
2.0 PROPOSED ACTION AND ALTERNATIVES

2.1 INTRODUCTION

This chapter describes the Proposed Action, which would require Department of the Army (DA) permits under Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. If authorized, the DA permits would enable development of a large-scale, mixed-use, mixed-density, master planned community under the Sierra Vista Specific Plan (SVSP) on a 1,612-acre (652 hectare) site in the western portion of the City of Roseville. As noted in **Chapter 1.0, Introduction and Statement of Purpose and Need**, the US Army Corps of Engineers' (USACE's) permit review and decision making under Section 404 of the Clean Water Act is the federal action analyzed in this EIS. As SVSP implementation is a reasonably foreseeable outcome of federal permit approval, this EIS analyzes the environmental effects of full buildout of the project site under the SVSP, and for brevity, the SVSP as proposed by the applicants is referred to as the *Proposed Action* throughout this EIS.

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

2.2 NATIONAL ENVIRONMENTAL POLICY ACT REQUIREMENTS FOR EVALUATION OF ALTERNATIVES

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

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

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

Among the alternatives that must be considered in an EIS is No Action (40 CFR § 1502.14[d]). In this case “Proposed Action” refers to the DA permit action to allow discharge of dredged or fill material for the development of the site under the SVSP. Since development on the project site could conceivably occur without triggering a DA permit, that is the No Action Alternative scenario evaluated in this EIS.

2.3 DEVELOPMENT OF ALTERNATIVES TO PROPOSED ACTION

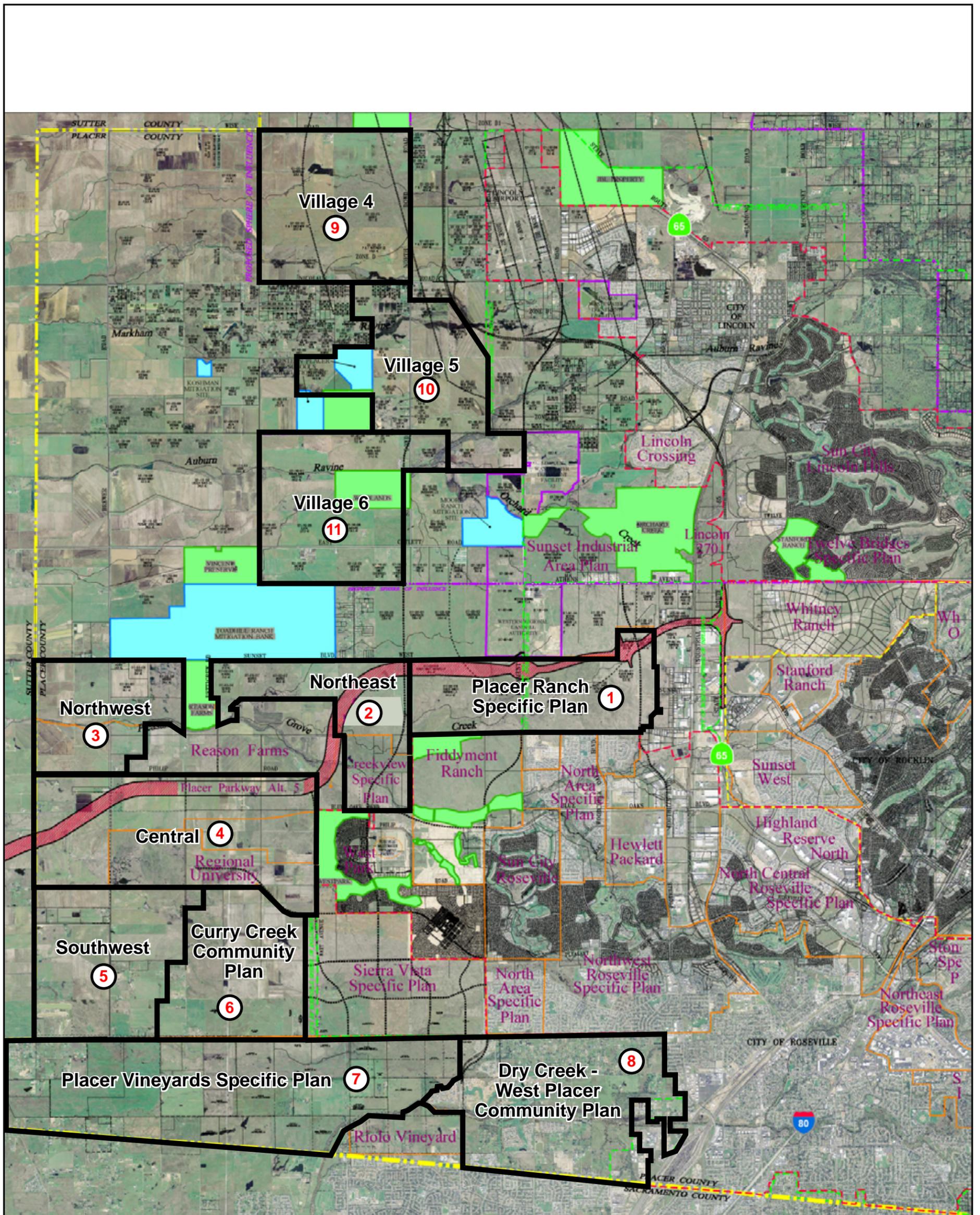
To establish the range of alternatives for this EIS analysis, the USACE first developed the purpose and need statement for the Proposed Action (see **Chapter 1.0**), and then identified a broad range of potential alternatives both on site as well as off site that would achieve the purpose and need.

2.3.1 On-Site Alternatives

The USACE initially identified a total of six on-site alternatives. These included three alternate development scenarios that were analyzed in the SVSP EIR (City of Roseville 2010a): (1) Reduced Footprint/Increased Density, (2) Reduced Footprint/Same Density, and (3) Same Footprint/Reduced Density. A fourth on-site alternative, which specifically focuses on avoidance of sensitive habitat resources in certain portions of the project site, was identified based on consultation with the USEPA. This alternative is referred to below as the Focused Avoidance Alternative. The last two alternatives included the No Action Alternative and the No Development Alternative. The No Action Alternative examines development within the SVSP site that would not require a DA permit. Under the No Development Alternative, the SVSP would not be implemented in any form and the site would remain in its current agricultural/rural use. Of the six on-site alternatives, the USACE eliminated two (Same Footprint/Reduced Density Alternative and No Development Alternative) from further consideration in the EIS (see **Section 2.6** below).

2.3.2 Off-Site Alternatives

The USACE procedures for implementing NEPA (Appendix B to 33 CFR Section 325) require an EIS to discuss geographic alternatives, such as change in location and other site-specific variables. Therefore, with respect to off-site alternatives, the USACE focused on identifying alternate sites that could accommodate a project that would meet the identified purpose of the Proposed Action. Alternatives that would be located on a property not presently owned by the applicants but which could be reasonably obtained, utilized, expanded, or managed to fulfill the project purpose, were considered. Based on the purpose and need statement for the Proposed Action, the geographic area examined for alternate sites was limited to western Placer County. Based on review of the current General Plans for Placer County and the Cities of Roseville and Lincoln, as well as information on existing development proposals in western Placer County, and previous off-site alternatives development for the Sierra Vista Specific Plan project, the USACE identified 11 sites in western Placer County for further screening. **Figure 2.0-1, Potential Off-Site Alternatives**, presents the 11 off-site alternatives along with the site of the Proposed Action.



Legend:

- Mitigation Sites
- Open Space / Preserve Areas
- Alternative Sites



SOURCE: MacKay & Soms – June 2009, Impact Sciences, Inc. – December 2010

FIGURE 2.0-1

Potential Off-Site Alternatives

The USACE evaluated these potential off-site alternatives against screening criteria based on the technical and economic aspects of feasibility identified under NEPA as interpreted by CEQ. Feasibility screening was designed for consistency with criteria used to screen for practicability under CWA Section 404, as defined in the Section 404[b][1] guidelines (40 CFR 230.10, USEPA's *Restrictions on Discharge*; see in particular 40 CFR 230.10[a][2] “[a]n alternative is practicable if it is available and capable of being done after taking into consideration cost, existing technology, and logistics in light of overall project purposes”). This ensured that sites would only be screened out of detailed analysis if they were both infeasible under NEPA criteria and impracticable under CWA Section 404 criteria, thus ensuring that alternatives with the potential to represent the least environmentally damaging practicable alternative were not eliminated from analysis for reasons exclusive to NEPA.

Screening also employed an environmental criterion based on the Clean Water Act and the USACE's implementing regulations. Under 40 CFR Section 230.10(a) generally, the USACE may not permit the discharge of dredged or fill material into the waters of the United States “if there is a practicable alternative to the proposed discharge *which would have less adverse impact on the aquatic ecosystem*, so long as the alternative does not have other significant adverse environmental consequences” (Italics added). The biological resources sensitivity-screening criterion excluded alternate sites if they included aquatic resources of greater sensitivity and value than those on the project site.

Screening of off-site alternatives was completed in three phases. In the first phase, all 11 potential sites were evaluated under the following two criteria. For each criterion, sites were evaluated as **Feasible**, **Conditionally Feasible**, or **Not Feasible**. Sites that received a Not Feasible rating for either criterion were eliminated from further consideration.

- **Criterion 1 – Biological Resources Sensitivity** evaluated the nature, extent, and quality of biological resources on the alternative sites as compared with those of the proposed project site, with a particular focus on aquatic resources and special-status species. The USACE determined that sites with comparatively extensive, high-quality aquatic resources would have elevated sensitivity for biological resources, and rated these sites as Not Feasible for this criterion unless those resources are already protected by conservation easements or other land use management mechanisms. The USACE determined that sites with substantial moderate-quality resources would have a moderate level of sensitivity, and rated these sites as Conditionally Feasible. The USACE considered sites with less extensive or more highly fragmented resources, and/or resources of lower quality, to be less sensitive, and rated these as Feasible.
- **Criterion 2 – Preliminary Assessment of Availability for Development** evaluated the status of other potentially competing development proposals for the site, since a site could be physically suitable to support an off-site alternative but not available in practice due to prior or pending approval of another project, making that site infeasible for the development of the project. Sites without prior development proposals, and sites with a prior proposal that has been formally withdrawn, were rated as Feasible under this criterion. To ensure that the outcomes of this criterion were not unreasonably exclusive, sites with prior development proposals that are currently on hold but have not been withdrawn were rated as Conditionally Feasible, and only sites with active development proposals were rated as Not Feasible.

Upon completion of Phase 1 screening, the USACE carried seven of the 11 sites forward for Phase 2 screening. These sites were then evaluated under a third criterion, which was rated on a binary basis (**Feasible** or **Not Feasible**):

- **Criterion 3 – Feasibility of Acquiring Sufficient Acreage** evaluated the feasibility of acquiring title to the property through purchase, land exchange, or another mechanism. This was explored by the applicants through direct landowner inquiries and independently verified by the USACE. Sites where sufficient contiguous acreage ($\pm 1,000$ acres [405 hectares], the minimum size to accommodate a large-scale mixed-use community like the SVSP) could not be acquired by the applicants were eliminated from further consideration.

Upon completion of the first two phases of screening, the USACE identified four sites as feasible off-site alternatives and they were further evaluated relative to Criterion 4, Viability of Commercial Uses at the Alternate Site and Criterion 5, Access.

