwater conveyance, and electricity. However, the PRSP infrastructure is generally designed to serve a university of this size; therefore, it is unlikely new or expanded off-site infrastructure would be required that could result in an increased level of environmental impacts. As with the proposed project, Alternative 6 would not include piping for natural gas infrastructure to the site, and would include onsite PV solar and battery storage. Furthermore, Alternative 6 would implement mitigation to address the increase in demand for wastewater treatment services, similar to the project. Alternative 6 would result in similar utilities-related impacts compared to the project. **(Similar)**

RELATIONSHIP TO PROJECT OBJECTIVES

Alternative 6 would achieve the intent of the project to expand higher education opportunities in the region. Alternative 6 would achieve the project objectives related to supporting academic and student success; realizing diversity, inclusion, and access; anchoring the institution in partnerships; promoting community building and placemaking; and serving as a model for sustainability and resiliency. The cost of construction may increase due to additional housing in Alternative 6, but this would also support reduced VMT and related GHG emissions.

5.5 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Because the No Project–No Development Alternative (described above in Section 5.4.1) would avoid all adverse impacts resulting from construction and operation of the Sacramento State – Placer Center Master Plan analyzed in Chapter 3, it is the environmentally superior alternative. However, the No Project–No Development Alternative would not achieve any of the objectives the project as presented above in Section 5.2.

When the environmentally superior alternative is the No Project Alternative, the State CEQA Guidelines (Section 15126[d][2]) require selection of an environmentally superior alternative from among the other action alternatives evaluated. As illustrated in Table 5-2, below, Alternative 5: Increased Development Density – Reduced Footprint Alternative and Alternative 6: Increased On-Campus Housing Alternative both would reduce the overall environmental impacts compared to the proposed project. Alternative 5 would reduce the footprint of development, which results in a reduction in impacts related to biological resources, cultural resources, hydrology and water quality, and tribal cultural resources. Alternative 6 would increase on-campus housing, which would reduce impacts related to air quality, noise, and VMT, which results in a reduction in GHG emissions. Neither Alternative 5 nor Alternative 6 would avoid the significant and unavoidable impacts of the project. However, Alternative 6 would be environmentally superior because it would reduce the project's significant unavoidable impacts (whereas Alternative 5 would reduce the project's mitigable impacts).

Table 5-2 Summary of Environmental Effects of the Alternatives Relative to the Sacramento State – Placer Center Master Plan Project

Environmental Topic	Proposed Project	Alternative 1: No Project–No Development Alternative	Alternative 2: No Project – Planned Land Use Alternative	Alternative 3: No Project – Alternative Land Use Development – Consistent with Surrounding Placer One	Alternative 4: Regional University Offsite Alternative	Alternative 5: Increased Development Density – Reduced Footprint Alternative	Alternative 6: Increased On-Campus Housing Alternative
Aesthetics	SU	Substantially Less	Similar	Similar	Substantially Greater	Similar	Similar
Agricultural Resources	LTS	Similar	Similar	Similar	Substantially Greater	Similar	Similar
Air Quality	SU	Substantially Less	Greater	Greater	Substantially less	Similar	Less
Biological Resources	LTS with Mitigation	Substantially Less	Greater	Greater	Similar	Less	Similar
Cultural Resources	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Geology and Soils	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Similar	Similar
Hydrology and Water Quality	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Noise and Vibration	SU	Substantially Less	Greater	Greater	Similar	Similar	Less
Transportation	SU	Substantially Less	Less	Greater	Similar	Similar	Less
Tribal Cultural Resources	LTS with Mitigation	Substantially Less	Similar	Similar	Similar	Less	Similar
Utilities and Service Systems	LTS with Mitigation Cumulative SU	Substantially Less	Similar	Greater	Similar	Similar	Similar

LTS = less than significant; SU = significant and unavoidable

6 OTHER CEQA-MANDATED SECTIONS

6.1 GROWTH INDUCEMENT

California Environmental Quality Act (CEQA) Section 21100(b)(5) specifies that the growth-inducing impacts of a project must be addressed in an environmental impact report (EIR). Section 15126.2(d) of the State CEQA Guidelines provides the following guidance for assessing growth-inducing impacts of a project:

> Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a wastewater treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also, discuss the characteristics of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment.

