2.0 PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This chapter provides a description of the Proposed Action (Applicant's Preferred Alternative) for which a DA permit would be required. If issued, the DA permit would authorize the discharge of dredged and/or fill material into WOUS for the development of the Amoruso Ranch project, a large-scale, mixed-use, mixed-density, master-planned community on an approximately 674-acre site in the northwestern portion of the City of Roseville. As noted in **Chapter 1.0**, the Corps' permit process and decision making, associated with the issuance or denial of a DA permit, under Section 404 of the Clean Water Act is the federal action analyzed in this EIS. Since development of the proposed Amoruso Ranch is a reasonably foreseeable outcome of federal permit authorization and approval, this EIS analyzes environmental effects associated with the full build out of the proposed project site. For brevity, the Amoruso Ranch development project, as proposed by the Applicant, is referred to as the Proposed Action throughout this EIS.

In addition to a description of the Proposed Action, this chapter also describes the process through which alternatives to the Proposed Action were developed and screened in order to focus the EIS analysis on a set of alternatives that would allow the Corps to make a reasoned decision. This chapter presents the alternatives analyzed in this EIS, summarizes the rationale for selecting those alternatives for analysis, and identifies the alternatives that were not carried forward for detailed analysis, along with the reasons for their dismissal.

2.2 NEPA REQUIREMENTS FOR EVALUATION OF ALTERNATIVES

Under the National Environmental Policy Act (NEPA) implementing regulations adopted by the Council on Environmental Quality (CEQ), comparative analysis of the environmental impacts associated with a proposed action and the identified alternatives serves to define the issues and provide decision makers with a clear basis for a "choice among options" (40 CFR § 1502.14). An EIS is therefore required to consider reasonable alternatives that would meet the project's purpose and need, as discussed in **Chapter 1.0,** and "substantial treatment" or comparable analysis must be devoted to each alternative. Consideration is limited to alternatives that are "reasonable" and meet the purpose and need of the proposed action.

In the document entitled, "Forty Most Asked Questions Concerning CEQ's National Environmental Policy Act Regulations" (March 23, 1981), CEQ states that "[r]easonable alternatives include those that are practical or feasible from the technical or economic standpoint and using common sense, rather than simply desirable from the standpoint of the Applicant." In accordance with the Corps' NEPA Implementation Procedures for the Regulatory Program (Appendix B to 33 CFR § 325), "Reasonable alternatives must be those that are feasible and such feasibility must focus on the accomplishment of the underlying purpose and need that would be satisfied by the proposed federal action." The range (the number and nature) of alternatives to be considered is governed by the rule of reason; an EIS is not required to consider all possible alternatives, only those that are necessary to permit a reasoned choice.

However, if alternatives have been identified but eliminated from detailed consideration, the EIS must explain the reasons why they were not carried forward (40 CFR § 1502.14[a]).

Among the alternatives that must be considered in an EIS is a No Action alternative (40 CFR § 1502.14[d]). In this case "Proposed Action" refers to the DA permit action to allow discharge of dredged or fill material for the development of the site under the Amoruso Ranch project. Since some level of development on the project site could conceivably occur without triggering the need for a DA permit, that scenario is considered under the No Action alternative in this EIS and is described in detail, later in this chapter.

2.3 DEVELOPMENT OF ALTERNATIVES TO THE PROPOSED ACTION

To establish the range of alternatives for this EIS analysis, the Corps first developed the purpose and need statement for the Proposed Action, which is set forth in **Chapter 1.0**, and then examined potential on- and off-site alternatives to the Proposed Action for their feasibility.

With regard to on-site alternatives, the Corps reviewed and considered the on-site alternatives information submitted by the Applicant in their Section 404 (b)(1) alternatives information submittal (See **Subsection 2.6.1** below for more details). Based on the information submitted, the Corps determined that two of the four alternatives provided by the Applicant were not practicable. The Corps decided to carry forward the Applicant's proposed No Fill alternative into the EIS as the No Action alternative. The Corps also refined the Applicant's proposed Clay Flat Preserve alternative and decided to carry it forward in the EIS as the Southern Avoidance alternative, or Alternative 1.

In addition, the Corps identified two additional on-site alternatives that were not proposed by the Applicant. The two new alternatives were identified by using information from the Final Placer Parkway Corridor Preservation Tier 1 Environmental Impact Statement/Program Environmental Impact Report in regards to planned alignment(s) of Placer Parkway within a 1,000-foot corridor located in the northern portion of the project site.

The planned Placer Parkway (Parkway) project is a reasonably foreseeable regional transportation improvement project that proposes to construct a six-lane arterial freeway from State Route (SR) 65 to SR 70/99. The planned Parkway is located in an approximately ±49-acre portion of the Amoruso Ranch project site and transects the northern half of the site. The South Placer Regional Transportation Agency certified the Final Placer Parkway Corridor Preservation Tier 1 Environmental Impact Statement/Program Environmental Impact Report Final Tier 1 Section 4(f) Evaluation on 3 December 2009, which selected Placer Parkway Corridor Alternative 5. Determining potential Placer Parkway alignments involved analyzing multiple right-of-way configurations, which led to an analysis of three different alignments based on a 5,500-, 6,200-, and 7,300-foot radius. These radii represented the "book ends" of a northern and southern alignment within the 1,000-foot corridor that were buildable under required safety and other "parkway" requirements described as part of the Tier 1 process. The Proposed Action contains a 312-foot wide Parkway corridor that follows a 5,500-foot radius alignment. Since a final Parkway alignment through the Amoruso Ranch project site has not been evaluated or approved, the Corps identified, and

decided that it will evaluate, two additional on-site alternatives that include a 6,200- and 7,300-foot radii Parkway alignment.

With regard to off-site alternatives, the Corps identified a study area within western Placer County to be examined for feasible alternate locations for the proposed Amoruso Ranch project. A series of potential alternate sites were identified that were subjected to a screening process. Based on the screening process, all off-site alternatives were determined to be infeasible. Details regarding the identification and screening of off-site alternatives are presented in **Subsection 2.6.2** below.

In summary, three build alternatives and the No Action alternative were identified for evaluation in this EIS. The three build alternatives and the No Action alternative represent a reasonable range of alternatives and include development scenarios that have reduced impacts on WOUS, when evaluated both on the basis of acres of preserved WOUS as well as their functions and values. Although these alternatives have not yet been evaluated to determine whether they are practicable under the 404(b)(1) Guidelines, all three build alternatives are considered potentially feasible under NEPA and will be carried forward for detailed evaluation in this EIS. The Proposed Action, No Action, and three build alternatives (Alternatives 1 - 3) are described below.

2.4 PROPOSED ACTION

The Proposed Action would implement the Amoruso Ranch project, which involves the construction of a master planned community on an approximately 674-acre site with a mix of land uses, predominantly residential use with commercial use, public and quasi-public uses, parks, and open space, and on-site infrastructure improvements to support these uses. The City-approved Amoruso Ranch project also includes two major regional road project corridors, which includes Westbrook Boulevard and the 312-foot corridor/5,500-radius Placer Parkway and space to accommodate an interchange. The Proposed Action also includes adjacent off-site roadway improvements along Sunset Boulevard West to the north and storm water drainage improvements within Al Johnson Wildlife Area to the west. Based on its design, this alternative would preserve/avoid approximately 15.29 acres and fill about 18.70 acres of WOUS on the project site.

The project site is characterized by gently rolling topography and large, open annual grassland areas which are used for grazing approximately 50-100 head of cattle seasonally.

Features of the human environment on the project site include a rural residence that includes a ranch house, barn/workshop, garage, grain silo, and wooden shed that is located in the northeast corner of the site. In addition, one domestic well is located adjacent to an existing garage of a ranch house and one irrigation well is located in the northern portion of the project site approximately 1,500 feet south of the ranch house.

University Creek, a tributary to Pleasant Grove Creek, flows from east to west and enters the site from the southeast, leaves the site along the southern boundary, then re-enters and leaves the project site in the southwestern corner. There are several oak trees located along University Creek and a number of non-native trees located around the ranch house. Wetland areas (vernal pool complexes, drainage swales,

stream corridors) present on the project site are clustered in the southeastern, southwestern, and the northwestern portion of the project site. Surface water runoff and overland sheet-flows run in several southeast, south, and west directions.

Land uses surrounding the project site consist mainly of agricultural lands located in unincorporated Placer County. The majority of the land adjacent to the project site has been either planned for development within the City of Roseville or is currently being planned for urban development within the County. Unincorporated agricultural land and a rural subdivision (Toad Hill Ranches) are located directly to the north of the project site. Unincorporated land located directly to the to the east that is currently utilized for grazing is planned for development (pending Placer Ranch Specific Plan including a California State University, Sacramento campus for approximately 30,000 students and Sunset Area Plan update). The Gleason Property, an unincorporated parcel that is actively used for cattle grazing, is located directly to the west. Within the City of Roseville, the Al Johnson Wildlife Area, which is owned by the City and planned for future regional storm water retention, is located to the southwest while lands proposed for development under the Creekview Specific Plan (CSP) and West Roseville Specific Plan (WRSP) are located to the south and southeast, respectively.