- **Criterion 4 – Viability of Commercial Uses at Alternative Site** evaluated the feasibility of developing the regional commercial component of the Proposed Action at the alternative site. As discussed in **Chapter 1.0**, the commercial component of the Proposed Action is a critical element that is needed to ensure that the local jurisdiction will collect sufficient tax revenues from the proposed community to provide necessary public services because a large-scale residential-only development would not be fiscally sustainable as the tax revenues from property taxes alone would be insufficient to provide the needed City or County services. Although the Proposed Action includes sites for the development of two power centers as part of the Proposed Action's commercial component, this EIS conservatively assumes that at least one power center is needed for financial feasibility of the alternative. According to local realtors dealing in commercial real estate, a viable location for a power center is typically at a major intersection along an arterial. In addition, studies show that for a power center to be viable, there must be at least 100,000 persons living within a distance of 5 miles of the power center. Therefore, in order to provide for a viable power center, an alternate site would need to include a power center location with at least 100,000 persons within 5 miles by 2040. The USACE determined that a site that meets this need was Feasible under this criterion and a site with less than 100,000 persons within the 5-mile radius of the power center location by 2040 was Not Feasible.
- **Criterion 5 – Access** evaluated the feasibility of providing reasonable access to major regional transportation corridors - I-80 and Highway 65. Reasonable access to regional transportation corridors is important to reduce commute times for the project's future residents and essential to the viability of a power center or a regional commercial center included in the Proposed Action as without easy access, the regional commercial center would fail. Accordingly, the USACE determined that sites that either have existing arterial access to I-80 or Highway 65 or would require comparatively minor roadway improvements to provide such access were Feasible under this criterion. Sites with arterial access planned or proposed for the near future (defined as within the next 5 years) were determined to be Conditionally Feasible, provided that arterial construction would occur soon enough to provide access as the SVSP is developing (within about the next 3 – 5 years). Sites without existing or planned arterial access (i.e., sites for which arterial roadway extensions or improvements would be required to accommodate SVSP development) were considered Not Feasible.

At the end of the third screening phase, the USACE found one alternate site to be feasible. This site (Southwest site) is carried forth for detailed evaluation in this EIS.

In addition to the Proposed Action, this EIS analyzes five alternatives: three on-site alternatives, one off-site alternative, and the No Action Alternative. The following sections describe the Proposed Action (**Section 2.4**) and the alternatives carried forward for analysis in this EIS (**Section 2.5**). Alternatives eliminated from further consideration are discussed in **Section 2.6**.

2.4 PROPOSED ACTION

The Proposed Action would implement the SVSP, which is a proposed specific plan project that includes development of a 1,612-acre (652-hectare) site with a mix of land uses, predominantly residential use with commercial and office uses; public and quasi-public uses; parks and open space; and the infrastructure improvements to support these uses.

The project site is characterized by gently rolling topography and large, open annual grassland areas. The site's natural features include Curry Creek, which flows in a westerly direction and traverses the southeastern and the southwestern portions of the site; a small seasonal swale (locally known as Federico Creek), which flows through the northern portion of the site and joins Curry Creek near Watt Avenue; and an unnamed tributary to Curry Creek that also flows west across the northern portion of the project site. Seasonal wetlands, including vernal pools, are scattered throughout the site. Approximately 90 trees are present on the site with the majority of these occurring in a eucalyptus stand and along Curry Creek.

Features of the human environment present on the site include four large-lot single-family residences; small structures associated with ongoing dry farming agricultural activities (grazing); dirt roads and fencing; two areas along Baseline Road where strawberry fields and a fruit stand are present; and transmission lines. A 375-foot (144-meter) wide easement that contains multiple transmission lines extends in an east-west direction through the northern portion of the site. The easement is owned by the Western Area Power Administration (WAPA) and Sacramento Municipal Utility District. In addition, there is a 50-foot-wide (15-meter-wide) electrical easement that extends in a north-south direction through a portion of the site.

2.4.1 Sierra Vista Specific Plan

The Proposed Action would develop the project site pursuant to the SVSP, which is a plan to develop a large scale, master-planned mixed-use community. The community would include about 820 acres (332 hectares) of residential uses, 216 (87 hectares) acres of commercial and office uses, 61 acres (25 hectares) of public/quasi-public uses (such as schools), 91 acres (37 hectares) of parks, 234 acres (95 hectares) of open space, and 177 acres (72 hectares) of major roadways, paseos, and landscape corridors. **Figure 2.0-2, Proposed Land Use Plan**, shows the proposed SVSP land use plan. The following subsections provide additional detail on aspects of the development proposed under the SVSP.

Residential Development

At buildout, the Proposed Action would provide a total of 6,650 single- and multi-family residential units. Based on the City General Plan's assumption of 2.54 persons per household on average, the Proposed Action is expected to generate a population of approximately 16,891 at buildout. The residential component of the SVSP would include low-, medium-, and high-density neighborhoods accommodating

a wide range of housing types, as summarized in **Table 2.0-1, SVSP Residential Uses**. The residential densities are consistent with compact development patterns recommended in the Preferred Blueprint Scenario.

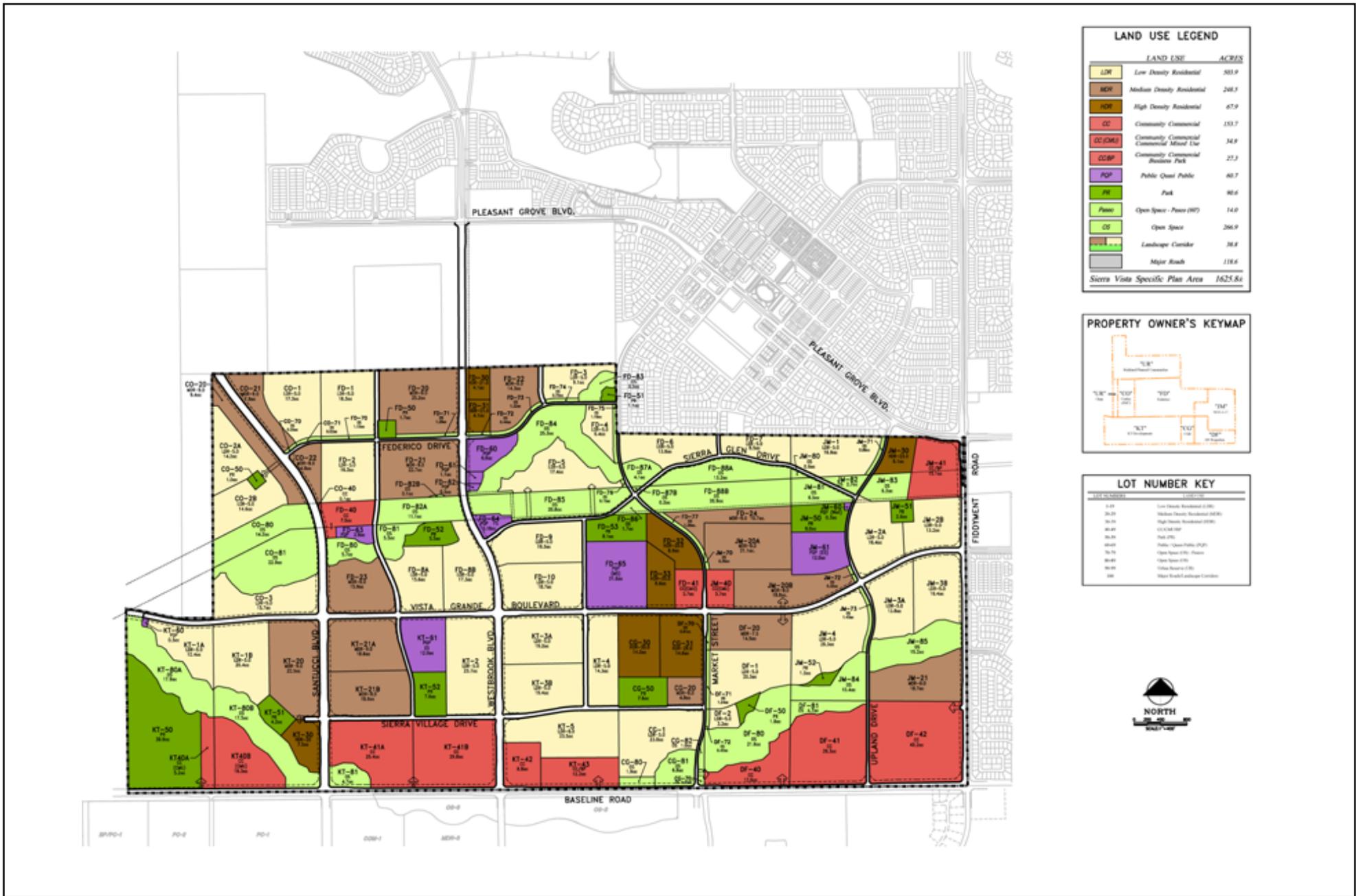
**Table 2.0-1
SVSP Residential Uses**

Land Use	Acres	No. of Dwelling Units	Overview
Low Density Residential	503	2,531	<ul style="list-style-type: none"> Distributed in various locations on the project site Average density of 5 dwelling units per acre (du/ac) Primarily detached single-family housing on conventional lots (4,500 – 6,000 square feet)
Medium Density Residential	249	2,214	<ul style="list-style-type: none"> Clustered around commercial centers and along Watt Avenue and Westbrook Boulevard, close to retail and service businesses Average density of 9 du/ac Would accommodate a variety of housing types, including detached single-family homes on small lots, cluster housing, zero lot line/zipper lot housing, duet housing, and townhomes Incorporation of innovative housing types is encouraged
High Density Residential	68	1,650	<ul style="list-style-type: none"> Focused around commercial mixed-use nodes Densities in the range of 18 – 30 du/ac Primarily attached units in multi-family buildings (townhomes, condominiums, and apartments) Would provide for a mixture of owner-occupied and rental housing.
Commercial Mixed Use	—	255	<ul style="list-style-type: none"> Primarily concentrated along arterial roadways Densities in the range of 20 – 30 du/ac
<i>Total</i>	<i>820</i>	<i>6,650</i>	

Source: City of Roseville 2010a

Commercial Development

At buildout, the Proposed Action would provide approximately 2,235,000 square feet (207,638 square meters) of commercial and employment-generating uses. Assuming one job per 450 square feet (42 square meters) of commercial/office space, the Proposed Action would support almost 5,000 permanent jobs over the long term (City of Roseville 2010a). Most commercial and employment-generating uses — including conventional commercial, commercial mixed-use, business professional mixed-use, and community commercial — would be concentrated along Baseline Road, Watt Avenue, Fiddymont Road, and other arterial roadways to take advantage of the exposure to high-volume traffic along these principal commute corridors.



SOURCE: MacKay and Somp, February 2011

FIGURE 2.0-2

Proposed Land Use Plan

Smaller commercial centers would serve adjacent residential neighborhoods and are planned to include at least some mixed-use areas offering retail goods and services in conjunction with higher-density housing.

Public and Quasi Public Uses, including Schools

Three sites totaling approximately 45 acres are proposed for construction of schools to serve the new residential neighborhoods. As shown on **Figure 2.0-2**, these include two elementary schools and one middle school that would be on or near the proposed new arterial Vista Grande Boulevard. Other public/quasi-public sites include a fire station, a sewer lift station and groundwater well site, an electric substation, and a recycling drop-off area.

Parks

Several sites totaling about 91 acres (37 hectares) are proposed for improved parks, including one 40-acre (16-hectare) Citywide park located on Baseline Road adjacent to the Curry Creek open space corridor, and a number of smaller (1- to 12-acre [0.4- to 5-hectare]) neighborhood parks serving local residential communities (**Table 2.0-2, Overview of SVSP Parks**).

