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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2021070362

Project Title: Creekview Ranch Subdivision (PLN21-00130)

Lead Agency: Placer County

Contact Name: Shirlee Herrington

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Project Location: Roseville area, Placer County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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, height, and parking standards for the proposed residences; and three service area annexations.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Changes to the natural landscape and the character of the neighborhood;
• Increases in light and light pollution;
• Increases in air quality emissions, including odor emissions, and impacts to climate change;
• Increase in paved, impervious surfaces causing increased temperatures;
• Biological impacts associated with wildlife and plant habitats;
• Impacts to Dry Creek;
• Potential for historic or future activities on/near project site to release hazardous materials;
• Potential runoff of contaminants into Dry Creek;
• Flood risks;
• Wildfire prevention/vegetation maintenance;
• Potential impacts upon tribal cultural resources;
• Ability of fire, police, school, and park resources to accommodate the proposed project;
• Traffic increases along existing surrounding roadways;
• Pedestrian and cyclist safety;
• Impacts on and capacity of the Dry Creek WWTP;
• Increased utility service demand; and
• Incompatibility with surrounding land uses due to small lot sizes.

Provide a list of the responsible or trustee agencies for the project.

Certificate of PCCP Authorization for the Schellhous parcel (Placer Conservation Authority);
• Authority to Construct and Permit to Operate (Placer County Air Pollution Control District [PCAPCD]);
• Section 404 Nationwide Permit (or Letter of Permission) (USACE);
• Conditional Letter of Map Revision (CLOMR) or a CLOMR based on Fill (CLOMR-F) (Federal Emergency Management Agency);
• Section 401 Water Quality Certification (RWQCB – Central Valley Region);
• Section 1602 Permit (CDFW); and
• NPDES Construction General Permit (RWQCB – Central Valley Region).