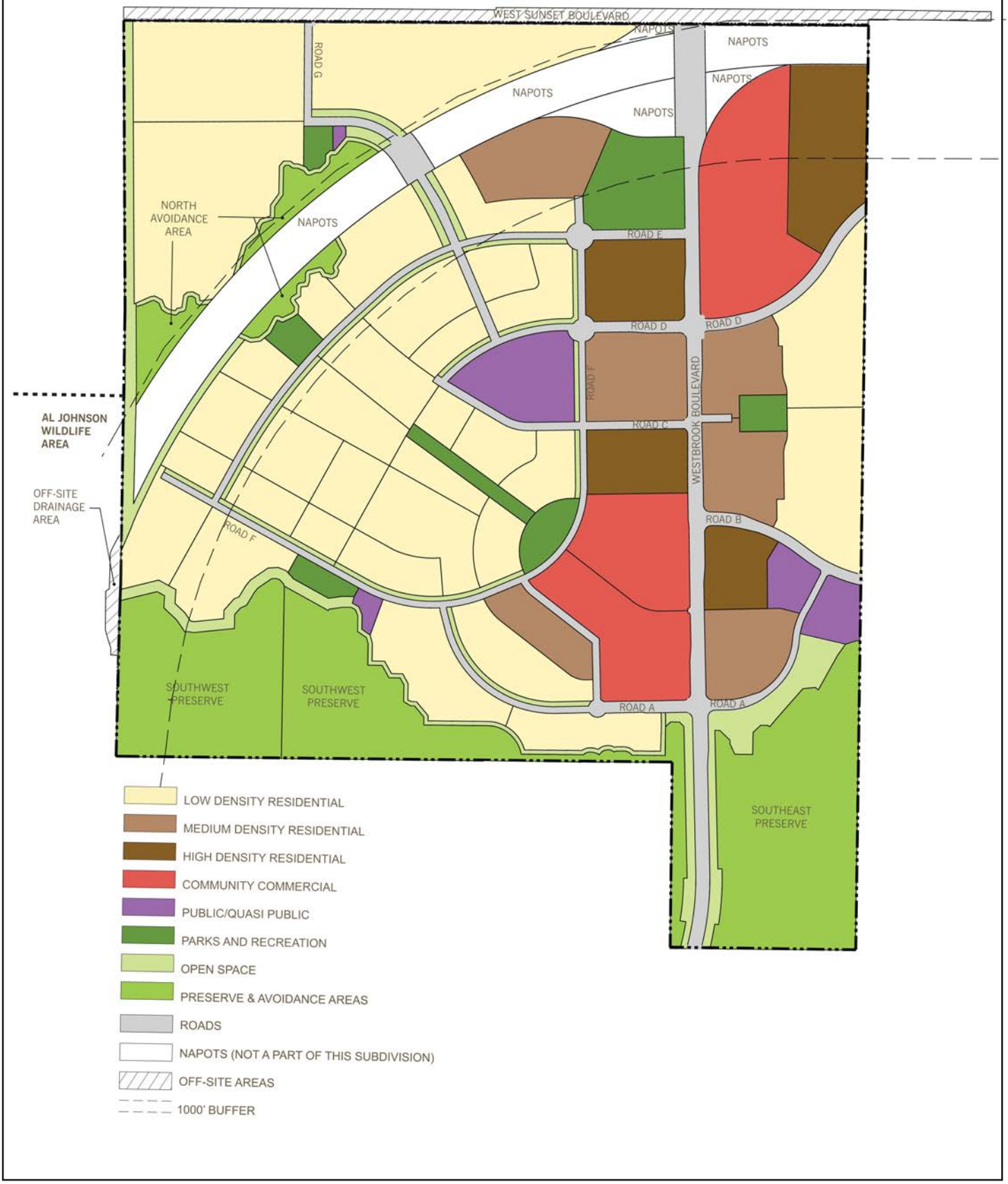
Other major land uses in the vicinity of the project site include the Western Regional Landfill, located about 1.8 miles to the northeast of the project site, and the Roseville Energy Park (REP) and Pleasant Grove Wastewater Treatment Plant (PGWWTP), located south of the CSP area, approximately 1.1 miles and 1.3 miles from the project site, respectively.

2.4.1 Land Use Plan

The Proposed Action would develop the project site with a large-scale, master-planned community. The community would include approximately 337 acres of residential uses, 51 acres of commercial uses, 17 acres of public/quasi-public uses (such as schools), 22 acres of parks, 38 acres of open space, 108 acres of preserved open space, and 52 acres of roadways right–of-ways and landscape corridors. Although not a part of the proposed Amoruso Ranch project, the site includes a right-of-way dedication of approximately 49 acres for the construction of the planned Placer Parkway, within the 5,500-foot radii alignment. **Figure 2.0-1** shows the proposed land use plan. The following subsections provide additional detail on aspects of the proposed development project.

Residential Development

At buildout, the Proposed Action would provide a total of 2,826 single- and multi-family residential units that would house a population of approximately 7,376 persons, based on the City's General Plan assumption of 2.61 persons per household. As summarized in **Table 2.0-1**, the residential component of the Proposed Action would include approximately 249 acres of low density (LDR), 50 acres of medium density (MDR), and 38 acres of high density residential (HDR). The residential densities, detailed below, are consistent with the Roseville General Plan. The average density over the residential portion of the project site would be approximately 8.0 units per net acre.



SOURCE: Dahlin, 2017

FIGURE **2.0-1**

IMPACT SCIENCES

Proposed Action

1189.002•05/18

Table 2.0-1
Amoruso Ranch Project Residential Uses

Land Use	Acres	No. of Dwelling Units	Overview
Low Density Residential	248.8	1,302	• Located north of the planned Placer Parkway. • Average density of 5 dwelling units per acre (du/ac). • Primarily detached single-family housing on conventional lots (4,500 to 6,000 square feet).
Medium Density Residential	50.3	542	• Primarily along Westbrook Boulevard and near the Village District and school sites. • Average density of 11 du/ac. • Would accommodate a variety of housing types, including single-family homes, cluster housing, duet housing, townhomes, and other housing types.
High Density Residential	38.1	873	• Focused around and along Westbrook Boulevard; adjacent to the Village District and northern commercial area. • Average density of 22.9 du/ac. • Primarily attached units in multi-family buildings (townhomes, condominiums, and apartments) with some detached housing types. • Would provide for a mixture of owner-occupied and rental housing.
Village District	--	109	• Located within the Village District, a centrally located site along the west side of Westbrook Boulevard. • Lofts, condominiums, etc., over commercial uses.
Total	***337.2***	***2,826***	

du/ac = dwelling units per acre.

Commercial Development

The Proposed Action would include two commercial areas: a Village District and a large commercial site. The projected buildout of 476,000 square feet of commercial development could be entirely commercial or business professional and higher density residential or a mix of uses. These uses may include retail commercial shops, grocery, drugstores, restaurants, professional offices, medical and dental offices, financial institutions, and similar uses. Both commercial areas would be located along Westbrook Boulevard, with the Village District located to the west of the roadway in the southern portion of the project site and the large commercial site located to the east of the roadway in the northern portion of the site, south of Placer Parkway.

Village District

The Village District would be centrally located on an approximately 27-acre site and would provide a mixed density of land uses common to an urban setting or traditional downtown. The Village District

would include mixed-used centers that allow a combination of commercial, office, and residential uses. The Village District would have a residential allocation of 109 residential uses as lofts or condominiums (see **Table 2.0-1**).

Commercial Site

One large commercial site of about 24 acres would be located in the northern portion of the project site adjacent to a possible future interchange along Placer Parkway to support regional commercial and business park uses. The commercial site would provide a broad range of goods, services, and employment opportunities. Commercial buildings would range between 50,000 and 250,000 square feet.

Parks and Open Space

Neighborhood Parks

As shown on **Figure 2.0-2**, seven sites totaling about 22 acres are proposed as neighborhood parks. These parks would range in size from 1.3 to 10 acres and would serve the residential neighborhoods. They would also be located near open space where possible. Neighborhood parks would be linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the project site's parks and open space system. As shown on **Figure 2.0-2**, a 3-acre park would be located within the Village District and the rest of the parks would be distributed throughout the project site. Therefore, most residents would be within 0.25 mile of a park and 0.5 mile of the park associated with the Village District. Neighborhood parks would include a mix of active play fields such as soccer and baseball fields; as well as tot lots, playgrounds, picnic areas, and hard surface game courts. The largest neighborhood park would be 10 acres and would be located in the northern portion of the project site as shown on **Figure 2.0-2**. This park would include programmed team sports. Other neighborhood parks would not be overly programmed in order to be flexible for the enjoyment of the users.

Open Space and Preserves

As shown on **Figure 2.0-2**, approximately 38 acres are proposed as open space and another 108 acres as wildlife/wetland preserve. Overall, approximately 146 acres, or 22 percent of the 674-acre project site, would be either open space and/or preserve. The two preserves (Southeast Preserve and Southwest Preserve) would be located in the southern portion of the project site along the University Creek corridor. These areas would be maintained as an open space preserve in perpetuity. A smaller open space area would be adjacent to the planned Placer Parkway right of way in the northwestern portion of the project site. This area, called the North Avoidance area on the land use plan, would not be developed as part of the Proposed Action and would remain a general open space area where filling of WOUS would not occur as a result of the Proposed Action. However, the area would not be considered a preserve because the avoided WOUS within the open space area could experience adverse effects (direct and indirect) as and when Placer Parkway is constructed.

The Southeast and Southwest Preserves are intended to serve a variety of functions, including providing floodwater conveyance, storm water treatment, aesthetic amenities, recreational facilities (trails) and

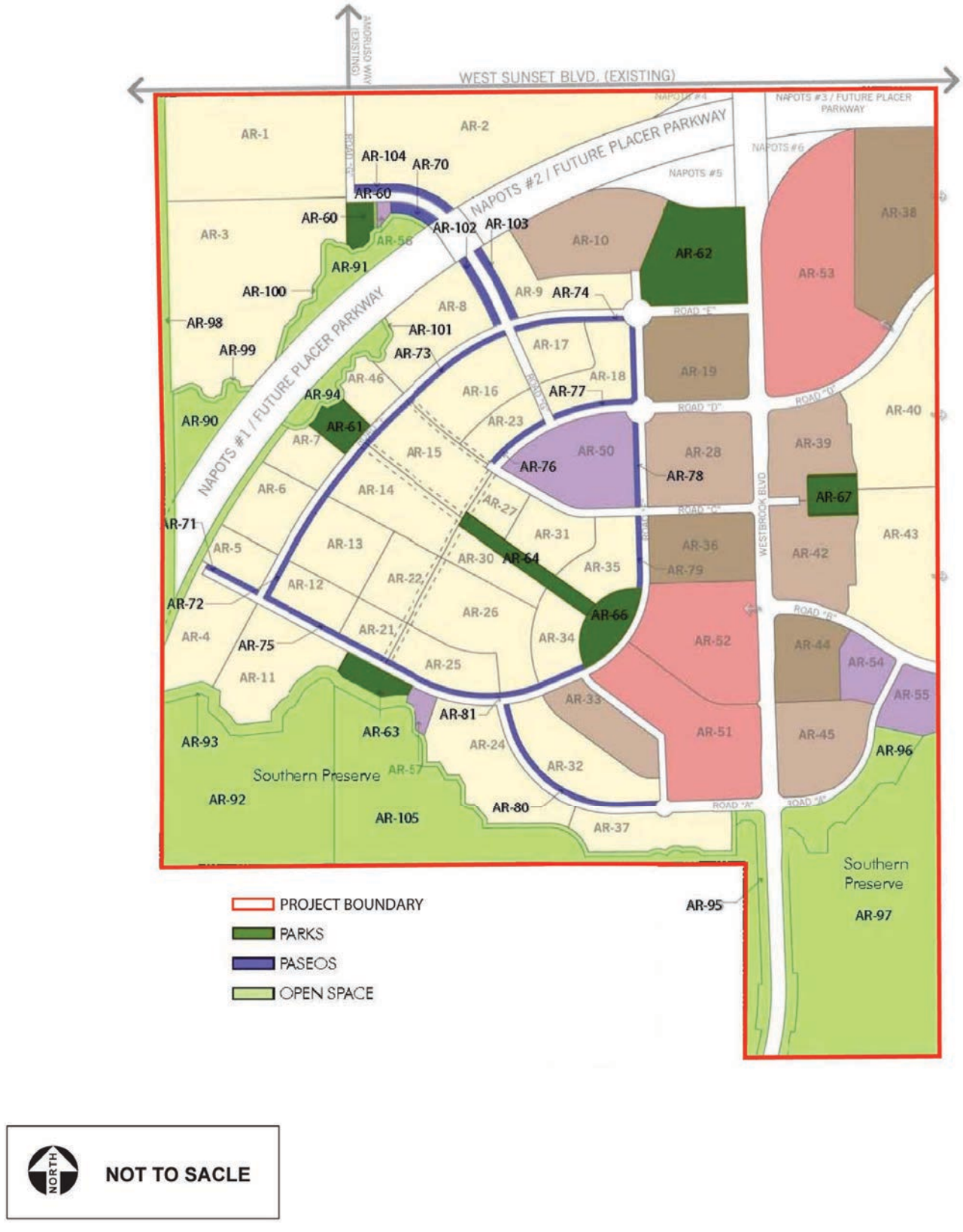
habitat preservation (seasonal wetlands, vernal pool complexes). Preserve areas are proposed to abut other regional open space areas, including portions of the CSP's open space preserve to the south, portions of the WRSP's open space preserve to the southeast, and the City's Al Johnson Wildlife Area to the west (**Figure 2.0-3**). The preserve component of the Proposed Action is meant to be consistent with the regional open space planning goals of the draft Placer County Conservation Plan (PCCP).