**Table 2.0-2
Overview of SVSP Parks**

Type of Facility	Number Proposed	Type of Facility	Features and Facilities
Citywide Park	1	Major regional baseball/softball facility	<ul style="list-style-type: none"> • Baseball and softball fields, including lighted fields for nighttime play • PA system(s) possible • Could offer other amenities such as a field house, batting cages, restaurants, outdoor event spaces, and/or walking trails • Could house a satellite City corporation yard
Neighborhood parks	12	Community sports and family oriented parks	<ul style="list-style-type: none"> • Soccer and baseball fields • Playgrounds • Tot lots • Hard-surface game courts • Could be located adjacent to schools to create joint use opportunities • Could be linked to paseos so that the proposed pedestrian and bikeway network connects parklands

Source: City of Roseville 2010a

Open Space

The Proposed Action would preserve approximately 234 acres (95 hectares) of open space in perpetuity as open space (**Figure 2.0-3a, Open Space Areas**). This open space comprises approximately 197 acres of primary open space and about 37 acres of secondary open space. Primary open space areas are those portions of the site where no grading or land disturbance would occur. The primary open space areas will be put under conservation easements prior to commencement of construction on a property that contains the primary open space. With respect to the secondary open space, this includes open space that is immediately adjacent to the areas to be developed and therefore could be subject to some development-related grading and filling. Once these grading and filling activities are completed, the secondary open space areas would be placed under conservation easements. **Figure 2.0-3b, Primary and Secondary Open Space**, shows the relationship between primary open space, secondary open space and the development area.

The open space system would consist of three components.

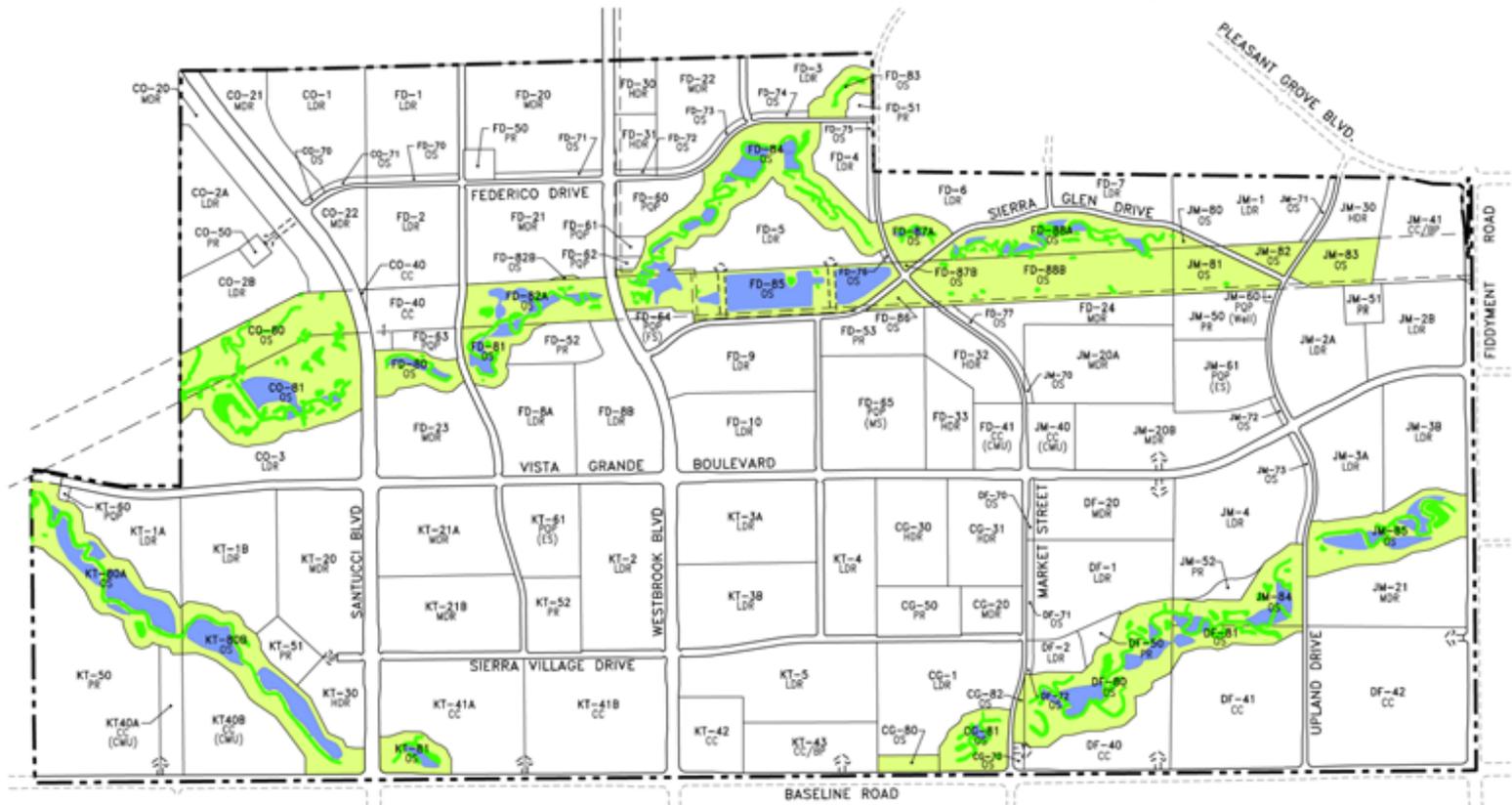
- **Curry Creek Corridor** – Curry Creek crosses the southern portion of the project site in an east-west direction. The Curry Creek corridor would be preserved as permanent open space to protect its sensitive riparian and wetland resources. The Proposed Action also provides for wetland creation and related improvements in Curry Creek corridor.
- **Federico Creek Corridor** – Federico Creek is a tributary to Curry Creek that originates in the north-central portion of the project site and flows southwest to join Curry Creek west of the SVSP area. Like Curry Creek, the Federico Creek corridor would also be preserved as permanent open space to protect its sensitive riparian and wetland resources, and wetland creation and other related improvements are also proposed for the Federico Creek corridor.
- **WAPA Corridor** – A linear open space corridor would be preserved within the WAPA transmission line easement that runs east-west across the project site. Limited development—including limited commercial uses and parking—would be permitted on a few acres within the easement. Preserving most of the easement as open space would offer the opportunity for development of storm water detention, low-impact development features, bikeways, natural open space, and recreation features.

A total of about 28 acres (11 hectares) of wetland habitat would be constructed within the Curry and Federico Creek corridors; a typical design is shown in **Figure 2.0-4, Wetlands Creation in Curry Creek Corridor Conceptual Plan**.

Preserved open space would be managed for conservation. Open space preservation under the Proposed Action is intended to complement regional conservation strategies such as the proposed Placer County Conservation Plan, and coordination with other agencies and conservation efforts would be a guiding principle of the Sierra Vista Specific Plan's (SVSP's) resource management approach. The resource management approach would also be designed for consistency with the Memorandum of Understanding (MOU) between the City and US Fish and Wildlife Service (USFWS) with respect to the operation and expansion of the Pleasant Grove Wastewater Treatment Plan (PGWWTP), and, if the USACE issues DA permits, with the terms and conditions of those permits.

