

**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services Division**

NOTICE OF AVAILABILITY OF A DRAFT EIR FOR PUBLIC REVIEW

Placer County has released a Draft Environmental Impact Report (EIR) for the project listed below:

PROPOSED PROJECT: Creekview Ranch Subdivision (PLN21-00130)
(State Clearinghouse No. 2021070362)

PUBLIC REVIEW AND COMMENT PERIOD: December 19, 2022, through February 1, 2023

PROJECT LOCATION: The project site consists of approximately 186 acres located just outside the southwestern limits of the City of Roseville and at the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area. The project site is comprised of a 141.07-acre parcel identified by Assessor's Parcel Number (APN) 474-100-001-000, known as the "Schellhaus parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel." The Schellhaus parcel is located on the north side of PFE Road at the northern terminus of Antelope Road, and the Placer Greens parcel is located on the south side of PFE Road, east of Antelope Road.

PROJECT DESCRIPTION: The proposed project would generally include subdivision of the project site to develop a total of 597 single-family lots in four distinct neighborhoods with 10 villages comprised of a range of lot sizes. Associated improvements would include parks, trails, landscaping, and utility installation. Circulation system improvements would include three new gated entries along PFE Road and Antelope Road, which would connect to an internal system of private roadways. The proposed project would require County approval of a General Plan/DCWPCP Amendment; Rezone; Vesting Large Lot Tentative Map; Vesting Phased Tentative Subdivision Map; Conditional Use Permit; Variance to the setback, lot coverage, lot width, and parking standards for the proposed residences; and three service area annexations.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant project impacts with respect to Aesthetics; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Public Services and Utilities; Transportation; Tribal Cultural Resources; and Wildfire. Most potentially significant adverse impacts would be mitigable to less-than-significant levels.

PUBLIC MEETINGS: A public meeting will be held on January 12, 2023, to receive comments on the Draft EIR. Public comment will be offered in-person and virtually:

- ▲ Virtually: Zoom meeting webinar <https://us06web.zoom.us/j/83891807945> utilizing the "raise hand" function; or by calling 877-853-5247 or 888-788-0099, Webinar ID: 838 9180 7945.
- ▲ In-Person: Placer County Planning Commission Hearing Room, 3091 County Center Drive, Auburn.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain. Please refer to the meeting agendas at the following link up to 1 week prior to the meetings for updated information: <https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available for review during normal business hours at the Roseville Public Library (225 Taylor Street, Roseville), the Rocklin Public Library (4890 Granite Drive, Rocklin), the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn), and the County Clerk's Office (2954 Richardson Drive, Auburn). The Draft EIR is also available online at: <https://www.placer.ca.gov/7448/Creekview-Ranch>

SEND COMMENTS TO: Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email cdraecs@placer.ca.gov no later than 5:00 p.m. on February 1, 2023.

For more information on the project, please contact the project planner, Christopher Schmidt, at (530) 745-3076.