United States Army Corps of Engineers

AMORUSO RANCH PROJECT

Final Environmental Impact Statement

USACE Action ID: SPK-2004-00888

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1.0 INTRODUCTION

The Final Environmental Impact Statement (Final EIS) has been prepared to respond to comments received on the Draft EIS for the Amoruso Ranch Project. The Final EIS has been prepared by the U.S. Army Corps of Engineers (USACE or Corps), Sacramento District in accordance with the requirements of the National Environmental Policy Act (NEPA). The USACE is the lead agency under NEPA. The U.S. Environmental Protection Agency (USEPA) and the City of Roseville are cooperating agencies under NEPA.

On February 1, 2019, the USACE released the Draft EIS for public review and comment. The comment period closed on March 18, 2019. The Draft EIS evaluated the potential environmental effects of the Proposed Action and four alternatives, including the No Action Alternative and three on-site alternative development plans. Written comments were received from federal, and local agencies, as well as from Brookfield Sunset, LLC (Applicant). The USACE considered the comments received on the Draft EIS and has provided responses to the comments in this Final EIS.

The Final EIS consists of the entire Draft EIS, which is presented in **Appendix A**, the comments on the Draft EIS, responses to comments, and revisions to the Draft EIS.

1.1 PURPOSE AND INTENDED USES OF THE FINAL EIS

NEPA requires a lead agency that has completed a Draft EIS to consult with and obtain comments from public agencies (cooperating, responsible, and/or trustee agencies) that have legal jurisdiction with respect to the Proposed Action, and to provide the general public with opportunities to comment on the Draft EIS. The Final EIS is a mechanism for responding to the comments received on the Draft EIS. This Final EIS has been prepared to respond to comments received from agencies, organizations, and members of the public on the Draft EIS for the Amoruso Ranch Project, which are reproduced in this document, and to present corrections, revisions, and other clarifications to the Draft EIS made in response to these comments.

As described in the Draft EIS, development on the project site would require the filling of wetlands and other jurisdictional waters of the United States as defined by the Clean Water Act (CWA). This discharge of fill material requires approval from the USACE pursuant to Section 404 of the federal CWA, under which the USACE issues or denies DA permits for activities involving a discharge of dredged or fill material into the waters of the United States, including wetlands (WOUS). The USACE has an active permit application from the Applicant to develop the project site with a mixed-use development project. Under the Proposed Action, approximately 18.70 acres of WOUS would be permanently filled and development of urban uses in the area would be a reasonably foreseeable outcome of the approvals. The Draft EIS and this Final EIS will be used to support the USACE's Record of Decision (ROD) documenting the conclusion of the NEPA process and the decision whether to issue a permit pursuant to Section 404 of the Clean Water Act to the Applicant for the development of the project.

1.1.1 Proposed Action

The Amoruso Ranch Project is a large-scale, mixed-use, mixed-density master-planned community on an approximately 674-acre site in western Roseville. The project includes the following uses:

- 337 acres of residential uses totaling 2,826 single- and multi-family residential units at buildout;
- 51 acres of commercial and office uses;
- 17 acres of public/quasi-public uses, including a school;
- 22 acres of parks;
- 146 acres of open space; and
- 52 acres of roadways.

The project also includes off-site improvements that involve widening of Sunset Boulevard West along the north side of the project site to provide improved roadway access and the construction of storm water facilities in the Al Johnson Wildlife Area located to the west of the project site. Under the Proposed Action, the Applicant would mitigate for unavoidable impacts on aquatic resources and endangered species habitat by implementing a permittee-responsible mitigation plan (PRMP), as shown in **Appendix B**, on three adjacent parcels, west of the project site and south of Sunset Boulevard West, which would include establishment, restoration, and preservation of aquatic resources.

1.1.2 Modified Proposed Action Alternative

Following the publication of the Draft EIS, the Applicant has continued to adjust its proposed project to reduce effects on WOUS. **Chapter 2, Modified Proposed Action Alternative**, describes the Modified Proposed Action alternative, which incorporates these modifications into the Proposed Action. The Modified Proposed Action alternative is the Applicant's preferred alternative. The USACE will identify the alternative or alternatives that are considered to be environmentally preferable in the ROD. The Applicant has further evaluated the feasibility of the PRMP and has informed the USACE that they may utilize the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat. As stated in the Draft EIS, final compensatory mitigation requirements may be met through the use of a Corps-approved mitigation bank, ILF Program, PRMP, or a combination thereof.

1.2 PROJECT PURPOSE AND NEED

The USACE views the project purpose from the purview of its responsibilities. The USACE's interest extends to its permit authority with respect to regulation of waters of the U.S., including wetlands.

The USACE has determined that the project purpose is to construct a large-scale, mixed-use, mixed-density master-planned community in western and central Placer County.

The Proposed Action is defined as a "large scale" master-planned community project because it would develop approximately 674 acres of land and provide up to 2,826 dwelling units. The Proposed Action is proposed as a "mixed-use" community as it comprises not only residential but also commercial uses,

public and quasi-public uses, parks, and open space. The residential component of the project, which includes a range of housing types and residential densities, is proposed to help meet the foreseeable regional housing demand based on Sacramento Area Council of Government's (SACOG's) projections in the February 2016 Sustainable Communities Strategy (SCS) that the region will add 811,000 people by 2036. The Proposed Action is designed to help serve the diverse housing needs of the region and assist the City of Roseville (City) in planning for its share of housing. The State of California mandates that communities prepare a plan to meet their "regional housing needs allocation" or RHNA. An important component of the City's General Plan Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the RHNA, which is determined by the Sacramento Area Council of Governments (SACOG). The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The 2013–2021 RHNA Plan, adopted in September 2012 by SACOG, mandates Roseville's share of the region's housing needs for all income categories as 8,478 additional units. The Amoruso Ranch Project would assist the City in providing its share of housing in compliance with state law.

The commercial component is proposed because the commercial land uses would ensure that the City will collect sufficient tax revenue from the proposed community to provide necessary public services. In addition, the commercial land uses would provide services to the proposed residential uses and create a more walkable community and reduce vehicle trips outside the project site. The types of commercial uses included in the Proposed Action range from neighborhood commercial uses to regional commercial and business park uses.

According to the City, the project site is in an area identified by SACOG as appropriate for growth. The mix of land uses and the densities and intensities of residential and commercial development of the Proposed Action meet the densities identified in SACOG's 2004 "Preferred Blueprint Scenario" for this site. SACOG's Preferred Blueprint Scenario advocates densities and intensities higher than those traditionally seen in the Sacramento region as a means of reducing the severity of long-term environmental impacts. More efficient use of land that includes facilitating pedestrian travel, bicycle use, and transit use, with a combination of mixed uses and more compact development patterns are likely to reduce per capita resource consumption (e.g., land, water, electricity, vehicle fuel, energy) and per capita pollution generation (e.g., traditional air pollutants and greenhouse gases).

In February 2016, in compliance with SB 375, SACOG adopted an SCS in connection with its Metropolitan Transportation Plan (MTP) for a 2036 timeframe. The Preferred Blueprint Scenario was used as the starting point in the development of the SCS. The SCS included land use maps identifying areas that SACOG considered appropriate for development. The Amoruso Ranch property was included in these maps as a "developing community."

The primary purpose of SB 375 was to align regional transportation planning efforts, regional greenhouse gas (GHG) reduction targets, and land use and housing allocations with one another. Each SCS should include land uses consistent with regional GHG reduction targets determined by the California Air

Resources Board based on statewide GHG targets mandated under the California Global Warming Solutions Act of 2006, commonly known as AB 32 (Chapter 488, Statutes of 2006). The development of land identified for development in an SCS is therefore considered consistent with achieving AB 32 GHG targets.

Notably, in adopting its SCS in 2016, SACOG used population and market demand projections updated since 2012, when SACOG adopted its first SCS. As SACOG explained:

> *[t]he 2036 growth forecast indicates that population in the plan area is expected to grow by 811,000 people, an increase of about 36 percent, between 2012 and 2036. … [T]his forecast is lower than the 871,000 people forecasted in the 2012 MTP/SCS, which had a 2035 planning horizon, but used 2008 as the base year. [The forecast] also shows a housing forecast for the region of 285,000 new homes from 2012 to 2036, compared to the 303,000 new housing units forecast in the last plan from 2008 to 2035. Although the total population and housing forecast by 2036 is the same total as forecast in the previous 2012 MTP/SCS by 2035, the growth in people and homes is slightly lower in this plan due to the passage of time and the new 2012 base year for this plan. Alternatively, while the total employment forecast for 2036 is also the same total employment forecast by 2035 in the previous 2012 MTP/SCS, the employment growth in this MTP/SCS is much higher. This is a result of the Great Recession. From 2008 to 2012, the region, like most of the nation, experienced significant job loss. The projected regional job growth from 2012 to 2036 accounts for both the recovery of jobs lost during the recession and addition of new jobs. … the growth projections include approximately 439,000 new employees from 2012 to 2036, as compared to the 361,000 new employees forecasted in the last plan from 2008 to 2035.*

SACOG characterized "developing communities" such as Amoruso Ranch as "typically, though not always, situated on vacant land at the edge of existing urban or suburban development; they are the next increment of urban expansion. Developing communities are identified in local plans as special plan areas, specific plans, or master plans and may be residential-only, employment-only, or a mix of residential and employment uses." In contrast, "lands not identified for development in the MTP/SCS planning period" are described as areas of the region that are not expected to develop to urban levels during the MTP/SCS planning period.

1.3 SUMMARY DESCRIPTION OF PROJECT ALTERNATIVES

Based on their ability to meet the purpose and need of the Proposed Action and their feasibility as determined by the application of screening criteria, three on-site alternatives were determined to be reasonable alternatives to the Proposed Action and were carried forward in the Draft EIS for detailed evaluation along with the No Action Alternative. The alternatives are briefly described below.

1.3.1 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. 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 upland portions of the 674-acre site where WOUS are not present, 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.

1.3.2 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 approximately 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 146 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 uses would also be largely similar to the Proposed Action.

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.

1.3.3 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. 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.

1.3.4 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 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. 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.

1.4 AGENCY ROLES AND RESPONSIBILITIES

The USACE, Sacramento District, is the lead agency under NEPA.

The USEPA and City of Roseville are participating as cooperating agencies, and the U.S. Fish & Wildlife Service (USFWS) was invited to participate as a cooperating agency but did not respond.

The following agencies and entities also have discretionary authority or legal jurisdiction over part or all of the Proposed Action, or special expertise relevant to the Proposed Action:

- United States Fish and Wildlife Service
- California Department of Transportation
- California Department of Fish and Wildlife
- Central Valley Regional Water Quality Control Board
- Placer County
- South Placer Regional Transportation Authority

1.5 NEPA REQUIREMENTS FOR RESPONDING TO COMMENTS

NEPA requires the Final EIS to include and respond to all substantive comments received on the Draft EIS (40 CFR § 1503.4). Lead agency responses may include one or more of the following:

- modify the proposed action or alternatives;
- develop and evaluate new alternatives;
- supplement, improve, or modify the substantive environmental analyses;
- make factual corrections to the text, tables, or figures contained in the Draft EIS; or
- explain why no further response is necessary.

Additionally, the Final EIS must discuss any responsible opposing view that was not adequately discussed in the Draft EIS and must indicate the lead agency's response to the issue raised.

1.6 REQUIREMENTS FOR DOCUMENT CERTIFICATION AND FUTURE STEPS IN PROJECT APPROVAL

This Final EIS is being distributed to agencies, stakeholder organizations, and individuals who commented on the Draft EIS. The Draft EIS and the Final EIS are available online at the USACE's website at:

http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/EnvironmentalImpactStatements.aspx.

The Final EIS will be available for public review for 30 days after a notice is published in the Federal Register. Comments on the Final EIS should be sent to:

U.S. Army Corps of Engineers, Sacramento District
Regulatory Division
Attn: Leah Fisher
1325 J Street, Room 1350
Sacramento, California 95814-2922

Email: leah.m.fisher@usace.army.mil

The USACE will circulate the Final EIS for a minimum of 30 days before taking action on the permit applications and issuing its ROD. Per the requirements of 40 CFR 1505.2, the ROD will:

- State the decision;
- Identify all alternatives considered by the USACE before reaching a decision, and specify the environmentally preferable alternative; and
- Identify relevant factors considered in the decision, state whether all practicable means to avoid or minimize harm from the alternative selected have been adopted, and if not, why they were not, and summarize any mitigation and monitoring measures adopted.

1.7 ORGANIZATION AND FORMAT OF THE FINAL EIS

This Final EIS is organized in the following manner:

- **Chapter 1.0, Introduction** – describes the purpose and contents of the Final EIS.
- **Chapter 2, Modified Proposed Action Alternative** – presents information on the Applicant's preferred alternative.
- **Chapter 3.0, Comments on the Draft EIS and Responses to Comments** – contains a list of all agencies, organizations, and individuals who submitted comments on the Draft EIS during the public review period, copies of the comment letters submitted on the Draft EIS, and the USACE's responses to the comments.
- **Chapter 4.0, Errata** – presents corrections and revisions to the text of the Draft EIS based on issues raised by comments, clarifications, corrections, or minor changes to the Proposed Action. Changes in the text are shown by ~~strikeouts~~ where text is removed and by underline where text is added.
- **Chapter 5.0, List of Preparers** – identifies the USACE and consultant staff involved in the preparation of this Final EIS.
- **Appendices** – presents technical appendices that are attached at the end of this Final EIS.

2.0 MODIFIED PROPOSED ACTION ALTERNATIVE

2.1 PROCESS OVERVIEW

The Applicant has made a series of adjustments to the project to increase the area of the Waters of the U.S. (WOUS) that would be preserved on site as part of the Proposed Action since the Applicant's initial pre-application meetings with the U.S. Army Corps of Engineers (USACE) in 2011 through 2013. The Applicant submitted an initial 404 permit application in March 2014. Subsequently, adjustments were made to this application and an amended permit application was submitted to the USACE in October 2014. The project as described in the October 2014 application is analyzed in the Draft EIS as the Proposed Action.

Since then and during the time that the Draft EIS was circulated, the Applicant and the USACE continued to examine potential ways that the Proposed Action could be further modified to avoid the filling of additional WOUS, especially in the southern portion of the project site. In July 2019, the Applicant submitted a Modified Proposed Action, which includes a revised land use plan that enlarges the southwestern preserve and avoids additional WOUS. This modified land development proposal is the Modified Proposed Action alternative described in this chapter.

In addition, the Applicant further evaluated the feasibility of the PRMP and informed the USACE that the Applicant may utilize the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic and endangered species habitat. As stated in the Draft EIS, the final mitigation could be the use of a mitigation bank, ILF, or PRMP, or a combination thereof.

The Modified Proposed Action alternative is the applicant's preferred alternative. The USACE will not make a determination on whether or not to issue a permit for the Modified Proposed Action until it issues a Record of Decision (ROD) for the Amoruso Ranch Project, which will include a determination on whether the Modified Proposed Action meets the requirements of the U.S. Environmental Protection Agency's Section 404(b)(1) Guidelines for Specification of Disposal Sites for Dredged or Fill Material and whether the Modified Proposed Action is contrary to the public interest.

2.2 DESCRIPTION OF THE MODIFIED PROPOSED ACTION ALTERNATIVE

The Modified Proposed Action alternative was designed to avoid development in all areas intended to be preserved by the Proposed Action, as well as to preserve additional swales and drainage features in the southern portion of the project site by changing the northeastern boundary of the Southwest Preserve. The other two open space areas, i.e., the Southeast Preserve and the North Avoidance Area, would be the same as they are under the Proposed Action. As a result of the expansion of the Southwest Preserve, approximately 155 acres, or 23 percent of the 674-acre project site, would be either open space and/or preserve, compared to approximately 146 acres, or 22 percent of the 674-acre project site, that would be open space and/or preserve under the Proposed Action. This alternative would preserve approximately

17.30 acres of jurisdictional waters, which is the preservation of about 50 percent of all jurisdictional waters on the Amoruso Ranch site.

Due to the expansion of the Southwest Preserve, the area designated for low density residential land use to the south of Road A would be reduced by about 9.5 acres under this alternative. All other areas of the project site remain unchanged with respect to land use designations, acreages, and scale of development.

To offset the reduction in land area for residential use and the potential reduction in the number of dwelling units, the density of residential development within the Village District is increased under this alternative. Instead of 109 residential units under the Proposed Action, 159 residential units are included in the Village District under the Modified Proposed Action alternative. As a result, like the Proposed Action, this alternative would provide a total of 2,826 residential units. **Table 2.0-1** presents a summary comparison of the Modified Proposed Action with the Proposed Action in terms of land development acreages by type of land use.

Table 2.0-1
Modified Proposed Action Alternative and Proposed Action Land Uses

Land Use	Modified Proposed Action Alternative		Proposed Action	
	Acres	No. of Dwelling Units	Acres	No. of Dwelling Units
Residential				
Low Density Residential	240	1,252	249	1,302
Medium Density Residential	50	542	50	542
High Density Residential	38	873	38	873
Village District	--	159	--	109
Subtotal	***328***	***2,826***	***337***	***2,826***
Commercial				
Village District	27		27	
Other Commercial	24		24	
Subtotal	***51***		***51***	
Parks and Open Space				
Neighborhood Park	22		22	
Preserves	117		108	
Other Open Space	38		38	
Subtotal	***177***		***168***	
Public/Quasi-Public				
School, Fire Station, etc.	17		17	
Subtotal	***17***		***17***	
Roads				

Land Use	Modified Proposed Action Alternative		Proposed Action	
	Acres	No. of Dwelling Units	Acres	No. of Dwelling Units
ROW	*101*		*101*	
Total	***674***		***674***	

Note:
du/ac = dwelling units per acre.

The Modified Proposed Action alternative includes the following uses:

- 328 acres of residential uses totaling 2,826 single- and multi-family residential units at buildout;
- 51 acres of commercial and office uses;
- 17 acres of public/quasi-public uses, including a school;
- 22 acres of parks;
- 166 acres of open space (including about 117 acres of Open Space Preserve, 38 acres of General Open Space/Transition Zone, and 11 acres of paseos); and
- 101 acres of roadways (including the northern portion of Westbrook Boulevard, and 49 acres of right-of-way dedicated to Placer Parkway).

Figure 2-1 presents the land use plan for the Modified Proposed Action alternative. As with the Proposed Action, the Modified Proposed Action alternative also includes off-site improvements that involve widening of Sunset Boulevard West along the north side of the project site to provide improved roadway access and the construction of storm water facilities in the Al Johnson Wildlife Area located to the west of the project site.

As stated above, the Applicant has further evaluated the feasibility of the PRMP and has informed the USACE that they may utilize the Western Placer County ILF Program to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat. As stated in the Draft EIS, final compensatory mitigation requirements may be met through the use of a Corps-approved mitigation bank, ILF Program, PRMP, or a combination thereof.

The Applicant's proposed PRMP, if implemented, would include establishment, restoration, and preservation of aquatic resources on three adjacent parcels, west of the project site and south of Sunset Boulevard West.

2.3 AQUATIC RESOURCE EFFECTS OF THE MODIFIED PROPOSED ACTION ALTERNATIVE

Figure 2-2 presents the direct effects of the Modified Proposed Action alternative on WOUS. Under the Modified Proposed Action Alternative, a total of an estimated -13.97 acres of WOUS would be filled, compared to the filling of approximately 18.70 acres under the Proposed Action.