LEGEND

-  OPEN SPACE AREAS
-  PRESERVED WETLAND FEATURES
-  WETLAND CREATION / DETENTION AREAS

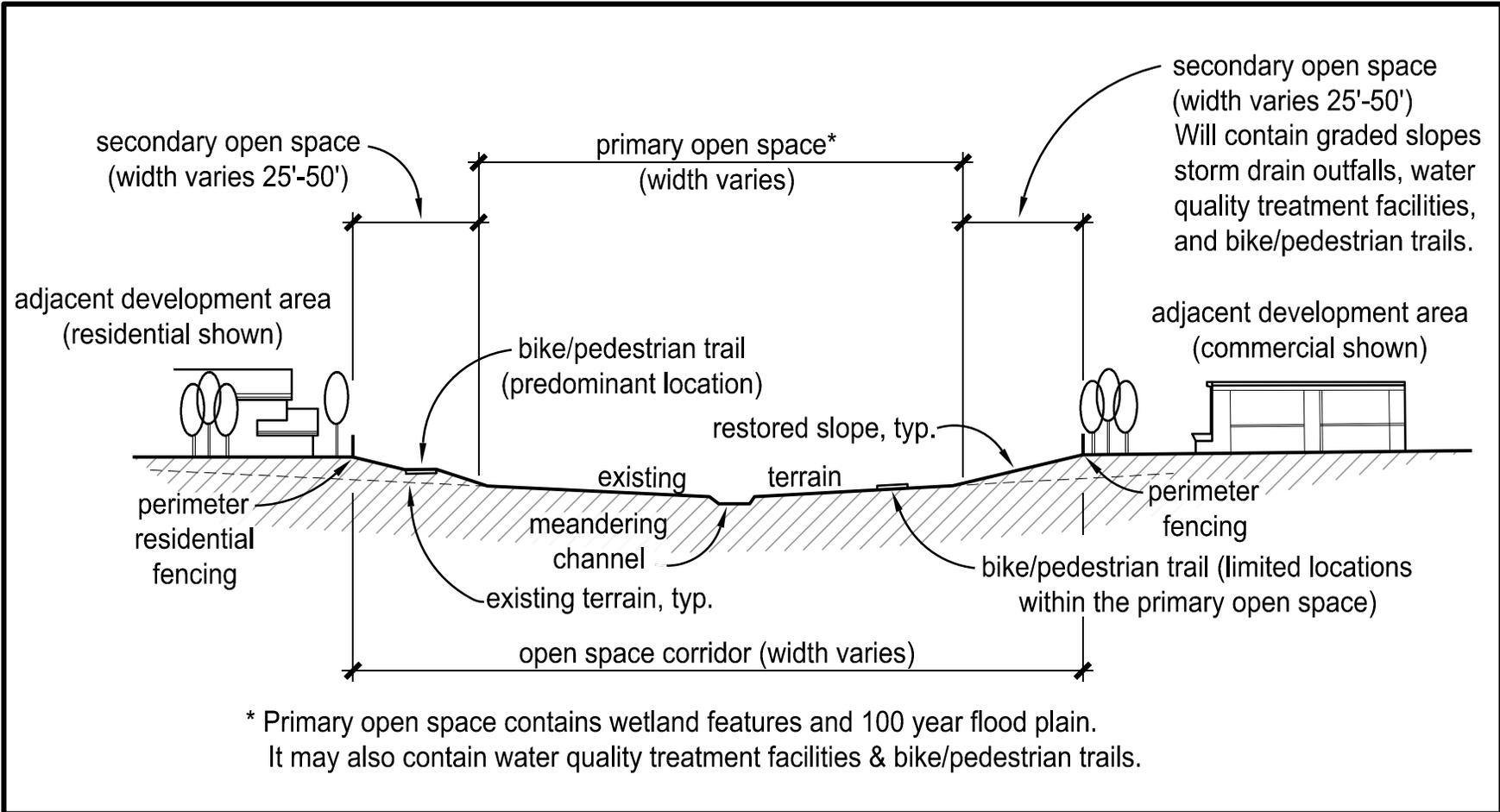


0 0.25 0.5 Mile

SOURCE: MacKay & Soms, February 2011

FIGURE 2.0-3a

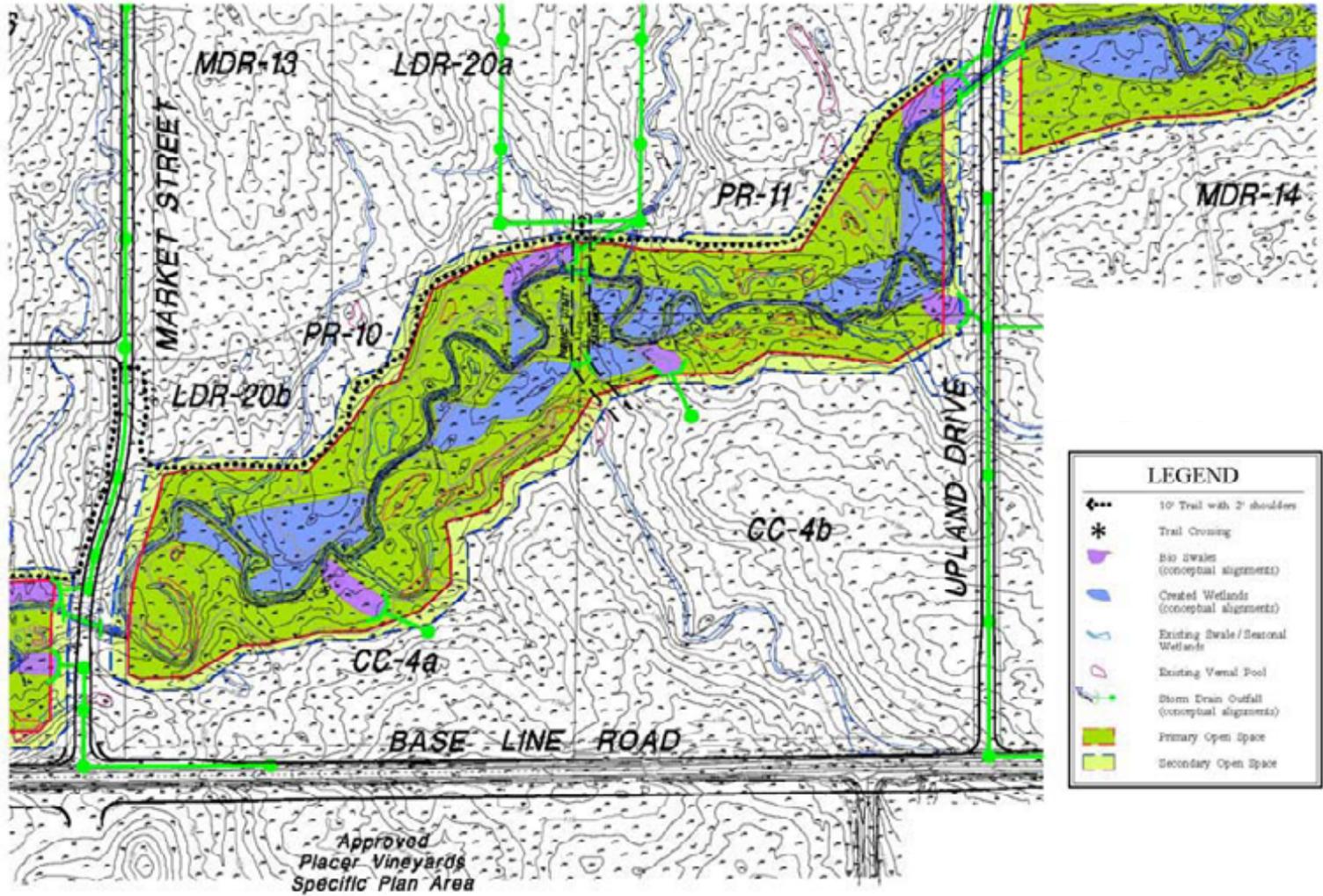
Open Space Areas



SOURCE: MacKay & Soms, 2012

FIGURE 2.0-3b

Primary and Secondary Open Space



SOURCE: City of Roseville 2010

FIGURE 2.0-4

Wetlands Creation in the Curry Creek Corridor Conceptual Plan

Depending on permit terms and conditions, the applicant expects to conduct the following types of activities in open space areas: weed abatement, maintenance of a 50-foot (15-meter) fire control strip, and maintenance of bicycle trails.

2.4.2 Circulation System

The Proposed Action provides for a circulation system integrating a hierarchy of roadways, a pedestrian and bikeway network, and public transit links to existing City and regional transit systems. New public roads would be constructed within the project site to current City of Roseville standards, consistent with the design sections included in the SVSP (City of Roseville 2010b). The on-site arterials would be aligned east-west or north-south to connect to existing roadways to the north, east, and south of the project site. Arterial roadways would range from four to eight lanes with left turn pockets where appropriate, and would provide landscape medians and corridors with Class IA bikeways or on-street Class II bike lanes. Collector streets would include Federico Drive, Market Street, and Upland Drive. Most of the collector streets would offer two travel lanes in a 48-foot-wide (15-meter-wide) right-of-way (ROW); on-street Class II bike lanes; and a 25-foot-wide (8-meter-wide) landscape corridor with a 5-foot-wide (2-meter-wide) detached sidewalk on either side of the ROW. Several collector streets would be designed to an alternative standard that reduces the street width in order to provide enhanced bicycle and pedestrian mobility elements. A system of dedicated pedestrian paths and bikeways would provide off-street connections throughout the community and with the City's existing pedestrian and bikeway facilities to the north and east of the project area. The Proposed Action would also provide approximately 14 miles (23 kilometers) of paseos, or multi-use pathways intended to facilitate pedestrian and bicycle movement throughout the plan area.

In addition, one new Transit Transfer Station is planned in association with commercial uses at the southeast end of the project site, and bus turnouts and shelters would be provided as appropriate along the roadways planned for bus routes.

The following off-site roadway improvements are also planned as part of the Proposed Action.¹

- Baseline Road, the existing arterial roadway that forms the southern boundary of the project site would be improved in phases, with an ultimate buildout of six travel lanes (typically equivalent to a 100-foot-wide [30-meter-wide] ROW). Baseline Road improvements would include roadway widening on the south side of the existing roadway on land that is part of Placer Vineyards SP project.
- Westbrook Boulevard, a north-south arterial located in the central-western portion of the project site would be extended off site to the north to connect the project site to the West Roseville SP area to the north.

¹ Fiddymment Road forms the eastern boundary of the SVSP area. As improvements to that roadway are needed at the present time independent of the Proposed Action, an application was filed by the City of Roseville with the USACE for a DA permit to fill some wetlands in conjunction with the construction of Fiddymment Road improvements (USACE ID number SPK-2010-00735). Wetland and other impacts from that independent project will be considered in the evaluation of cumulative impacts of the Proposed Action and alternatives.

- Improvements at the Fiddymment Road/Baseline Road intersection would widen southbound Fiddymment Road to provide one additional travel lane.²
- Improvements at the Baseline Road/Watt Avenue intersection would widen Baseline Road to provide three through-travel lanes, triple left turn lanes onto northbound Watt Avenue, and a dedicated right turn lane onto southbound Watt Avenue (**Figure 2.0-5, Off-Site Improvements**).

2.4.3 Utilities and Public Services

The utility infrastructure, which includes potable water and wastewater service, storm water management, and flood protection, will be designed to serve the buildout of the plan area and the improvements would be constructed in phases. The City of Roseville would provide water, wastewater services, electricity, and storm water management. Private providers would serve the Proposed Action with natural gas, and telecommunications services. **Table 2.0-3** summarizes responsibility for utilities and services to the Proposed Action.

**Table 2.0-3
Proposed Action Services and Utilities Providers**

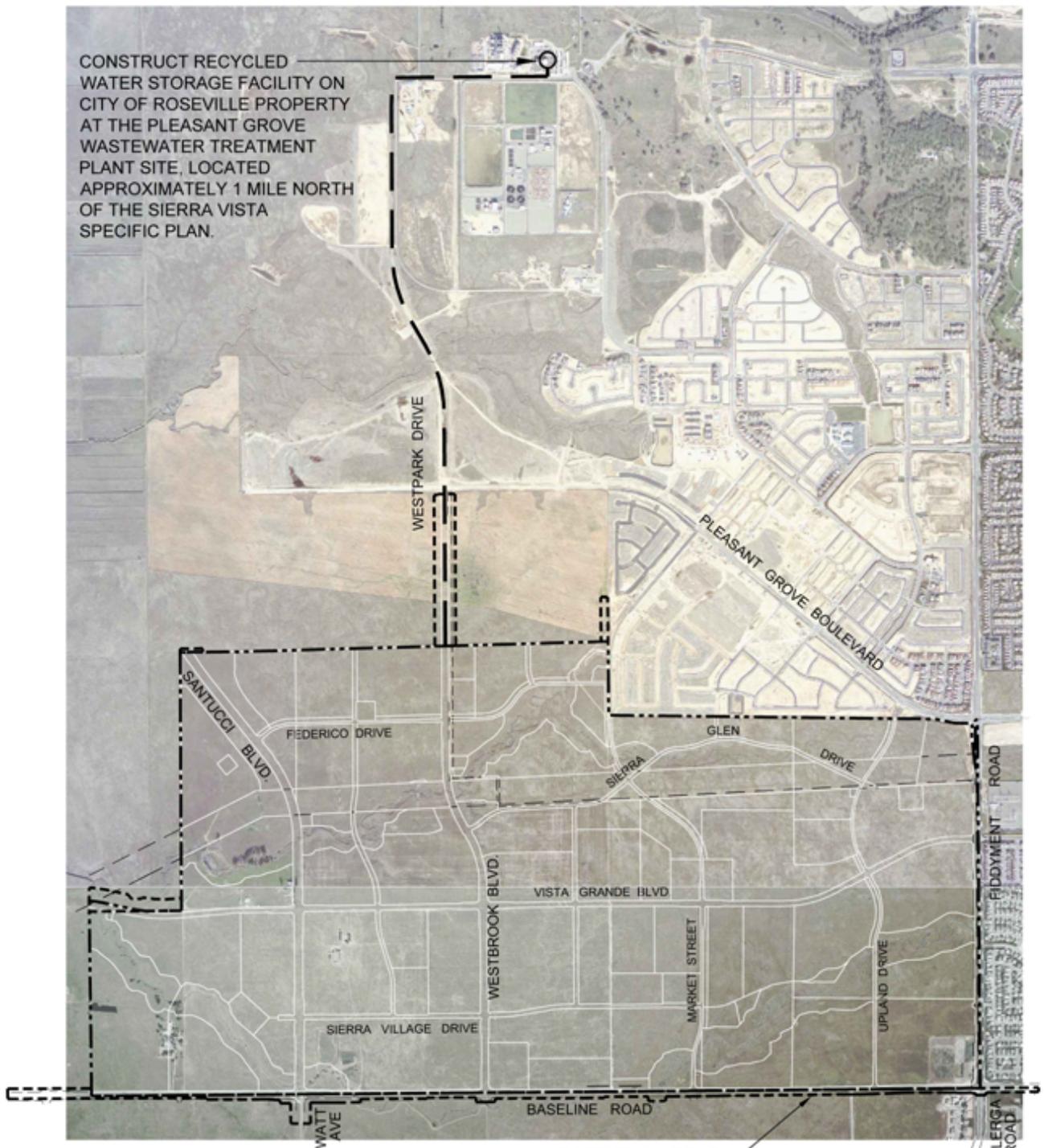
Service	Provider
Potable and irrigation water supply	City of Roseville
Wastewater treatment	City of Roseville
Storm water management	City of Roseville
Solid waste services	City of Roseville
Electricity	City of Roseville
Police services	Roseville Police Department
Fire protection services	Roseville Fire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

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

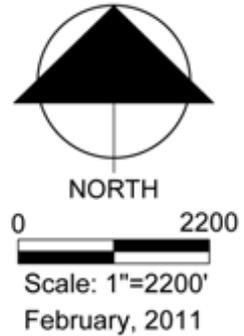
- A potable water transmission/distribution system, which will be a looped distribution system that parallels collector and arterial roadways; two on-site groundwater wells, with a capacity to provide 2.6 million gallons/day (9.8 million liters/day); and an on-site storage tank and pump station.
- Wastewater collection and transmission facilities, consisting of pipes installed within street ROWs; and a lift station in the southwestern portion of the site. Wastewater would be treated at the Pleasant Grove Wastewater Treatment Plant (PGWWTP).