A project can induce growth directly, indirectly, or both. Direct growth inducement would result if a project involved construction of new housing. Indirect growth inducement would result, for instance, if implementing a project resulted in any of the following:

- substantial new permanent employment opportunities (e.g., commercial, industrial, or governmental enterprises);
- substantial short-term employment opportunities (e.g., construction employment) that indirectly stimulates the need for additional housing and services to support the new temporary employment demand; and/or
- removal of an obstacle to additional growth and development, such as removing a constraint on a required public utility or service (e.g., construction of a major sewer line with excess capacity through an undeveloped area).

Growth inducement itself is not an environmental effect but may foreseeably lead to environmental effects. If substantial growth inducement occurs, it can result in secondary environmental effects, such as increased demand for housing, demand for other community and public services and infrastructure capacity, increased traffic and noise, degradation of air or water quality, degradation or loss of plant or animal habitats, conversion of agricultural and open-space land to urban uses, and other effects.

6.1.1 Growth-Inducing Impacts of the Project

Any plan that designates undeveloped land for future development can be defined as "growth inducing." The Master Plan would directly increase the study area population by providing the new off-campus center that would support a new student population and would provide employment. The proposed Master Plan would also indirectly increase employment and population in the region through the expenditures made by the off-campus center and by students, faculty, and staff. These aspects of growth inducement are further discussed below.

DIRECT POPULATION AND EMPLOYMENT GROWTH

As evaluated in Section 3.13, "Population, Employment, and Housing," Impact 3.13-1, direct population growth related to Sacramento State – Placer Center would result from development of academic uses, student services, and other campus uses, which would bring students, faculty, staff, and their families to the area. However, the growth associated with the Sacramento State – Placer Center project was planned and approved as part of the PRSP, which was adopted in 2019. The PRSP envisions development of an approximately 300-acre Sacramento State off-campus center in Placer County that is sized to potentially accommodate up to 30,000 students.

As described in Chapter 2, "Project Description," of this EIR, the anticipated enrollment at Sacramento State – Placer Center is correlated with the market demand in the region. A CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035 (CSU 2020). Sacramento State – Placer Center is intended to alleviate this additional pressure on Sacramento State's main campus and is planned to meet the needs of the Placer County population, which is growing faster than other regions in California. The PRSP anticipated a headcount of 30,000 students; however, the Master Plan is designed to serve a population of 20,000 students, a student population substantially smaller than that envisioned in the PRSP. Furthermore, the student headcount does not equate directly to population. The PRSP anticipated an increase in population of 5,200 due to Sacramento State – Placer Center; however, based on the reduction in total student headcount from 30,000 to 20,000, it is anticipated that the project-related population increase would be less than 5,200.

To support the future demand of student and faculty housing over the course of 35 years of project buildout, the Master Plan provides for 1,200 beds along the south and west edges of the campus core near the Sunrise Boulevard alignment and public land use elements to the east. In total, the off-campus center would include 250 traditional beds, (e.g., dorm-style rooms with one to three students sharing a room and shared bathrooms between multiple rooms), 450 mini-suites (e.g., four to six double rooms that share a bathroom with several fixtures and often a kitchenette), and 500 apartment beds (e.g., one to two bedrooms that are double occupancy with a full size kitchen and one to two bathrooms). In addition, 20 faculty housing units are provided in the plan, located west of the student housing facilities. The provision of on-campus housing would be consistent with the Placer County Policy H-1.1: Workforce and Student Housing.

In addition to the housing planned for the project site, housing is planned in the immediate vicinity of the site, in the remainder of the PRSP area. The PRSP anticipates development of 5,636 dwelling units. In the SAP area, an additional 320 dwelling units are planned. Housing elsewhere in the county—in particular, in the neighboring cities of Lincoln, Rocklin, and Roseville—would provide additional housing options for the students, faculty, staff, and other employees associated with the off-campus center. Therefore, it is anticipated that a substantial portion of the population associated with the project would already be living in the vicinity of the project site and would not be relocating to the area and seeking housing.

INDIRECT POPULATION AND EMPLOYMENT GROWTH

In addition to the direct population changes described above, additional changes in regional population would result as campus-serving businesses or other businesses move into the area or expand in response to the increased demand for goods and services. Therefore, apart from the direct jobs at the off-campus center, the operation of the new campus under the proposed Master Plan would result in the creation of new indirect and induced jobs. Indirect jobs are those that are created or supported when the campus purchases goods and services from businesses in the region, and induced jobs are created or supported when wage incomes of those employed in direct and indirect jobs or students are spent on the purchase of goods and services in the region. It would be expected that most of these indirect and induced jobs would be created in the food, entertainment, and service sectors within the study area. It would also be expected that the campus-related indirect and induced employment growth would result in some commercial development on lands that are underutilized, especially in the cities of Roseville, Rocklin, Lincoln and the area of unincorporated Placer County that is near the project site.