Table 2.0-2 presents impacts of the Modified Proposed Action alternative on WOUS, and **Table 2.0-3** presents a comparison of the Modified Proposed Action alternative to the alternatives analyzed in the Draft EIS.

Table 2.0-2
Modified Proposed Action Impacts to Aquatic Resources (in Acres)

Aquatic Resource Type	Preserved WOUS	Avoided WOUS	Temporarily Affected WOUS	Filled WOUS	NAPOTS WOUS[1]	Total[2]
Vernal Pool and Seasonal Wetlands						
Vernal Pool	5.63	0.49	--	2.93	0.75	9.81
Seasonal Wetland	1.16	0.69	--	2.30	0.67	4.83
Seasonal Wetland Swale	8.68	1.45	<0.01	6.68	2.96	19.76
Other Waters						
Farmed Wetland	--	--	--	0.02	--	0.02
Marsh	--		--	1.74	0.08	1.82
Ephemeral Drainage	<0.01	--	--	--	--	<0.01
Intermittent Drainage	1.82	--	0.03	0.06	--	1.92
Seasonal Creek	--	--	0.02	0.02	--	0.04
Stock Pond	--	--		0.23	0.13	0.36
Total	**17.29**	**2.64**	**0.06**	**13.97**	**4.60**	**38.56**

Source: ECORP 2019
Notes:
1. *The table reports WOUS within the NAPOTS (Placer Parkway alignment) for completeness. These waters would not be affected by the Proposed Action.*
2. *Includes Waters of the U.S. within the West Sunset Boulevard right-of-way and the offsite Al Johnson Wildlife Area improvements area.*

Table 2.0-3
Summary of Estimated Impacts to Aquatic Resources by Alternative (in acres)

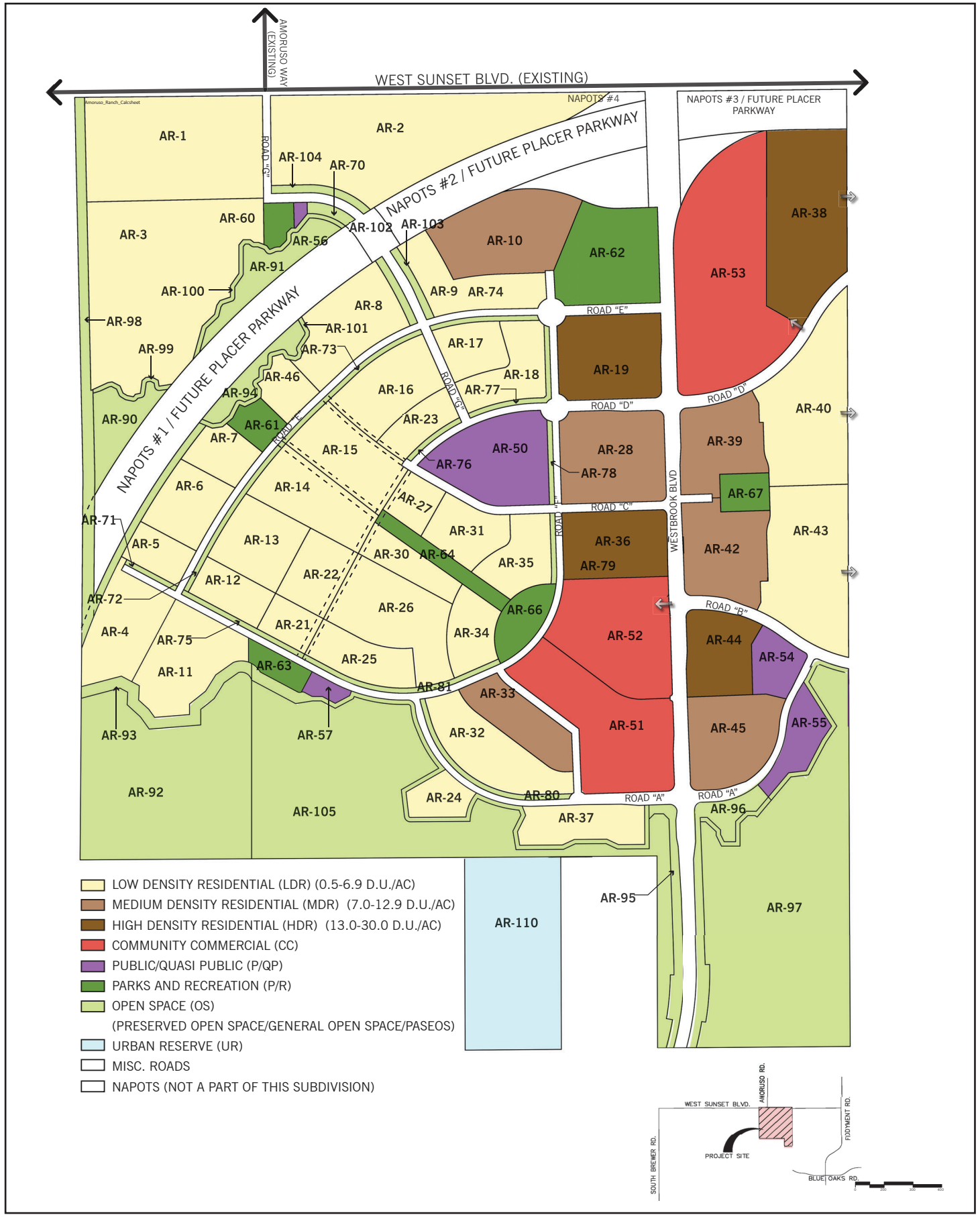
Alternative	Project Site WOUS	NAPOTS WOUS	Avoided WOUS	Filled WOUS
No Action	38.56	4.56	34.00	0
Proposed Action	38.56	4.56	15.30	18.70
Modified Proposed Action	38.56	4.56	19.98	13.97
Alternative 1 - Southern Avoidance	38.56	4.27	19.09	15.20
Alternative 2 - Northern Avoidance	38.58	2.78	13.36	22.44
Alternative 3 - Distributed Avoidance	38.56	2.40	14.32	21.84

2.4 COMPARISON OF MODIFIED PROPOSED ACTION TO THE PROPOSED ACTION AND DRAFT EIS ALTERNATIVES

The Modified Proposed Action alternative is substantially the same as the Proposed Action in terms of the proposed land uses and scale of development. The one difference is that the Southwest Preserve is expanded and there is a slight reduction in the acreage (about 9.5 acres) that would be developed with residential units, although the number of residential units that would be built would still be the same as the number under the Proposed Action. As noted above in **Section 2.2**, to offset the reduction in land area for residential use and the potential reduction in the number of dwelling units, the density of residential development within the Village District is increased under this alternative. Instead of 109 residential units under the Proposed Action, 159 residential units are included in the Village District under the Modified Proposed Action alternative.

The Modified Proposed Action alternative would have similar or reduced impacts compared to the Proposed Action in all of the impact areas, as summarized below:

Aesthetics: Although a slightly larger area would be included in preserves, impacts related to scenic vistas, visual character, and light and glare would be similar to those of the Proposed Action because the same areas of the project site would be converted to urban uses and the amount and type of land uses would be the same as under the Proposed Action. Although the Village District would be more densely developed under this alternative to accommodate an additional 50 residential units, the



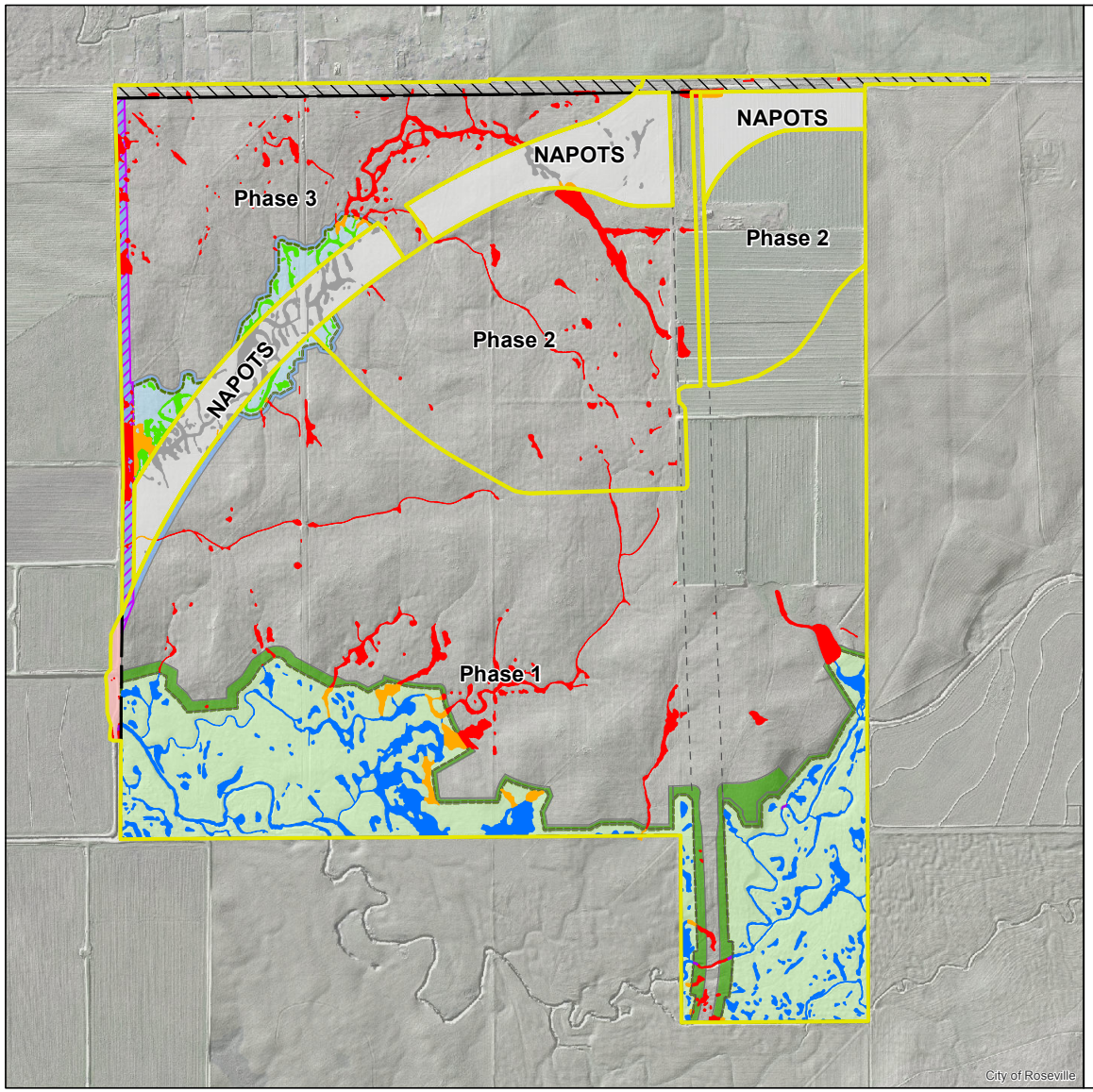
SOURCE: Dahlin Group, 2019

FIGURE **2-1**

Modified Proposed Action Alternative Land Use Plan

IMPACT SCIENCES

1189.002•09/19



Map Features

- Amoruso Project Boundary
- Westbrook Impact Area
- General Open Space
- General Open Space Transition
- General Open Space Drainage Channel
- Open Space Preserve
- Open Space Preserve Transition
- NAPOTS
- Offsite Drainage Improvements Area
- West Sunset Boulevard Offsite ROW

ACOE Impacts

- Preserved
- Avoided
- Temporary
- Direct
- Indirect
- NAPOTS

Waters of the U.S.	Preserved	Avoided	Temporary	Direct	Indirect	NAPOTS	Total (acres)
NAPOTS	***0.000***	***0.000***	***0.000***	***0.000***	***0.000***	***4.324***	***4.324***
Seasonal Wetland	0.000	0.000	0.000	0.000	0.000	0.664	0.664
Seasonal Wetland Swale	0.000	0.000	0.000	0.000	0.000	2.907	2.907
Vernal Pool	0.000	0.000	0.000	0.000	0.000	0.753	0.753
Phase 1	***15.659***	***0.328***	***0.057***	***6.108***	***1.803***	***0.000***	***23.955***
Ephemeral Drainage	0.002	0.000	0.000	0.000	0.000	0.000	0.002
Farmed Wetland	0.000	0.000	0.000	0.016	0.000	0.000	0.016
Intermittent Drainage	1.823	0.000	0.035	0.061	0.000	0.000	1.919
Marsh	0.000	0.000	0.000	0.699	0.000	0.000	0.699
Seasonal Creek/Stream	0.000	0.000	0.022	0.021	0.000	0.000	0.043
Seasonal Wetland	1.158	0.090	0.000	0.682	0.005	0.000	1.935
Seasonal Wetland Swale	7.131	0.238	0.000	3.230	1.578	0.000	12.176
Stock Pond	0.000	0.000	0.000	0.233	0.132	0.000	0.364
Vernal Pool	5.545	0.001	0.000	1.166	0.089	0.000	6.800
Phase 2	***0.000***	***0.044***	***0.000***	***3.250***	***0.131***	***0.000***	***3.425***
Marsh	0.000	0.000	0.000	1.042	0.081	0.000	1.124
Seasonal Wetland	0.000	0.018	0.000	0.798	0.004	0.000	0.820
Seasonal Wetland Swale	0.000	0.026	0.000	1.172	0.046	0.000	1.244
Vernal Pool	0.000	0.000	0.000	0.238	0.000	0.000	0.238
Phase 3	***0.000***	***1.552***	***0.000***	***4.617***	***0.703***	***0.000***	***6.873***
Seasonal Wetland	0.000	0.534	0.000	0.819	0.054	0.000	1.407
Seasonal Wetland Swale	0.000	0.535	0.000	2.274	0.641	0.000	3.450
Vernal Pool	0.000	0.483	0.000	1.524	0.009	0.000	2.016
Total (acres)	**15.659**	**1.925**	**0.057**	**13.975**	**2.638**	**4.324**	**38.577**

Notes:
-Impact calculations are approximate and are based on the best available informationto date.
-The acreage value for each feature has been rounded to the nearest 1/1000 decimal.
Summation of these values may not equal the total acreage reported.

SOURCE: City of Roseville, 2017; ECORP Consulting, Inc., 2019

FIGURE **2-2**

IMPACT SCIENCES

Modified Proposed Action Alternative Impacts to Waters of the U.S.

increase in density in the central portion of the project site would not increase the impacts on scenic vistas, visual character, and light and glare.

Agricultural Resources: Effects related to conversion of farmland, and compatibility with adjacent agricultural land uses would be similar to those of the Proposed Action because the footprint of development would be only slightly less and the distribution of land uses under the Modified Proposed Action alternative would be the same as under the Proposed Action.

Air Quality: Effects related to construction and operational air pollutant emissions, carbon monoxide hot spots, exposure of sensitive receptors to toxic air contaminants, and odors would be the same as those of the Proposed Action because the types of land uses, amount of construction, future vehicle travel, and operational characteristics under this alternative would be the same as under the Proposed Action.

Aquatic Resources: The Modified Proposed Action alternative would include a slightly larger preserved area than the Proposed Action, and more waters of the U.S. would be preserved (See **Tables 2.0-2** and **2.0-3**). Effects related to loss and degradation of jurisdictional wetlands and other waters of the U.S. would be less than those of the Proposed Action but within the range of alternatives considered in the Draft EIS.

Biological Resources: The Modified Proposed Action alternative would include a slightly larger preserved area than the Proposed Action, and a slightly smaller area within the Amoruso Ranch property would be developed with urban uses. Consequently, effects related to take of special-status species and loss and degradation of habitat would be less but within the range of the alternatives considered in the Draft EIS.

Climate Change: Effects related to generation of greenhouse gas emissions (GHGs) during construction and occupancy/operations, and consistency with a GHG reduction plan would be similar to those of the Proposed Action because the types of land uses, amount of construction, future vehicle travel, and operational characteristics of the alternative would be the same as under the Proposed Action.

Cultural Resources: The Modified Proposed Action alternative would include a slightly larger preserved area than the Proposed Action, and a slightly smaller area would be developed with urban land uses. Because the footprint of ground disturbance under the Modified Proposed Action alternative would be slightly smaller, the effects related to potential destruction of or damage to known historic resources, archaeological sites, or human remains would be less but within the range of the alternatives considered in the Draft EIS.

Environmental Justice, Population, and Housing: Effects on minority and low-income populations would be the same as those of the Proposed Action because the amount and types of new residential and job-generating land uses would be the same. Effects related to population and housing would be the same as those of the Proposed Action because the same number of residential units would be developed under this alternative and there would be a similar increase in regional population.

Geology, Soils, and Minerals: Effects related to seismic ground-shaking, liquefaction, slope failure, expansive soils, and loss of mineral resources would be similar to those of the Proposed Action because of the substantially similar footprint of ground disturbance, and the types and amounts of residential and non-residential land uses that would be developed would be the same as under the Proposed Action.

Hazards and Hazardous Materials: Effects related to exposure to existing soil or groundwater contamination, inadvertent release of hazardous materials, and risk related to use of recycled water would be the same as those of the Proposed Action because of the substantially similar footprint of ground disturbance, and the amount and type of construction and new residential and non-residential land uses that would be developed would be the same as under the Proposed Action.

Hydrology and Water Quality: Effects related to on- and off-site flooding hazard and construction within a floodplain would be same as those of the Proposed Action because of the substantially similar footprint of ground disturbance and similar types and amounts of development as the Proposed Action. Effects on surface water quality during construction and operations and groundwater recharge would be slightly reduced compared to those of the Proposed Action because of the slightly reduced area of development and the increased area of wetlands and waters preserved. However, the effects would be within the range of the alternatives considered in the Draft EIS.

Land Use and Planning: Effects related to incompatibility with adjacent land uses, conflicts with the General Plan and Zoning, and conflicts with SACOG Blueprint and SCS would be the same as those of the Proposed Action because the distribution of land uses within the project site, and the types and amounts of new residential and non-residential land uses would be the same as under the Proposed Action.

Noise: Effects related to vibration and exposure of on- or off-site noise-sensitive uses to noise, including traffic noise construction noise, aviation noise, or noise from on-site activities, would be the same as those of the Proposed Action because the amount and types of new residential and non-residential land uses, and related traffic volumes, would be same as under the Proposed Action.

Public Services: Effects related to fire protection, fire flow, police protection, and school facilities would be the same as those of the Proposed Action because the amount and type of new residential and non-residential land uses would be same as under the Proposed Action.

Transportation and Traffic: Effects related to increased peak-hour and daily traffic volumes on City of Roseville intersections, Placer County intersections and regional highways; construction traffic; and increased demand for alternative modes of transportation would be the same as those of the Proposed Action because the location, amount and types of new residential and non-residential land uses, would be same as under the Proposed Action. Further, the roadway network throughout the site and the connections to the regional roadway network would be the same as under the Proposed Action.

Utilities and Service Systems: Effects related to increased demand for water supplies (including groundwater) and on- and off-site water conveyance, storage, and treatment facilities would be the

same as those of the Proposed Action because the amount and types of new residential and non-residential land uses would be same under this alternative.