² See footnote 1 above about widening Fiddymment Road under a separate permit.

CONSTRUCT RECYCLED WATER STORAGE FACILITY ON CITY OF ROSEVILLE PROPERTY AT THE PLEASANT GROVE WASTEWATER TREATMENT PLANT SITE, LOCATED APPROXIMATELY 1 MILE NORTH OF THE SIERRA VISTA SPECIFIC PLAN.



POTENTIAL AREAS OF OFF-SITE STREET IMPROVEMENTS



SOURCE: MacKay & Soms, February 2011

FIGURE 2.0-5

Off-Site Improvements

- Recycled water distribution system, also located in street ROWs and a recycled water storage tank. Recycled water would be obtained from the PGWWTP and used for irrigation purposes.
- Storm water drainage facilities, including conventional subsurface storm drains, culverts, and storm drain outfalls; and on-site storage by grading upland areas along the margins of Curry Creek and the two tributaries. Low impact development (LID) features, grassy swales, vegetated channels, mechanical filtration systems in commercial areas, other water quality BMPs are also included in the Proposed Action.
- Electrical infrastructure improvements include an electrical substation, and 12 kilovolts (kV) on-site distribution lines that would be placed underground within street ROWs.
- On-site natural gas infrastructure that would connect to the existing or future PG&E natural gas mains in Fiddymont and Baseline Roads.
- A fire station centrally located on the site along Westbrook Boulevard between Federico Drive and Vista Grande Boulevard.
- Two elementary schools and one middle school on site to serve the project's demand for school services.

The following utility improvements would be constructed off site.

- A recycled water storage tank south of the PGWWTP and a recycled water line in Westbrook Boulevard from the Pleasant Grove Boulevard to project's northern boundary.
- Two 24-inch (61-centimeter) water lines conveying potable and recycled water in Westbrook Boulevard from Pleasant Grove Boulevard to the project's northern boundary.

2.4.4 Project Implementation

The Applicants have not proposed a phasing plan per se. Rather, they propose a permitting structure whereby any owner may develop their property and associated infrastructure at any time, independent of the other owners' development schedules. However, as a practical matter, the USACE anticipates development occurring first at or near existing infrastructure located immediately to the northeast in the developing West Roseville Specific Plan area and then proceeding west due to logistical and cost considerations inherent in extending infrastructure and services. Infrastructure and utilities improvements would be constructed by each developer as part of each development phase consistent with the City of Roseville standards. Because some infrastructure would serve more than one portion of the Proposed Action area, once development begins, infrastructure needs for subsequent phases could be reduced if improvements have been provided in an earlier developed phase. Conversely, any parcel could potentially move ahead with development as long as the infrastructure needed to serve it is in place and is consistent with City standards. Thus, there may be some potential for flexibility in development phasing.

Construction Activities

The following paragraphs summarize the activities required to construct the proposed development as well as the habitat features along the open space corridors. To reduce haulage and disposal needs, grading is proposed to balance within each landowner's holdings and within the project site as a whole.

In general, grading for building pads, recreational facilities, roads, and infrastructure would require average cuts and fills over the site of approximately 1 to 2 feet (0.3 to 0.6 meter). Limited portions of the site would have cuts and fills up to approximately 6 or more feet. Backbone utilities within the roads would have trenches that range in depth from 3 to 25 feet (1 to 8 meters) from future finished grades.

Table 2.0-4, Preliminary Cut and Fill Volumes by Property, summarizes the preliminary estimates of earthwork (cut and fill) volumes by property owner.

**Table 2.0-4
Preliminary Cut and Fill Volumes by Property**

Property	Acreage Owned	Anticipated Cut/Fill Volume (Cubic Yards)
CGB	80.6	140,000
MILLC (Computer Deductions)	80.3	140,000
MILLC (Conley)	140.1	240,000
DF Properties	160.2	280,000
Federico (Westpark Associates/MILLC)	506.0	890,000
MILLC (Bagley)	122.6	210,000
MILLC (Wealth)	80.1	140,000
Baseline P&R	375.4	660,000
Baybrook	79.9	140,000
Total	1,625.2	2,840,000

Source: City of Roseville 2010a

Construction activities for residential and commercial uses would be similar to those required for any large, long-term development project. They would include site preparation (vegetation removal), grading (excavation and fill placement to create building pads), foundation construction, construction of structures, roofing, finishing, paving, and landscaping. A variety of heavy equipment—such as excavators, graders, scrapers, concrete trucks, and forklifts—would be required, as well as power and hand tools.

Construction activities in the open space areas slated for habitat creation and enhancement would focus on grading to create the appropriate elevations for wetland inundation and floodplain storage, followed by planting native vegetation. At each site, topsoil to a depth of approximately 4 to 6 inches (10 to 15 centimeters) would be stockpiled for reuse to support revegetation. Once the site has been recontoured

and the stockpiled topsoil replaced, surfaces would be hydroseeded with a native seed mix suitable for each elevational zone.

The construction of the Proposed Action would depend on market conditions. Given the size of the proposed development, it is anticipated that buildout would occur by 2025 under a fast growth scenario and by 2040 under a slow growth scenario. The EIS describes the environmental effects from the buildout of the Proposed Action as they would result under the fast growth scenario.

2.4.5 Measures adopted by the City of Roseville

Mitigation measures were originally identified in the Sierra Vista Specific Plan Environmental Impact Report as environmentally proactive measures that would be incorporated into development of the SVSP. These measures were approved by the City and will be monitored as part of the Mitigation Monitoring and Reporting Program adopted by the City of Roseville. Therefore, these measures are incorporated into and a part of the Proposed Action. The USACE independently reviewed these measures and found them to be adequate to address many of the effects described in this EIS. Many of the mitigation measures adopted by the City of Roseville are also imposed by the USACE to reduce effects under NEPA.

2.4.6 Required Permits and Approvals

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

Federal Approvals

- Clean Water Act, Section 404 permits from the USACE (see **Section 3.10, Hydrology and Water Quality**).
- Endangered Species Act, Section 7 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**).
- Clean Water Act, Section 402 National Pollutant Discharge Elimination System (NPDES) permit from CVRWQCB (see **Section 3.10**).
- Master Reclamation permit for recycled water delivery and use from CVRWQCB (see **Section 3.15, 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 Game (CDFG) (see **Section 3.4**).
- California Fish and Game Code Section 1602 Streambed Alteration Agreement from CDFG (see **Section 3.4, and Section 3.10**).

Local Approvals

- Miscellaneous approvals by the City of Roseville (see **Section 3.11, Land Use and Planning**).

- Actions by the City of Roseville to modify the approved SVSP if the USACE adopts any of Alternatives 1, 2, 3, or 5.

2.5 ALTERNATIVES ANALYZED IN THE EIS

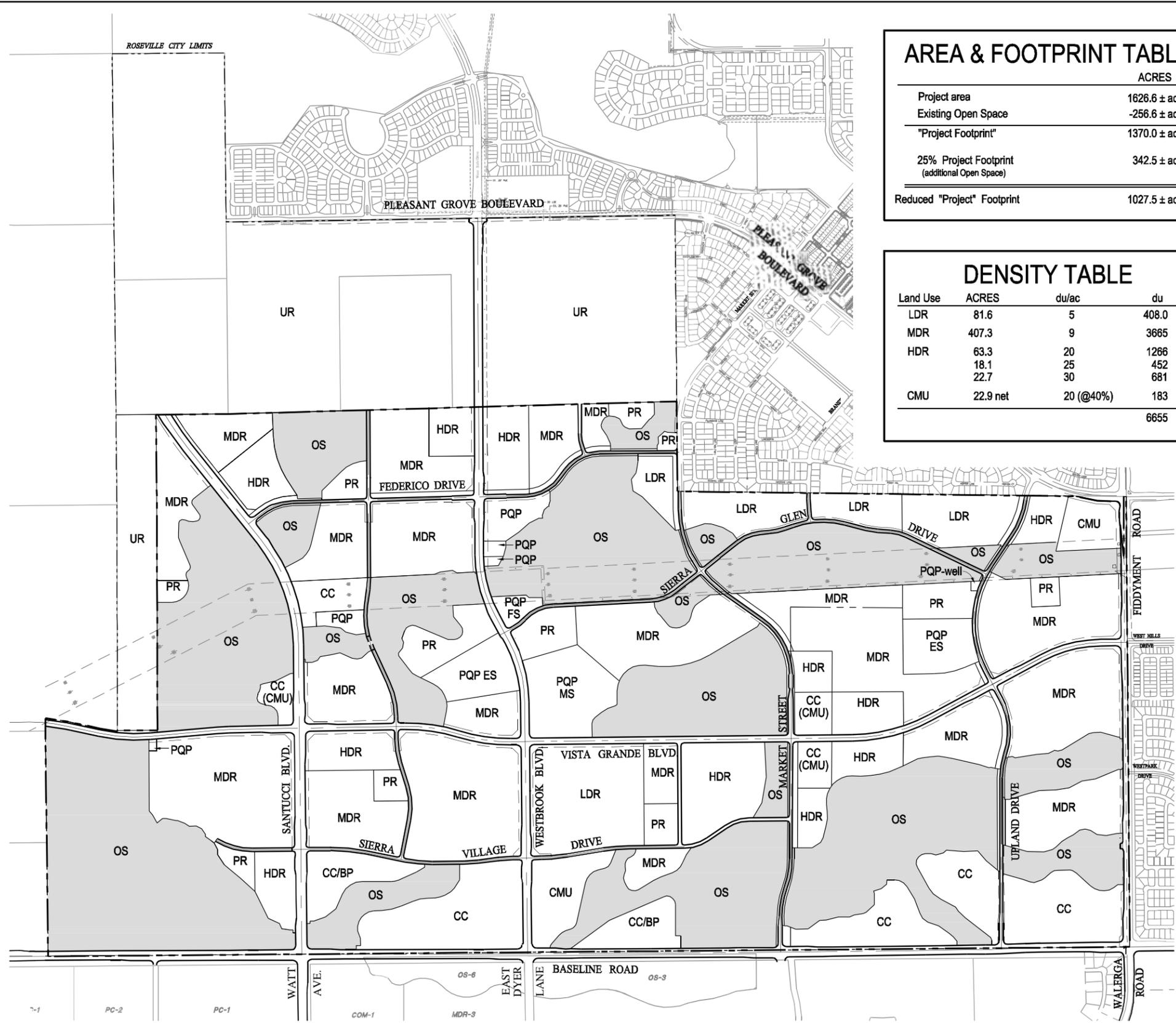
As discussed earlier in the chapter, based on their ability to meet the purpose and need of the Proposed Action and their feasibility as determined by the application of screening criteria, three on-site alternatives and one off-site alternatives were determined to be reasonable alternatives to the Proposed Action and were carried forward in the EIS for detailed evaluation along with the No Action Alternative. These alternatives are briefly described below.