Sacramento State - Placer Center is intended to serve as a cornerstone of the PRSP, providing the County with a public institution for higher learning, regional businesses and industry with an educated workforce, and residents in surrounding communities with cultural amenities and opportunities. As part of the PRSP, the indirect and induced jobs due to the new off-campus center were accounted for in the SAP/PRSP. As addressed in Impact 4.12-1 of the Placer County SAP/PRSP EIR, buildout of the net SAP and PRSP areas would result in 55,760 new jobs, 8,094 new dwelling units, and 19,314 new residents in the project area. The environmental impacts of that planned growth were evaluated and disclosed in the SAP/PRSP EIR (Placer County 2019). In addition, because there is existing population in Placer County, including within the cities of Roseville, Rocklin, Lincoln, as well as the broader Sacramento region, there would be a pool of local labor available to fill the indirect employment growth, given current unemployment rates. Furthermore, the majority of the anticipated indirect and induced jobs would be in the retail and services

sectors and would not require special skills, and therefore could be filled by students or by dependents/spouses of persons who move to the area to fill jobs on the off-campus center. Therefore, the indirect and induced jobs generated by the project would not be expected to result in substantial unplanned population growth in Placer County.

OTHER INDIRECT GROWTH

The elimination of either physical or regulatory obstacles to growth is considered a growth-inducing impact. A physical obstacle to growth typically involves the lack of public infrastructure. The extension of public infrastructure, including roadways, water mains, and sewer lines, into areas not currently provided with roads and utilities would be expected to support new development. Similarly, the elimination of or a change to a regulatory obstacle, including growth and development policies, could result in new growth.

Because the Sacramento State – Placer Center project site is undeveloped, implementing the project would result in the elimination of growth obstacles because it would involve constructing and installing the onsite infrastructure necessary to serve development of the off-campus center. As described in Chapter 3 and shown in Figures 3-16 through 3-22, roads, paths, water (potable and recycled), wastewater, stormwater detention and treatment, electrical network, thermal network, and telecommunication infrastructure and facilities would be installed within the boundary of the project site. The onsite infrastructure is designed in alignment with the infrastructure planned in the approved PRSP; those roads and utilities will serve the off-campus center.

The project site is dependent on the development of surrounding backbone utilities and roadway infrastructure as approved in the PRSP. Potable Water, Recycled Water, Sewer System, Drainage and Dry Utilities Master Plans were prepared for PRSP that identify specific on- and off-site improvements. Buildout of the PRSP will include installation of new off-site infrastructure, including a wastewater collection system, a potable and recycled water supply and distribution system, stormwater system, electrical and natural gas service, an electrical substation, and communications service. Furthermore, the Pleasant Grove Retention Facility (evaluated in the SAP/PRSP EIR), a future off-site facility planned by the City of Roseville, would be used to provide volumetric retention of the project's increased stormwater runoff.

Construction of the first phase of the PRSP (Placer One Phase 1A - Campus Arcade Neighborhood) has begun (as of November 2022) and will include installation of backbone utilities and roadway infrastructure, including improvements on Fiddyment Road along the western boundary of the project site north to the Placer County fire station and training center site, establishing the utility infrastructure and extending Sunset Boulevard along the southern boundary of the Sacramento State – Placer Center site, and establishing the utility infrastructure and new College Park Drive coming from the south and connecting to Sunset Boulevard (Figure 2-3). As development of PRSP progresses, additional roadway and utility infrastructure would be installed, which would serve continued buildout of Sacramento State – Placer Center.

The Sacramento State – Placer Center Master Plan is consistent with, and smaller than, the use anticipated in the PRSP (as evaluated in the SAP/PRSP EIR). Implementation of the PRSP, for which construction has started, will establish the infrastructure to the project site. Therefore, the project would not extend any infrastructure beyond the project site or otherwise eliminate any existing obstacles to growth beyond what was previously evaluated and approved for the SAP/PRSP (Placer County 2019).