The preserves and general open space areas would be managed in accordance with the *City of Roseville's Open Space Preserve Overarching Management Plan* (OSPOMP) that has been approved by the Corps and the USFWS and guides the management of other open space areas owned by the City of Roseville and provides mechanisms for consistent application of preserve management strategies across the City. Ultimately, all open space and/or preserve areas are expected to be dedicated to and managed by the City of Roseville in accordance with the City's OSPOMP.

The largest open space area would be approximately 98 acres and would be designated as a permanent on-site open space preserve. The preserve boundary was established by maintaining a 50-foot setback from all preserved wetland basins (such as vernal pools and seasonal wetlands). The preserve design also includes a minimum of 30-foot wide "transition zone" buffer parcel located between the preserve boundary and the adjacent development area. Therefore, based on the combined internal 50-foot setback and adjacent minimum 30-foot "transition zone," most preserved wetlands would be greater than 80 feet from the edge of development parcels. The preserve "transition zone" would be utilized for activities such as slope grading, outfall structures, a storm water conveyance ditch, bike trails, weed abatement activities, and other maintenance and health and safety vehicle access. The 30-foot transition zone areas would not be protected by a conservation easement or deed restrictions and all wetlands within this area would be permitted for direct impacts (fill). However, while some structures, grading, and ongoing maintenance would occur within the 30-foot transition zone, it would provide additional protection to the wetlands located within the on-site open space preserve. A conveyance earth channel, which is necessary to direct storm water and landscape irrigation nuisance flows off-site, would be created within the 30-foot transition zone. The storm water conveyance earth channel would create a hydraulic separation between the preserve and adjacent development parcels, protecting the preserve area from impacts associated with storm water and irrigation runoff. In addition, the 30-foot transition zone would accommodate structures and utilities, such as bike trails, outfalls, and power lines that would otherwise typically be located within preserves. This would reduce the need to access these areas for structure maintenance and reduce the risk of inadvertent wetland impacts.

Public and Quasi Public Uses, including Schools

As shown on **Figure 2.0-1**, the Proposed Action would include approximately 17 acres of Public/Quasi Public Uses that would accommodate a variety of public-serving uses and facilities. Under the P/QP uses, one 10-acre site centrally located within the project site would be developed as a school. Other P/QP uses would include a fire station and areas for specific infrastructure related items such as a groundwater well and any other facility that would be required for the Proposed Action.



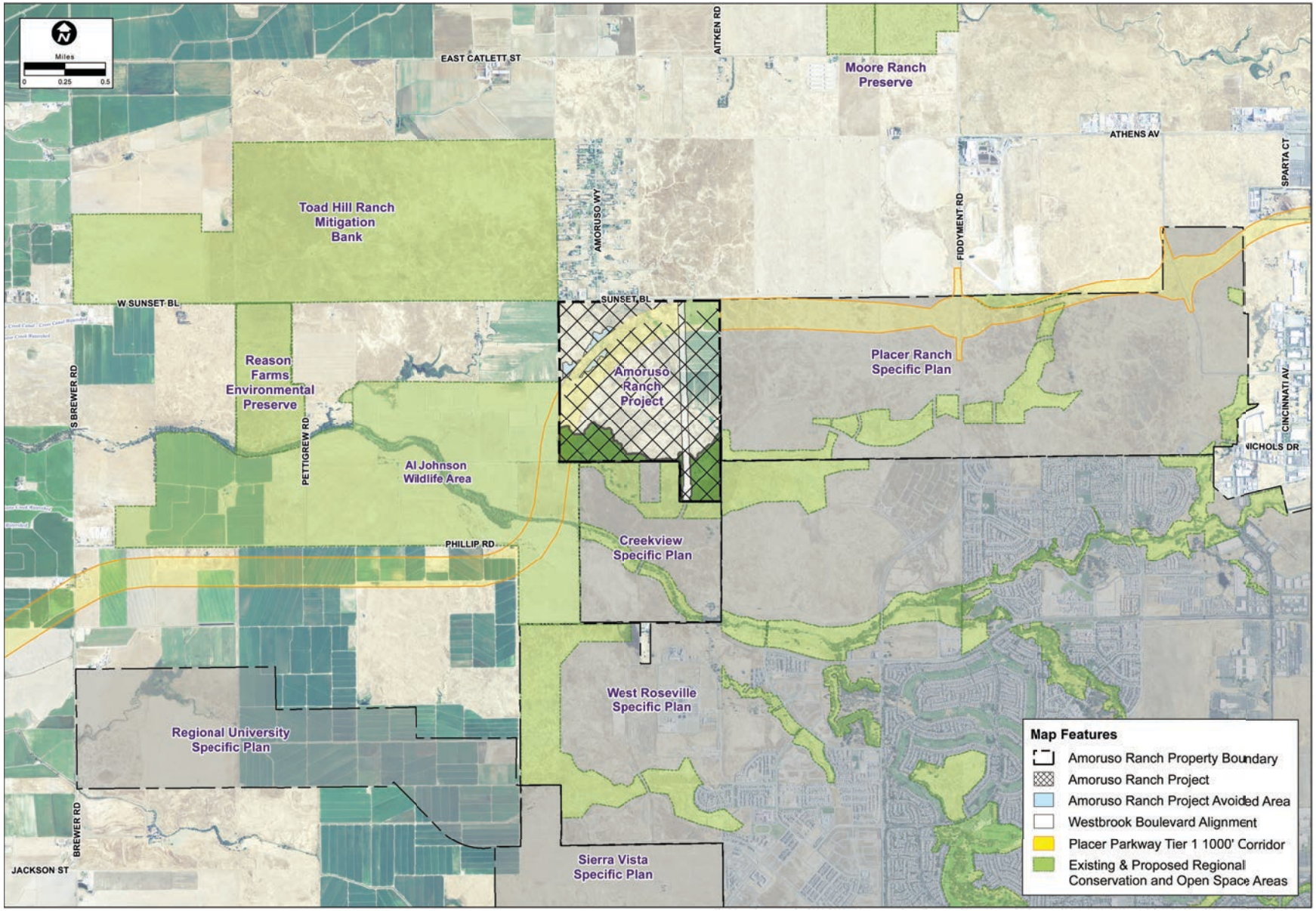
SOURCE: Amoruso Ranch Specific Plan, 2016; AES, 2016.

FIGURE **2.0-2**

Parks and Open Space

IMPACT SCIENCES

1189.002•05/18



SOURCE: ECORP Consulting, Inc., NAIP, 2018

FIGURE **2.0-3**

IMPACT SCIENCES

Regional Open Space

1189.002•05/18

2.4.2 Circulation System

The Proposed Action provides for a circulation system integrating a hierarchy of roadways, a pedestrian and bikeway network, and public transit links to existing City and regional transit systems. New public roads would be constructed within the project site to current City of Roseville standards, consistent with the design sections included in the ARSP (City of Roseville 2016). The streets alignment and the location of parks and landscape corridors within the project site have been designed to organize the community and promote traffic calming and pedestrian use. The modified grid pattern would provide multiple ingress and egress points into and out of the project site to help dispersing traffic.

Existing and Proposed Regional System and Connections

The circulation system would provide for connectivity of streets to adjacent land uses within, as well as outside, the project site. Sunset Boulevard West, the proposed Westbrook Boulevard, and the planned east/ west Placer Parkway would connect the Proposed Action to adjacent areas.

- **Sunset Boulevard West** – Sunset Boulevard West is an existing east/west two-lane rural roadway that is located along the northern boundary of the project site. The Proposed Action would result in two connections to Sunset Boulevard West via intersections with proposed Westbrook Boulevard and Road G. Additionally, the segment of Sunset Boulevard West adjacent to the northern site boundary would be improved to accommodate the increase in traffic resulting from the Proposed Action and would provide an appropriate interface with adjacent existing residential uses. Improvements include the addition of a traffic signal, turn pockets, striping, and general grading/pavement to improve stormwater drainage.
- **Westbrook Boulevard** – Westbrook Boulevard is a City-planned north/south six-lane arterial roadway that will begin at Baseline Road and extend north through the CSP area and into the project site. Westbrook Boulevard is planned to extend north from the southern boundary through the project site to connect with Sunset Boulevard West.
- **Placer Parkway –** Placer Parkway is a planned limited access 15-mile highway that would provide an east/west connection between Highway 65 near Roseville and Highway 99 near the Sacramento International Airport (SMF). Although separately funded and not a part of the Proposed Action, the alignment of Placer Parkway extends through the northern portion of the project site, encompassing approximately 49 acres. Within the project site, both Westbrook Boulevard and Road G are proposed to cross Placer Parkway. Road G, a two-lane residential roadway, is proposed to be an underpass to Placer Parkway, and Westbrook Boulevard would be an interchange at Placer Parkway. Land has also been set aside for a potential future grade separated interchange between Placer Parkway and Westbrook Boulevard. Other than the potential interchange, the remainder of the alignment of Placer Parkway through the project site would be at grade.

Planned Amoruso Ranch Project Circulation System and Improvements

The circulation system would include arterial, collector, and residential roadways for automobiles and bicyclists. The on-site arterials would be aligned east-west or north-south to connect to existing and planned roadways to the north, east, and south of the project site. Arterial roadways would range from four to six lanes and include landscape medians, on-street bike lanes, bus turn-outs, and adjacent

landscape corridors with detached eight-foot wide pedestrian sidewalks. The eight-foot pedestrian sidewalk along the arterials streets would also function as a Class 1A bike path, which would provide an option for bicyclists to ride on a street separated path versus riding in a bike lane within the street. Collector streets would distribute trips from the arterial system to the local street system. Within the project site, travel lane widths for collector roadways would be reduced and landscaped corridors would be provided to reduce travel speeds and create a more pedestrian friendly community. Finally, local roadways would provide direct access from the collector streets through neighborhoods to residential units. The typical standard for a local street would include two travel lanes with space for on-street parallel parking and a detached sidewalk.