2.5.1 Alternative 1: Reduced Footprint/Increased Density Alternative

This on-site alternative, shown in **Figure 2.0-6, Alternative 1: Reduced Footprint/Increased Density Alternative**, would develop the 1,612-acre (652-hectare) project site, but would reduce the footprint of development within the site by increasing the acreage designated as open space, with the additional open space focused in areas that contain the greatest concentrations of sensitive habitat (vernal pools and/or drainages). Under this alternative, total acreage to be developed would be reduced to 1,027 acres (416 hectares), compared to 1,370 acres (554 hectares) under the Proposed Action, and open space would increase to 599 acres (242 hectares), compared to 234 acres (95 hectares) under the Proposed Action. The residential development footprint would decrease to 593 acres (240 hectares), versus 820 acres (332 hectares) under the Proposed Action. However, residential densities would increase to accommodate a similar number of residential units (6,655 residential units under this alternative, compared to 6,650 under the Proposed Action). Acreage designated for commercial uses would be reduced slightly under this alternative. In addition, although the extent of designated open space would increase, the Citywide park included in the Proposed Action would be eliminated. On- and off-site utility infrastructure required to serve development under Alternative 1 would be similar to infrastructure required to serve development under the Proposed Action.

2.5.2 Alternative 2: Reduced Footprint/Same Density Alternative

The Reduced Footprint/Same Density Alternative is also an on-site alternative that would have the same reduced development footprint as the Reduced Footprint/Increased Density Alternative described above, but would develop at the same density as the Proposed Action. As a result, this alternative, shown in **Figure 2.0-7, Alternative 2: Reduced Footprint/Same Density Alternative**, would provide 4,931 dwelling units, compared to 6,650 units under the Proposed Action. Acreage designated for commercial uses would be reduced slightly under this alternative in comparison with the Proposed Action. In addition, although the extent of designated open space would increase, the Citywide park included in the Proposed Action would be eliminated. On- and off-site utility infrastructure and roadway improvements required to serve development under Alternative 2 would be similar to infrastructure required to serve development under the Proposed Action.



AREA & FOOTPRINT TABLE

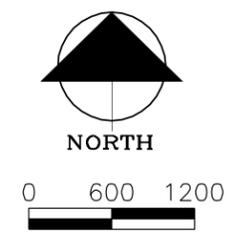
	ACRES
Project area	1626.6 ± ac
Existing Open Space	-256.6 ± ac
"Project Footprint"	1370.0 ± ac
25% Project Footprint (additional Open Space)	342.5 ± ac
Reduced "Project" Footprint	1027.5 ± ac

DENSITY TABLE

Land Use	ACRES	du/ac	du
LDR	81.6	5	408.0
MDR	407.3	9	3665
HDR	63.3	20	1266
	18.1	25	452
	22.7	30	681
CMU	22.9 net	20 (@40%)	183
			6655

LAND USE SUMMARY TABLE

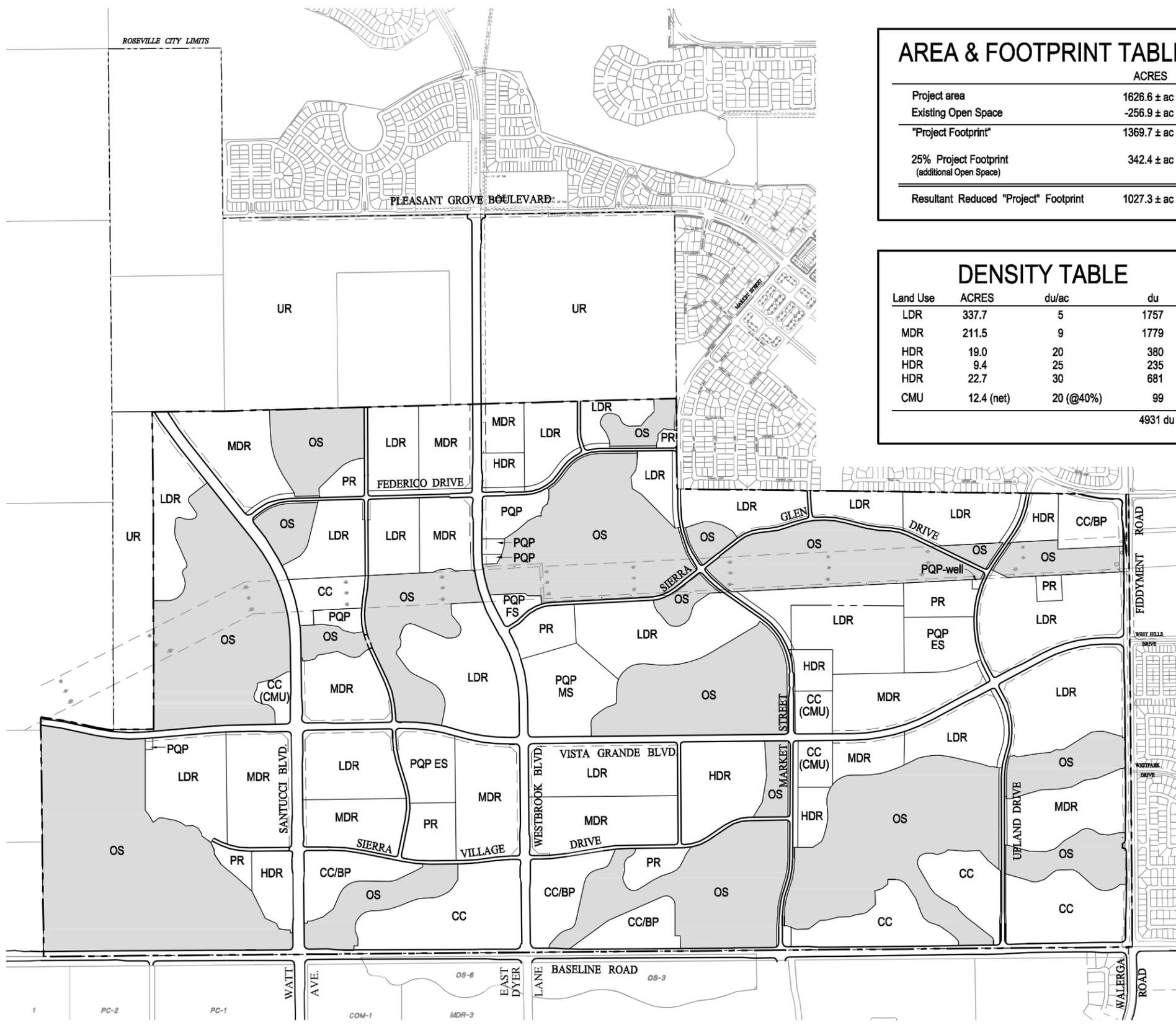
LAND USE	ACRES	Total	du
Residential			
		593.0	
LDR	Low Density Residential	81.6	408.0
MDR	Medium Density Residential	407.3	3665
HDR	High Density Residential	104.1	2399
Commercial			
		157.5	
CC	Community Commercial	96.1	
CC (CMU)	Commercial Mixed Use	37.6	183
CC/BP	Business Park	23.8	
Public Quasi Public - PQP			
		60.1	
	Elementary School (3)	24.0	
	Middle School	21.0	
	Fire Station	3.2	
	Church	6.9	
	Well Site	0.3	
	Domestic Water	2.8	
	Sewer Lift Station	0.3	
	Elect. Substation	1.1	
	Recycling Center	0.5	
Other			
PR	Park		51.7
Paseo	Paseo		12.3
OS	Open Space		599.3
	Landscape Corridor		33.3
	Major Roads		119.4
Project Area			
		1626.6±	6655 du
UR			
	Urban Reserve		432.2
	Major Roads within UR		5.3
Sierra Vista Specific Plan Area			
		2064.1±	



SOURCE: Mackay & Soms - June 2010

FIGURE 2.0-6

Alternative 1: Reduced Footprint/Increased Density Alternative



AREA & FOOTPRINT TABLE

	ACRES
Project area	1626.6 ± ac
Existing Open Space	-256.9 ± ac
"Project Footprint"	1369.7 ± ac
25% Project Footprint (additional Open Space)	342.4 ± ac
Resultant Reduced "Project" Footprint	1027.3 ± ac

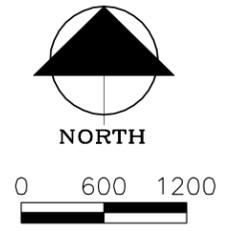
DENSITY TABLE

Land Use	ACRES	du/ac	du
LDR	337.7	5	1757
MDR	211.5	9	1779
HDR	19.0	20	380
HDR	9.4	25	235
HDR	22.7	30	681
CMU	12.4 (net)	20 (@40%)	99
			4931 du

LAND USE SUMMARY TABLE

LAND USE	ACRES	Total	du
Residential			
LDR	Low Density Residential	337.7	1757
MDR	Medium Density Residential	211.5	1779
HDR	High Density Residential	51.1	1296
		600.3	
Commercial			
CC	Community Commercial	96.1	
CC (CMU)	Commercial Mixed Use	13.8	99
CC/BP	Business Park	48.6	
		158.5	
Public Quasi Public - PQP			
		60.1	
		Elementary School (2)	24.0
		Middle School	21.0
		Fire Station	3.2
		Church	6.9
		Well Site	0.3
		Domestic Water	2.8
		Sewer Lift Station	0.3
		Elect. Substation	1.1
		Recycling Center	0.5
		PR	40.9
		Paseo	12.3
		OS	599.3
		Landscape Corridor	43.4
		Major Roads	111.8
		Project Area	1626.6± 4931du*
		UR	Urban Reserve
		Major Roads within UR	432.3
		Sierra Vista Specific Plan Area	2064.1±

*Project du = 6650; 75% of 6650 = 4987 du



SOURCE: Mackay & Soms - June 2010

FIGURE 2.0-7

Alternative 2: Reduced Footprint/Same Density Alternative

2.5.4 Alternative 3: Focused Avoidance Alternative

Under the Focused Avoidance Alternative, shown in **Figure 2.0-8, Alternative 3: Focused Avoidance Alternative**, in addition to the areas preserved as open space under the Proposed Action (an additional 248 acres [100 hectares]) located primarily in the central and western portions of the site, would also be preserved. This would reduce the development footprint to 1,150 acres (465 hectares), compared to 1,370 acres (554 hectares) under the Proposed Action. Residential density would not be increased; therefore, total residential development would be reduced to 5,346 dwelling units, compared to 6,650 units under the Proposed Action. Commercial uses would be reduced by 77 acres (31 hectares) as compared to the Proposed Action. Public/quasi-public uses would largely be the same as under the Proposed Action. On- and off-site utility infrastructure and roadway improvements required to serve development under Alternative 3 would be similar to infrastructure required to serve development under the Proposed Action.

2.5.5 Alternative 4: Southwest Site

This alternative is off site, as shown in **Figure 2.0-9, Alternative 4: Southwest Site**, and would construct the SVSP on an approximately 2,389-acre (967-hectare) site located approximately 2 miles (3.2 kilometers) to the west of the project site on Baseline Road. The Southwest site is bounded by the extension of Sankey Road and the County-approved Regional University and Community SP Area to the north, the Sutter County line to the west, the Country Acres rural residential area and Baseline Road to the south, and the Curry Creek Community Plan (CP) area (see **Section 2.6** below) to the east. This site has not previously been proposed for development.