6.2 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

The State CEQA Guidelines Section 15126.2(b) requires EIRs to include a discussion of the significant environmental effects that cannot be avoided if the proposed project is implemented. As documented throughout Chapter 3, "Environmental Impacts and Mitigation Measures," (project level impacts) and Chapter 4, "Cumulative Impacts," of this ~~Draft~~ EIR, after implementation of the recommended mitigation measures, most of the impacts associated with the proposed Sacramento State – Placer Center Master Plan Project would be reduced to a less-than-significant level.

The following impacts are considered significant and unavoidable; that is, no feasible mitigation is available to reduce the project's impacts to a less-than-significant level.

- Aesthetics: Create a New Source of Substantial Light or Glare That Adversely Affects Day or Nighttime Views (Impact 3.1-2) (project level and cumulative): Implementing Mitigation Measure 3.1-2 would reduce light pollution due to temporary nighttime construction lighting. However, the quantity of lighting due to buildout of Sacramento State – Placer Center would add a substantial source of nighttime lighting to the region. The project includes implementation of all feasible light control measures per the California Green Building Standards Code (CALGreen) (Cal. Code Regs. tit 24, part 11), the CSU Outdoor Lighting Design Guide, and other policies. At this stage of design, no additional feasible mitigation is available to prevent the overall amount of light generated by the project from affecting nighttime views. Therefore, the impact of nighttime lighting would be significant and unavoidable.
- Air Quality: Long-term Operational Emissions of Criteria Air Pollutants and Ozone Precursors (Impact 3.3-3): (project level and cumulative) Implementation of Mitigation Measure 3.3-3a would reduce operational emissions associated with mobile sources by implementing trip and vehicle miles traveled (VMT)-reducing measures, which would be tracked on a regular basis to ensure VMT reduction targets are achieved. Mitigation Measure 3.3-3b would reduce off-gassing emissions associated with reapplication of architectural coatings on buildings campus wide, by required the use of low-VOC containing paints. Off-gassing emissions are directly correlated to the VOC concentration (in grams per liter of pain); thus, using paints that have a lower VOC content correlate directly to a lower off-gassing emissions of VOCs. Finally, per Mitigation Measure 3.3-c, additional reductions may be required that can be achieved through contributing monetarily to current (and future) offset programs that PCAPCD implements. An example of an offset program is the current woodstove changeout program where funds are used to generate rebates and subsidies to assist people to replace current woodstoves with higher efficient EPA-rated clean burning stoves that reduce PM and NOx emissions. An offset as a mitigation strategy is effective when all the proper mechanisms are in place that ensure proper accounting is taking place, emissions quantification is accurate, the reduction strategy is enforced and implemented, and the offsets themselves are available. Given the long-term buildout of the project and the relatively large number of offsets that could potentially be required to achieve reductions equal to PCAPCD's thresholds, it cannot be guaranteed at this time that offsets would be available in the amount needed to reduce ROG, NOx, and PM10 to levels necessary. Therefore, this impact would be significant and unavoidable.
- Air Quality: Land Use Compatibility – Odors (Impact 3.3-6) (project level and cumulative): The WRSL is operating under an odor control plan that implements odor control technologies, systems for tracking and monitoring odors, and procedures for investigating and responding to odor complaints. The WRSL has implemented appropriate control measures and is actively coordinating with the PCAPCD to reduce the potential for odor nuisances to the surrounding community to the extent feasible. In addition, the approved landfill expansion project includes a list of odor reduction measures in its design, and the EIR for the landfill expansion identified additional mitigation measures, which, the EIR ultimately concluded, would not reduce the odor impacts resulting from the expansion to a less-than-significant level. Consistent with the conclusion in the landfill expansion EIR and the SAP/PRSP EIR, there are no additional mitigation measures available to reduce odor-related impacts associated with the landfill. Also, although the project site would not violate local land use buffer requirements, the project site would be within the PCAPCD-recommended 1-mile buffer for landfills, within a distance to the landfill where odor complaints currently occur. Thus, because the project would result in the placement of new people working and residing near a landfill, the potential for odor complaints to increase exists and this impact would remain significant and unavoidable.
- Noise: Exposure of existing sensitive receptors to short term construction noise (Impact 3.12-1) (project level and cumulative): Implementation of Mitigation Measure 3.12-1 would reduce noise by locating equipment as far away from receivers as possible, requiring the proper use of available noise-reduction equipment, including use of alternatively powered equipment, exhaust mufflers, engine shrouds, and equipment enclosures. Implementation of these noise-reduction features can reduce construction noise levels by approximately 10 dBA, or more (NCCHP 1999). With mitigation, construction-generated noise levels would be substantially reduced to 76 to 78 dBA Leq

at the nearest sensitive receivers 50 feet south of the site. However, construction noise would still exceed ambient levels by 5 dBA or more. Additionally, with implementation of Mitigation Measure 3.12-1, if construction occurred outside of allowed hours at nighttime, construction noise would exceed the City and County nighttime noise threshold of 45 dBA Leq. In such instances, construction noise would be distinctly perceptible at nearby sensitive land uses. This impact would be significant and unavoidable.