Pedestrian and Bikeway Facilities

A system of dedicated pedestrian paths and bikeways would provide off-street linkages throughout the community, connecting to Roseville's existing and planned regional trail and bicycle network facilities to the west, east, and south of the project site. The Proposed Action would also provide approximately two miles of paseos, or multi-use pathways intended to facilitate pedestrian and bicycle movement throughout the project site.

Transit

Public transit service would be extended to the project site and would utilize the proposed circulation system to provide local and regional transit connections for community residents and employees. Bus Rapid Transit (BRT) facilities would also be included along Westbrook Boulevard within the project site to accommodate a proposed route that may extend from Sacramento Regional Transit's Light Rail Station at Watt Avenue/Interstate-80 north along Watt Avenue through the Sierra Vista Specific Plan and CSP areas to the project site. Bus turnouts and shelters, which can be utilized as BRT transit stops, would be constructed in accordance with City Improvement Standards.

2.4.3 Public Facilities and Services

The utility infrastructure, which includes potable water, recycled water, and wastewater service, storm water management, and flood protection, will be designed to serve the buildout of the Proposed Action and the improvements would be constructed in phases. The City of Roseville would provide water, recycled water, wastewater services, electricity, and storm water management. Private providers would serve the Proposed Action with natural gas and telecommunications services. **Table 2.0-2** summarizes responsibility for utilities and services to the Proposed Action.

The following utility and public facility improvements would be constructed on the project site.

- The potable water transmission/distribution system would connect to future water infrastructure in the CSP area via Westbrook Boulevard and would consist of a looped distribution system that parallels collector and arterial roadways. One on-site groundwater well, with a capacity to provide 2.16 to 2.59 million gallons/day, would also be located on the project site. The two existing wells will be decommissioned as part of the Proposed Action.

- The wastewater collection and transmission system would connect to future wastewater infrastructure in the CSP area via Westbrook Boulevard and would consist of pipes installed within street ROWs and easements. In addition, the system would include two lift stations, one in the northwestern portion of the project site to pump wastewater under the proposed Placer Parkway alignment and another in the southern central portion of the project site to pump wastewater to the connection with the CSP area in Westbrook Boulevard. Wastewater would be treated at the Pleasant Grove Wastewater Treatment Plant (PGWWTP). The existing sewage septic disposal system will be located, pumped, and properly abandoned as part of the demolition of the existing ranch house.

Table 2.0-2
Proposed Action Services and Utilities Providers

Service	Provider
Potable and recycled water supply	City of Roseville
Wastewater treatment	City of Roseville
Storm water management	City of Roseville
Solid waste services	City of Roseville
Electricity	Roseville Electric
Police services	Roseville Police Department
Fire protection services	Roseville Fire Department
Schools	Roseville City School District (K – 8) Roseville Joint Union High School District (9 – 12)
Natural gas	Pacific Gas and Electric Company
Communications	AT&T, Comcast, and Wave Broadband
Transit	Roseville Transit, Placer County Transit

- The recycled water distribution system would connect to future water infrastructure in the CSP area via Westbrook Boulevard and would include lines running parallel to the collector and arterial roadway system. Recycled water would be obtained from the PGWWTP and used for irrigation purposes.
- The storm water drainage system will consist of conventional subsurface storm drains located within the road network on the project site. All of the storm drain mains would be directed towards the west, with the storm drains in the northern portion of the site discharging into a ditch that would run along the western boundary of the site from Sunset Boulevard West up to University Creek. Storm drain channels in the central portion of the site would converge and discharge into University Creek at the southwesterly corner of the development area. Storm water from a small area in the eastern portion of the site would drain to the south and discharge into University Creek in the southeastern portion of the site via two outfalls. All storm water flows from the project site will be directed to Low Impact Development (LID) features first to improve the water quality before entering the proposed storm drain network.
- Electrical infrastructure improvements include 12 kilovolts (kV) on-site distribution lines that would be placed underground within street ROWs. The project site would be served by an

electrical substation to be constructed in the CSP area via a future 60kV overhead line extension along the east side of Westbrook Boulevard and the south side of Road A.

- On-site natural gas infrastructure that would connect to planned facilities in the CSP area via Westbrook Boulevard. Gas lines would branch off from the main line in Westbrook Boulevard to serve various neighborhoods.
- A fire station site is proposed on a three-acre site located in the southeastern portion of the project site.
- An elementary school site is proposed on a 9.6-acre site located in the center of the project site.

The following off-site utility improvements would be constructed as part of the Proposed Action:[1]

- Al Johnson Wildlife Area – Drainage improvements planned within the approximately 1.6-acre off-site Al Johnson Improvements area include excavation of existing University Creek along the western boundary of the project site, and the installation of conveyance infrastructure (piping and/or ditching) along the future alignment of Placer Parkway within the project site and the Al Johnson Wildlife area.
- Sunset Boulevard West - Improvements to this County road would include widening the existing 22-foot wide roadway section and a drainage ditch for the length of the project site and providing turn lanes at the intersection of Westbrook Boulevard and Amoruso Way. The project would not widen the roadway to the west of the project site.

2.4.4 Off-Site Mitigation Properties

As a part of the Proposed Action, the Applicant is proposing to create, restore, and/or preserve wildlife/wetland habitat at three off-site wetland mitigation sites. These are the Mourier East, Mourier West, and Skover properties (collectively "mitigation properties") (see **Figure 2.0-4, Mitigation Properties and Vicinity**). Each mitigation property is discussed in more detail below.

- **Mourier East Property** - The Mourier East property is a 240-acre site located approximately 0.5 mile west of the Amoruso Ranch project site. The Mourier East property is comprised of gently rolling to flat terrain, and has elevations that range from approximately 50 to 75 feet above mean sea level. Historically the Mourier East property has been disked, but the site has not been dryland farmed. Currently the entire property is used for cattle grazing.
- **Mourier West Property** - The Mourier West property is a 265-acre site located approximately two miles west of the Amoruso Ranch project site. The Mourier West property is composed of leveled to gently rolling terrain and has elevations ranging from approximately 50 feet to 75 feet above mean sea level. The northern portion of the Mourier West property was contoured and used for rice cultivation, but is now fallow. The southern portion of the property has been disked, but has never been dryland farmed.

---

1 Potable water would be supplied to the project site through the City's surface water contract with the Placer County Water Agency (PCWA). This supply would be provided through an intertie at the Tinker Pump Station and Reservoir. Additional infrastructure would need to be constructed at this location to serve both the project and existing City commitments. Tinker pump station improvements would not involve any impacts on WOUS, and therefore are not part of the Proposed Action.

- **Skover Property** - The Skover property is a 139-acre site located approximately 2.5 miles west of the Amoruso Ranch project site. The Skover property is composed of leveled terrain and has elevations of approximately 60 to 65 feet above mean sea level. Since the mid-1970s, the majority of the site has been leveled and farmed for cultivated rice production.

2.4.5 Project Implementation

Project Schedule and Construction Phasing

Construction of the proposed development would commence in 2019 and be complete by 2034, depending on market conditions. The development would be guided by a phasing plan, which would provide for a comprehensively planned infrastructure system with coordinated construction of roadways, utilities, and related facilities. The Proposed Action would be constructed in three phases. The first phase of development would occur in the southern portion of the project site and include the Village District. The second phase would develop the remainder of the site located south of the planned Placer Parkway and the third phase would develop the remainder of the site, north of the Parkway.

The infrastructure requirements for each phase of development would include all on-site backbone infrastructure and off-site facilities necessary for each phase to proceed, such as roadways, sewer, water, recycled water, storm drainage, dry utilities, parks and open space, recreation facilities, a school, and other facilities and improvements.

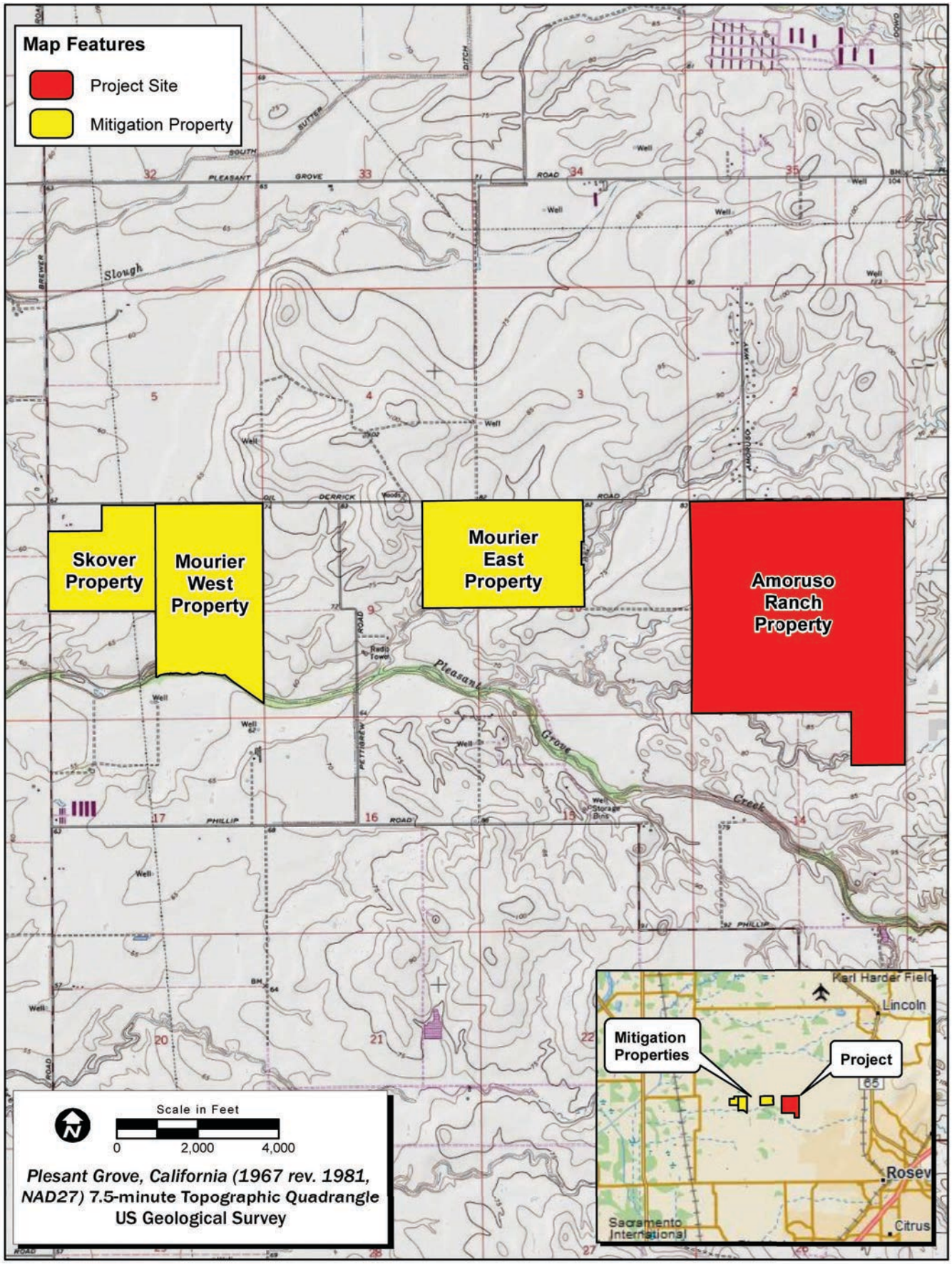
Major on-site improvements needed to adequately support each phase within the project site would include:

- Internal major roadways within the phase boundary;
- Utility improvements within the roadway right-of-way (water, recycled water, and waste water);
- Storm drain improvements, outfalls into the receiving waters, and storm water management facilities as necessary; and
- Backbone dry utilities including gas, electric, telephone, cable television, and signal interconnection.

