



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: January 18, 2023

TO: California State Clearinghouse
Responsible and Trustee Agencies
Interested Parties and Organizations

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed The Ranch Project**

REVIEW PERIOD: **January 18, 2023 to February 16, 2023**

As lead agency for the preparation of an Environmental Impact Report (EIR) for The Ranch Project (proposed project) Placer County has prepared this Notice of Preparation (NOP) in accordance with Section 15082 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) (CEQA Guidelines). According to that provision, the purpose of the NOP is to provide responsible agencies and trustee agencies the opportunity to provide the lead agency with specific details about the scope and content of the environmental information related to the responsible and trustee agencies' areas of statutory responsibility that the agencies would like the lead agency to include in the Draft EIR.

The County will need to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Responsible agencies will need to use the EIR prepared by the County when considering their permits or other approvals for the proposed project.

Your agencies' timely comments on this NOP should ensure that the Draft EIR will include sufficient environmental information to allow your agencies to complete their statutory responsibilities with respect to the proposed project. This NOP is also being provided to other interested parties which are also invited to provide their recommendations regarding the scope and content of the Draft EIR.

Project Location: The project site consists of approximately 221.7 acres located south of Vineyard Road, east of Cook Riolo Road and Creekview Ranch Middle School, adjacent to and west of the City of Roseville and its Dry Creek Wastewater Treatment Plant, and north of Dry Creek in the Dry Creek West Placer Community Plan Area (DCWPCP) of unincorporated Placer County. It should be noted that with the inclusion of an existing 2.8-acre home site that is centrally located and would remain within the project site, the total acreage of the project site is 224.5 acres. The project site is identified by Assessor's Parcel Numbers (APNs) 474-080-004, -005, -006, -007, -019, and -020.

Project Description: The proposed project would generally include the development of a single-family residential community consisting of approximately 483 single-family lots, ranging in size from 5,775-square feet (sf) to over 10,000-sf. Various associated improvements would be included in the development of the proposed project, including, but not limited to parks, trails, landscaping, and utility installation. Circulation system improvements would include two vehicular accesses from Vineyard Road: a four-way stop with gated entry at the south leg of the Vineyard Road/Eva Lane intersection, which would connect to an internal system of private roadways; and a stop-controlled access at the northwest corner of the site, which would provide access to a new pick-up/drop-off location (Lot A1) for students at Creekview Ranch Middle School, as well as a gated entrance to the proposed subdivision.

It should be noted that a centrally located existing on-site residence would be retained and incorporated into the project. All other on-site structures, including an additional residence and farm buildings located in the northeast corner of the project site, would be demolished.

The proposed project would require County approval of a General Plan/DCWPCP Map Amendment, a General Plan Text Amendment, Rezone, Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, Conditional Use Permit, Variance, and three service area annexations. These entitlement requests are discussed in further detail below. Other approvals necessary to implement the proposed project would include Placer County Conservation Program (PCCP) authorization, a Section 404 3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

permit from U.S. Army Corps of Engineers (USACE), a Section 1602 permit from the California Department of Fish and Wildlife (CDFW), a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

WP Vineyard, LLC is the applicant for the project.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Kara Conklin, Assistant Planner, at (530) 745-3053 or kconklin@placer.ca.gov. A copy of the NOP is available for review at the Rocklin and Roseville Public Libraries, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on February 16, 2023 to Meghan Schwartz, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held in person and virtually via zoom to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Further information on the date and time of the scoping meeting is provided below.