Effects related to wastewater collection and conveyance facilities; wastewater treatment plant facilities; solid waste disposal; electrical, natural gas, and communications facilities and infrastructure; and energy demand would also be the same as those of the Proposed Action because the amount and types of new residential and non-residential land uses would be the same as under the Proposed Action.

The Modified Proposed Action alternative differs from the Proposed Action primarily in the amount of direct effects to jurisdictional waters of the U.S. and the size of the preserved area, with the same land uses, the same number of residential units, the same amount of job-generating and other non-residential land uses, and a substantially similar development footprint as the Proposed Action. The USACE has determined that the Modified Proposed Action alternative does not result in substantial changes to the Proposed Action that are relevant to environmental concerns and does not result in new significant circumstances or information relevant to environmental concerns and bearing on the Proposed Action or its impacts, and therefore a supplemental Draft EIS is not necessary.

2.5 RESIDUAL SIGNIFICANCE OF AQUATIC RESOURCE EFFECTS

As discussed in the Draft EIS, the effects on aquatic resources are identified as "potentially significant," as sufficient information regarding compensatory mitigation had not been received at the time of the Draft EIS for the USACE to determine if mitigation measures would reduce the effects to less than significant. In order to reduce these potentially significant effects to less than significant, the Applicant submitted a draft Permittee-Responsible Wetland Mitigation and Monitoring Plan (PRMP) for review and approval by the USACE. The Applicant's Draft PRMP is attached as **Appendix B**. The Applicant believes that implementation of the PRMP will reduce all effects to the aquatic environment to less than significant. The Applicant has further evaluated the feasibility of the PRMP and has informed the USACE that the Applicant may utilize the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat

As stated in the Draft EIS, the final mitigation could be the use of a mitigation bank, ILF, or PRMP, or a combination thereof. In the event that the Applicant decides to pursue the use of the PRMP, a Final PRMP must be submitted and reviewed by the USACE to determine if sufficient compensatory mitigation is proposed to reduce the loss and degradation of USACE jurisdictional vernal pools and other wetland habitats and other waters of the U.S. to a less–than-significant level.

The USACE will make a decision regarding the least environmentally damaging practicable alternative, required compensatory mitigation, and compliance with the U.S. Environmental Protection Agency's Section 404(b)(1) Guidelines for Specification of Disposal Sites for Dredged or Fill Material in the ROD following a review of all comments on the Final EIS, completion of consultation under Section 7 of the Endangered Species Act, receipt of a Section 401 Water Quality Certification or waiver, and completion of coordination with the Applicant. The USACE will issue a permit for the Modified Proposed Action alternative only if the following determinations are made:

1) The Modified Proposed Action alternative is in compliance with the U.S. Environmental Protection Agency's (USEPA's) Section 404(b)(1) Guidelines. To be in compliance with the Section 404(b)(1) Guidelines, the USACE must be able to make the following determinations:
   a) It has been demonstrated that there are no practicable nor less damaging alternatives which could satisfy the action's overall project purpose.
   b) The proposed activity would not violate applicable State water quality standards or Section 307 prohibitions or effluent standards.
   c) The proposed activity would not jeopardize the continued existence of federally listed threatened or endangered species or result in destruction or adverse modification of critical habitat.
   d) The proposed activity would not violate the requirements of a federally designated marine sanctuary.
   e) The activity would not cause or contribute to significant degradation of waters of the U.S., including adverse effects on human health; life stages of aquatic organism's ecosystem diversity, productivity and stability; and recreation, aesthetic, and economic values.
   f) All appropriate and practicable steps have been taken to minimize potential adverse effects of the discharge on the aquatic ecosystem.
2) The Modified Proposed Action alternative is not contrary to the public interest after taking into account the following:
   a) The relative extent of the public and private need for the proposed structure or work.
   b) Where there are unresolved conflicts as to resource use, the practicability of using reasonable alternative locations and methods to accomplish the object of the proposed structure or work; and
   c) The extent and permanence of the beneficial and/or detrimental effects which the proposed structure or work is likely to have on the public and private uses to which the area is suited.
3) The Modified Proposed Action alternative is in compliance with all other applicable Federal laws and requirements, including Section 7 of the Endangered Species Act and Section 401 of the Clean Water Act.

3.0 COMMENTS ON THE DRAFT EIS AND RESPONSES TO COMMENTS

3.1 INTRODUCTION

As described in **Chapter 1.0, Introduction**, the U.S. Army Corps of Engineers (USACE) received comments from federal and local agencies and the Applicant on the Draft Environmental Impact Statement (Draft EIS). All comments on the Draft EIS received have been numbered, and the numbers assigned to each comment are indicated on the written communications that follow. All agencies and entities who commented on the Draft EIS are listed in **Table 3.0-1, Index to Comments,** below. The comments and the USACE's responses to those comments are also included in this chapter.

Table 3.0-1
Index to Comments

Comment Letter	Letter Date	Agency/Individuals
Federal Agencies		
A	March 18, 2019	U.S. Environmental Protection Agency, Connell Dunning
Regional/Local Agencies and Individuals		
B	March 15, 2019	County of Placer, Gregg McKenzie
C	March 7, 2019	South Placer Regional Transportation Authority, Michael W. Luken
D	March 18, 2019	City of Roseville, Charity Gold
E	March 18, 2019	Remy Moose Manley LLP, Brian J. Plant (on behalf of Brookfield Sunset, LLC)

3.2 RESPONSES TO INDIVIDUAL COMMENTS

This chapter contains the comment letters received on the Draft EIS for the Amoruso Ranch Project. Following each comment letter are responses to individual comments. It is recommended that reviewers use the index to comments presented above to locate comments from specific agencies or persons and the responses to those comments.

Letter A

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION IX
75 Hawthorne Street
San Francisco, CA 94105-3901

March 18, 2019

Leah M. Fisher
Senior Regulatory Project Manager
U.S. Army Corps of Engineers, Sacramento District
1325 J Street
Sacramento, California 95814-2922

Subject: EPA Comments on the Draft Environmental Impact Statement for the Amoruso Ranch Project, Placer County, California (EIS #20180329)

Dear Ms. Fisher:

The U.S. Environmental Protection Agency (EPA) has reviewed the above-referenced document. Our review is pursuant to the National Environmental Policy Act (NEPA), Council on Environmental Quality (CEQ) regulations (40 CFR Parts 1500-1508), and our NEPA review authority under Section 309 of the Clean Air Act. The Amoruso Ranch Project would construct a 674-acre mixed-use community in western Roseville. The Applicant's Preferred Alternative, which is also the Draft EIS Proposed Action, would require a Clean Water Act (CWA) Section 404 permit from USACE to fill approximately 19 acres of waters of the United States (WOUS) on the project site, and would avoid roughly 15 acres of on-site WOUS. EPA provided scoping comments on the project on August 4, 2016 and provided further feedback following our review of an Administrative Draft EIS. We have also coordinated with USACE regarding the CWA Section 404 permitting process.

We appreciate that the Draft EIS is consistent with several recommendations expressed in our previous comments, including consideration of an alternative that expands the Southwest Preserve in a northeasterly direction to avoid additional clay flat wetlands (Alternative 1) and incorporation of Westbrook Boulevard as part of the project. We also acknowledge that the Draft EIS addresses some of our comments on the Administrative Draft EIS, including additional information about clay flat wetlands, a brief discussion of additional indirect effects to wetlands in northern open space areas under the Proposed Action, and confirmation regarding where affordable residential units would be located. We appreciate the USACE's efforts to minimize impacts to waters on the project site and recognize the efforts to protect other waters in the region. We hope to continue to coordinate with USACE as the project design is further refined and as mitigation is prepared.

Through the attached detailed comments, EPA recommends that USACE work with the Applicant to maximize the southern preserve areas while further minimizing indirect impacts to preserved wetlands in order to demonstrate compliance with the CWA Section 404(b)(1) Guidelines and identify the Least Environmentally Damaging Practicable Alternative (LEDPA). EPA also recommends that USACE develop a Mitigation Plan that is consistent with the 2008 Mitigation Rule. We also suggest that USACE encourage the Applicant to ensure that the project reduces air quality impacts to the fullest extent

Letter A

feasible, given that the project would be located within a nonattainment area for two National Ambient Air Quality Standards (NAAQS).

Please note that effective October 22, 2018, EPA no longer includes ratings in our comment letters. Information about this change and EPA's continued roles and responsibilities in the review of federal actions can be found on our website at: https://www.epa.gov/nepa/epa-review-process-under-section-309-clean-air-act

We appreciate the opportunity to provide feedback on the Draft EIS. Please send a copy of the Final EIS when it becomes available to this office at the address above (mail code ENF-4-2). If you have any questions, please contact me at 415-947-4161, or Morgan Capilla, the lead reviewer for this project, at 415-972-3504 or capilla.morgan@epa.gov.

Sincerely,

Connell Dunning

Connell Dunning, Team Supervisor
Environmental Review Section

Enclosure: EPA's Detailed Comments

Electronic copy:

Karen Huss, Sacramento Metropolitan Air Quality Management District
Mike Luken, Placer County Transportation Planning Agency
Chris Carroll, Caltrans

Letter A

EPA DETAILED COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE AMORUSO RANCH PROJECT, PLACER COUNTY, CALIFORNIA--MARCH 18, 2019

Impacts to Wetlands and Other Waters of the U.S.

Clean Water Act Section 404(b)(1) Guidelines/Least Environmentally Damaging Practicable Alternative

The Draft EIS analyzes five Alternatives: the No Federal Action (or No-Fill) Alternative, the Applicant's Preferred Alternative (Proposed Action), Alternative 1 - Southern Avoidance, Alternative 2 - Northern Avoidance, and Alternative 3 - Distributed Avoidance. The action alternatives differ primarily based on avoidance approach and potential Placer Parkway alignments. The No Federal Action Alternative and Alternative 1, which would focus avoidance on high-quality clay flat wetlands in the southern project area, would reduce overall direct project impacts to aquatic resources compared to the Proposed Action. Chapter 2 of the Draft EIS identifies that, for Alternative 1, topographic constraints exist in the southern project area that would require construction of a drainage ditch through the Southwest Preserve to convey stormwater runoff to University Creek (p. 2.0-21). The Draft EIS does not provide enough information to determine if design changes to the drainage ditch, or other drainage solutions, were considered in order to reduce the significant direct and indirect impacts to wetlands that are associated with the drainage ditch.

Recommendations:

- Include a CWA Section 404(b)(1) Alternatives Analysis in the Final EIS to demonstrate that the project avoids and minimizes impacts to waters of the United States (WOUS) to the maximum extent practicable and is in the compliance with the Guidelines. EPA is available to assist the Army Corps of Engineers (USACE) and the Applicant in determining compliance with the Guidelines. Identify the Least Environmentally Damaging Practicable Alternative (LEDPA) as USACE's Preferred Alternative in the Final EIS. 1
- For Alternative 1, EPA recommends that USACE examine less environmentally damaging solutions to accomplish the drainage requirements associated with the Alternative. This could include an analysis of feasible alternative stormwater conveyance approaches (e.g., construction of a subsurface conveyance under or around the preserve, redirecting stormwater to the southeastern stormwater outfall) or on-site retention of stormwater. Information from this analysis should be included in the Final EIS. 2
    - If no alternative means of stormwater conveyance for Alternative 1 is determined to be practicable, EPA recommends that USACE modify the Proposed Action in a way that maximizes the southern preserve areas without requiring the construction of a drainage ditch. Please include such design modifications in the Final EIS.

Indirect Effects on Aquatic Resources

When determining whether a project alternative is the LEDPA, the indirect effects of a discharge on WOUS – such as impacts resulting from altered hydrology, shading, or water quality – should be considered as well as direct effects. Chapter 2.4 of the Draft EIS discusses the aquatic resource effects of each Alternative in two categories: direct and indirect effects of construction activities, and long-term indirect effects on avoided and preserved waters. It is not clear how waters subject to indirect effects were quantified for each category, and the methodologies used for the two categories appear to be inconsistent with each other, as well as with the methodology used to calculate indirect effects in the Applicant's provided Permittee-Responsible Mitigation Plan (PRMP, Appx. 3.4).

While the Draft EIS does not explain how indirect impacts resulting from construction activities were calculated, it appears as though they were calculated as the sum of the areas of all aquatic resources on the project site not directly impacted (p. 3.4-12-13). The section describing long-term indirect effects does not appear to quantify these impacts and states that no long-term indirect effects on aquatic resources are expected under the Proposed Action or other Alternatives analyzed. As Alternative 1 would require the construction and maintenance of a drainage ditch cutting through the preserve, and all Alternatives would result in altered catchment hydrology and increased exposure to anthropogenic disturbance, the Final EIS should be updated to reflect a summary of these long-term indirect effects on aquatic resources. The discussion in these sections reference numerous long-term indirect impacts with potential to occur as a result of the Proposed Action and Alternatives, such as illegal dumping of trash, increased impervious surface in wetland catchments, impediments to wildlife movement, as well as numerous hydrological and other edge effects to wetlands in the Northern Avoidance Area.

Recommendations:

- In the Final EIS, identify and disclose how indirect effects on aquatic resources are calculated for each Alternative. Confirm that methodologies used to calculate both short-term and long-term indirect impacts, as well as those used to estimate mitigation requirements, are consistent. 3
- Include a revised assessment of long-term indirect impacts to aquatic resources in the Final EIS, including consideration of all potential disturbances likely to indirectly affect aquatic resources, such as construction and maintenance of the stormwater drainage ditch for Alternative 1, and, for all Alternatives, alterations to catchment hydrology, increased exposure to anthropogenic disturbance, increased impervious surfaces, impediments to wildlife movement, and all edge effects in the Northern Avoidance Area. 4

Compensatory Mitigation

EPA appreciates the inclusion of additional details on proposed compensatory mitigation in Appendix 3.4 of the Draft EIS. While a detailed discussion of compensatory mitigation would be premature given the absence of a LEDPA determination and full assessment of project impacts on aquatic resources, we note that certain aspects of the PRMP would require additional refinement. We offer the following preliminary feedback to assist USACE and the Applicant as they work to develop a Mitigation Plan consistent with the 2008 Mitigation Rule (Mitigation Rule).[1]

The Mitigation Rule establishes a preference for mitigation bank and in-lieu fee (ILF) credits over permittee-responsible mitigation based on reduced uncertainty and risk associated with these third-party forms of mitigation. When determining compensatory mitigation requirements, credits available at existing mitigation banks and ILF programs should be considered before permittee-responsible mitigation [40 CFR 230.93(b)]. There appear to be five mitigation banks and one ILF program currently available to provide compensatory mitigation for vernal pool impacts at the Amoruso project location.[2]

The PRMP calculates required mitigation for the Proposed Action using ratios derived from a draft version of the Placer County Conservation Plan (PCCP), a regional conservation initiative which is still

[1] Compensatory Mitigation for Losses of Aquatic Resources, Final Rule" at 40 CFR Part 230. Available at: https://www.epa.gov/sites/production/files/2015-03/documents/2008_04_10_wetlands_wetlands_mitigation_final_rule_4_10_08.pdf

[2] Regulatory In-lieu Fee and Bank Information Tracking System, https//ribits.usace.army.mil, accessed 8 March 2019.

under development. As the PCCP has not yet been approved, proposed mitigation ratios should be independently justified using the factors allowed under the Mitigation Rule [40 CFR 230.93(f)].

The PRMP also lacks a detailed description of proposed mitigation wetlands, but estimates that vernal pool complexes could be reestablished on a total of 188.3 acres across the three proposed mitigation properties (Appx 3.4, Table 6); however, Table 6 dramatically overestimates the acreage of vernal pools that could be created at the mitigation sites as 52.3 acres – the maximum area of vernal pool creation that would be compliant with the PCCP's 10 percent density limit for vernal pool mitigation sites. While it might be compliant with the PCCP's density limit, this amount of vernal pool creation would yield complexes as dense as 56 percent wetlands (Skover property) – far denser than natural systems. Such complexes would be highly unlikely to replicate natural vernal pool wetlands. Furthermore, review of the areas designated as suitable for vernal pool habitat creation at both Mourier properties (Appx 3.4, Figs. 11-12) suggest that many of these areas are not, in fact, suitable for vernal pool creation, as several areas are located within or adjacent to existing vernal pool complexes proposed for preservation or overlap with the 100-year floodplain.

Recommendations:

- In the Final EIS, evaluate the potential of mitigation bank and ILF credits to compensate for unavoidable impacts to aquatic resources, consistent with the preference hierarchy at 40 CFR 230.93(b). Justify any deviation from the preference hierarchy based on rigorous scientific and technical analysis as specified at 40 CFR 230.93(b)(2-3). 5
- Provide additional detail regarding compensatory mitigation requirements in the Final EIS, including independent justification for compensatory mitigation ratios using the factors allowed under the 2008 Mitigation Rule at 40 CFR 230.93(f): functional or conditional assessments of impacted and mitigation aquatic resources, method of compensatory mitigation, likelihood of success, temporal loss of aquatic resource functions, difficulty of establishing wetland functions, and the distance between impacts and mitigation. 6
- In the Final EIS, revise estimates of potential vernal pool re-establishment acreage to reflect vernal pool densities found in nature, using reference vernal pool complexes from similar geomorphic and hydrological settings. 7
- In the Final EIS, revise and justify estimates of areas suitable for vernal pool re-establishment. Include historical aerial photos. Provide depth to restrictive layer estimates using ground-penetrating radar and/or soil pits. Regardless of the presence of a restrictive layer or evidence of historical vernal pool presence, areas located within the 100-year floodplain and areas located within, or adjacent to, existing vernal pool complexes are not suitable for vernal pool re-establishment. For the Mourier properties, develop a quantitative water balance for each proposed mitigation pool and preserved pool under dry, average, and wet year scenarios. 8

Relationship between the Proposed Action and the Placer Parkway

The Placer Parkway is a 15-mile arterial freeway that would traverse roughly 50 acres of the northern portion of the project site. Chapter 2 of the Draft EIS states that, in its 2009 Tier 1 Programmatic EIS/EIR for the Parkway, the South Placer Regional Transportation Authority (SPRTA) selected Alternative 5 as the Preferred Alternative. Within the Amoruso Ranch project site, Alternative 5 for the Placer Parkway identified a broad 1,000-foot wide corridor in which a narrower alignment with either a

5,500-foot radius, 6,200-foot radius, or 7,300-foot radius would be evaluated and selected during project-specific environmental review. The Applicant's Preferred Alternative in the Amoruso Ranch project reserves a narrower 312-foot wide corridor for the Parkway and orients its design around the 5,500-foot radius alignment. Given that the Parkway segment within the Amoruso Ranch project site has not yet undergone project-specific environmental review or received approval, USACE requested that the Applicant also analyze Alternatives based on the 6,200-foot and 7,300-foot radii alignments (p. 2.0-2), which appear as Alternative 2 - Northern Avoidance and Alternative 3 - Distributed Avoidance, respectively, in the Amoruso Ranch Draft EIS. Under each Alternative, the Parkway is allocated a 312-foot wide corridor and is designated as "Not a Part of this Subdivision," meaning that its impacts were not analyzed in the Amoruso Ranch Draft EIS.