Construction Activities and Equipment

Construction activities would be limited to daytime hours between 7:00 a.m. and 7:00 p.m. Monday through Friday, and between 8:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and holidays.

Construction activities for the mixed-use development would include site preparation, including structure demolition and vegetation removal, grading (excavation and backfill), foundation construction, construction of steel structures and masonry, trenching and installation of electrical, mechanical equipment and piping, paving, and landscaping.



SOURCE: ECORP Consulting, 2018

FIGURE **2.0-4**

IMPACT SCIENCES

Mitigation Properties and Vicinity

1189.002•08/18

To reduce haulage and disposal needs, grading is proposed to balance within the project site as a whole. Approximately 1.15 million cubic yards of cut and 1.15 million cubic yards of fill would be required for development of the Proposed Action. These earthwork quantities are preliminary and would be refined during the final engineering design phases to account for changes in volume due to clearing and grubbing, soil shrinkage or swelling, compaction, utility spoils, and construction methods. The project site would be graded such that the base building pad elevation would exceed the regulatory flood plain elevation by a minimum of two feet. Grading would follow the existing topography at the site and runoff would be directed from the northeast corner to the southwest corner.

A variety of heavy equipment such as bulldozers, scrapers, excavators, loaders, trucks, forklifts, welders, and compressors would be required as well as generator sets and hand tools.

Construction of the Proposed Action would require an average of approximately 65 workers per day over the course of construction; however, this number would vary depending on the time of year and construction phase. Construction staging areas for the Proposed Action would be located within the project site. Construction traffic would enter and exit the project site by the extension of Westbrook Boulevard from the CSP Area.

2.4.6 Measures Adopted by the City of Roseville

Mitigation measures and conditions of approval were originally identified in the ARSP Environmental Impact Report (EIR) as environmentally proactive measures that would be incorporated into development of the Proposed Action. These measures were imposed by the City on the Proposed Action and will be monitored as part of the Mitigation Monitoring and Reporting Program adopted by the City of Roseville. All of these measures previously imposed on the proposed development by the City, as they apply to the impacts of the federal action, are incorporated into and a part of the Proposed Action. The mitigation measures imposed by the City are reiterated throughout this EIS in effort to identify potential mitigation measures that could reduce impacts discussed in this EIS.

In addition to City-imposed mitigation measures and conditions of approval, there are other City requirements which are part of the Proposed Action, as well as other state laws that the Proposed Action (or an alternative) would comply with. These include, but are not limited to, the California Building Code requirements, City's building permit requirements, Roseville City Design Guidelines, City of Roseville Water Conservation and Drought Mitigation Ordinance, State Bill 50 related to payment of school impact fees, and National Pollutant Discharge Elimination System (NPDES) requirements related to construction-phase and operational urban runoff. All of these requirements, which are required by law, are considered a part of the Proposed Action (or an alternative) in the assessment of effects in this EIS.

2.4.7 Required Permits and Approvals

Permits and approvals that are or may be required to construct and operate the Proposed Action are summarized below. The text below also identifies the sections of the EIS where additional information regarding these permits and approvals can be found.

Federal Approvals

- Clean Water Act, Section 404 permit from the Corps (see **Section 3.4, Biological Resources,** and **Section 3.10, Hydrology and Water Quality**).
- Endangered Species Act, Section 7 and/or Section 10 consultation and authorization from USFWS (see **Section 3.4, Biological Resources**).

State Approvals

- Clean Water Act, Section 401 Water Quality Certification from the Central Valley Regional Water Quality Control Board (CVRWQCB) (see **Section 3.10, Hydrology and Water Quality**).
- Clean Water Act, Section 402 coverage under NPDES Construction General Permit from CVRWQCB (see **Section 3.10, Hydrology and Water Quality**).
- Master Reclamation permit for recycled water delivery and use from PGWWTP (see **Section 3.13, Public Services**, and **Section 3.15, Utilities and Service Systems**).
- California Endangered Species Act/California Fish and Game Code Section 2081 take authorization from the California Department of Fish and Wildlife (CDFW) (see **Section 3.4, Biological Resources**).
- California Fish and Game Code Section 1602 Streambed Alteration Agreement from the CDFW (see **Section 3.4, Biological Resources**, and **Section 3.10, Hydrology and Water Quality**).

2.5 ALTERNATIVES ANALYZED IN THE EIS

As discussed earlier in the section, based on their ability to meet the purpose and need of the Proposed Action, three on-site alternatives were determined to be reasonable alternatives to the Proposed Action and were carried forward in the EIS for detailed evaluation along with the No Action alternative. These alternatives are described below.

2.5.1 No Action Alternative

Under the No Action alternative, the project site would be developed in a manner that completely avoids the discharge of dredged and/or fill material into WOUS, thereby avoiding the need for the Corps to issue a DA permit under Section 404 of the Clean Water Act. Under the No Action alternative, all WOUS would be avoided and no DA permit would be required. However, compliance with other Federal, State, and/or local laws would still apply, including potential authorization from the USFWS under the federal Endangered Species Act for incidental take of federally-listed threatened and/or endangered species.

The No Action alternative would develop portions of the 674-acre site in locations where WOUS are not present (uplands), resulting in a substantial reduction in the amount of residential and commercial development on the site. Developing only uplands and avoiding all WOUS would reduce the total area available for development to approximately 293.6 acres, comprising 196.6 acres of residential uses (1,679 residential units at buildout), 29.1 acres of commercial and office uses, a 9.6-acre school site, 7.6 acres of other public uses, 12.7 acres of parks, and 39.5 acres of roads. Approximately 305 acres, comprised of avoided aquatic resources and adjacent uplands within 50 feet of WOUS, would be dedicated as open space. The layout of Westbrook Boulevard and Placer Parkway under this alternative would be similar to

the roadway layout under the Proposed Action while the layout of the internal roadway system under this alternative would be modified compared to the layout of the internal roadway system under the Proposed Action. **Figure 2.0-5** presents the area proposed for development under the No Action alternative.

As a result of the reduced community size, the utility demands for this alternative would be lower. **Table 2.0-3** presents the estimated utility demands for this and other alternatives discussed below. As with the Proposed Action, the planned Parkway, off-site roadway improvements along Sunset Boulevard, and off-site drainage improvements in the Al Johnson Wildlife Area are included in this alternative.

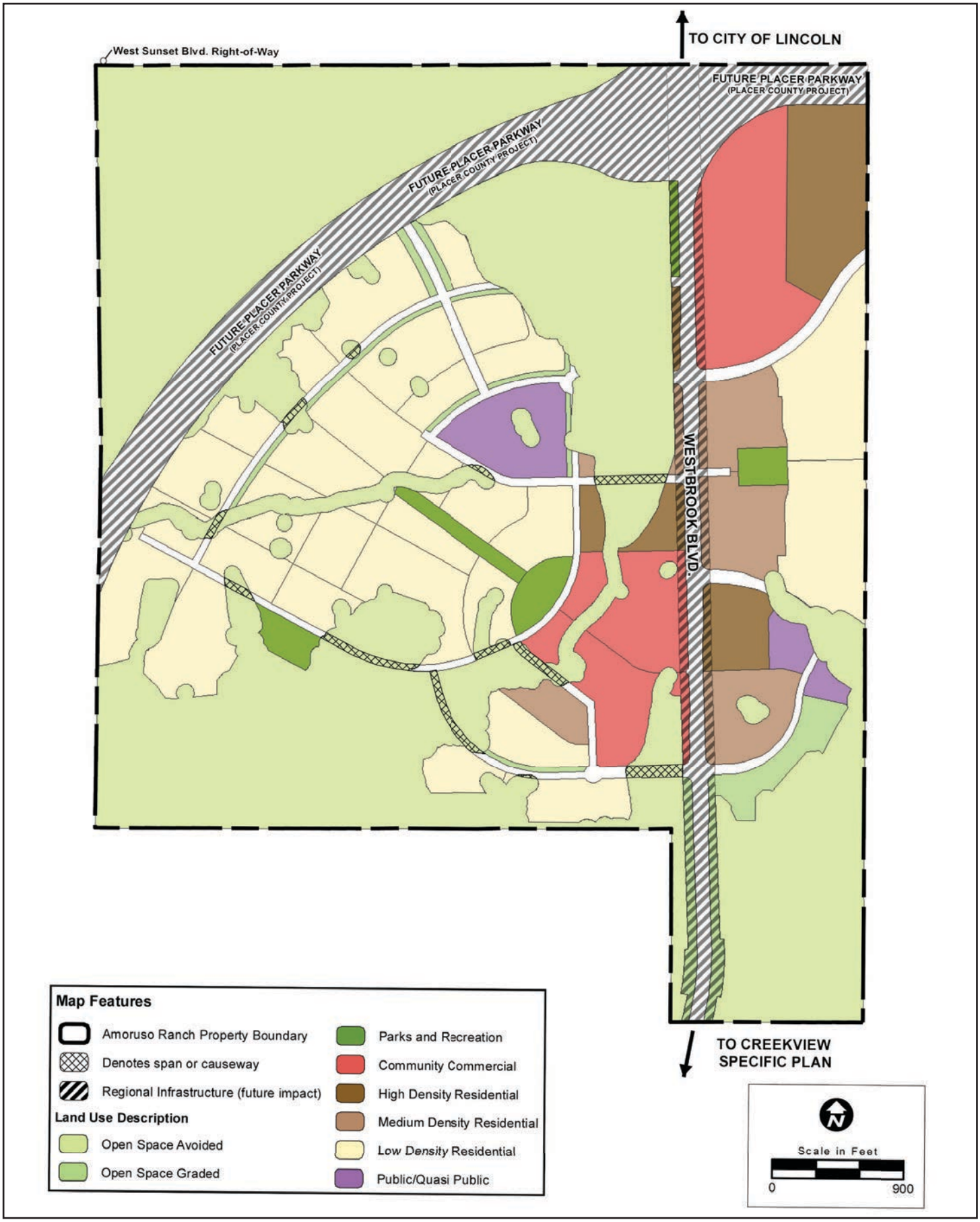
Table 2.0-3
Utility Demand – Proposed Action and Alternatives