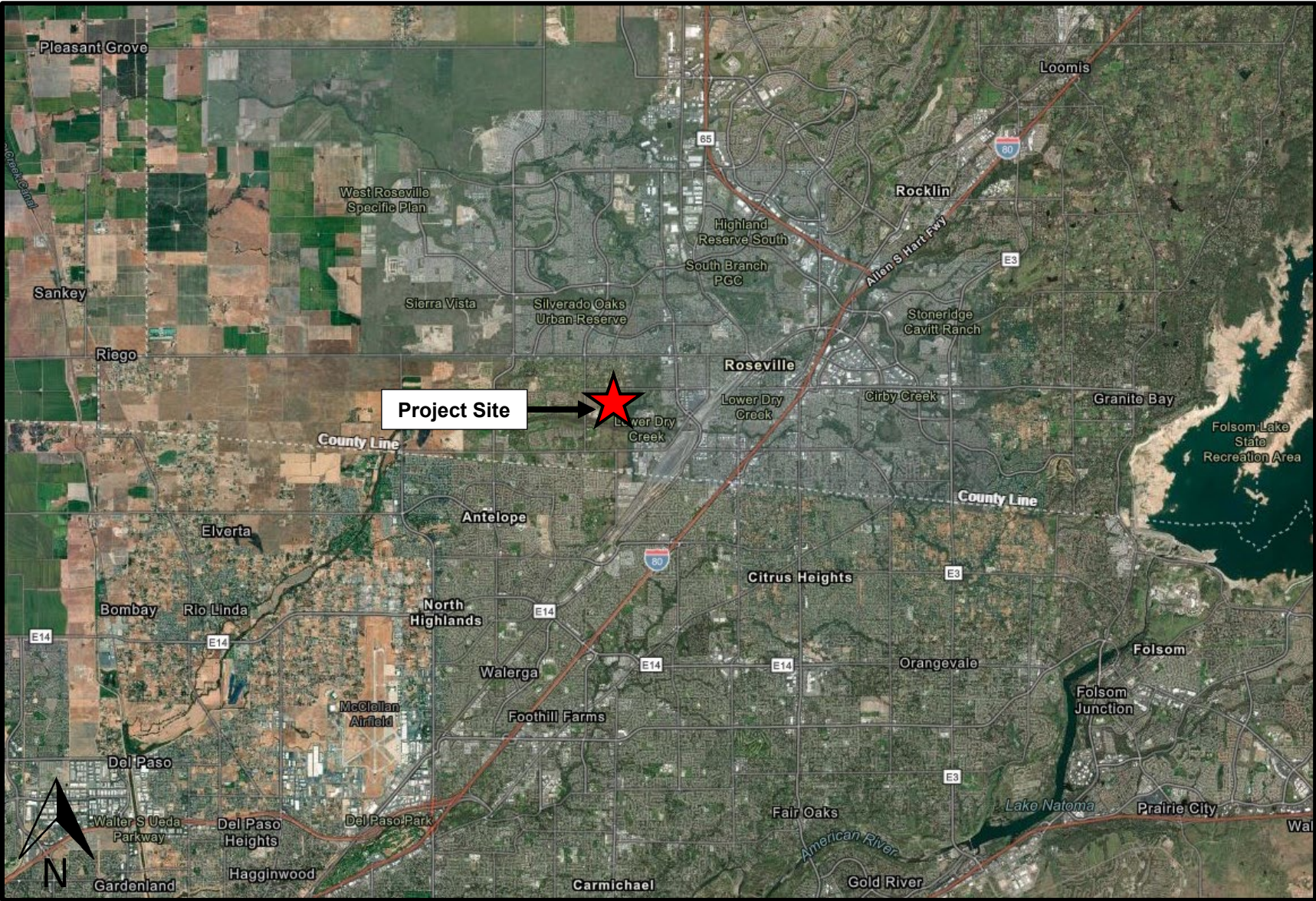
<p style="text-align: center;">EIR Scoping Meeting on The Ranch Project Thursday January 26, 2023 2:00 PM to 4:00 PM <u>In-Person:</u> CDRA Planning Commission Room 3091 County Center Drive, Auburn, CA or <u>Teleconference Meeting:</u> Zoom: https://us06web.zoom.us/j/82133125998 Phone: 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) Webinar ID: 821 3312 5998</p>
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1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site consists of approximately 221.7 acres, identified by APNs 474-080-004, -005, -006, -007, -019, and -020, and is located south of Vineyard Road, east of Cook Riolo Road and Creekview Ranch Middle School, adjacent to and west of the City of Roseville and its Dry Creek Wastewater Treatment Plant, and north of Dry Creek in the DCWPCP Area of unincorporated Placer County (see Figure 1). The project site generally consists of undeveloped annual grassland with rolling topography, interspersed with swales and streams, including Dry Creek tributaries. Along Dry Creek, which runs east to west along the southern boundary of the project site, is a wide band of mature riparian woodland, consisting primarily of Valley oak. A grazed annual brome grassland is located northeast of the riparian woodland and stand of blue oak woodland, and the remainder of the site is dry-farmed fields with scattered wetlands. Ephemeral and intermittent drainages associated with Dry Creek tributaries are located within the southern portion of the site. In addition, limited development occurs on-site in the form of two single-family residences and associated structures; each residence has separate driveway access from Vineyard Road. Eva Lane provides access to an existing single-family residence, associated farm buildings (i.e., a barn, shop buildings, and small paddocks), and a constructed pond in the approximate center of the project site; and a separate driveway from Vineyard Road, west of Eva Lane, provides access to the second single-family residence.