We appreciate the inclusion of Table 3.4-8, which conveys how direct impacts to aquatic resources for the Amoruso Ranch project and the Placer Parkway vary by Alternative. In comparing these impacts, it appears that the 5,500-foot radius alignment would entail fewer impacts for the Amoruso Ranch project, but greater impacts for the Parkway. We understand that the Applicant engaged in early coordination efforts with regulatory agencies to examine ways to reduce aquatic resource impacts for both projects, with a focus on avoiding impacts to wetlands in the Southern Preserve; the Draft EIS, however, does not appear to include information regarding this coordination. It also appears to lack an explanation of the Applicant's rationale for selecting the 5,500-foot radius alignment under the Proposed Action.

> ***Recommendation:*** In the Final EIS, provide a detailed description of the coordination history between the Amoruso Ranch project and the Placer Parkway, including any coordination with Caltrans. Explain why the 5,500-foot radius alignment was chosen under the Proposed Action. Include a detailed discussion regarding any interagency consultation and analysis that was undertaken to assist both projects in reducing impacts to aquatic resources on-site and immediately off-site, including whether there were any limitations to such analysis. 9

Air Quality

The project would be constructed within a federal nonattainment area for 8-hour ozone (severe) and 24-hour $PM_{2.5}$ (moderate). EPA recognizes the comprehensive array of controls that would be incorporated in Mitigation Measure AQ-2a to reduce the project's operational emissions, including: ensuring that the site design maximizes access to transit lines and accommodates bus travel, requiring garages in single-family homes to be electric vehicle ready, requiring the installation of low-NOx water heaters, and ensuring that residential units are equipped with energy-efficient appliances. Table 3.3-8 of the Draft EIS notes, however, that the project's operational emissions would far exceed local significance thresholds for ROGs and NOx even after mitigation measures are applied. Mitigation Measure AQ-2b would attempt to address residual operational air quality impacts by requiring the applicant to either: (a) Establish on-site mitigation; (b) Establish off-site mitigation; (c) Participate in the Placer County Air Pollution Control District's (PCAPCD's) Off-site Mitigation Program; or (d) A combination of a, b, or c. "Option C" and "Option D" would entail offsetting emissions that exceed local significant thresholds. It is unclear whether the Applicant would be required to entirely offset the project's emissions if "Option A" or "Option B" are selected.

> ***Recommendations:*** In the Final EIS, clarify whether operational emissions would be fully offset if Option A or Option B are selected under Mitigation Measure AQ-2b. Given the air quality challenges in the project area, EPA recommends that USACE work with the Applicant to offset 10

the project's residual operational emissions to the fullest extent feasible. 10

Traffic Impacts

Chapter 3.15 indicates that the proposed project would result in several significant indirect impacts on transportation in and near the project area, including impairing the flow of traffic at intersections in Roseville, Placer County, and on various highway segments. For Impact TRA-1, no mitigation is proposed. Rather, the Draft EIS acknowledges that additional widening and traffic signal modifications would not be viable methods to address the impact. Impacts TRA-3 and TRA-4 include mitigation measures that focus on funding widening and traffic signal improvement projects.

> ***Recommendation:*** In the Final EIS, identify other mitigation measures that could potentially improve traffic flow while minimizing environmental impacts at affected intersections and highway segments (e.g., providing additional funding for the expansion of public transit services, supporting rideshare programs and vanpool services, etc.). 11

Cumulative Impacts

EPA appreciates the inclusion of construction and operational emissions estimates for numerous other planned projects in this area, including projects that would require a USACE permit (p. 4.0-21 - 4.0.24). Such information helps convey the intensity of cumulative impacts and may help identify opportunities to phase the construction of the projects in a manner that reduces air quality impacts, which is important in light of the region's air quality challenges.

> ***Recommendation:*** In the Final EIS, include a commitment to coordinate with agencies responsible for projects listed in Table 4.0-2 and Table 4.0-3, and the PCAPCD, to determine whether it would be possible to phase the construction of these projects in a manner that reduces cumulative air quality impacts. 12

Exposure to Objectionable Odors

Chapter 3.3 of Draft EIS discloses several sources of objectionable odors that would be located near the proposed project, including the Pleasant Grove Wastewater Treatment Plan, the Western Regional Sanitary Landfill (WRSL), the Materials Recovery Facility, industrial land uses, and agricultural land uses. Prospective property owners and tenants would be informed of their proximity to odor sources located within PCAPCD-recommended buffers (p. 3.3-32). The Draft EIS notes that residents can file complaints through WRSL and PCAPCD websites and that the PCAPCD also offers a complaint hotline.

> ***Recommendation:*** In the Final EIS, include a commitment to inform prospective property owners and tenants of available methods to file complaints regarding objectionable odors, such as the online resources and hotline referenced in Chapter 3.3 of the Draft EIS. 13

Noise

Mitigation Measure NOISE-3b states that segments of Sunset Boulevard West and Pleasant Grove Road would be repaved with Open Graded Asphalt Concrete (OGAC) to address increases in traffic noise associated with the proposed project. Page 3.13-21, however, states that this mitigation measure is unlikely to be implemented by the time receptors experience this impact because "use of OGAC…would need to be imposed and enforced by Placer County Department of Public Works." The Executive Summary appears to provide conflicting information, stating that this mitigation measure would be

enforced by the City of Roseville "during design review and before the approval of all plans…" (p. ES-36).

> ***Recommendation:*** In the Final EIS, provide a more detailed explanation as to why it is unlikely that Mitigation Measure NOISE-3b would be implemented and enforced by the time the impact occurs. Confirm whether the Applicant has coordinated with the Placer County Department of Public Works and/or the City of Roseville to implement this measure in a more timely fashion. If it is not possible to improve the timing of this mitigation measure, revise the description of Mitigation Measure NOISE-3b to clarify that this measure is unlikely to occur at the time receptors experience this impact and provide an estimated timeframe for its implementation and a description of impacts that may result due to a delay in implementation. 14

Water Supply

According to Chapter 3.16 of the Draft EIS, during wet years, the City's water supply would satisfy roughly 30% of the Proposed Action's potable water demand. During normal and dry years, the City's water supply would fulfill a lesser percentage of the project's water demand. Mitigation Measure UTIL-1 states that the City would enter into an agreement with the Placer County Water Agency (PCWA) to acquire up to 1,500 additional acre-feet per year (afy) to satisfy the remaining water demand. The Draft EIS notes that PCWA's water supplies are anticipated to be reliable under all hydrologic conditions and that this mitigation measure is highly likely to be implemented. It is unclear, however, whether this assessment accounted for projected hydrologic conditions, or whether it considered increased water demand from other planned development near the project area.

> ***Recommendation***: In the Final EIS, discuss the coordination that has taken place with the PCWA to assess the feasibility of acquiring 1,500 afy to fulfill the project's water demand. Confirm whether this feasibility assessment considered forecast hydrologic conditions, as well as water demand of other planned development near the project area. Describe how the Proposed Action and Alternatives would provide an adequate supply of water if the City is unable to enter into an agreement with the PCWA. Disclose any potential hydrologic impacts that may result from acquisition of additional water (e.g., increased reliance on groundwater) and identify appropriate mitigation measures to address these impacts. 15

Project Need

Chapter 1 of the Draft EIS states that the Proposed Action would provide 2,827 residential units in order to assist the city in meeting its regional housing demand. The Draft EIS cites the Sacramento Area Council of Governments (SACOG) 2016 Sustainable Communities Strategy (SCS) and 2013-2021 Regional Housing Needs Allocation (RHNA) as the bases for this demand. The SCS determined that the region would need to accommodate 811,000 additional people by 2036 and the RHNA projected that Roseville would require an additional 8,478 units (p. 1.0-4 - 1.0-5).

> ***Recommendation:*** In the Final EIS, clarify whether the degree of development included in the Proposed Action (2,827 new units) is consistent with the amount of housing that would be needed to satisfy the city's housing demand when considering other current and planned residential development near the project area. If a reduction in the number of units is pursued, EPA recommends a general description of the environmental impacts that would be avoided as a result of fewer units constructed. 16

Response A-1

The U.S. EPA (USEPA) recommends that the USACE include a CWA Section 404(b)(1) Alternatives Analysis in the Final EIS to demonstrate that the project avoids and minimizes impacts on WOUS to the maximum extent practicable. USEPA also asks that the Least Environmentally Damaging Practicable Alternative (LEDPA) be identified as the USACE's preferred alternative in the Final EIS. The USACE has not completed its Section 404(b)(1) Alternatives Analysis and a LEDPA has not been identified at this time. Therefore, a LEDPA cannot be reported in the Final EIS as the USACE's preferred alternative. The USACE will complete its Section 404(b)(1) Alternatives Analysis prior to the completion of the ROD. Please also note that the National Environmental Policy Act (NEPA) regulations at 40 CFR 1502.14(e) state that the alternatives section has to identify the "agency's preferred alternative or alternatives, if one or more exists, in the draft statement and identify such alternative in the final statement unless another law prohibits the expression of such a preference." The USACE cannot identify a preferred alternative, because as stated in 33 CFR 325, Appendix B(9)(b)(5), the USACE is "neither an opponent nor a proponent of the applicant's proposal; therefore, the applicant's proposal is identified as the 'applicant's preferred alternative,' in the final EIS." Furthermore, in accordance with 40 CFR 1505.2(c), it is the ROD that needs to "state whether all practicable means to avoid or minimize environmental harm from the alternative selected have been adopted, and if not, why they were not." The ROD also must "(i)dentify all alternatives considered by the agency in reaching its decision, specifying the alternative or alternatives which were considered to be environmentally preferable" (40 CFR 1502.2(b)). Therefore, in this Final EIS, only the Applicant's proposal, which is the Modified Proposed Action alternative, is identified as the Applicant's preferred alternative.

Response A-2

USEPA recommends that the USACE examine less environmentally damaging solutions to accomplish the drainage requirements associated with Alternative 1, including an analysis of feasible alternative stormwater conveyance approaches.

The USACE directed the Applicant to provide feasible alternatives to the drainage in the Southwest Preserve proposed under Alternative 1. On April 29, 2019, the USACE received information from the Applicant regarding the feasibility of alternative stormwater conveyance approaches, in a memorandum dated April 25, 2019, titled Amoruso Ranch Specific Plan – Drainage Alternatives, prepared by Wood Rodgers (**Appendix C**). Based on additional information provided by the Applicant, including the memorandum by Wood Rodgers, the USACE agrees that alternate stormwater conveyance approaches under Alternative 1 are infeasible due to the following:

1) The proposed stormwater drainage system is a gravity-flow system that conveys stormwater along the southern development boundary with ultimate discharge into University Creek near the southwestern corner of the project site via an open channel. The elevations along the Alternative 1 southern preserve boundary do not lend themselves to a gravity flow scenario due to a number of high and low points along the profile. Therefore, to accommodate stormwater flows, two options

were considered: (1) install intermediate drainage outlets into the Southwest Preserve; or (2) alter the ground profile to facility gravity flow in an open channel around the Southwest Preserve boundary.

2) Use of intermediate drainage outlets would require drainage flow being conveyed through and across the Southwest Preserve and associated environmental resources. With the volume of flow that would need to be conveyed through these structures, it is considered incompatible with the desired protection of the Southwest Preserve area.

3) Extending the open channel requires a significant amount of earthwork to recontour the site to allow for gravity flow. This is because the invert elevation of the on-site development storm drainpipe system is lower than the minimum allowable invert elevation of the extended channel. An estimated 480,000 cubic yards of fill material would need to be imported in order to provide gravity flow in a drainage channel along the southern boundary of the preserve. This would add approximately $7.0 million to the cost of the alternative and would also result in potentially significant environmental issues associated with importing fill material, e.g., greenhouse gas emissions, air quality, and traffic. Notably, this would involve more than 19,000 truck trips from multiple, likely distant, borrow sites.

4) The lack of slope on the project site further precludes construction of subsurface conveyance under or around the preserve. Subsurface conveyance would require approximately four 8-ft diameter pipes to convey the anticipated 400-cfs of storm water from the development. To do so, the site elevation would need to be raised approximately 5.5 feet to accommodate the pipes. Raising the developed site area an average of one foot would require nearly 900,000 cubic yards of fill. For these reasons, subsurface conveyance was also eliminated from consideration as part of initial alternative development.

USEPA recommends that if no alternative means of stormwater conveyance is determined to be practicable for Alternative 1 other than the proposed open channel, the Proposed Action be modified to maximize the southern preserve areas without requiring the construction of the drainage ditch.

As described in **Chapter 2**, the Applicant has modified the Proposed Action to extend the Southwest Preserve and further reduce direct impacts to WOUS by about 4.73 acres. The Modified Proposed Action alternative would not require the construction of a drainage channel in the Southwest Preserve.

Once the Final EIS is completed, the USACE will conduct further evaluation of the alternatives pursuant to Section 404(b)(1) of the Clean Water Act to identify the LEDPA. The USACE's final determination will be included in the ROD, and a decision whether to issue or deny the permit will be made once the ROD is prepared.

Response A-3

USEPA requests that the EIS identify and disclose how indirect effects on aquatic resources were calculated for each alternative, and to confirm that the methodologies used to calculate both short-term and long-term indirect impacts, as well as those used to estimate mitigation requirements, are consistent.

For both short- and long-term indirect effects, the Draft EIS assumes that all avoided and/or preserved aquatic resources, including wetlands within the future Placer Parkway project alignment, would be indirectly impacted under all alternatives (Draft EIS, pp. 3.4-12–3.4-13, 3.4-17–3.4-18).

As described in **Chapter 2**, the Applicant has modified the Proposed Action to extend the Southwest Preserve and further reduce direct impacts to WOUS.

Response A-4

Both short-term (construction phase) and long-term (operational/occupancy phase) indirect effects to aquatic resources are analyzed and presented in the Draft EIS for the Proposed Action and the alternatives. As the Draft EIS notes, all WOUS within the development area would be directly affected by the placement of fill. With respect to the WOUS on the project site that would not be filled, those WOUS are located in three areas – (1) the Northern Avoidance Area which is the area adjacent to the Placer Parkway alignment, (2) Southeast Preserve, and (3) Southwest Preserve. Alterations to catchment hydrology from increased impervious surfaces and removal of existing irrigation sources would reduce the amount of runoff that drains into the avoided WOUS within the North Avoidance Area and result in indirect effects on those waters. Rather than assuming that those WOUS would continue to function, for the Proposed Action and the alternatives, it is assumed in the EIS that the functions and services of those wetlands would be lost, and that compensatory mitigation would be proposed by the Applicant for any long-term indirect effects. With regard to the WOUS within the two southern preserves, the development of impervious surfaces and routing of storm water runoff to the west would reduce the size of the three watersheds that provide runoff to the preserved WOUS. However, there would still be an adequate amount of watershed remaining to ensure the WOUS would continue to function. Therefore, indirect effects from altered hydrology and increased impervious surfaces would be avoided. With regard to indirect effects on the preserved WOUS from anthropogenic disturbance and edge effects, under the Proposed Action and the alternatives, those effects would be avoided because an open space buffer, which is 30 to 80 feet wide, is planned between the developed urban uses and the two southern preserves, and human intrusion into the preserves would not be allowed. With regard to Alternative 1 which includes a drainage channel that cuts across the southern portion of the Southwest Preserve to discharge into University Creek, long-term indirect effects are generally not expected to occur because that channel would be part of the preserve and would be fenced so that public access to the channel or the preserved WOUS within the preserve would not be available. There would likely be a maintenance road that would run along the length of the channel which would be used by channel maintenance crews. However, as with such channel maintenance roads, it is expected that its use will be periodic and the entrance to the roadway would be locked.

As described in **Chapter 2**, the Applicant has modified the Proposed Action to extend the Southwest Preserve and further reduce direct impacts to WOUS. The Modified Proposed Action alternative is identical to the Proposed Action in terms of its land development plan with one exception; it includes a 9-acre expansion of the Southwest Preserve. All other short- and long-term indirect effects of this alternative would be similar to those described above for the Proposed Action.

Response A-5

USEPA requests that the Final EIS provide more detailed information on how the Applicant will meet the mitigation requirements. Prior to issuing any permits, the USACE will ensure the Applicant provides sufficient information for the USACE to determine the adequacy of any compensatory mitigation proposals. To be determined adequate by the USACE, the Applicant's Permittee Responsible Mitigation Plan (PRMP) will need to fully satisfy the requirements of the Mitigation Rule and the South Pacific Division's (SPD) Mitigation Ratio Setting Checklist in terms of the mitigation preference hierarchy, types of mitigation, and ratios. In August 2019, the Applicant submitted an updated draft Permittee-Responsible Wetlands Mitigation and Monitoring Plan (PRMP) to the USACE which the USACE will review for consistency with the Mitigation Rule and Mitigation Ratio Setting Checklist. The draft PRMP is included in **Appendix B** of this Final EIS.

As stated in **Chapter 1.0**, the Applicant has further evaluated the feasibility of the PRMP and has informed the USACE that they may utilize the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat. As stated in the Draft EIS, a final compensatory mitigation proposal may include the use of a Corps-approved mitigation bank, ILF Program, permittee-responsible mitigation, or a combination thereof. USACE's final determination regarding compensatory mitigation will be included in the ROD.

Response A-6

Please see **Response A-5** above.

Response A-7

EPA requests that the estimates of potential vernal pool re-establishment acreage be revised to reflect vernal pool densities found in nature.

The Applicant has submitted an updated draft PRMP to the USACE for its review. Currently, the draft PRMP proposes to create 17.7 acres of vernal pool complex within 81.6 acres of suitable soil, for a proposed density of 21.7% on the 241-acre Mourier East property, and create 12.6 acres of vernal pool complex within 91.4 acres of suitable soil, for a proposed density of 13.8% on the 266-acre Mourier West property. Also see **Response A-5** above, regarding mitigation of aquatic resource and species impacts.

Response A-8

USEPA requests justification for estimates of areas suitable for vernal pool re-establishment. USEPA also requests depth to restrictive layer estimates using ground-penetrating radar.

To assess the feasibility of vernal pool creation and gain information needed to inform potential vernal pool creation plans, detailed topographic mapping and soil studies using ground-penetrating radar were conducted at the mitigation properties. The ground-penetrating radar analysis identified the extent and depth of the drainage-restricting layers across each site. Results of those studies are included in the draft PRMP which is presented in **Appendix B**.

USEPA requests specific details about off-site mitigation regarding water balance and suitability of ground for vernal pool reconstruction. The USACE provided comments to the Applicant on the draft PRMP and is awaiting submittal of a revised PRMP. The USACE will consider the final PRMP during its review of the Section 404 permit application. The Final PRMP would need to include information for USACE to make a final determination on whether or not the sites are suitable and the proposed plan is appropriate to ensure long-term success and that the compensatory mitigation will be successful. A Department of the Army (DA) permit will only be issued if the USACE determines the plan is compliant with the 404(b)(1) Guidelines and not contrary to the public interest.

USEPA states areas located within the 100-year floodplain and areas located within, or adjacent to, existing vernal pool complexes are not suitable for vernal pool re-establishment. USEPA provides no evidence in support of this statement. Vernal pools can, and do, exist within the 100-year floodplain.

Response A-9

USEPA requests a detailed description of the coordination history between the Proposed Action and Placer Parkway, including an explanation of why the 5,500-foot radius alignment was chosen under the Proposed Action.