Alternative	Water Demand (acre-feet/ year)	Recycled Water (acre-feet/year)	Wastewater (million gallons per day)
No Action	930	128	0.372
Proposed Action	1,503	222	0.606
Alternative 1 - Southern Avoidance	1,248	185	0.521
Alternative 2 - Northern Avoidance	1,321	195	0.550
Alternative 3 - Distributed Avoidance	1,393	206	0.558

2.5.2 Alternative 1: Southern Avoidance Alternative

This alternative would develop the 674-acre project site with a large-scale, mixed use, master planned community. This alternative is generally similar to the Proposed Action in terms of its development footprint and the location of the planned Parkway alignment, in a 5,500-foot radii alignment, within the project site. However, it differs from the Proposed Action in two key respects: this alternative eliminates the North Avoidance area in the vicinity of the Placer Parkway alignment and replaces it with low density residential, and expands both the Southwest and the Southeast Preserves in a northerly direction, increasing the area where impacts to WOUS would be avoided. Based on its design, this alternative would preserve/avoid approximately 19.08 acres and fill about 15.20 acres of WOUS on the project site.

Under this alternative, the total acreage available for development would decrease by about six percent to 484 acres, compared to 517 acres under the Proposed Action, and the open space/preserve areas would increase by about three percent to 142 acres, compared to 108 acres under the Proposed Action. Specifically, residential development would slightly decrease to 303 acres, compared to 337 acres under the Proposed Action, and as a result, fewer residential units (2,308 residential units) would be constructed under this alternative, compared to 2,826 residential units under the Proposed Action. However, commercial development would slightly increase under this alternative, while the public/quasi-public development (school) acreage would remain the same. The location of roadways and commercial land



SOURCE: ECORP Consulting, 2016

FIGURE **2.0-5**

No Action Alternative

IMPACT SCIENCES

1189.002•05/18

uses would also be largely similar to the Proposed Action. **Figure 2.0-6** presents the proposed land use plan for this alternative. **Table 2.0-3** presents the estimated utility demand for this alternative.

Additionally, this alternative would require construction of a drainage ditch within the Southwest Preserve to convey stormwater runoff from the development site into University Creek. Unlike the Proposed Action, the drainage ditch is required as storm water cannot be conveyed around the preserve due to low lying topography. As with the Proposed Action, off-site roadway improvements along Sunset Boulevard and off-site drainage improvements in the Al Johnson Wildlife Area are included in this alternative.

2.5.3 Alternative 2: Northern Avoidance Alternative

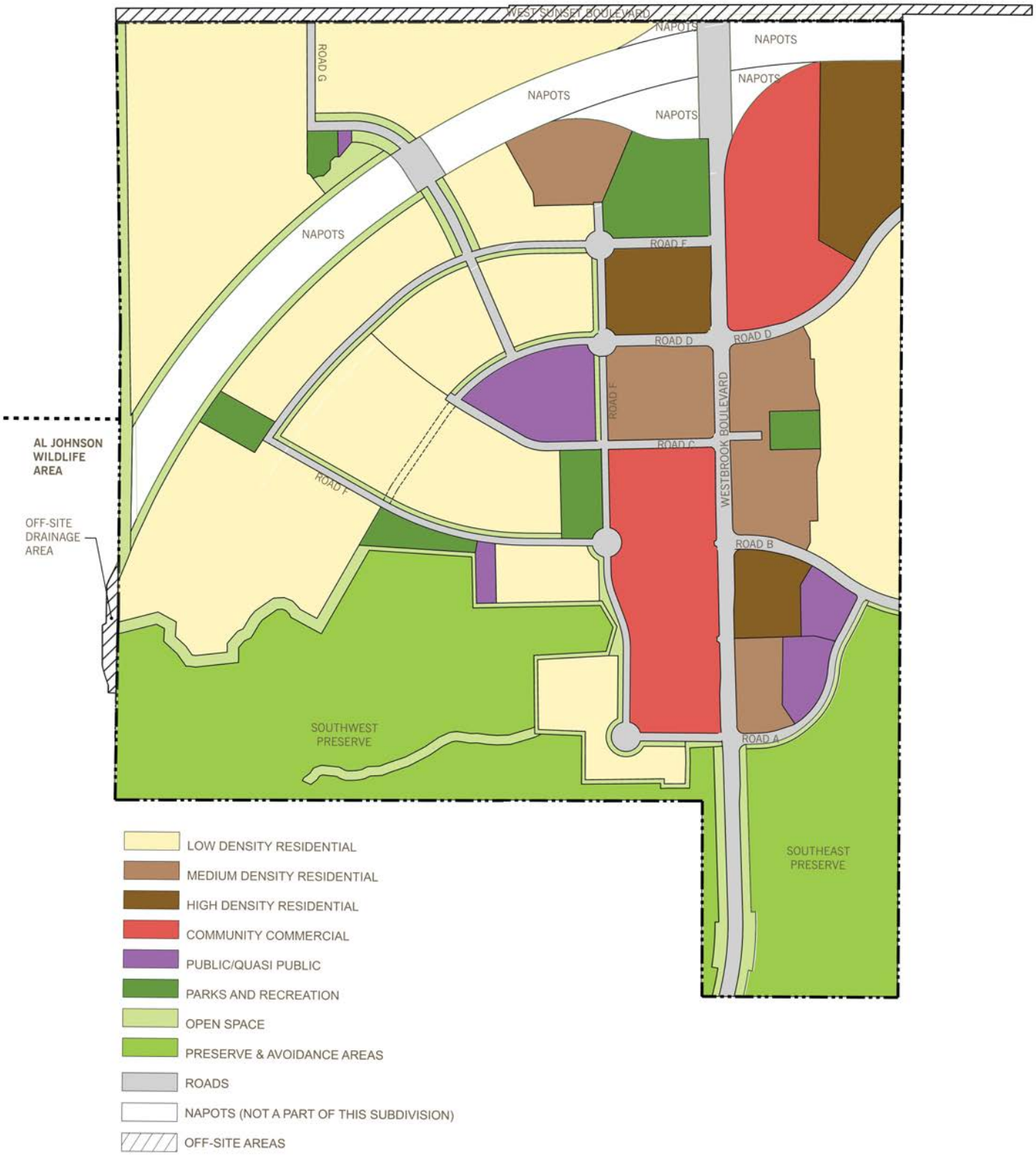
This alternative would also develop the 674-acre project site with a large-scale, mixed use, master planned community. The alternative shifts the alignment of the planned Parkway to a 7,300-foot radii alignment, which moves the alignment about 640 feet to the southeast of the alignment under the Proposed Action. As a result of this shift, the North Avoidance area would no longer be bisected by the parkway alignment and is substantially larger under this alternative than under the Proposed Action. However, as a result of the shift in the site plan, there is a corresponding reduction in the acreages of the two southern preserves. Based on its design, this alternative would preserve/avoid approximately 13.38 acres and fill about 22.44 acres of WOUS on the project site.

Under this alternative, total acreage to be developed would slightly decrease by one percent to 511 acres, compared to 517 acres under the Proposed Action, and preserve and avoided area would decrease to 96 acres, compared to 108 acres under the Proposed Action. The residential development footprint would slightly decrease to 327 acres, compared to 337 acres under the Proposed Action. As a result, fewer residential units (2,417 units) would be constructed under this alternative, compared to 2,826 units under the Proposed Action.

Acreage designated for commercial uses would increase under this alternative and school acreage would remain the same. The location of roadways and commercial land uses would also be largely similar to the Proposed Action. **Figure 2.0-7** presents the proposed land use plan for this alternative. **Table 2.0-3** presents the estimated utility demand for this alternative. As with the Proposed Action, off-site roadway improvements along Sunset Boulevard West and off-site drainage improvements in the Al Johnson Wildlife Area are included in this alternative.

2.5.4 Alternative 3: Distributed Avoidance Alternative

This alternative would also develop the 674-acre project site with a large-scale, mixed use, master planned community. This alternative shifts the alignment of the planned Parkway to a 6,200-foot radii alignment, which moves the alignment about 320 feet to the southeast of the alignment under the Proposed Action. As a result of this shift, the North Avoidance area would not be bisected by the parkway alignment under this alternative and is larger than under the Proposed Action. In addition, this alternative shifts the proposed development south within the project site, resulting in a reduction in the acreages of the two southern preserves. Based on its design, this alternative would preserve/avoid



