



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY  
ENVIRONMENTAL COORDINATION SERVICES**  
County of Placer

**NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT  
(Public Resources Code Section 21092.5)**

Notice is hereby given on March 9, 2023 that Placer County released a Final Environmental Impact Report (Final EIR) for the following project.

**PROJECT NAME:** Creekview Ranch Subdivision (PLN21-00130), State Clearinghouse No. 2021070362

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

**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 "Schellhous parcel," and a 44.53-acre parcel identified by APN 474-120-017-000, known as the "Placer Greens parcel." The Schellhous 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.

The Final EIR consists of (1) Revisions to the Draft EIR text, (2) Comments received during the public comment period on the Draft EIR and responses thereto, and (3) a Mitigation Monitoring Reporting Program.

The Final EIR is now available at the following locations:

- Community Development Resource Center public counter, 3091 County Center Drive, Auburn
- Placer County Clerk-Recorder's Office, 2954 Richardson Drive, Auburn
- Roseville Public Library, 225 Taylor Street, Roseville
- Rocklin Public Library, 4890 Granite Drive, Rocklin

An electronic copy of the Final EIR is available online at the Placer County website:

<https://www.placer.ca.gov/7448/Creekview-Ranch>

For further information, please contact:

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