The 5,500-foot radius for Placer Parkway was included in the Proposed Action by the Applicant following a series of early coordination meetings that occurred before the Applicant moved forward with local land use entitlements for the Proposed Action.

In 2011, the USACE participated with other agencies in several early coordination meetings led by the City of Roseville (City) for the proposed Amoruso Ranch project. The City's overarching goal of the early coordination meetings was to identify issues of concern relative to the proposed land use plan, including the area to be set aside for the future planned Placer Parkway. Several 312-foot wide alignments for the Parkway through Amoruso Ranch property were introduced by the City and were discussed based on a 5,500-, 6,200-, and 7,300-foot radius, representing a range of possible alignments that were buildable under current safety standards and other requirements.

After approximately one year and numerous early coordination meetings with the agencies, including the USACE, information provided by the City showed that the 7,300-foot radius would result in fewer direct and indirect impacts to aquatic resources than the 5,500-foot and 6,200-foot radii. However, additional information provided by the City argued that the 5,500-foot radii would be the least damaging alignment to higher quality clay-flat vernal pools located within the on-site southern preserve area vs. lower quality wetlands located within the on-site northern open space area. The rationale provided to support this claim was that the presence of the Placer Parkway in any location within the approved 1,000-foot wide corridor would negatively affect the hydrology of the northern wetland complex such that the complex's long-term viability and integrity would be effectively compromised under any alignment. Additionally, once the Proposed Action is implemented, regardless of Parkway alignment, the hydrology and watershed that supports the existing northern wetland complex would be eliminated and thus, the long-term sustainability of the wetlands is questionable. The Applicant's rationale for using the 5,500-foot radii

under the Proposed Action is that it allows the Applicant to avoid (and preserve) more high-quality vernal pools than low quality wetlands under the 7,300-foot radii.

In 2014, after the City's conclusion of early coordination meetings with the agencies, South Placer Regional Transportation Agency ("SPRTA"), the lead agency for the Placer Parkway EIR under CEQA, concurred in writing that the 5,500-foot radius alignment with a 312-foot right-of-way was an acceptable alignment for the future planned Parkway from an *engineering standpoint*. Moreover, the City approved of the 5,500-foot radius alignment in the Amoruso Ranch Specific Plan in 2016.

Additionally, the following factors were used in the City's decision to move forward using the 5,500-foot radius alignment:

- The future alignment of Placer Parkway through the project site is subject to a number of constraints due to adjacent development, some of which has already been approved by the USACE, including the alignment of Westbrook Boulevard as it enters the project area from the south, as previously permitted by the USACE as part of the Creekview Specific Plan;
- Intersections proposed by the Placer Ranch Specific Plan and the City of Roseville's intersection spacing requirements;
- The Placer Parkway alignment as proposed in the Placer Ranch Specific Plan directly east of the project site; and
- The Placer Parkway/Westbrook Boulevard interchange analyzed in the Partially Revised Draft Tier 1 EIS/EIS at the request of the USEPA and the USACE.

In 2017, the USACE met with the City of Roseville, Placer County, and USEPA, to discuss the current status and preparation of a Tier 2 EIS/EIR project level analysis of potential Placer Parkway alignments through the proposed Amoruso Ranch site. The USACE was informed that neither the City of Roseville, nor the County, would be funding such analyses, and that this would be the responsibility of each land owner along the future Parkway alignment to contribute funds collected from the sales of homes and commercial development for the completion of such environmental analysis.

As discussed in Chapter 2.0 in the Draft EIS, since no project level information or Tier 2 EIS/EIR has been prepared, and none was included as part of the application for Amoruso Ranch project, regarding the future Placer Parkway through the proposed Amoruso Ranch project site, the USACE identified and decided that it would evaluate two additional on-site alternatives that include a 6,200- and 7,300-foot radii Parkway alignment through the proposed project site: Alternative 2, Northern Avoidance alternative which includes a 7,300-foot radii alignment and moves the parkway about 640 feet to the southeast of the alignment under the Proposed Action; and Alternative 3, Distributed Avoidance alternative which includes a 6,200-foot radii alignment and moves the alignment about 320 feet to the southeast of the alignment under the Proposed Action. Both alternatives are described and analyzed in Section 3.0 of the Draft EIS.

Response A-10

USEPA's comment is focused on the operational emissions from the development of the Amoruso Ranch property and USEPA recommends that the USACE work with the Applicant to offset the project's residual operational emissions to the fullest extent feasible. As noted in the Draft EIS, USACE's authority is limited to air pollutant emissions that would occur during grading and filling activities of the Proposed Action (or an alternative), and the General Conformity analysis shows that those emissions would be below de minimus levels. As the USACE has no control over operational emissions, it cannot require the Applicant to offset the operational emissions to the maximum extent feasible. The mitigation measures suggested by USEPA are beyond the scope of mitigation that the USACE is authorized to require under 33 CFR Part 320. It is up to the City of Roseville to enforce the mitigation measures identified in the Draft EIS which are the same as the mitigation measures set forth in the Amoruso Ranch Specific Plan Final EIR.

Response A-11

As with air quality, the USACE has no control over operational traffic associated with the Proposed Action (or an alternative). Therefore, the USACE cannot impose additional mitigation measures such as those suggested by USEPA Such measures are beyond the scope of mitigation that USACE is authorized to require under 33 CFR Part 320. Please note that Mitigation Measure AQ-2a in the Draft EIS includes measures that support and encourage transit use. This mitigation measure is the same as Mitigation Measure 4.4-2 in the Amoruso Ranch Specific Plan Final EIR and will be enforced by the City of Roseville.

Response A-12

USEPA expresses concern about the Proposed Action's cumulative effects on air quality, given the fact that the area is non-attainment for ozone and fine particulate matter (PM2.5) and asks that the Final EIS include a commitment for the USACE to coordinate with the agencies responsible for the cumulative projects and the local air district to phase the construction of the cumulative projects to minimize construction-phase air quality impacts.

As noted above, the USACE has conducted a General Conformity applicability analysis of the Proposed Action's construction emissions and determined that the Proposed Action's construction emissions related to activities over which the USACE has jurisdiction are below de minimis levels for the pollutants for which the air basin is in nonattainment. Given this finding, the USACE is not required to coordinate with the local air district or local jurisdictions regarding phasing of the construction of cumulative projects. Furthermore, as described in the Draft EIS, numerous mitigation measures have been imposed by the City on the construction and operation phases of the Proposed Action (and will be imposed on the alternatives in the event that an alternative is selected by the USACE) to avoid, minimize, and mitigate air pollutant emissions, including mitigation measures that involve coordination with the Placer County Air Pollution Control District (PCAPCD). Please also note that the Amoruso Ranch Specific Plan was approved by the City in 2016 and data regarding the estimated emissions associated with the planned development on the Amoruso Ranch property have been available to the PCAPCD since that time, if not

before. The PCAPCD, therefore, had the information on the project's emissions for use in the preparation of the latest air quality plan for the region.

Response A-13

USEPA's comment is related to the odor effects of existing odor sources on the future residents of the Amoruso Ranch property. USEPA recommends that the USACE include an additional mitigation measure to address this indirect effect. As with other air quality and traffic impacts from the operation of the Proposed Action (or an alternative), the USACE does not have the authority to impose additional mitigation measures that relate to the occupancy/operations of the Proposed Action. The USACE will convey USEPA's recommendation to the City, which may choose to impose the recommended measure on the planned development. The mitigation measures suggested by USEPA are beyond the scope of mitigation that USACE is authorized to require under 33 CFR Part 320.

Response A-14

USEPA's comment is related to the traffic noise impact on nearby receptors. USEPA recommends that the USACE work with the Applicant to improve the timing of the mitigation measure for this impact or provide more information as to why the timing cannot be improved. As with air quality and traffic impacts from the operation of the Proposed Action (or an alternative), the mitigation measures suggested by USEPA are beyond the scope of mitigation that USACE is authorized to require under 33 CFR Part 320.

As noted in the Draft EIS, the mitigation measure states paving West Sunset Boulevard and Pleasant Grove Road with OGAC would reduce roadway noise. Both roadways are not within the responsibility and jurisdiction of the City. Despite the City's and the Applicant's commitment to work with the appropriate agencies, neither the City nor the Applicant have any control or authority over the timing or implementation of Mitigation Measure Noise-3b. It is therefore not reasonable to assume that Mitigation Measure Noise-3b would be implemented by the time that the impact would occur.

USEPA also requests that the description of Mitigation Measure Noise-3b be revised to clarify that the measure is unlikely to occur at the time receptors experience this impact and provide an estimated timeframe for its implementation and a description of impacts that may result due to a delay in implementation.

The Draft EIS expressly provides that "it is not likely that Mitigation Measure NOISE-3b would be implemented by the time that the impact would occur (Draft EIS, p. 3.13-20)." Unmitigated noise levels, i.e., impacts that will occur due to delay in implementation of Mitigation Measure Noise-3b are set forth in Table 3.13-9. At this time, the USACE is unaware of the estimated timeframe for implementation of Mitigation Measure Noise-3b.

Response A-15

USEPA's comment is related to a mitigation measure set forth in the Draft EIS for the Proposed Action's effect on water supply. The mitigation measure is the same as Mitigation Measure 4.12.1-1 in the Amoruso Ranch Specific Plan Final EIR and was fully evaluated by the City for its feasibility under

forecast hydrological conditions while accounting for other foreseeable development in the project area. The City determined the measure to be feasible. Therefore, no additional mitigation measures are required. Further, the USACE does not have the authority to impose additional mitigation measures that relate to the operations of the Proposed Action because such measures are beyond the scope of mitigation that USACE is authorized to require under 33 CFR Part 320.

Response A-16

USEPA requests that more information be provided in the Final EIS whether the degree of development included in the Proposed Action is consistent with the amount of housing needed to satisfy the City's housing demand when considering other current and planned residential development near the project site.

The information presented in Chapter 1 of the Draft EIS is the most recent information available regarding the need for housing in the broader region through 2036 as put forth by the SACOG and by the City of Roseville through 2021. The Proposed Action includes 2,827 residential units which would be built in three phases over the next 20 to 30 years. The Proposed Action would address some of the housing demand in the City of Roseville, when considering other current and planned projects. Please note that the Amoruso Ranch Specific Plan has been approved by the City, which has determined that the planned housing is needed.

COUNTY OF Placer
COMMUNITY DEVELOPMENT RESOURCE AGENCY

Letter B

Placer County Conservation Program
Gregg McKenzie, Administrator

March 15, 2019

Leah Fisher, Senior Project Manager
U.S. Army Corps of Engineers
Sacramento District
1325 J Street, Room 1350
Sacramento, CA 95814-2922

Email: Leah.M.Fisher@usace.army.mil

Re: **SPK-2004-00888 Amoruso Ranch Draft EIS**

Dear Ms. Fisher:

On behalf of the County of Placer and its Placer County Conservation Program (PCCP) that includes a Habitat Conservation Plan, Natural Commuity Conservation Plan, County Aquatic Resources Program, and Western Placer County In Lieu Fee Program, I offer for your consideration the following comments regarding the Notice of Availability (NOA) – Draft Environmental Impact Statement (EIS) for the Amoruso Ranch Project, Placer County, California.

The PCCP has been a eighteen year planning effort coordinated with the state and federal wildlife and wetland regulatory agencies, including both the U.S. Army Corps of Engineers and U.S. EPA, along with Building Industry Association and environmental stakeholders including the Sierra Club and Audobon Society. The PCCP will 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. Covered Activities include anticipated future development and growth within the City of Lincoln and unincorporated Placer County, Placer County Water Agency capital and maintenance/management projects, as well as the South Placer Regional Transportation Authority's highway and road improvement projects. As described below, the PCCP includes two separate, but complementary, components which support two sets of state and federal permits.

The first component is the Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan, referred to as the HCP/NCCP or "Plan". The Plan will protect fish and wildlife species and their habitats, and fulfill the requirements of the Federal Endangered Species Act (ESA), the California Endangered Species Act (CESA), and the California Natural Community and Conservation Planning Act (NCCP Act).

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www.placerconservation.com / gamckenz@placer.ca.gov

The second component is the Western Placer County Aquatic Resources Program, referred to as the CARP, that will protect streams, wetlands, and other water resources and fulfill the requirements of the federal Clean Water Act and state laws and regulations including a programmatic Section 401 Certification and programmatic Section 404 permits. The Corps has developed a PCCP Permitting strategy including a draft Programmatic General Permit, Letter of Permission Procedures, streamlined standard 404 permit, and a Regional Least Environmentally Damaging Practicable Alternatives (LEDPA) Analysis developed by the U.S. EPA.

The PCCP will allow the participating agencies to integrate regulatory actions associated with endangered species and wetlands with their local entitlement processing. The PCCP will also allow for more efficient planning and permitting for local infrastructure projects. Lastly, the PCCP will help meet the County's conservation goals by developing a large, managed and monitored reserve system that will provide wetland, stream system, open space, and agricultural conservation in perpetuity.

Placer County offers the following comments for your consideration:

Section 3.4.2.2 Location and Setting

The project site is located within and consistent with the PCCP's Planned Future Growth Area designation. This is the area anticipated to be converted from natural and semi-natural landcover types to urban landcover types during the term of the HCP/NCCP and related permits. While the project has been incorporated into the non-participating City of Roseville, it is designated as a PCCP Participating Special Entity since the site was in unincorporated Placer County and the project's effects resulting from PCCP covered activities, including weltand and covered species effects, were evaluated and included within the PCCP's wetland and species permit effect limits.

1

The project's off-site mitigation properties are located within and consistent with the PCCP's Reserve Acquisition Area criteria. These properties are designated for inclusion within the future PCCP Reserve System as they individually and collectively comprise acreage, wetland types, and related species occupancy and habitat consistent with the requirements of the PCCP's conservation strategy.

Section 2.4.7 Required Permits and Approvals

The proposed project's effects to wetlands and listed species will require state and federal permits including Section 2081 and Section 7 of the State and Federal Endangered Species Acts, and Section 401, 402, and 404 of the Federal Clean Water Act as noted in this section. However, given the location of the site and designation of the project as a PCCP Participating Special Entity, the analysis should note it as such and the status of the 2018 public review draft PCCP and related programs and permits described above.

2

The Amoruso project's participation in the PCCP would provide for incidental take permitting for species, fill of waters, and other related permits and processes as part of a landscape scale conservation program rather than on a project by project basis with the goal of more effective and efficient avoidance, minimization, and mitigation. The proposed off-site mitigation lands are well suited to mitigate for project effects pursuant to the requirements of the PCCP and

should be incorporated into the PCCP Reserve System for comprehensive and consistent long-term management.

Thank you for your consideration of these comments.

Sincerely,

Original On-File - Email Submittal Only

Gregg McKenzie
PCCP Administrator

cc: U.S. Fish & Wildlife Service, Conservation Planning Branch
CA. Department of Fish & Wildlife, Region 2
ECORP Consulting, Applicant Representatives

Letter B **County of Placer, Community Development Resource Agency, Gregg McKenzie, Placer County Conservation Plan (PCCP) Administrator, dated March 15, 2019**

Response B-1

The comment related to the consistency of the Proposed Action and the Applicant's proposed mitigation sites with the PCCP is noted. The Draft EIS notes on pages 3.4-13 and 3.4-15 that the Amoruso Ranch Project is identified as a Participating Special Entity in the draft PCCP and is a Covered Activity within Placer County's land use authority. The proposed mitigation sites are within the reserve area identified in the PCCP and are central to the PCCP's conservation strategy.

Response B-2

The comment related to permitting of projects under the PCCP is noted. As noted above, the USACE is aware of the fact that the project is a Participating Special Entity under the PCCP and will require various federal and state authorizations. However, the PCCP is currently in draft form and has not been adopted. Therefore, at the request of the Applicant, the USACE is proceeding with formal consultation under Section 7 of the ESA in order to continue processing the Applicant's permit application for an individual DA permit under Section 404 of the Clean Water Act.

Letter C

SOUTH PLACER
REGIONAL
TRANSPORTATION
AUTHORITY

City of Lincoln • City of Rocklin • City of Roseville • Placer County

March 7, 2019

United States Army Corps of Engineers
Sacramento District, Regulatory Division
Leah M. Fisher – Senior Regulatory Project Manager
1325 J Street, Room 1350
Sacramento, California 95814-2922

Dear Ms. Fisher:

I submit this letter on behalf of the South Placer Regional Transportation Authority (SPRTA). SPRTA is a joint powers authority comprised of the Cities of Lincoln, Rocklin, Roseville, and the County of Placer for the purpose of implementing a regional transportation fee program to provide funding for transportation projects—including Placer Parkway.

We have reviewed the Amoruso Ranch Project Draft Environmental Impact Statement (DEIS). SPRTA supports the development of the Amoruso Ranch Specific Plan as described in the Final Environmental Impact Report certified and approved by the City of Roseville and as the Proposed Action in the DEIS. During project development, the applicant shared with SPRTA the alignment and screening constraints used to develop and analyze conceptual alignments for Placer Parkway—as part of the early consultation process with the Corps of Engineers, US Fish and Wildlife Service, US Environmental Protection Agency, the City of Roseville and Placer County. In February 2014, SPRTA submitted a letter to the City of Roseville supporting the alignment for the future Placer Parkway identified in the Amoruso Ranch Specific Plan and Final EIR, which were adopted by City Council Resolution on June 15, 2016.

1

As you are aware, SPRTA in partnership with FHWA prepared a Tier 1 EIS/Program EIR for identification and preservation of a corridor for future Placer Parkway. The Proposed Action and the Parkway alignment as described in the Draft EIS is consistent with the corridor identified as the Least Environmentally Damaging Practicable Alternative (LEDPA) in the Tier 1 EIS/Program EIR approved by SPRTA and FHWA. All impacts associated with the Parkway will be fully mitigated at the time of construction and both the Tier 1 and Placer County Conservation Plan (PCCP) address both the level of impact and mitigation requirements. It is further acknowledged that the specific impacts associated with the Parkway will be analyzed via a Tier II process prior to time of construction. Placer Parkway is an important link

Letter C

connecting some of the region's fastest growing communities while improving access to the I-5 corridor and downtown Sacramento.

Preservation of right-of-way for the future construction of Placer Parkway is imperative due to the need to relieve traffic congestion on Highway 65 and Interstate 80. The Amoruso Ranch Specific Plan is designed to accommodate Placer Parkway and we therefore support approval of the Proposed Action, inclusive of the proposed location of the Parkway, as identified and analyzed in the DEIR. 1

Thank you for consideration of our comments.

Sincerely,

Michael W. Luken
Executive Director

ML:ss
c: Dominick Casey, City Manager, City of Roseville

Letter C **South Placer Regional Transportation Authority, Michael W. Luken, Executive Director, dated March 2019**

Response C-1

South Placer Regional Transportation Authority (SPRTA) expresses support for the Proposed Action, including the proposed alignment of the Placer Parkway as reflected in the Amoruso Ranch Specific Plan. The comment is noted.

Note that the Modified Proposed Action alternative, which is described in **Chapter 2.0**, is now the Applicant's preferred alternative. That alternative is substantially the same as the Proposed Action in terms of the land development plan and includes the same 5,500-foot radius alignment for the Placer Parkway as the Proposed Action.