- Noise: Generate substantial increase in long-term traffic noise levels (Impact 3.12-3) (project level and cumulative): Although CSU does not have jurisdiction to require roadway improvements to reduce traffic noise, Mitigation Measures 4.11-5a, 4.11-5b, and 4.11-5c from the Placer County SAP/PRSP EIR should be implemented in the region to reduce traffic noise. As included in the SAP/PRSP EIR not all traffic noise reduction measures would be feasible in all circumstances, and property owners of existing land uses impacted by increased traffic noise may not agree to installation of sound walls or other noise reduction features on their property. Because CSU does not have jurisdiction to implement mitigation to reduce roadway noise and mitigation that would be implemented under the SAP/PRSP EIR would not reduce traffic noise in all instances, this impact would be significant and unavoidable.
- Transportation: Generate VMT that exceeds the applicable project thresholds for household, university employment, or student VMT (Impact 3.15-1) (project level and cumulative): Based on the expected effectiveness of VMT reduction strategies in a suburban land use context as documented in the CAPCOA Handbook, implementation of a transportation demand management program per Mitigation Measure 3.15-1 would lessen the project-related VMT, but it would remain significant and unavoidable.
- Utilities and Service Systems: Cumulative increase in demand for new water supply conveyance and water treatment infrastructure: Buildout of the net SAP and PRSP areas would generate the need for water treatment and conveyance infrastructure, including pipelines and increased water treatment capacity. While existing WTPs have some capacity to serve new development, the amount of treatment capacity needed exceeds current available capacity. While implementation of adopted SAP/PRSP Mitigation Measure 4.15-2 would ensure that there is adequate water treatment capacity available to serve buildout of the net SAP and PRSP areas, these facilities are outside Sacramento State's jurisdiction. No additional feasible mitigation is available. The project is included in the PRSP and would demand water treatment capacity that may not be available, when combined with the PRSP as a whole and other cumulative development in the region. Thus, the project would result in a considerable contribution to a significant cumulative impact. This is a significant and unavoidable impact.

6.3 SIGNIFICANT AND IRREVERSIBLE ENVIRONMENTAL CHANGES

The State CEQA Guidelines requires a discussion of any significant irreversible environmental changes that would be caused by the project. Specifically, the State CEQA Guidelines section 15126.2(c) states:

> Uses of nonrenewable resources during the initial and continued phases of the project may be irreversible, since a large commitment of such resources makes removal or nonuse thereafter unlikely. Primary impacts and, particularly, secondary impacts (such as highway improvement which provides access to a previously inaccessible area) generally commit future generation to similar uses. Also, irreversible damage can result from environmental accidents associated with the project. Irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

The project would result in the irreversible and irretrievable commitment of energy and material resources during construction and operation, including the following:

- construction materials, including such resources as soil, rocks, wood, concrete, glass, roof shingles, and steel;
- land area committed to new project facilities;
- water supply for project operation; and
- energy expended in the form of electricity, gasoline, diesel fuel, and oil for equipment and transportation vehicles that would be needed for project construction and operation.

The use of these nonrenewable resources would not represent unnecessary, inefficient, or wasteful use of resources, as documented in Section 3.6, "Energy," and Section 3.17, "Utilities and Service Systems." The Sacramento State – Placer Center Master Plan is intended to address the identified market demand of 5,200 students for the Sacramento region by 2035, alleviate this additional pressure on Sacramento State's main campus, and meet the needs of the Placer County population, which is growing faster than other regions in California. Therefore, natural resources are currently being consumed by this demographic group and would continue to be consumed by this group throughout California. Nonetheless, construction activities related to the project would result in the irretrievable commitment of nonrenewable energy resources, primarily in the form of fossil fuels (including fuel oil, natural gas, and gasoline) for automobiles and construction equipment.