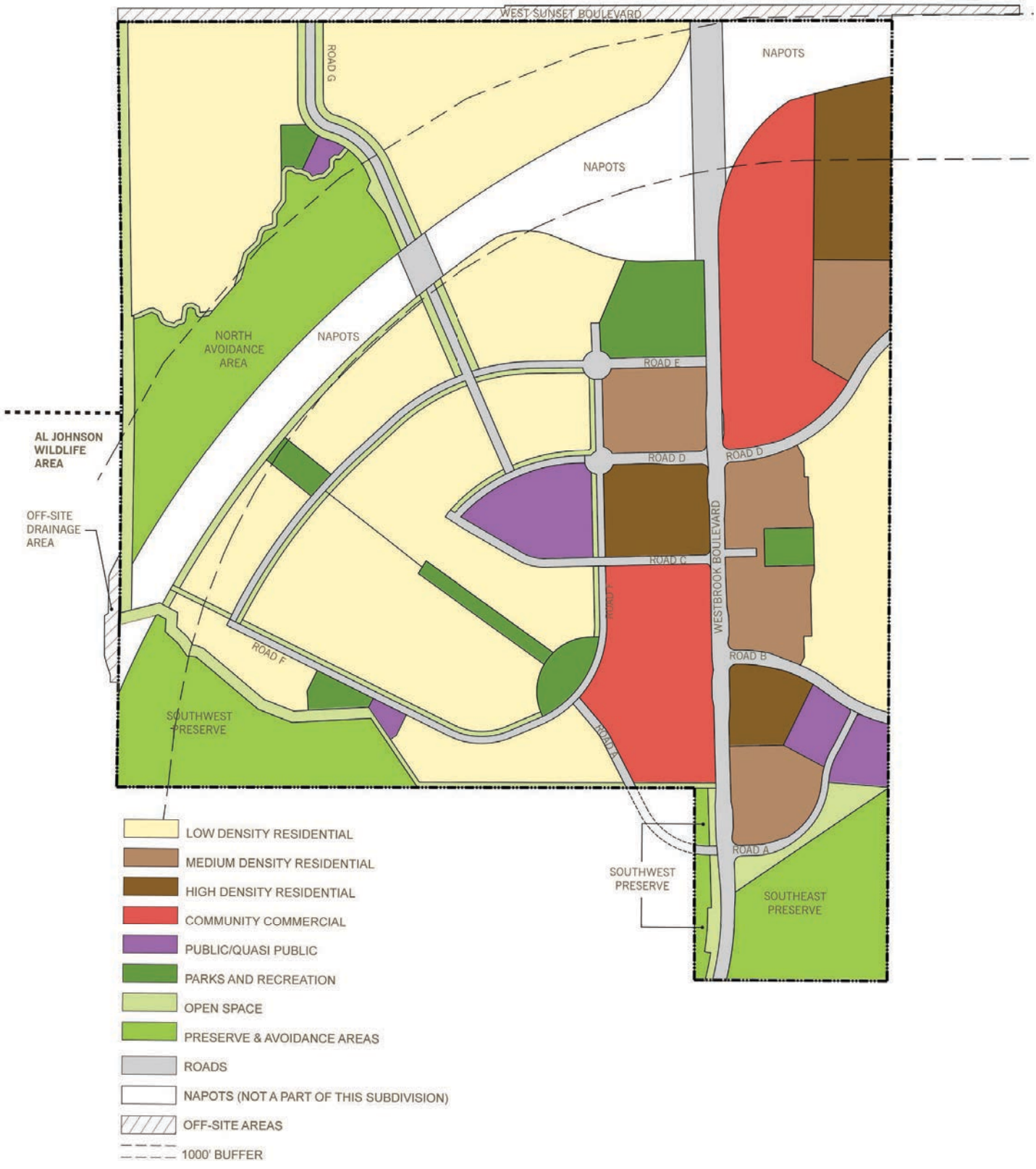
SOURCE: Dahlin, 2018

FIGURE **2.0-6**

IMPACT SCIENCES

Southern Avoidance Alternative

1189.002•05/18

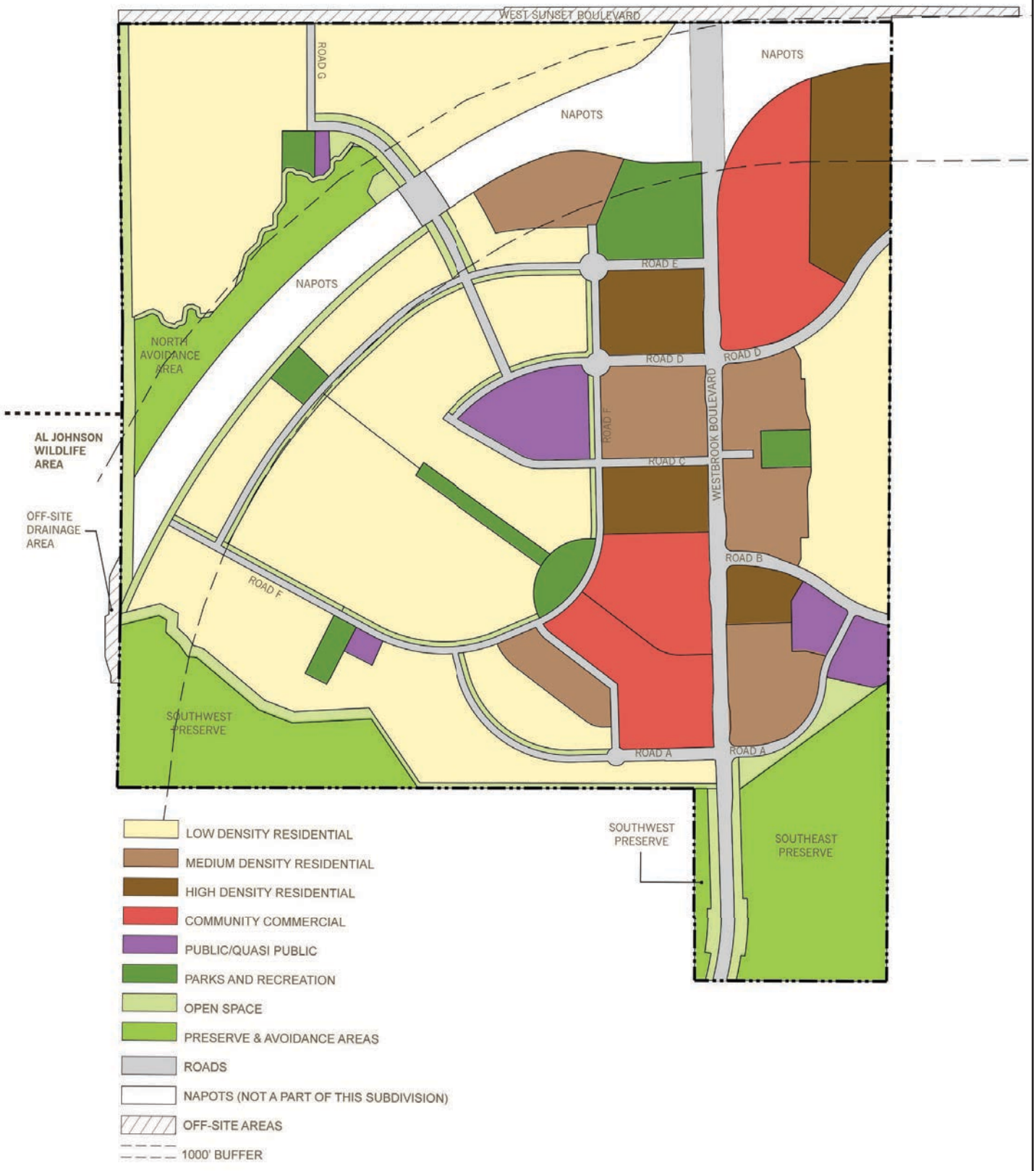


SOURCE: Dahlin, 2017

FIGURE **2.0-7**

IMPACT SCIENCES

Northern Avoidance Alternative



SOURCE: Dahlin, 2017

FIGURE **2.0-8**

Distributed Avoidance Alternative

IMPACT SCIENCES

1189.002•05/18

approximately 14.32 acres and fill about 21.84 acres of WOUS on the project site. Under this alternative, the total acreage of development would increase slightly, by two percent, to 529 acres compared to 517 acres under the Proposed Action, and preserve and open space areas would decrease to 92 acres, compared to 108 acres under the Proposed Action. The acreage of residential development would slightly increase to 348 acres, compared to 337 acres under the Proposed Action. However, fewer residential units (2,730 units) would be constructed under this alternative, compared to 2,826 units under the Proposed Action.

Acreage designated for commercial uses would increase slightly under this alternative and school acreage would remain the same. The location of roadways and commercial land uses would also be largely similar to the Proposed Action. **Figure 2.0-8** presents the proposed land use plan for this alternative. **Table 2.0-3** presents the estimated utility demand for this alternative. As with the Proposed Action, off-site roadway improvements along Sunset Boulevard and off-site drainage improvements in the Al Johnson Wildlife Area are included in this alternative.

2.6 SUMMARY COMPARISON OF PROPOSED ACTION AND ALTERNATIVES

Table 2.0-4 compares key features of the No Action, Proposed Action, and Alternatives 1 through 3.

Table 2.0-4
Proposed Action and Alternatives – Acreages by Land Use and WOUS Impacts

Alternative	Development Footprint	Residential Acreage	Residential Units at Buildout	Other Development Acreage		Preserve and Avoidance Acreage	Potential Direct Impacts on WOUS
No Action	316.6	193.2	1,619	Commercial	29.1	305.3	N/A
				Public/Quasi-Public	17.2		
				Parks	12.7		
				Roads[1]	39.5		
				Open Space	21.5		
Proposed Action	517.3	337.2	2,826	Commercial	51.1	107.8	18.70
				Public/Quasi-Public	17.2		
				Parks	22.1		
				Roads[1]	52.0		
				Open Space	37.7		
Alternative 1 - Southern Avoidance	483.7	302.9	2,308	Commercial	52.9	141.6	15.20
				Public/Quasi-Public	17.7		
				Parks	22.3		
				Roads[1]	47.9		
				Open Space	40.0		
Alternative 2 - Northern	510.8	327.1	2,417	Commercial	58.0	95.9	22.44
				Public/Quasi-Public	18.0		

Alternative	Development Footprint	Residential Acreage	Residential Units at Buildout	Other Development Acreage		Preserve and Avoidance Acreage	Potential Direct Impacts on WOUS
Avoidance				Parks	22.5		
				Roads[1]	50.1		
				Open Space	35.1		
Alternative 3 - Distributed Avoidance	528.9	347.9	2,730	Commercial	51.2	91.9	21.84
				Public/Quasi-Public	17.7		
				Parks	22.6		
				Roads[1]	52.1		
				Open Space	37.4		

[1] *Includes the area of major roads and landscape corridors.*

2.7 ALTERNATIVES CONSIDERED BUT REJECTED

As stated above, the Corps identified a number of on- and off-site alternatives which were subjected to a screening process to determine whether they would be feasible. **Subsection 2.7.1** below presents the on-site alternatives that were considered but determined to be infeasible, and **Subsection 2.7.2** presents the process by which off-site alternatives were screened.

2.7.1 On-Site Alternatives Identification and Screening

As a part of the permit application, the Applicant submitted information to the Corps regarding potential on- and off-site alternatives under the Section 404(b)(1) procedures. In the submittal, the Applicant identified a total of four on-site alternatives: (1) Vernal Pool Focused Preserve; (2) Additional Northern Preserve; (3) Expanded Clay Flat Preserve; and (4) No Fill. For each alternative, the Applicant discussed each alternative's ability to meet the project purpose, its technical, logistic and financial practicability, and its ability to reduce or avoid environmental effects.

The Vernal Pool Focused Preserve alternative was designed to include dispersed Open Space Preserve areas to capture most of the seasonal wetland swale complexes and vernal pools that occur throughout the property, as well as place a larger buffer on aquatic resources to offset potential indirect impacts. As a result, the developable area under this alternative would be reduced compared to the Proposed Action by about 180 acres to ±314 acres (ECORP 2016a).

The Additional Northern Preserve alternative included additional open space preserve areas to protect more of the seasonal wetland swale complex in the northern and southern portions of the property. The alternative included two separate Open Space Preserves: an expanded southern preserve and a second preserve in the northwestern corner of the site. As a result, the developable area under this alternative would be reduced compared to the Proposed Action by about 89 acres to ± 405 acres (ECORP 2016a).