Letter D

CITY OF ROSEVILLE CALIFORNIA

Development Services Department
Planning Division
311 Vernon Street
Roseville, California 95678-2649

March 18, 2019

Leah Fisher
U.S. Army Corps of Engineers
Sacramento District, Regulatory Division
1325 J Street, Room 1350
Sacramento, CA 95814

SUBJECT: USACE Action ID: SPK-2004-00888; Amoruso Ranch Project Draft Environmental Impact Statement

Dear Ms. Fisher:

Thank you for providing the City with an opportunity to review the Draft Environmental Impact Statement for the Amoruso Ranch Project SPK-2004-00888 (DEIS). We have reviewed the document and are in agreement with the conclusions drawn from the analyses as presented for the Proposed Action, and present the following comments for your consideration. In part, these comments reiterate concerns regarding the practicability of Alternative 1 previously expressed in the City Manager's letter addressed to Mike Jewel, dated November 15, 2018 (attached). We respectfully request that the City Manager's letter, together with this letter, be included in the public record.

The City and the USACE have had a long partnership, and the City values input from the USACE in the early stages of its specific plan process. The Amoruso Ranch Specific Plan is one of many projects the City has processed taking advantage of consultation with the USACE. The Proposed Action reflects six years of such coordination with the USACE. As part of the City's process, between June 16, 2011 and November 21, 2013, City staff met with the USACE, the U.S. Fish and Wildlife Service, and the U.S. Environmental Protection Agency eight times to discuss the originally submitted specific plan (see Figure 1). Through the early consultation process, as requested by the USACE, the developable area was reduced and the southern preserve area was expanded to increase wetland avoidance from 11.63 acres to 13.58 acres. The Proposed Action reflects avoidance measures that were included based on the feedback received from the USACE during the early consultation process. The revisions agreed to through that process should be acknowledged in the public record.

As the City has emphasized over the past twelve months, an extensive amount of analyses and interagency coordination is required before a new specific plan can be brought before the City's legislative body. Because this process can take many years, the City encourages applicants to consult with the USACE early in the planning process with the expectation that once a plan has been reviewed, the City can proceed with interagency negotiations. With interagency coordination ongoing, the applicant and the City initiated processing of the Amoruso Ranch Specific Plan. Over that six year process, the Proposed Action was extensively evaluated by the City and was approved by the City Council in 2016. Since then, the property has been annexed from Placer County into the City, a tax share agreement between Placer County and the City has been finalized, and the General Plan, Specific Plan, and zoning designations for the property have been effectuated.

Of the Alternatives described in the DEIS, only Alternative 1 reduces impacts to wetland resources. However, while this alternative decreases direct impacts to Waters of the United States (WOUS) by 3.5 acres compared to the Proposed Action, it results in no change to direct impacts to listed vernal pool invertebrate habitat, and *increases* indirect impacts to listed vernal pool invertebrate habitat by 2.3 acres. Therefore, the Proposed Action reduces impacts to listed species compared to Alternative 1.

1

Alternative 1 would require a General Plan Amendment, Specific Plan Amendment, Rezone, Development Agreement Amendments, and additional environmental review under the California Environmental Quality Act (CEQA), which would require City Council approval. The City has indicated in previous correspondence that the removal of residential land in Alternative 1 would make the project fiscally nonviable and is not likely to be approved. Given these facts, the City supports permitting the Proposed Action, which is fiscally viable and results in fewer impacts to listed species.

The following comments address specific sections in the DEIS.

1. Introduction, Page 1.0-2
   The third paragraph requires an update to correct the status of the annexation. The tax share agreement between the City and County was approved by the Placer County Board of Supervisors in November 2018, and the annexation of the properties within the Amoruso Ranch Specific Plan area was approved by the Local Agency Formation Commission (LAFCO) in November 2018 and became effective in December 2018. 2

2. Executive Summary, Page ES-5
   The last paragraph requires an update to correct the status of the annexation. The paragraph should state that the property was annexed into the City of Roseville effective December 2018. 3

3. Executive Summary, Page ES-8
   40 CFR Section 1502.12 states that the summary of issues to be resolved should include the choice among alternatives. Therefore, Section ES.5 *Areas of Controversy and Issues to be Resolved* (page ES-8), should include a brief statement regarding the City's issues related to the feasibility of any of the alternatives that deviate from the Proposed Action, as described in the letter from the City Manager dated November 15, 2018 (Attachment 1). 4

4. Project Description, Page 2.0-04
   Description of planned uses should be updated. The land immediately north of the ARSP is within an area that Placer County proposes to incorporate into the Sunset Area Plan. This area is designated as Innovation Center (IC) on its draft land use diagram. 5

5. Project Description, Page 2.0-17
   Section 2.4.6 *Measures Adopted by the City of Roseville* or Section 2.4.7 *Required Permits and Approvals* should disclose that any alternative to the Proposed Action would require legislative action by the City Council (General Plan Amendment, Specific Plan Amendment, and Rezone) and additional environmental review under CEQA. 6

6. Project Description, Page 2.0-25
   Table 2.0-4 indicates that Alternative 1 would result in a 3.5-acre reduction of direct impacts on WOUS. This 3.5-acre differential is the difference between a fiscally inviable project and the Proposed Action, which is fiscally viable. 7

7. Biological Resources, Page 3.5-29 and 3.5-31
   As shown in Table 3.5-5 and Table 3.5-6, the Proposed Action and Alternative 1 are equivalent in terms of direct effects to listed vernal pool invertebrate habitat, with both impacting 16.40 acres. However, Alternative 1 will result in 2.3 additional acres of indirect effects to this habitat. While both the Proposed Action and Alternative 1 result in significant direct and indirect effects, it should be noted that the indirect effects from Alternative 1 exceed those from the Proposed Action. 8

8. Land Use, Page 3.12-7
   Impact LU-3 *Conflict with General Plan and Zoning Code* states that the analyzed alternatives will not conflict with the City's General Plan because they are consistent with the allowable density ranges for the proposed land uses as defined in the City's General Plan. However, the General Plan density requirements for the Amoruso Specific Plan are detailed on the General Plan 2035 – Land Use Map and are represented by fixed density amounts within fixed land use polygons. Any alternative that is not consistent with the 2035 Land Use Map, is inconsistent with the City's General Plan and would require a General Plan Amendment, Specific Plan Amendment, Rezone, and amendments to the existing Development Agreements. These amendments are subject to approval by the City Council. As stated in the attached letter from the City Manager, it is unlikely that the City's Planning Division would support, nor would the City Council approve, modifications to the ARSP as presented in the DEIS. Therefore, this section inaccurately states that the proposed alternatives would not conflict with the City's General Plan. 9

9. Cumulative Impacts, Page 4.0-13
   The City concurs with, and includes for emphasis, the third paragraph that states: "Because all activities in potential WOUS, including the Proposed Action, must comply with the no net loss of aquatic resource functions and services policy and, to the extent there are small losses of wetlands, such small losses would not represent a substantial cumulative loss of wetlands. Furthermore, the Proposed Action's contribution would not be substantial with the Implementation of Mitigation Measure AR-1a, which would ensure compliance with the USACE requirements for mitigation of aquatic resources impacts. In addition, the USACE will impose Mitigation Measure CUM AR-1, on future development in the study area to further minimize the loss of potential WOUS." 10

If you have any questions regarding the Amoruso Ranch Specific Plan please contact me at (916) 774-5247 or cgold@roseville.ca.us.

Sincerely,

Charity Gold

Charity Gold
Associate Planner

Attachment: Correspondence dated November 15, 2018

Cc: Mike Isom, City of Roseville
John Norman, Brookfield Residential

Letter D **City of Roseville, Development Services Department, Charity Gold, Associate Planner, dated March 19, 2019**

Response D-1

As shown in **Table 3.0-2** below, the City is correct in noting that the direct effects on Waters of the U.S. (WOUS) would be reduced by 3.5 acres under Alternative 1 when compared to the Proposed Action, and the indirect effects on vernal pool species habitat would be greater by about 2.3 acres. The USACE will consider this information in its evaluation of the Proposed Action and Alternative 1.

Table 3.0-2
Comparison of Proposed Action and Alternative 1 Effects on WOUS and Listed Species (in Acres)

Alt	WOUS (Direct)	WOUS (Indirect)	Vernal Pool Species (Direct)	Vernal Pool Species (Indirect)
Proposed Action	**18.70**	**19.86**	**16.40**	**8.15**
Alternative 1	**15.20**	**23.36**	**16.40**	**10.45**
Difference	**-3.50**	**+3.5**	**0**	**+2.3**

The City's support of the Proposed Action and opposition to Alternative 1 is noted.

Response D-2

The text on page 1.0-2 of the Draft EIS has been corrected to reflect that the project site has been annexed to the City. Please see **Chapter 4.0, Errata.**

Response D-3

The text on page ES-5 of the Draft EIS has been corrected to reflect that the project site has been annexed to the City. Please see **Chapter 4.0, Errata.**

Response D-4

The text on page ES-8 of the Draft EIS has been revised to reflect the City's issues with regard to alternatives that deviate from the Proposed Action. Please see **Chapter 4.0, Errata.**

Note that the Modified Proposed Action, which is described in **Chapter 2.0**, is now the Applicant's preferred alternative. That alternative is substantially the same as the Proposed Action in terms of the land development plan and the amount of residential and non-residential development that the plan allows for. The City has noted that the Modified Proposed Action alternative would meet the City's objectives related to providing residential units to meet the City's Regional Housing Needs Allocation.

Response D-5

The text on page 2.0-4 of the Draft EIS has been updated based on the information provided by the City. Please see **Chapter 4.0, Errata.**

Response D-6

The text on page 2.0-17 of the Draft EIS has been updated based on the information provided by the City. Please see **Chapter 4.0, Errata.**

Response D-7

The City's comment regarding the fiscal viability of the Proposed Action and the non-viability of Alternative 1 is noted.

Response D-8

The City reiterates its comment regarding Alternative 1 that it would indirectly affect more vernal pool species habitat than the Proposed Action. The comment is noted.

Response D-9

As stated in the Draft EIS, all of the alternatives would construct a large-scale, mixed-use, mixed-density urban community on the project site similar to the Proposed Action. In addition, the densities of residential uses (Low Density Residential – 5.0 dwelling units/acre, Medium Density Residential – 11.0 dwelling units/acre, High Density Residential – 23.0 dwelling units/acre) would be within the allowable ranges of residential densities established in the City's General Plan (Low Density Residential – 0.5 to 6.9 dwelling units/acre, Medium Density Residential – 7.0 to 12.9 dwelling units/acre, High Density Residential – 13.0 dwelling units/acre and above). Additionally, development under the alternatives would comply with all development standards contained in the City's zoning code. For all of these reasons, the Draft EIS concluded that the alternatives would not conflict with the City of Roseville General Plan or Zoning Code. However, the USACE acknowledges that the City may need to amend its General Plan, the Specific Plan, Rezone, and/or amend development agreements to authorize the implementation of some of the alternatives to the Proposed Action.

With regard to the Modified Proposed Action alternative, the City has noted that the Modified Proposed Action alternative would meet the City's objectives related to providing residential units to meet the City's Regional Housing Needs Allocation.

The City will need to amend its General Plan, the Amoruso Ranch Specific Plan, Rezone, and amend the development agreements to authorize the implementation of this alternative.

Response D-10

The City reiterates the text from page 4.0-13 of the Draft EIS to emphasize that with mitigation, the Proposed Action would not result in a significant cumulative effect on WOUS. The comment is noted.

Letter E

RMM

REMY | MOOSE | MANLEY LLP

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March 18, 2019

VIA E-Mail Only: leah.m.fisher@usace.army.mil
Ms. Leah Fisher
Senior Regulatory Project Manager
U.S. Army Corps of Engineers, Sacramento District
1325 J Street, Room 1350
Sacramento, CA 95814-2922

Re: Amoruso Ranch Project Draft Environmental Impact Statement (SPK-2004-00888)

Dear Ms. Fisher:

We submit the following comments on behalf of our client, Brookfield Sunset, LLC regarding the above referenced Amoruso Ranch Project ("Project") and related Draft Environmental Impact Statement ("DEIS"). As you are aware, Brookfield Sunset, LLC is the applicant seeking a Clean Water Act, Section 404 permit for the Project, in support of which the DEIS has been prepared.

1. **Mitigation Measures AR-1a and AR-1b**

Mitigation Measure AR-1a requires the development of a permittee-responsible mitigation and monitoring plan to be developed prior to approval of the Record of Decision ("ROD") for the Project. (DEIS, p. 3.4-29.) Similarly, prior to approval of the ROD, Mitigation Measure AR-1b requires the approval of "a specific and detailed preserve management plan for the on- and/or off-site preservation areas." (*Ibid.*)

As you know, the proposed mitigation for Project impacts will be achieved through preserving, restoring, and enhancing waters of the U.S., including habitat for federally protected vernal pool fairy shrimp species and upland habitats across three mitigation properties at ratios compatible with the Placer County Conservation Program ("PCCP"). The Project will be constructed in three phases with mitigation occurring as Project build-out occurs. Therefore, a finalized mitigation and monitoring plan for the entire Project prior to issuance of the ROD would be premature and infeasible.

1

The ROD, *inter alia*, must "[s]tate whether all practicable means to avoid or minimize environmental harm from the alternative selected have been adopted, and if not, why they were not." (40 C.F.R. § 1505.2(c).) It does not require that a final

mitigation plan be approved or adopted. Moreover, nothing in the National Environmental Policy Act ("NEPA") (42 U.S.C. § 4321 et seq.) prohibits the issuance of a ROD prior to approval of detailed mitigation plans. (See *Robertson v. Methow Valley Citizens Council* (1989) 490 U.S. 332.) In *Methow Valley*, the Forest Service EIS for a special use permit for a ski resort was challenged because the Forest Service did not adopt a detailed mitigation plan. The Supreme Court held that although NEPA requires an EIS to contain a reasonably complete discussion of mitigation measures that could be implemented, the statute does not require a final mitigation plan before the agency issues a ROD. (See *Id.* at p. 353; *City of Carmel-By-The-Sea v. U.S. Dept. of Transportation* (9th Cir. 1997) 123 F.3d 1142 [EIS upheld where mitigation plan was "conceptual" only].) In fact, applicable case law holds that even a decision to issue a Section 404 permit may be upheld even where one aspect of the mitigation plan is not yet finalized. (*Bering Strait Citizens for Responsible Resource Development v. U.S. Army Corps of Engineers* (9th Cir. 2008) 524 F.3d 938, 950–951.)

1

The Corps is aware that this Project will be developed in phases. The applicant has previously submitted to the Corps as part of its Section 404 permit application, a mitigation plan as well as a phased mitigation proposal describing the general sequencing of Project impacts and mitigation—which has been developed using the PCCP mitigation strategy. A discussion of the mitigation and sequencing set forth in these documents satisfies NEPA. Fully-developed and approved mitigation plans are not required.

Requiring a final mitigation plan would be inconsistent with the phased nature of the Project and its phased plan for mitigation, with which the Corps has previously indicated concurrence. A discussion of the mitigation and sequencing set forth in these documents satisfies NEPA. Fully-developed and approved mitigation plans are not required.

2. Alternative No. 1

As part of its permit application, the applicant submitted information to the Corps regarding potential on- and off-site alternatives under the CWA Section 404(b)(1) procedures. Multiple on-site alternatives were identified—one of which is analyzed in the DEIS as Alternative 1.

2

Alternative 1 includes impacts associated with a required drainage facility within the southwest preserve to convey stormwater runoff—which is not needed as part of the Proposed Action. The DEIS acknowledges that Alternative 1 would result in greater long-term indirect effects than the Proposed Action. (DEIS, p. 3.4-21.) The DEIS also fails to specifically address construction impacts such as noise and air quality due construction of the drainage channel required as part of Alternative 1. Furthermore, the DEIS fails to analyze operational impacts associated with the drainage channel.

Moreover, the City of Roseville (the local land use authority) has completed a fiscal analysis and found that Alternative 1 would impracticable as it fails to meet the City's established fiscal metrics. Similarly, the applicant has demonstrated that Alternative 1 is impracticable given financial and cost considerations. 2

3. Additional Comments

The remainder of our comments are set forth in the table below and are generally provided for the purposes of accuracy and clarification.

General	Each impact chapter indicates that it summarizes applicable regulations and policies, but there is no corresponding discussion of regulatory framework in any chapter. 3
General	The distinction between direct and indirect impacts is unclear. For example, the DEIS classifies aesthetic impacts as indirect impacts, and simply states that no direct impacts have been identified. (DEIS, pp. 3.1-3 to 3.1-7.) In contrast, the loss of important farmland is identified as a significant direct effect. (DEIS, pp. 3.2-10 to 3.2-12.) It is unclear whether these impacts are identified as "indirect" because they are associated with the project as a whole, and not the federal "action (issuance of the CWA 404 permit). We believe the impact is actually direct and that there is no discernible indirect impact. (See 40 C.F.R. § 1508.8.) 4
DEIS, p. 1.0-2	Regarding the reference to the application for annexation, the Project parcels have been annexed. 5
DEIS, p. 1.0-2	Under Project Purpose and Need, the DEIS indicates the Project will provide 2,827 dwelling units. DEIS, pp. 1.0-1 and 2.0-4 provide state that it will be 2,826 units. If the urban reserve parcel is excluded the correct number is 2,826 dwelling units. 6
DEIS, p. 2.0-11	The discussion regarding Placer Parkway identifies an interchange at Westbrook Boulevard. Westbrook will be an at-grade 7

	intersection until Placer Parkway come through, and it will be raised over Westbrook.	7
DEIS, p. 3.2-7	The Al Johnson Wildlife Area is zoned open space with no active agricultural uses. The DEIS indicates that the current use as rural land will be maintained. That area is, however, planned to have large detention basins in the future.	8
DEIS, pp. 3.2-10 to 3.2-11	Table 3.2-5 (and corresponding text) indicates the Proposed Action would result in conversion of 517 acres of farmland to urban use. This does not appear consistent with the Environmental Impact Report ("EIR") for this Project, which indicates 636 acres of agricultural land would be converted. DEIS, p. 3.2-10 indicates the applicant will preserve 317 acres of agricultural grazing land. The Administrative DEIS stated that the applicant would preserve 294 acres. We are not aware of any information to support this change in acreage. Mitigation Measure 4.1-1 discussed in the EIR for the Project and adopted by the City of Roseville requires the applicant to preserve a minimum of 636 acres of open space to mitigate for the loss of agricultural and grazing lands.	9
DEIS, p. 3.2-11	The DEIS provides that Alternatives 1, 2, and 3 would convert approximately 484 to 529 acres of Important Farmland. In contrast, the Administrative DEIS states that Alternatives 1, 2, and 3 would convert 461 to 506 acres. We are not aware of any information to support a change in acreage.	10
DEIS, p. 3.3-20	The DEIS concludes that air emissions from Alternatives 1, 2, and 3 will exceed significance thresholds after mitigation. It then concludes that there will be no direct effect.	11
DEIS, p. 3.4-3	The DEIS indicates that the Mourier West	12