As described in Chapter 2, "Project Description," Sacramento State – Placer Center is planned to be a LEED Silver equivalent project and individual buildings are encouraged to go beyond those standards and achieve LEED Gold or LEED Platinum ratings. All new facilities would be constructed in accordance with specifications contained in Title 24 (Cal. Code Regs, tit. 24), and with the California Green Building Standards Code (CALGreen) (Cal. Code Regs. tit 24, part 11). The Master Plan aims to achieve zero net energy, zero net water usage, and to reduce waste to meet CSU's requirement to divert 80 percent of waste from landfill. Photovoltaic (PV) solar panel arrays are planned throughout the project site on buildings, over parking lots, or as shade structures to generate renewable energy that would offset the off-campus center's electrical demands. In addition, the Master Plan aims to meet or exceed the California Green Building Standards Code (Part 11, Title 24, California Code of Regulations) requirements for electric vehicle charging station ratios on the off-campus center. Furthermore, mitigation measures identified in Section 3.8, "Greenhouse Gases and Climate Change," to reduce greenhouse gas (GHG) emissions would also reduce petroleum consumed during construction. Therefore, as discussed in Section 3.6, "Energy," construction and operation of the project would not result in inefficient use of energy or natural resources.

The CEQA Guidelines also requires a discussion of the potential for irreversible environmental damage caused by an accident associated with the project. While the off-campus center would use, transport, store, and dispose of hazardous wastes, as described in Section 3.9, "Hazards, Hazardous Materials, and Wildfire," the project would comply with all applicable state and federal laws as well as CSU programs, practices, and procedures related to hazardous materials, which would reduce the likelihood and severity of accidents that could result in irreversible environmental damage. Thus, the potential for the project to cause irreversible environmental damage from an accident or upset of hazardous materials is very low.

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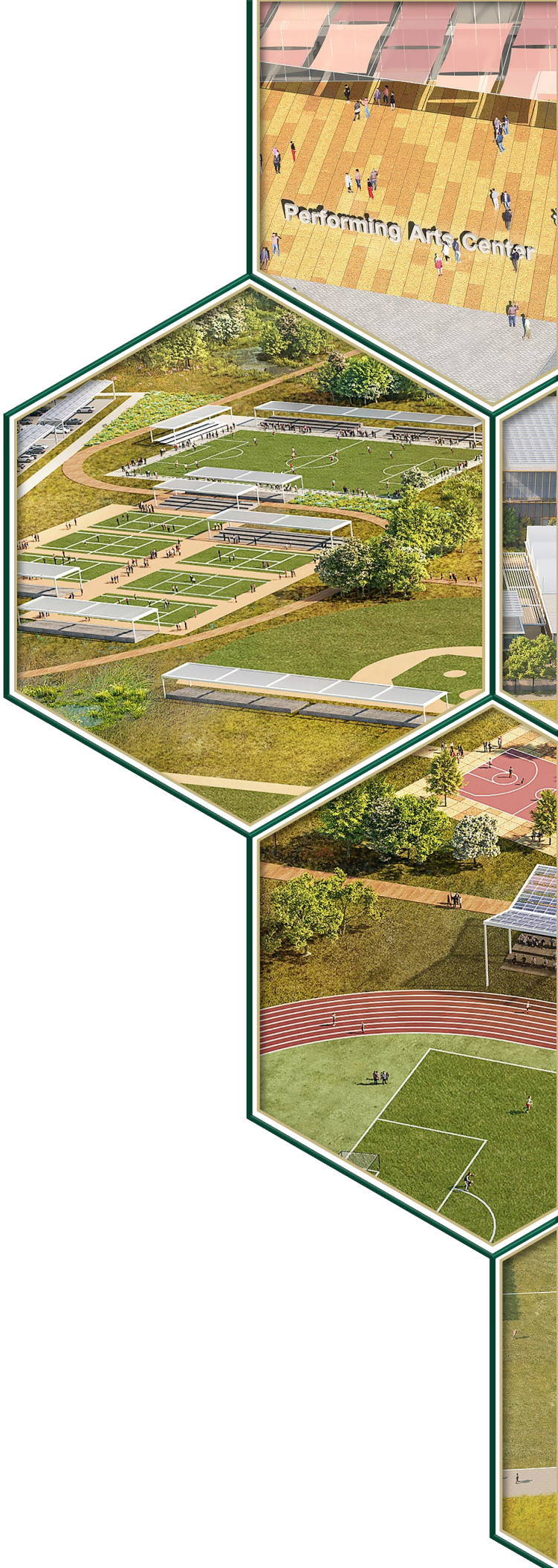

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