Off-site utility improvements required to served development under Alternative 4 include water, sewer, and recycled water pipelines. A water main connecting to the City of Roseville water distribution system would be constructed from the intersection of Fiddymont Road and Baseline Road west along Baseline Road to the alternative site, then north along Brewer Road through the site, and then in an easterly direction to a location 0.5 mile northwest of the Pleasant Grove Wastewater Treatment (WWTP) Plant. A sewer force main would be constructed from a sewer pump station on the alternative site in a northerly and then easterly direction to the Pleasant Grove WWTP. Finally, a recycled water line would be constructed from the Pleasant Grove WWTP to the alternative site along the same alignment as the sewer main.

2.5.6 Alternative 5: No Action Alternative

Under the No Action Alternative, shown in **Figure 2.0-10, Alternative 5: No Action Alternative**, the project site would be developed in a manner that avoids activities in jurisdictional waters of the United States, including wetlands, thereby avoiding the need for USACE approvals under Section 404 of the Clean Water Act. However, local approvals from the City and state agencies would still be required. The No Action Alternative may also require authorization from the USFWS under the federal Endangered Species Act because of the potential for take of federally listed species.

The No Action Alternative would involve development of portions of the approximately 1,612-acre (652-hectare) SVSP site, resulting in a reduced extent of residential and commercial uses. Avoidance of Section 404 triggers would reduce the total development footprint to 771 acres (312 hectares), comprising 489 acres (198 hectares) of residential uses (3,729 units at buildout), 147 acres (59 hectares) of commercial and office uses, 58 acres (23 hectares) of public and quasi-public uses, 68 acres (28 hectares) of parks, and 9 acres (4 hectares) of paseos. About 755 acres (306 hectares) would be preserved as open space. On- and off-site utility infrastructure required to serve development under the No Action Alternative would be similar to infrastructure required to serve development under the Proposed Action.

The analysis of the No Action Alternative assumes that while the project site would develop in the manner described above, the project region would develop consistent with the local general plans.

2.6 ALTERNATIVES CONSIDERED BUT REJECTED

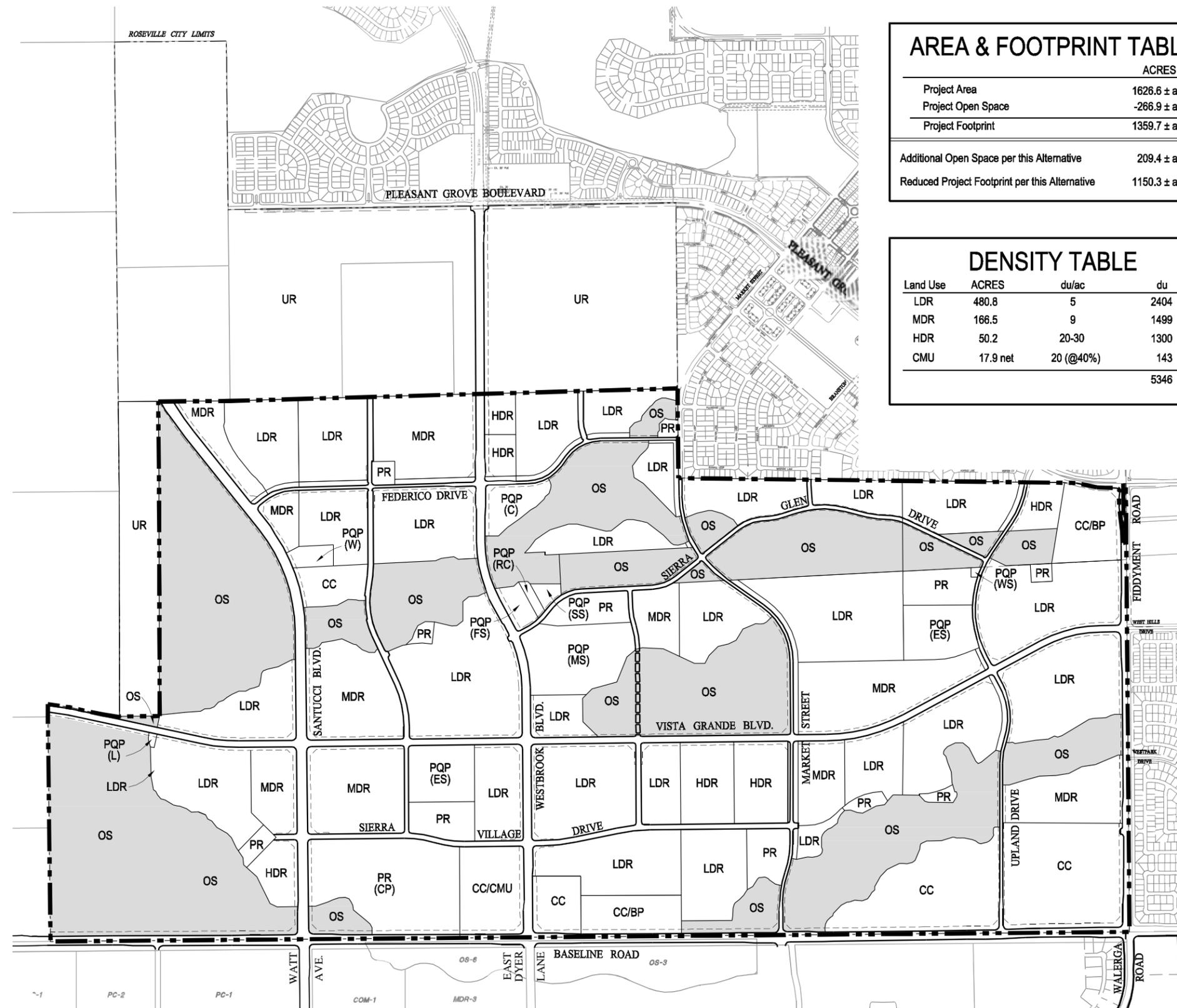
As discussed above, CEQ's NEPA implementing regulations require an EIS to consider a reasonable range of alternatives that could accomplish the purpose of the agency's proposed action. However, an EIS is not required to consider all possible approaches—only a reasonable range of alternatives that (1) are feasible, and (2) would satisfy the project purpose and need. The following subsections briefly describe the 12 on-site and off-site alternatives that were eliminated from detailed analysis, along with the reasons for their dismissal.

2.6.1 Same Footprint/Reduced Density Alternative

The Same Footprint/Reduced Density Alternative, an on-site alternative, would develop the same development footprint as the Proposed Action, and residential, commercial, institutional, and open-space acreages would be unchanged. However, residential development densities would be reduced by about 26 percent, resulting in a total of 4,985 residential units at buildout, in comparison with 6,650 units under the Proposed Action.

Basis for Eliminating this Alternative

The Same Footprint/Reduced Density Alternative would have the same development footprint as the Proposed Action and therefore its footprint impacts aquatic resources, and would be identical to those of the Proposed Action. Its off-site impacts, such as impacts from increased traffic, would be similar to but slightly greater than those under the No Action Alternative because this alternative and the No Action Alternative would construct 4,985 and 3,729 dwelling units, respectively. Because of the similarities among these alternatives, the USACE considered analysis of all three alternatives redundant and eliminated the Same Footprint/Reduced Density Alternative from further consideration.



AREA & FOOTPRINT TABLE

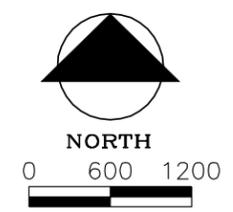
	ACRES
Project Area	1626.6 ± ac
Project Open Space	-266.9 ± ac
Project Footprint	1359.7 ± ac
Additional Open Space per this Alternative	209.4 ± ac
Reduced Project Footprint per this Alternative	1150.3 ± ac

DENSITY TABLE

Land Use	ACRES	du/ac	du
LDR	480.8	5	2404
MDR	166.5	9	1499
HDR	50.2	20-30	1300
CMU	17.9 net	20 (@40%)	143
			5346

LAND USE SUMMARY TABLE

LAND USE	ACRES	Total	du
Residential			
LDR Low Density Residential	480.8	697.5	2404
MDR Medium Density Residential	166.5		1499
HDR High Density Residential	50.2		1300
Commercial			
CC Community Commercial	94.2	139.5	
CC (CMU) Commercial Mixed Use	17.9		143
CC/BP Business Park	27.4		
Public Quasi Public - PQP			
		62.6	
Elementary School (2)	24.0		
Middle School	21.5		
Fire Station	3.5		
Church	7.4		
Well Site	0.3		
Domestic Water	2.9		
Sewer Lift Station	0.3		
Elect. Substation	1.6		
Recycling Center	1.1		
Other			
PR Park		80.9	
Paseo Paseo		13.3	
OS Open Space		476.3	
Landscape Corridor		55.1	
Major Roads		101.4	
Project Area		1626.6±	5346
UR Urban Reserve		432.2	
Major Roads/ Landscape Corridor within UR		5.3	
Sierra Vista Specific Plan Area		2064.1±	



SOURCE: Mackay & Soms - June 2010

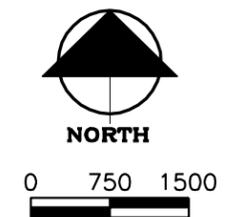
FIGURE 2.0-8

Alternative 3: Focused Avoidance Alternative



LAND USE SUMMARY TABLE

LAND USE	ACRES	Total	du
Residential			
LDR Low Density Residential	672.8	874.9	3363
MDR Medium Density Residential	164.6		1482
HDR High Density Residential	37.5		750
Commercial			
CC Community Commercial	90.2	137.9	
CC/BP Business Park	47.7		
Public Quasi Public - PQP			
		74.9	
Elementary School (3)	30.0		
Middle School	23.5		
Fire Station	4.3		
Church	6.2		
Well Site & Recycle Center	3.1		
Water Tank Site	5.7		
Elect. Substation	2.1		
NP Neighborhood Park		46.1	
PR Community Park		43.9	
Paseo		21.5	
OS Open Space		67.9	
OS Wetland Constrained Areas		679.4	
OS Major Roads & Landscape Corridors		236.0	
OS West Community Buffer		206.3	
Totals		2388.8±	5595 du



DENSITY TABLE

Land Use	ACRES	du/ac	du
LDR	672.8	5	3363
MDR	164.6	9	1482
HDR	37.5	20	750
			5595 du

SOURCE: Mackay & Soms - June 2010

FIGURE 2.0-9

Alternative 4: Southwest Site

2.6.2 No Development Alternative

Under the No Development Alternative, the SVSP would not be implemented in any form and the site would remain in its current agricultural/rural use.

Basis for Eliminating this Alternative

The No Development Alternative would not satisfy the project purpose and need. The USACE therefore eliminated this alternative from further consideration.

2.6.3 Placer Ranch Specific Plan Area

The Placer Ranch Specific Plan (SP) area comprises a 2,250-acre (911-hectare) site in unincorporated Placer County, north of Roseville. The site supports wetland habitat that is generally similar to the habitat on the Proposed Action site. The central portion of the site is within the County-defined Western Regional Landfill buffer area, within which development is restricted to non-residential uses. The site has previously been proposed for development of 6,793 residential dwelling units, 527 acres (213 hectares) of business park and light industrial uses, 150 acres (61 hectares) of office, 99 acres (40) of commercial uses, and a 300-acre (121-hectare) branch campus for the California State University, Sacramento. The Placer Ranch SP project was originally proposed in the County. A development application was submitted to the City of Roseville in 2007, but the project has been on hold since early 2008 and is no longer being pursued.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 4, Viability of Commercial Uses at Alternative Site. Although the population of the area around Placer Ranch is currently adequate to support one power center and potentially two centers by 2040, much of this population is already served by power centers located along the Highway 65 corridor in Lincoln and Roseville. Therefore, a power center at the Placer Ranch SP site is not feasible because of the close proximity of existing established power centers. In addition, the site is constrained by the Placer County landfill, which is adjacent to the site. Since Placer County prohibits development of residential uses within 1 mile of the landfill, a large portion of the site would not be usable for residential uses and instead would need to be developed with non-residential uses. If the Placer Ranch SP site were developed as an alternative to the Proposed Action, approximately 395 acres (160 hectares) would need to be developed with commercial uses, which, based on 50 acres (20 hectares) per power center, represents up to eight power centers. This level of commercial development on this site would not be viable.