	Property "may have historically supported a number of wetlands." The 2014 report cited definitively establishes the presence of wetlands on that property.	12
DEIS, p. 3.4-12 to 3.4-13	The discussion of the Project impacts indicates that all waters not directly impacted will be indirectly impacted due to altered to hydrology. While this may be technically accurate, it is worth clarifying that any loss of aquatic function due to indirect impacts will be mitigated.	13
DEIS, p. 3.4-13	Footnote 3 of Table 3.4-3 should be revised to clarify that waters within the Placer Parkway alignment will not be filled.	14
DEIS, p. 3.4-15	The second sentence of the first full paragraph should be revised as follows: According to the draft PRMP, the Applicant proposes to preserve ~~approximately 38.89 acres~~ a minimum of 24.61 acres of existing aquatic resources, ~~both on and off site,~~ and restore up to ~~18.6~~ 28.06 acres of aquatic resources within the three off-site mitigation properties.	15
DEIS, p. 3.4-15	With respect to the subsection titled "Off-Site Preservation and Restoration" the 70.1 acres of wetlands identified in the DEIS is conservative because the Skover property will likely include additional waters of the U.S. once it has been converted from active rice.	16
DEIS, p. 3.4-16	The title of Table 3.4-4 seems unnecessarily confusing. Suggest changing the title of Table 3.4-4 to "Proposed Action Impacts and Mitigation Summary (in Acres)"	17
DEIS, p. 3.4-17	The totals for preserved waters appear to differ from those identified in the Administrative DEIS. We are aware of no new information that would support this change. The fourth sentence in the second	18

	paragraph on DEIS, p. 3.4-17 should be revised to clarify that the waters in the avoidance area would have a more limited 30-foot buffer.	18
DEIS, p. 3.4-21	The preferred alternative was designed with a 50 ft. setback for all wetlands. In contrast, EIS Alternative 1, including the required drainage channel, cannot be designed to include this setback.	19
DEIS, p. 3.5-20	There is no suitable nesting habitat for western yellow-billed cuckoo on the project site, on the mitigation sites, along University Creek or within the West Sunset off-site improvement area. Table 3.5-4 should be updated to reflect that the potential for yellow-billed cuckoo to occur is absent as suitable habitat is not present.	20
DEIS, p. 3.6-13	In addition to discussion of Assembly Bill 32, the DEIS Climate Change analysis should also discuss Senate Bill 32, which sets state-mandated reduction targets in greenhouse gas ("GHG") emissions.	21
DEIS, pp. 3.6-14 to 3.6-15	The DEIS indicates that Mitigation Measure AQ-2a would not reduce the effect of GHG emissions. This statement is unclear. Perhaps it is intended to mean that it won't reduce the effect to a less-than-significant level?	22
DEIS, p. 3.11-10	The second to the last sentence in the first full paragraph on this page should be revised as follows: Thus, the No Action alternative would not change the overall amount of water in the system, although it would alter <u>when and</u> where it enters the creek.	23
DEIS, p. 3.12-5	The PCAPD recommended buffer of 2 miles from WWTP is intended to be used as a screening tool. It is not a significance threshold.	24
DEIS, p. 3.13-20	Consider defining the term "negligible" as used in Mitigation Measure Noise-3b.	25
DEIS, p. 3.16-20	The second full sentence reads "The	26

	amount of banked groundwater obtained through fallowing Reason Farms is estimated to be 296,194 acre-feet (banking assumed to occur in 94 years of 100 years for a total of 3,151 acre-feet banked)." It appears that is meant to mean 3,151 acre-feet banked *per year*.
DEIS, p. 4.3.1	Under the PCCP, the replacement for lost waters of the U.S. will be higher than 1:1. Any waters filled would be more than compensated. Therefore, net loss is extremely conservative and does not reflect what is being proposed by the applicant.

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We appreciate your consideration of our comments on the DEIS for the Project. Should the Corps need further clarification from the Project applicant regarding any aspect of the Project please do not hesitant to contact us.

Very truly yours,

Brian J. Plant

cc: Kathy Pease, Management Advisory Services
Gregg McKenzie, Placer County
John Norman, Brookfield Sunset, LLC

Letter E **Remy Moose Manley, LLP, Brian J. Plant, dated March 18, 2019**

Response E-1

Mitigation Measures AR-1a and -1b have been revised to state that a final permittee-responsible compensatory mitigation plan will be required prior to making a permit decision with respect to the Proposed Action or an alternative. See **Chapter 4.0, Errata**.

The USACE notes that the Applicant has further evaluated the feasibility of their PRMP and has informed the USACE that they may propose the use of the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat. As stated in the Draft EIS, a final compensatory mitigation proposal may include the use of a Corps-approved mitigation bank, ILF Program, permittee-responsible mitigation, or a combination thereof.

Response E-2

Long-term indirect impacts of Alternative 1, including those associated with the drainage channel, are discussed in the Draft EIS. Note that long-term indirect effects are generally not expected to occur because that channel would be part of the Southwest Preserve and would be fenced so that public access to the channel or the preserved WOUS within the preserve would not be available. A maintenance road that would run along the length of the channel will be required, which would be used by channel maintenance crews. However, as with such channel maintenance roads, it is expected that its use would be periodic and the entrance to the roadway would be locked. Regarding short-term construction air quality and noise impacts from the construction of the drainage channel, text on page 3.4-21 of the Draft EIS has been revised to acknowledge that there would be temporary construction-phase impacts on air quality and noise. See **Chapter 4.0, Errata**.

The City's fiscal analysis and the Applicant's information regarding the practicability of Alternative 1 will be considered by the USACE as it completes its Section 404(B)(1) alternatives analysis. The results of the analysis will be documented in the Record of Decision (ROD).

Response E-3

The text referring to the applicable laws and regulations was inadvertently left in the impact chapters, although the applicable laws and regulations were moved to Table 1.0-1 in Chapter 1.0, Introduction in the Draft EIS. The commenter is referred to the table.

Response E-4

The definitions of direct and indirect effects are presented on page 3.0-3 in Chapter 3.0 of the Draft EIS. As defined there, a direct effect is an effect caused by the action that occurs at the same time and place; and an indirect effect is an effect that is caused by the action and occurs later in time or in a different location than the action, but is still reasonably foreseeable. Since the Proposed Action is the authorization to fill WOUS, all effects associated with the grading and filling of the WOUS are analyzed as direct effects whereas effects that result from the construction of project buildings are considered indirect.

Note that the Draft EIS text has been corrected for two effects. The grading and filling of WOUS would result in a significant direct effect on the visual character of the site, because even if the rest of the construction of the project did not occur, the grading and filling of WOUS would alter the visual character of the project site as it would no longer display vernal pool vegetation during spring. Text on page 3.1-5 of the Draft EIS has been revised. Please see **Chapter 4.0 Errata**.

The text related to the loss of important farmland on Draft EIS pages 3.2-10 through 3.2-12 has been corrected to state that it would be a significant indirect effect. Please see **Chapter 4.0 Errata**.

Response E-5

The text on page 1.0-2 of the Draft EIS has been corrected to reflect that the project parcels have been annexed. Please see **Chapter 4.0, Errata**.

Response E-6

The text on page 1.0-2 of the Draft EIS has been corrected to reflect the right number of dwelling units. Please see **Chapter 4.0, Errata.**

Response E-7

The text on page 2.0-11 describing the Placer Parkway project has been corrected per the comment. Please see **Chapter 4.0, Errata.**

Response E-8

The construction of storm water detention facilities within the Al Johnson Wildlife Area would reduce the area available for grazing, but it is anticipated that the upland areas would continue to be used for cattle grazing.

Response E-9

As stated in the Draft EIS (page 3.2-9), "Impacts were assessed based on information contained in a variety of sources. Farmland status of the project site and the mitigation sites was obtained from the California DOC's FMMP. As noted above, the entire 674-acre project site qualifies as Farmland of Local Importance under the FMMP. Although development of the Proposed Action is anticipated to occur over a period of time, this analysis assumes that ultimately all farmland within the development footprint of each alternative would be eventually converted to non-agricultural uses. The development footprint of the Proposed Action, and each alternative, was superimposed on the FMMP map for the project site to estimate the acres of farmland that would be converted to urban uses." Based on that methodology, the Draft EIS concluded that 517 acres of farmland would be converted to urban uses.

Note that the project site is 674 acres, including 49 acres set aside for the Placer Parkway. The Proposed Action includes 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, and 52 acres of roadways right–of-ways and landscape corridors for a total of 517 acres. About 108 acres of the site would be preserved and the preserves would continue to be grazed. The USACE was unable to

determine how the City of Roseville estimated in its EIR that the Applicant's proposed project would convert 636 acres of farmland.

With regard to the change in the numbers reported in the Administrative Draft EIS (ADEIS) versus the Draft EIS, the USACE's consultant conducted a final check of the acreage that would be developed versus acreage that would be preserved and not developed and revised the numbers accordingly.

Response E-10

Please see **Response E-9** above.

Response E-11

Impact AQ-2 refers to the effect of the operational emissions that would result from the Proposed Action and alternatives. Since the USACE's approval would be limited to the filling of WOUS, the emissions that would result from the occupancy of the developed site are considered indirect emissions and the effect of those emissions is characterized as an indirect effect of the Proposed Action. Accordingly, the Draft EIS notes that the Proposed Action's effect related to these operational emissions would be a significant, indirect effect.

Response E-12

The comment regarding the presence of wetlands on the Mourier West property is noted.

Response E-13

The Draft EIS does acknowledge that compensatory mitigation will be provided for WOUS that are indirectly affected by the Proposed Action. Table 3.4-4 shows the acres of WOUS that would be indirectly affected and corresponding compensatory mitigation to offset those effects, as proposed by the Applicant.

Response E-14

The footnote to Table 3.4-3 has been revised to clarify that the WOUS within the future Placer Parkway alignment would not be filled by the Proposed Action. Please see **Chapter 4.0, Errata**.

Response E-15

The text on Draft EIS page 3.4-15 has been revised as requested in the comment. Please see **Chapter 4.0, Errata**.

Response E-16

The comment is noted. USACE has determined that no change to the Draft EIS is needed.

Response E-17

The comment is noted. USACE has determined that no change to the table title in the Draft EIS is needed.

Response E-18

Table 3.4-7a in the ADEIS showed that 15.29 acres of WOUS would be avoided and/or preserved. The Draft EIS shows that 13.59 acres would be preserved. The difference is due to the 1.71 acres of WOUS in

the Northern Avoidance Area, which are considered "avoided," rather than "preserved," because the Northern Avoidance Area would not be preserved under a conservation easement.

The text in the second paragraph on Draft EIS page 3.4-17 has been revised per the comment. Please see **Chapter 4.0, Errata**.

Response E-19

The channel path under Alternative 1 was designed to carry stormwater to University Creek while maintaining a downhill slope and minimizing impacts to aquatic resources. This alignment could not be designed to keep all permanent structures 50 feet from existing wetlands within the proposed preserve.

Response E-20

Draft EIS Table 3.5-4 has been revised to indicate that yellow-billed cuckoo is unlikely to occur as suitable habitat is not present. Please see **Chapter 4.0, Errata**.

Response E-21

References to SB 32 have been added to the text on page 3.6-13 of the Draft EIS. Please see **Chapter 4.0, Errata**.

Response E-22

The Draft EIS notes that despite mitigation, there would be a significant indirect impact related to greenhouse gas emissions.

Response E-23

The text on page 3.1-10 has been revised in response to the comment. Please see **Chapter 4.0, Errata**.

Response E-24

The USACE acknowledges that the 2-mile buffer from a wastewater treatment plant is not a significance threshold but a screening tool set forth by the PCAPCD. The USACE is not using the suggested buffer as a significance threshold but is finding that due to the reduced distance between the wastewater treatment plant (WWTP) and the project site, there is a potential that a land use conflict could result as the reduced distance makes it more likely that the project site residents would be exposed to odors from the WWTP. Please note that both the EIR prepared by the City and the Draft EIS section on air quality impacts conclude that there would be a significant odor impact on the project site residents due to the proximity of the WWTP and the regional landfill.

Response E-25

The term "negligible," as used on Draft EIS page 3.13-20 to describe the traffic noise effect after mitigation, is the equivalent of the term "less than significant." After mitigation, the increase in traffic noise on Sunset Boulevard due to project traffic would be less than 0.4 dB which would not be a perceptible increase.

Response E-26

The text on page 3.16-20 of the Draft EIS has been revised per the comment. Please see **Chapter 4.0, Errata.**

Response E-27

Based on a cumulative impact analysis conducted by the USACE of past, present and reasonably foreseeable development projects within the portion of Placer County covered by the PCCP, the USACE concluded that there would be a net loss of 126 acres of waters, primarily due to inadequate mitigation provided by past permitted projects. The Draft EIS is not suggesting that the net loss would be due to the implementation of the PCCP. The USACE acknowledges that the replacement ratios in the PCCP are higher than 1:1. The Draft EIS notes that based on the Applicant's 2018 draft PRMP, the proposed compensatory mitigation ratio for vernal pool preservation would be 1.36:1 and restoration would be 1.5:1, and the compensatory mitigation ratio for all other restoration of aquatic resources would be 1.5:1, mirroring the ratios proposed in the PCCP. According to the Applicant's updated September 2019 draft PRMP, the proposed mitigation ratios for direct impacts range from 1.83:1 to 3.8:1 for Phase 1 impacts and 1.13:1 to 2.6:1 for future phases of project impacts.

The USACE notes that the Applicant has further evaluated the feasibility of their PRMP and has informed the USACE that they may propose the use of the Western Placer County In-Lieu Fee Program (ILF Program) to mitigate for unavoidable direct and indirect impacts to aquatic resources and endangered species habitat. As stated in the Draft EIS, a final compensatory mitigation proposal may include the use of a Corps-approved mitigation bank, ILF Program, permittee-responsible mitigation, or a combination thereof.

4.0 ERRATA

4.1 REVISIONS TO THE DRAFT EIS

This chapter shows revisions to the Draft EIS, subsequent to the document's publication and public review. The revisions are presented in the order in which they appear in the Draft EIS and are identified by page number in respective chapters. These revisions are shown as excerpts from the Draft EIS. Strikethrough (~~strikethrough~~) text indicates deletions and underlined (<u>underlined</u>) text indicates additions.

ES Executive Summary

The last paragraph on page ES-5 of the Draft EIS is revised as follows:

The land use assessment addresses the potential for conflict with adopted local plans under the Proposed Action and each of the alternatives. ~~Since the project site will be annexed into the City of Roseville, t~~<u>T</u>he applicable plans are the City of Roseville General Plan; the Sacramento Area Council of Governments (SACOG) Blueprint; and, the 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS).

Section ES-5 on page ES-8 of the Draft EIS is revised as follows:

Areas of Controversy

NEPA regulations (40 CFR Section 1502.12) require that a summary of an EIS identify areas of controversy known to the lead agency, including issues raised by agencies and the public. During the public comment period for the Notice of Intent, with the exception of a comment letter from the USEPA, no comment letters were received regarding the project. There are no areas of potential controversy known to the Corps or the Applicant.

The August 4, 2016, letter from the USEPA contained comments requesting a comprehensive alternatives analysis, in compliance with the 404(b)(1) Guidelines. USEPA also requested a detailed analysis of the Proposed Action's effects on water supply, groundwater, biological resources, air quality, traffic, and climate change. All of USEPA's comments were considered in the preparation of this Draft EIS.

<u>Acting as a cooperating agency, the City of Roseville submitted a letter to the USACE on November 18, 2018 stating that Alternative 1, which would modify the Amoruso Ranch Specific Plan to reduce the area of development and the number of dwelling units and commercial development on the site, would have a significant impact on the City in terms of revenue, and time and costs involved in processing the entitlements, as well as affect other stakeholders and their planning efforts. That alternative would not be supported or approved by the City.</u>

1.0 Introduction

The third paragraph on page 1.0-2 is revised as follows:

The City of Roseville (City), acting as the lead agency under the California Environmental Quality Act (CEQA), completed an Environmental Impact Report (EIR) for Amoruso Ranch Specific Plan (ARSP) in June 2016. The application for annexation of project parcels to bring the proposed development within City limits was submitted to the Placer County Local Agency Formation Commission (LAFCO) in 2016. The City and County ~~are in the process of finalizing~~ approved the tax share agreement ~~before annexation can occur~~ in November 2018, and annexation was approved by LAFCO in November 2018 and became effective in December 2018.

The last paragraph on page 1.0-2 of the Draft EIS has been revised as follows.

The Proposed Action is defined as a "large scale" master-planned community project because it would develop approximately 674 acres of land and provide up to ~~2,827~~ 2,826 dwelling units. The Proposed Action is proposed as a "mixed-use" community as it comprises not only residential but also commercial uses, public and quasi-public uses, parks, and open space. The residential component of the project, which includes a range of housing types and residential densities, is proposed to help meet the foreseeable regional housing demand based on Sacramento Area Council of Government's (SACOG's) projections in the February 2016 Sustainable Communities Strategy (SCS) that the region will add 811,000 people by 2036. The Proposed Action is designed to help serve the diverse housing needs of the region and assist the City of Roseville (City) in planning for its share of housing. The State of California mandates that communities prepare a plan to meet their "regional housing needs allocation" or (RHNA). An important component of the City's General Plan Housing Element is the identification of sites for future housing development and an evaluation of the adequacy of these sites in fulfilling the City's share of the RHNA.

2.0 Project Description

The text on page 2.0-4 of the Draft EIS is revised as follows:

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. The land immediately north of the project site is within an area that Placer County proposes to incorporate into the Sunset Area Plan. 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.

The text on page 2.0-11 of the Draft EIS is revised as follows:

- **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-grade intersection until ~~at~~ Placer Parkway is constructed, at which time it would become an underpass to the 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.

The text on page 2.0-17 of the Draft EIS is revised as follows:

2.4.7 Required Permits and Approvals

Permits and approvals that are or may be required to construct and operate the Proposed Action, or an alternative to 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**).

Local Approvals (for an alternative other than Proposed Action)

- General Plan Amendment, Specific Plan Amendment, Rezone and additional CEQA review

3.1 Aesthetics

The discussion of direct and indirect effects on visual character from construction activities associated with Proposed Action on Draft EIS page 3.1-5 is revised as follows:

Proposed Action, Alts. 1, 2, 3	The Proposed Action, as well as Alternatives 1, 2, and 3, would substantially degrade the visual character of the site by constructing large-scale, mixed-use master planned communities on the project site that would increase the amount of land developed on the project site by 57 to 72 percent, compared to the No Action alternative. These alternatives would set aside less open space acreage (92 to 142 acres) than the No Action alternative, resulting in a substantially greater build-out of the project site. Based on the significance criteria listed above, and for the same reasons discussed under the No Action alternative, the **indirect** effect on the visual character of the site would be **significant**. No feasible mitigation measures are available that would reduce the effect to a negligible level. Thus, a **significant indirect** effect to the visual character of the site would occur under the Proposed Action, or Alternative 1, 2, or 3. ~~**No direct** effects to the visual character of the site were identified.~~ The Proposed Action and Alternatives 1, 2, and 3 would also result in a direct effect on the visual character of the project site because the grading and filling of the WOUS would eliminate vernal pool vegetation which blooms in spring and contributes to the aesthetic character of the site. This would be a **significant direct effect** on the visual character of the site for which no mitigation is available. As noted above, the construction of seasonal wetlands and/or wildlife habitat within the mitigation sites may provide the public with a beneficial long-term effect on the visual character of the area, such that the constructed, enhanced, and/or restored habitat may display aesthetically and visually pleasing seasonal wetland flora and fauna at certain times of the year. Although there could be some short-term visual direct and indirect effects as a result of grading activities associated with mitigation construction, those would be limited in extent and temporary. **Thus, direct** or **indirect** effects related to the visual character of the mitigation sites would be negligible.