The Expanded Clay Flat Preserve alternative was designed to increase the Southwestern Preserve to encompass additional clay flat area. As a result, the developable area under this alternative would be reduced compared to the Proposed Action by about 12 acres to ± 482 acres (ECORP 2016a).

The No Fill alternative was designed to preserve and maintain a 50-foot buffer around all WOUS, including wetlands, and would avoid the discharge of dredged and/or fill material into WOUS. Thus, the Corps would not be required to issue a DA permit for the alternative. This alternative would increase the open space and preserve area to ±316 acres and decrease the developable area by ±204 acres, compared to the Proposed Action (ECORP 2016a).

Based upon the information provided by the Applicant, the Corps determined that the Vernal Pool Focused Preserve and the Additional Northern Preserve did not meet the project purpose and were not feasible. Specifically, the Vernal Pool Focused Preserve alternative was found to be technically and logistically infeasible as it does not meet the City of Roseville's subdivision design requirements for pedestrian and alternative transportation access and eliminates key elements of the drainage master plan. Similarly, the Additional Northern Preserve alternative was found to be logistically infeasible as it eliminates key elements of the drainage master plan. With regard to the Expanded Clay Flat Preserve, the Corps requested the Applicant to refine the alternative to include additional avoidance of clay flat vernal pools, which was formulated into Alternative 1, or Southern Avoidance alternative, and is being carried forward for evaluation in this EIS. Furthermore, this alternative was included in the EIS in order to further reduce the fill impacts. The No Fill alternative is also carried forth in this EIS as the No Action Alternative.

2.7.2 Off-Site Alternatives Identification and Screening

With respect to off-site alternatives, the Corps focused on identifying alternate sites that could accommodate a project that would meet the identified purpose of the Proposed Action. According to 404(b)(1) Guidelines, alternatives that would be located on a property not presently owned by the Applicant but which could be reasonably obtained, utilized, expanded or managed to fulfill the basic project purpose, may be considered.

Screening of off-site alternatives was completed in two phases. The first phase focused on whether the site was available for developing the Proposed Action. The criterion used was the feasibility of acquiring sufficient acreage, i.e., the feasibility of acquiring title to the property through purchase, land exchange, or another mechanism. In the event that a site was determined to be available, under the second phase, it would be screened using other criteria, including potential environmental constraints.

As the Proposed Action involves the development of a large scale, residential community on an approximately 640-acre site in western Placer County, as a first step the study area for the search for alternative sites was defined as western Placer County between Highway 65 and Sutter County.

Within this study area, the Applicant was instructed to first identify all areas that were not under current or proposed preserves; planned for acquisition for a reserve under the PCCP; or already developed with

urban uses. Once those areas were excluded, the remainder of the area was to be examined to determine whether an approximately 600-acre site could be identified for acquisition by the Applicant.

Upon completion of the first step, the Applicant identified undeveloped areas within this study area as including: Placer Vineyards site; Sierra Vista Specific Plan area; Curry Creek Community Plan area, Regional University; Placer Ranch; and a large area to the north of the project site in Lincoln (Antonio Mountain Ranch).

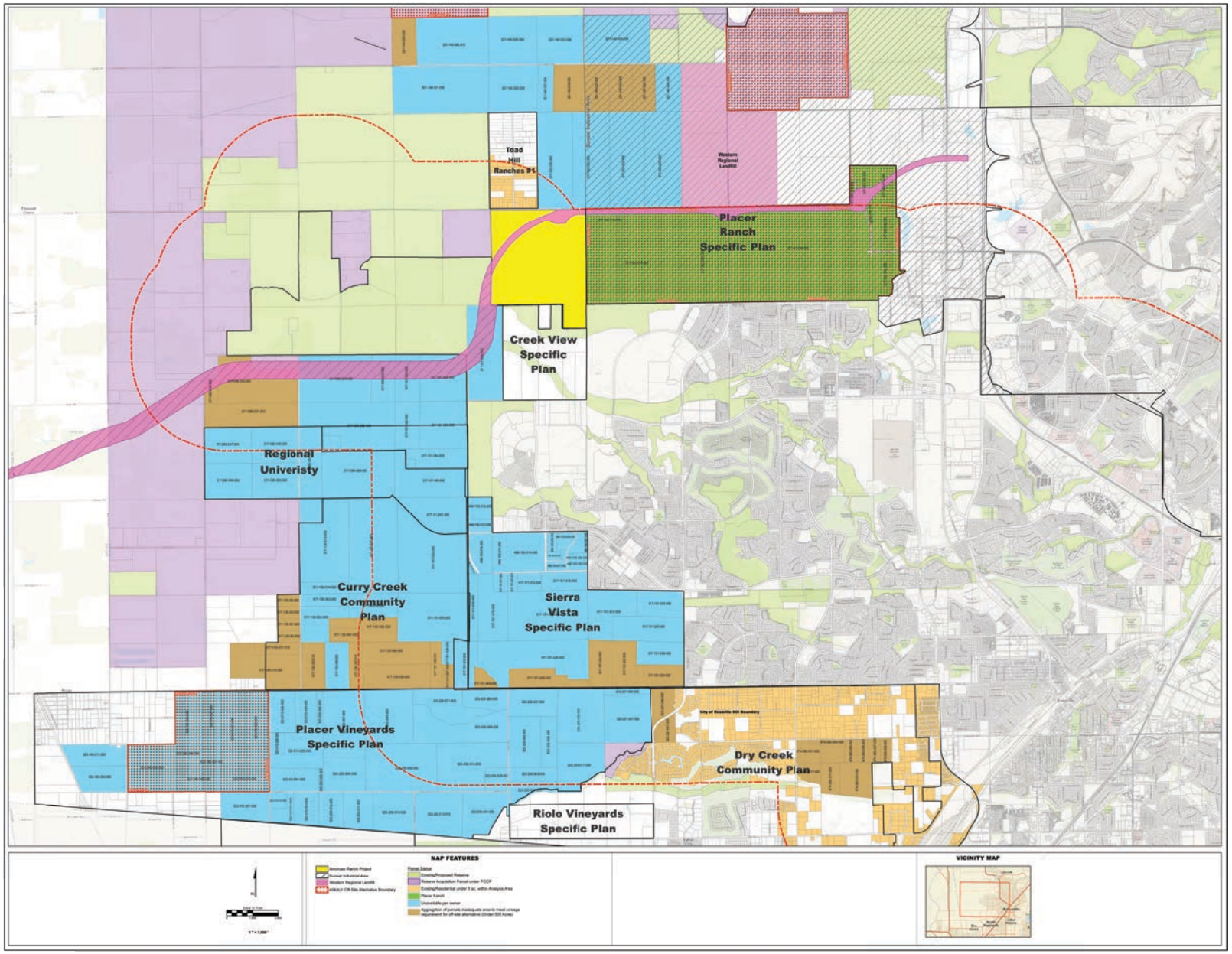
As the next step, the Applicant contacted property owners to determine whether the owner/owners would be willing to sell the land parcels to the Applicant. **Figure 2.0-9, Off-site Alternative Land Availability**, shows in blue the areas that were determined not for sale based on this step. Although some parcels were identified being available for acquisition (shown in brown on **Figure 2.0-9**), the acreage could not be aggregated to provide a minimum of ±600 acres.

Upon review of the results of this analysis, the Corps requested that the Applicant look for available site(s) in an area covered by the PCCP, east of State Route 65, stretching west to Auburn and Folsom Lake.

Undeveloped parcels of land, east of Highway 65, were screened using publically available geospatial data and GIS software. The goal of this higher-level screening was to identify contiguous undeveloped parcels of land greater than 600 acres that may be available for development of an off-site alternative. Parcels of land were screened by ownership (public or private), planned use, and current land use and were considered not available or appropriate if they were:

- Protected under the PCCP – Parcels identified as already protected natural areas under the PCCP or identified as reserve acquisition areas were excluded as unavailable for development.
- Owned by the state or federal government – Parcels owned by the state or federal government were considered protected and unavailable for development.
- Identified as existing development – A land use GIS layer was created for use by the PCCP based on 2009 aerial imagery. Parcels identified in this layer as urban/developed were assumed to be unavailable.
- Smaller than five acres – A visual evaluation of 50 parcels not identified as developed in the PCCP land cover data within the Search Area showed that over 90% of parcels smaller than five acres were already developed in a large lot subdivision or rural subdivision. For this reason, those areas not already considered developed in the PCCP land cover data, but on parcels less than five acres were considered unavailable.
- Smaller than 20 acres with significant existing improvements – Parcels smaller than 20 acres were excluded if Placer County Assessor's records indicated an existing home within areas allowing large parcel subdivisions.

Individual parcels of land, not excluded by these criteria, were considered available for development. Contiguous parcels of land were combined into aggregate parcels. Aggregations similar to or greater than



SOURCE: ECORP Consulting, Inc., 2017

FIGURE **2.0-9**

IMPACT SCIENCES

Off-Site Alternative Land Availability

1189.002•05/18

the project size (±600 acres) were retained as potential off-site project sites. This process yielded 10 aggregations, greater than 595 acres, as potential off-site alternatives (ECORP 2018a).

The 10 aggregations were then evaluated based on their ability to be purchased by the Applicant and their ability to achieve the project purpose. The owners of a significant portion of four aggregations responded that they were unwilling to sell; therefore, these aggregations were deemed unavailable. Three of the aggregations included high value homes and were considered estate lots; therefore, they were deemed unavailable. One aggregation, Bickford Ranch, was under construction, as evidenced by mass grading on large portions of the site; and another aggregation, Clover Valley, had been subject to litigation and a settlement that reduced the developable size of the aggregation to well below ±600 (ECORP 2018a). Although one parcel aggregation, located in Granite Bay, was of comparable size to the Proposed Action and was considered for further evaluation when one of seven parcel owners responded to inquiries with a willingness to sell, subsequent analysis of the site revealed that due to vernal pool and geologic constraints, the site would not yield adequate acreage to develop the Proposed Action (ECORP 2018b).

At the end of the screening process, the Corps concluded that there were no feasible off-site locations where the Proposed Action could be developed.

2.8 REFERENCES

City of Roseville. 2016. *Amoruso Ranch Specific Plan*.

ECORP 2016a. *Supplemental Information for Section 404(b)(1) On-Site Alternatives*. October 26.

ECORP 2016b. *Supplemental Information for Section 404(b)(1) Off-Site Alternatives*. July 15.

ECORP 2018a. *Memorandum: Information Regarding Offsite Alternative Locations for the proposed Amoruso Ranch Development (East of State Route 65)*. January 16.

ECORP 2018b. *Memorandum: Analysis of Granite Bay offsite alternative location for the proposed Amoruso Ranch Development (East of State Route 65)*. February 27.