2.6.4 Northeast Site (Including Amoruso Ranch and Creekview)

The 1,874-acre (758-hectare) Northeast site combines three separate but adjacent sites that are individually too small to provide the needed acreage. The three areas include an area north of Reason Farms, the Amoruso Ranch project site, and the Creekview SP area.

The northwestern portion of the site comprises approximately 584 acres (236-hectares) bound by Reason Farms to the west and south, by Sunset Boulevard to the north, and by the proposed Amoruso Ranch

project site to the east. Although there are no existing or planned services for this portion of the site, the City of Roseville, in response to a request from the landowner (Brookfield), has recently agreed to process a proposed Specific Plan application for that portion of the property. The developer is proposing a land plan that includes 2,785 residential units in a mix of low, medium and high density; two commercial parcels totaling 55.5 acres (22.5 acres); a 7-acre (3-hectare) elementary school site; six neighborhood parks; a 6.9-acre (2.8-hectare) fire station/public facilities site; and a 140-acre (57-hectare) open space preserve. The site supports high-quality wetland habitat because there are vernal pools and seasonal wetlands prevalent and scattered throughout most of the property, and they have not been heavily modified from past uses. The proposed Amoruso Ranch is located in unincorporated Placer County, outside the City of Roseville sphere of influence. It consists of approximately 1,350 acres (546 hectares) between the Placer Ranch SP area to the east and Reason Farms to the west. The future alignment of Placer Parkway cuts across the northwest portion of the Amoruso Ranch site, reducing the area available for development to about 1,300 acres (526 hectares).

The Creekview SP area is located within the City of Roseville sphere of influence and the City/County MOU area. It includes approximately 500 acres (202 hectares) and would support development of approximately 2,300 residential units. The City has recently resumed processing of the Creekview SP proposal, and published the final environmental impact report in April, 2011.

Bases for Eliminating this Site

The USACE initially eliminated this site based on Screening Criterion 1, Biological Resource Sensitivity. The biological resources at this site are of better quality than the resources at the project site. Vernal pools/seasonal wetlands are prevalent and scattered throughout most of the property. Most of the wetlands are of high quality and are relatively undisturbed. Listed crustaceans are known to occur in some areas of this site. After the USACE performed this alternatives screening, the USACE received applications for permits for development of the Amoruso Specific Plan and Creekview Specific Plan. Since there are now active proposals for two of the three areas on the alternatives site, the USACE has eliminated the Northeast site also on the basis of Screening Criterion 2, Preliminary Assessment of Availability for Development.

2.6.5 Central Site

This is an approximately 3,648-acre (1,476-hectare) site bounded by Reason Farms to the north, the Sutter County line to the west, and the Southwest and Curry Creek sites (see below) to the south. The future alignment of Placer Parkway extends through the northern portion of this site. The southeast portion of this site includes the 1,157-acre (468-acre) Regional University and Community Specific Plan Area. The Regional University and Community Specific Plan was approved by Placer County in December 2008. Development has not yet commenced due to the need to obtain federal approvals under the Clean Water Act and Endangered Species Act. As of the date of this analysis, the USACE has no permit application on file for this project.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 3, Feasibility of Acquiring Sufficient Acreage. Primary landowners of Central site were contacted who indicated that a substantial portion of the site would be unavailable for purchase (Jones 2010b). The remaining acreage that could potentially be acquired yields a project site that is substantially less than the 1,000-acre (405-hectare) minimum size threshold.

2.6.6 Northwest Site

This is an approximately 1,690-acre (684-hectare) site in unincorporated Placer County, bounded by Sunset Boulevard to the north, the Sutter County line to the west, Philip Road and the Reason Farms environmental preserve/planned City of Roseville stormwater retention basin to the south, and Reason Farms to the east. There are no existing or planned services for the site and no proposals to develop the site (Pease 2010).

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 4, Viability of Commercial Uses at Alternative Site, and Criterion 5, Access. The area around the site is sparsely populated. The population within a 5-mile radius of the Northwest site is expected to increase to approximately 23,867 persons by 2025 and 25,418 persons by 2040, including the population associated with the Proposed Action. This population would not be large enough to support a power center within the Proposed Action's timeframe. In addition, the site is removed from existing and proposed development and is not currently served by or in proximity to existing arterial routes. It will be close to (and easily accessible via) Placer Parkway in the future, but the segment of the Placer Parkway that would serve this site is not planned for construction until 2035.

2.6.7 Curry Creek Community Plan (CP) Area

The Curry Creek CP Area site comprises approximately 2,113 acres (855 hectares) bounded by the proposed Regional University and Community SP Area to the north, Baseline Road to the south, and the proposed SVSP area to the east. The County Board of Supervisors directed staff to proceed with studying the area for future development in 2003, but at this time there is no specific plan or formal development application for the site (Pease 2010).

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 3, Feasibility of Acquiring Sufficient Acreage. Primary landowners of Curry Creek site were contacted who indicated that a substantial portion of the site would be unavailable for purchase (Jones 2010a). The remaining acreage that could potentially be acquired on the site yields a project site that is substantially less than the 1,000-acre (405-hectare) minimum size threshold.

2.6.8 Placer Vineyards Specific Plan Area

The approximately 5,000-acre (2,023-hectare) Placer Vineyards SP Area is located immediately south of the proposed SVSP area (south of Baseline Road). The Placer Vineyards SP project was approved by the County in July 2007. At buildout, Placer Vineyards would include 14,132 dwelling units, 274 acres (111-hectares) of commercial development, and 1,560 (631 hectares) acres of parks, open space, schools, and roadways. Development has not yet commenced due to the need to obtain federal approvals under the Clean Water Act and Endangered Species Act. A permit application is on file with the USACE.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 2, Preliminary Assessment of Availability for Development. There is an active proposal, including a permit application on file with the USACE, to develop this site.

2.6.9 Dry Creek – West Placer Community Plan Area

The Dry Creek – West Placer CP site is located to the southeast of the proposed SVSP area, south of Baseline Road and east of the Placer Vineyards SP area. The County approved the CP in 1990, and the plan was subsequently revised in 2007 as part of the Placer Vineyards project approvals. This site currently supports areas of suburban development as well as numerous rural residences.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 2, Preliminary Assessment of Availability for Development. When the land already developed within the plan area was excluded from consideration and the remaining land available on this site for the development of a large mixed use community was examined, the developable area was found to be less than 800 acres (324 hectares), substantially less than the 1,000-acre (405-hectare) minimum size threshold.

2.6.10 Lincoln Village 4 Site

The Lincoln Village 4 site is one of several “village” areas designated in the City of Lincoln General Plan. It is located within the City of Lincoln’s sphere of influence, immediately south of the Placer County–Sutter County boundary. The Village 4 site comprises approximately 2,598 acres (1,051 hectares), including over 800 acres (324 hectares) dedicated to wetland mitigation for impacts of the SR 65 Bypass Project. The Lincoln General Plan calls for the area to be primarily residential.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 1, Biological Resource Sensitivity. The biological resources at this site are of better quality than the Proposed Action site. Vernal pools/seasonal wetlands are prevalent and scattered throughout most of the site. Most of the wetlands are of high quality and are relatively undisturbed. Listed crustaceans are known to occur in some areas of this site.

2.6.11 Lincoln Village 5 Site

Village 5 is also located within the City of Lincoln’s sphere of influence and is immediately south of Village 4. As designated in the Lincoln General Plan, the village is approximately 2,462 acres (996 hectares) and is planned to support a mixture of low-, medium-, and high-density residential uses. Markham Ravine Floodway is located within the northern part of Village 5. The Village 5 site also includes one of the two Placer Schools mitigation sites.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 3, Feasibility of Acquiring Sufficient Acreage. Primary landowners of Village 5 site were contacted who indicated that a substantial large portion of the site would be unavailable for purchase (Jones 2010a). The remaining acreage that could potentially be acquired on the site is substantially less than the 1,000-acre (405-hectare) minimum size threshold and is also fragmented into numerous non-contiguous parcels.

2.6.12 Lincoln Village 6 Site

Like the other two village sites, Village 6 is located within the City of Lincoln’s sphere of influence, comprising about 2,640 acres (1,068 hectares) immediately south of Village 5. Village 6 is designated for development as a “suburban village” but also includes a 320-acre (129-hectare) conservation area, Auburn Ravine, Orchard Creek, and a buffer surrounding the City of Lincoln’s Wastewater Treatment Plant.

Basis for Eliminating this Site

The USACE eliminated this site based on Criterion 4, Viability of Commercial Uses at Alternative Site, and Criterion 5, Access. The area around this site is sparsely populated at this time. The population within a 5-mile (8-kilometer) radius of the Lincoln Village 6 site is expected to increase to approximately 43,526 persons by 2025 and 52,118 persons by 2040, including the population associated with the SVSP project. This population would not support a power center within the Proposed Action’s timeframe. The site is also distant from major highways and is not served by any existing or proposed arterial routes.

2.7 SUMMARY COMPARISON OF PROPOSED ACTION AND ALTERNATIVES

Table 2.0-5, Proposed Action and Alternatives – Acreages by Land Use and Potential Aquatic Impacts, compares key features of the Proposed Action, the four alternatives, and the No Action Alternative.

**Table 2.0-5
Proposed Action and Alternatives - Acreages by Land Use and Potential Aquatic Impacts**

Alternative	Development Footprint	Residential Acreage	Residential Units at Buildout	Other Development Acreage	Open Space Acreage	Potential Impacts on Aquatic Resources
Proposed Action	1,370	820	6,650	216 – commercial and office	257	24.81 acres
				61 – public/quasi-public		
				91 – parks		
				14 – paseos		
Alternative 1: Reduced Footprint/ Increased Density	1,027	593	6,655	158 – commercial and office	599	8.66 acres
				60 – public/quasi-public		
				52 – parks		
				12 – paseos		
Alternative 2: Reduced Footprint/Same Density	1,027	600	4,931	159 – commercial and office	599	8.66 acres
				60 – public/quasi-public		
				41 – parks		
				12.3 – paseos		
Alternative 3: Focused Avoidance	1,150	698	5,346	139 – commercial and office	476	14.88 acres
				63 – public/quasi-public		
				81 – parks		
				13 – paseos		
Alternative 4: Southwest Site (2,389 acres)	1,435	875	5,595	138 – commercial and office	954	24 acres ¹
				75 – public and quasi-public		
				90 – parks		
				22 – paseos		
Alternative 5: No Action	771	710	5,040	122 – commercial and office	492	0.0 acre
				67 – public and quasi-public		
				77 – parks		
				16 – paseos		

¹ This alternative will likely result in additional wetland impacts associated with off-site infrastructure improvements. The exact acreage of off-site impacts cannot be determined at this time.

2.8 REFERENCES

City of Roseville. 2010a. *Sierra Vista Specific Plan Final Environmental Report*.

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