3.2 Agricultural Resources

The text on page 3.2-4 of the Draft EIS has been corrected as follows:

3.2.2.6 Project Site – Existing Agricultural Uses

The project site is currently undeveloped and consists of annual grassland with areas of scattered ephemeral wetlands. There are approximately ~~140~~ 120 acres of irrigated pasture present in the northeastern corner which consist of three 40-acre parcels that are rotated between irrigation, vacant growth cycle, and grazing. Approximately 50 to 100 head of cattle currently graze on the project site. The DOC classifies types of farmland by examining the farming use of the land and the area's suitability for

farming based on soil rating and classifies the entire ~~694.4~~ 674-acre project site as Farmland of Local Importance, which signifies land of importance to the local agricultural economy (see **Figure 3.2-1, Farmland Classification – Project Site**) (DOC 2016). However, according to the NRCS land capability system, soils on the project site range from Class III to Class IV, indicating moderate to severe limitations that restrict the choice of crops and require moderate to careful management considerations. In addition, the Storie Index rating for a majority of the soils on the site is Grade 3 (fair) and Grade 4 (poor) (City of Roseville 2016).

The discussion of direct and indirect effects on agricultural resources on Draft EIS pages 3.2-10 through 3.2-12 is revised as follows:

Impact AG-1 Conversion of Agricultural Land

No Action Alt. The soils within the project site are classified as Class III and IV soils based on the NRCS land capability classification system, which have severe limitations for agricultural production (NRCS 2016). Similarly, based on the NRCS Storie Index, a majority of the project site consists of Grade 4 soils, which are poorly suited for agriculture (NRCS 2016). Because of the limitation of the site soils, the project site is almost entirely used for cattle grazing and is not suitable for agricultural production. However, the entire project site is classified as Farmland of Local Importance under the FMMP. Farmland of Local Importance qualifies as Important Farmland.

The No Action alternative would develop 317 acres of land on the site with urban uses and preserve about 308 acres as open space; thus, this alternative would result in the conversion of approximately 317 acres of Important Farmland to urban uses. Lands preserved as open space would continue to be used as grazing land. While the project site does not provide opportunities for prime agricultural production due to its poor soils, the No Action alternative would preclude any grazing or agricultural use of about 317 acres in the future. The loss of this Important Farmland would be a **significant indirect** effect.

Mitigation Measure AG-1 would require the Applicant to preserve one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. This shall be accomplished through the recordation of conservation easements that result in the formation of preserve lands (each a "mitigation property or "preserve site" and collectively, "mitigation lands" or "preserve lands"). This measure is essentially the same as Mitigation Measure 4.1-1 in the ARSP EIR and is highly likely to be imposed and enforced by the City of Roseville to reduce this effect. Pursuant to this mitigation measure, the Applicant would preserve 317 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects to agricultural resources. **No ~~in~~direct** effects on agricultural resources were identified.

As no wetland mitigation would be necessary under the No Action alternative, there would be no temporary or permanent impact on agricultural resources at the three wetland mitigation sites. **No direct** or **indirect** effects related to agricultural resources were

	identified for the mitigation sites.
Proposed Action	The Proposed Action would construct a large-scale, mixed-use development on the project site and would convert 517 acres of Farmland of Local Importance to urban use and preserve about 108 acres of open space. Based on the significance criteria listed above, and for the reasons discussed under the No Action alternative; **<u>in</u>direct** effects to agricultural resources under the Proposed Action would be **significant**. **Mitigation Measure AG-1**, as discussed above, is the same as Mitigation Measure 4.1-1 in the ARSP EIR and has been imposed on the Proposed Action by the City. This measure requires the Applicant to compensate for converting Important Farmland by preserving one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. Pursuant to this measure, the Applicant would preserve 517 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects on agricultural resources under the Proposed Action. **No ~~in~~direct** effects on agricultural resources were identified. The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites would involve grading and land modification activities. After construction, grazing would occur on each of the mitigation~~s~~ sites, which is a requirement under the Applicant's draft permittee-responsible compensatory wetlands mitigation plan. As result, each of the mitigation sites would retain its farmland classification although the farmland classification on the Skover site may change from Unique Farmland to Farmland of Local Importance as rice production would cease on the site. For this reason, **no direct** or **indirect** effects related to agricultural resources were identified for the mitigation sites.
Alts. 1, 2, 3	Alternatives 1, 2, and 3 would also construct large-scale, mixed-use developments on the project site and convert approximately 484 to 529 acres of Important Farmland to urban use and preserve about 92 to 142 acres of open space. Based on the significance criteria listed above, and for the same reasons discussed under the No Action alternative, this **<u>in</u>direct** effect would be **significant**. **Mitigation Measure AG-1**, as discussed above, is highly likely to be imposed and enforced by the City of Roseville to reduce this effect of Alternatives 1 through 3. It would require the Applicant to compensate for converting Important Farmland by preserving one acre of open space within Placer County for each acre of agricultural/grazing land impacted within the project site. Pursuant to this measure, the Applicant would preserve 484 to 529 acres of agricultural/grazing land, at an off-site location, to reduce adverse effects on agricultural resources under Alternatives 1, 2, and 3. **No ~~in~~direct** effects on agricultural resources were identified. The construction of seasonal wetlands and/or wildlife habitat within the mitigation sites would involve grading and land modification activities. Based on the significance criteria listed above, and for the same reasons discussed under the No Action alternative, **no direct**

or **indirect** effects related to agricultural resources were identified for the mitigation sites.

3.4 Aquatic Resources

Footnote 3 in Table 3.4-3 has been revised as follows:

Table 3.4-3
Proposed Action Impacts to Aquatic Resources (in Acres)

Aquatic Resource Type	Preserved WOUS	Avoided WOUS	Proposed Action Affected WOUS	NAPOTS WOUS	Total[1]
Vernal Pool and Seasonal Wetlands					
Vernal Pool	5.57	0.19	3.01	1.04	9.82
Seasonal Wetland	1.16	0.20	2.91	0.56	4.83
Seasonal Wetland Swale	5.02	1.31	10.48	2.96	19.77
Other Waters					
Farmed Wetland	--	--	<0.01	--	<0.01
Marsh	--		1.82	--	1.82
Ephemeral Drainage	<0.01	--	--	--	<0.01
Intermittent Drainage	1.84	--	0.08	--	1.92
Seasonal Creek	--	--	0.04	--	0.04
Stock Pond	--	--	0.36	--	0.36
Total	**13.59**	**1.71**	**18.70**	**4.56**	**38.56**

Source: ECORP 2018

1 The acreage value for each feature has been rounded to the nearest 1/100 decimal. Summation of these values may not equal the total potential Waters of the U.S. acreage reported.

2. Includes Waters of the U.S. within the West Sunset Boulevard right-of-way and the offsite Al Johnson Wildlife Area improvements area.

3. The table reports WOUS within the NAPOTS (Placer Parkway alignment) for completeness. These waters would not be ~~affected~~ filled by the Proposed Action.

The text of the first full paragraph on page 3.4-15 of the Draft EIS has been revised as follows:

Table 3.4-4, Summary of Proposed Mitigation, presents acres of aquatic resources that would be affected under the Proposed Action and acres of aquatic resources that would be preserved, restored, and/or re-established under the Applicant's draft PRMP. According to the draft PRMP, the Applicant proposes to preserve ~~approximately 38.89~~ a minimum of 24.61 acres of existing aquatic resources, ~~both on and off site,~~ and restore up to ~~18.6~~ 28.06 acres of aquatic resources within the three off-site mitigation properties. Components of the draft PRMP are described below.

The text of the second paragraph on Draft EIS page 3.4-17 has been revised as follows:

Long Term Indirect Effects

As noted above, the Proposed Action includes the Northern Avoidance Area and two Open Space Preserves in the southern portion of the project site. The Northern Avoidance Area is located adjacent to the Placer Parkway alignment in the northeastern portion of the project site and is not designated a preserve. Although the 1.71 acres of WOUS present within this avoidance area would not be filled by the proposed development, the WOUS would experience indirect effects because of changes in the hydrology of these WOUS that receive runoff from irrigated pasture located in the northeastern portion of the project site, a source that would be removed once that area is developed. Furthermore, the WOUS within the avoidance area would ~~not be buffered~~ have a limited 30-foot buffer from proposed development adjacent to the avoidance area and would therefore experience edge effects. Lastly, the WOUS in this area would also experience indirect effects during and following the construction of Placer Parkway.

The discussion of direct and indirect effects from construction activities associated with Alternative 1 on Draft EIS pages 3.4-18 and 3.4-19 is revised as follows:

Alt. 1 (Southern Avoidance)

Direct and Indirect Effects from Construction Activities

Alternative 1 (Southern Avoidance) is generally similar to the Proposed Action in terms of its development footprint and the location of the planned Parkway alignment (5,500-foot radii) through the project site. However, it differs from the Proposed Action in two key respects: it does not include a North Avoidance Area in the vicinity of the Parkway alignment; and, it expands (to the north) both the Southwest and Southeast Preserves. As a result, additional clay flat vernal pool swale complex would be avoided and not filled under this alternative. Therefore, compared to the Proposed Action, direct and indirect effects on aquatic resources would be reduced; although, when compared to the No Action alternative, effects to aquatic resources would be greater.

As shown in **Table 3.4-5, Alternative 1 Impacts to Aquatic Resources**, this alternative would involve filling approximately 15.20 acres of aquatic resources within the project boundary, including off-site areas. **Figure 3.4-2, Alternative 1 – Aquatic Resources Impacts**, shows the affected potential WOUS. Although the existing aquatic resources have been historically disturbed, the discharge of dredged and/or fill material into them and permanent loss of aquatic resource functions and services would be a **significant direct** effect.

Additionally, indirect effects on aquatic resources are likely to occur as a result of adjacent ground disturbing activities; specifically, activities and/or structures that adversely affect water quality or alter the hydrology of the micro-watershed. This could result in impairment and/or degradation of the functions and services of

avoided and/or preserved aquatic resources, especially existing vernal pool invertebrate habitat. Approximately 23.35 acres of preserved and/or avoided WOUS within the project site could be indirectly affected in this manner under this alternative.

As this alternative would involve the construction of a drainage channel across the southern portion of the Southwest Preserve, there would be temporary air quality and noise impacts from the construction activities associated with the channel. These temporary indirect effects would not occur under the Proposed Action or the No Action alternative.

As with the Proposed Action, the Applicant would put forth a draft PRMP which may be used to compensate for unavoidable impacts on aquatic resources under this alternative; however, the proposal is not final and may not fully compensate for both direct and indirect impacts under this alternative. **Mitigation Measure AR-1a** would be implemented, which requires compensatory mitigation for unavoidable impacts to aquatic resources, and ensures authorized activities result in no net loss of aquatic resource functions and services.

As with the Proposed Action, there could be temporary impacts to aquatic resources on the mitigation sites during the wetland restoration activities. However, any such short term effects would be offset by the preservation and restoration of aquatic resources on the mitigation sites.

The text of Mitigation Measures AR-1a and 1b on Draft EIS page 3.4-29 is revised as follows:

Mitigation Measure AR-1a: **Compensatory Mitigation for the Unavoidable Loss of Potential Waters of the U.S., including Wetlands** ***(Applicability – Proposed Action and Alternatives 1, 2, and 3)***

Prior to ~~the approval of the Record of Decision~~ the Corps making a permit decision for the Proposed Action or an alternative, and in order to mitigate for the unavoidable loss of potential waters of the U.S., including wetlands, the Applicant, in accordance with the mitigation preference hierarchy outlined in 33 CFR § 332.3(b), shall purchase compensatory mitigation credits from a Corps approved mitigation bank or In-lieu Fee (ILF) Program, and/or develop a permittee-responsible mitigation and monitoring plan, consistent with Title 33 CFR § 332.4-7 and presented in the format of current guidance (e.g., Regional Compensatory Mitigation and Monitoring Guidelines for the South Pacific Division, dated January 12, 2015, and Regulatory Guidance Letter, dated October 10, 2008). Compensatory mitigation shall be implemented prior to or concurrent with the occurrence of impacts. The Corps approved mitigation bank or ILF Program shall be located within Placer County and shall include the project site within its service area. In addition, in order to reduce cumulative impacts on aquatic resources within the

watershed, the Applicant shall attempt to identify and utilize a mitigation bank located within the same watershed as the proposed impacts. The Applicant shall provide written justification demonstrating why the use of permittee-responsible compensatory mitigation is environmentally preferable to a mitigation bank or ILF Program if the proposed impact site is within the service area of a Corps approved mitigation bank or ILF Program, and the mitigation bank and ILF Program has the appropriate number and type of aquatic resource credits available (33 CFR § 332.3(b)). The permittee-responsible compensatory wetlands mitigation plan may be developed using the PCCP mitigation strategy.

Within the Record of Decision for the Proposed Action or an alternative, the Corps shall document its determination regarding the appropriate amount and type of compensatory mitigation required to ensure no net loss of aquatic resource functions and services, based on a number of factors, including: the functions of the resources being impacted; the difficulty of replacing the specific resource; uncertainty and risk of failure; and, indirect impacts and temporal loss.

Mitigation Measure AR-1b: **Preservation of On-Site and Off-Site Wetlands and Other Potential Waters of the U.S.**
(Applicability – Proposed Action and Alternatives 1, 2, and 3)

Avoided wetlands and other potential waters of the U.S., including vegetated buffers, within the Southeast and Southwest Preserves on the project site shall be placed into separate "preserve" parcels prior to commencing authorized activities. Prior to ~~the Record of Decision~~ the Corps making a permit decision for the Proposed Action or an alternative, the Applicant shall develop and submit to the Corps, for review and approval, a specific and detailed preserve management plan for the on- and/or off-site preservation areas. The plan shall describe in detail any activities that are proposed within the preserve areas and the long term funding and maintenance and monitoring of each of the preserve areas. The Applicant shall install temporary fencing around preserved wetlands to avoid inadvertent impacts from ongoing construction near preserved wetlands. No roads, utility lines, outfalls, trails, benches, firebreaks or other structures shall be constructed within the on- and/or off-site preserve areas, unless specifically approved in writing by the Corps. Any preserve areas, located within the City of Roseville, shall be subject to management by the City of Roseville in accordance with the City's OSPOMP.

3.5 Biological Resources

The row corresponding to Western yellow-billed cuckoo in Draft EIS Table 3.5-4 has been revised as shown below:

Common and Scientific Names	Status Federal/ State/ Other	Habitat Requirements	Potential to occur on Project Site	Potential to occur on off-site Mitigation Properties
Western yellow-billed cuckoo *Coccyzus americanus occidentalis*	FT/CE/BCC	Dense riparian corridors	Absent; suitable habitat not present on-site	~~Low potential; surveys or habitat assessment not conducted~~ Absent; suitable habitat not present on-site

3.6 Climate Change

The text on page 3.6-13 and -14 of the Draft EIS have been revised to include references to SB 32.

The estimated energy emissions in **Table 3.6-7** do not account for reductions that will result from future regulatory changes in California pursuant to AB 32 and SB 32. The estimate of these emissions is not discounted to reflect the alternative-energy mandate of SB 107, which requires electric utilities to provide at least 20 percent of its electricity supply from renewable sources by 2010 and 30 percent by 2020. Because Roseville Electric is still procuring enough renewable energy to meet this goal, the estimated rate of GHG emissions from electricity is expected to decrease between now and 2020. In addition, SB 1368 requires more stringent emissions performance standards for new power plants, both in-state and out-of-state, that will supply electricity to California consumers. Thus, implementation of SB 1368 would also reduce GHG emissions associated with electricity consumption.

Further reductions are also expected from other regulatory measures that would be developed under the mandate of AB 32 and SB 32. In general, the Scoping Plan focuses on achieving the state's GHG reduction goals with regulations that improve the efficiency of motor vehicles and the production (and consumption) of electricity. Thus, even with the implementation of no project-specific mitigation, the rate of GHG emissions from development on the project site are projected to decrease in subsequent years as the regulatory environment progresses under AB 32, SB 32, and other state laws and regulations.

3.11 Hydrology and Water Quality

The text in the first full paragraph on Draft EIS page 3.11-10 is revised as follows:

The No Action alternative would result in less peak flows than the Proposed Action due to its smaller development size and reduced amount of impervious surfaces. However,

similar to the Proposed Action, off-site flooding or siltation would not occur during a 100-year, 24-hour event, but off-site flooding or siltation could occur during 2-year and 10-year events under the No Action alternative. This is a result of the deliberate routing of water away from the Gleason property and Toad Hill Ranches, which is intended to remediate flooding outside the 100-year floodplain, such as that which occurs in a 2- or 10-year storm event. Under pre-project conditions, this water would eventually drain to University Creek downstream from the proposed location. Thus, the No Action alternative would not change the overall amount of water in the system, although it would alter when and where it enters the creek. These small increases in peak flow from the 2- and 10-year events reflect the addition of flows that would normally negatively impact off-site properties to the north.

3.16 Utilities and Service Systems

The text on Draft EIS pages 3.16-20 and -21 is revised as follows:

Similar to the No Action alternative, there is potential for the Proposed Action to use groundwater during dry years. It is assumed that of the 17 years out of 100 that would require some level of conservation, only 10 years would require groundwater pumping after a 20 percent conservation level had been achieved. The estimated amount of groundwater per year needed to augment surface water supplies would range from 0 to 16,226 afy, with 16,226 afy[1] of groundwater needed to meet demands in a zero BoR delivery year with 20 percent demand reduction in force. Conservatively assuming the City would need the maximum amount of groundwater supplies for all 10 years, the total groundwater demand would be 162,260 acre-feet for the 100-year analysis period. The amount of banked groundwater obtained through fallowing Reason Farms is estimated to be 296,194 acre-feet (banking assumed to occur in 94 years of 100 years for a total of 3,151 acre-feet banked per year). After subtracting both the amount of groundwater used for emergency backup, if recycled water supply is not available, and the amount used in dry years from the amount of banked groundwater, 133,714 acre-feet would remain in the groundwater basin. Additionally, with the abandonment of the three existing wells onsite, the actual amount of water banked each year would be greater. Based on the significance criteria listed above, and as discussed under the No Action alternative, **no direct** or **indirect** effects on groundwater under the Proposed Action were identified.

1 31,500 afy (amount of CVP supply available at buildout with 0 percent USBR supply)- 47,726 afy (20 percent of 59,657 afy [normal demand]) = -16,081 afy

5.0 LIST OF PREPARERS

5.1 U.S. ARMY CORPS OF ENGINEERS

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Jared Jerome	B.A., 10 years of experience	Air Quality, Climate Change, Noise
Angela Pan	B.S., 4 years of experience	Summary; Cumulative impacts; Other sections
Sylvie Josel	B.S., 2 years of experience	Aesthetics, Agricultural Resources, Environmental Justice, Geology, Hazards, Hydrology, Land Use, Public Services, Utilities
Kara Yates Hines	B.A., M.P.S., 10 years of experience	Editing, Production, Graphics

5.3 SUBCONSULTANTS

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