Figure 1
Regional Location



Roadways in the immediate project vicinity include Vineyard Road to the north, Cook Riolo Road to the west, and PFE Road to the south. Interstate-80 (I-80) and the Union Pacific Railroad (UPRR) are located approximately two miles and 0.6-mile to the east of the project site, respectively. Additionally, the eastern boundary of the project site is adjacent to the Roseville City Limits, and the southern boundary of the project site is located approximately 0.75-mile from the Placer County/Sacramento County line (see Figure 2).

The Placer County General Plan/DCWPCP land use designations for the project site are Rural-Low Density (1-2.3 acre minimum) (RLDR), and Greenbelt and Open Space (OS) (see Figure 3). The site is zoned Farm-Development Reserve, 4.6-acre minimum building (F-DR-4.6-acre min), and Open Space (O) (see Figure 4).

1.2 Surrounding Land Uses

Surrounding existing land uses include single-family residences, across Vineyard Road to the north; the Dry Creek Wastewater Treatment Plant (WWTP) and single-family residences to the east; Dry Creek and undeveloped land, which is planned for development of the Creekview Ranch residential community, to the south across Dry Creek; and Creekview Ranch Middle School, the Dry Creek Elementary School District office and corporation yard, and the Double S Ranch Subdivision to the west. Table 1 describes the land use and zoning designations of the parcels surrounding the project site.

Parcel Location	Land Use	Zoning
North of the Project Site	RLDR	RA-B-X-2-acre min (Residential-Agricultural minimum lot size 2 acres); F-DR-4.6 ac. min. (Farm, combining Development Reserve, combining a minimum Building Site of 4.6 acres) and; RA-B-X-2-acre min. (Residential Agriculture, combining a minimum Building Site of 2 acres).
South of the Project Site	OS; Low Density Residential (LDR); Industrial (IN)	F-DR-4.6 ac. min. (Farm, combining Development Reserve, combining a minimum Building Site of 4.6 acres)
East of the Project Site	Placer County: RLDR; OS City of Roseville: Public/Quasi Public	Placer County: F-DR-4.6 ac. min. (Farm, combining Development Reserve, combining a minimum Building Site of 4.6 acres) City of Roseville: Public/Quasi Public (P/QP)
West of the Project Site	RLDR; OS	RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 sq.ft.); O (Open Space); F-DR-4.6 ac. min. (Farm, combining Development Reserve, combining a minimum Building Site of 4.6 acres)

1.3 Project Components

The proposed project would include subdivision of the project site to develop a total of 483 single-family lots, as well as construction of various on- and off-site improvements (see Figure 5).

Figure 2
Project Location



Figure 3
Existing and Proposed General Plan/ DCWPCP Land Use Designations

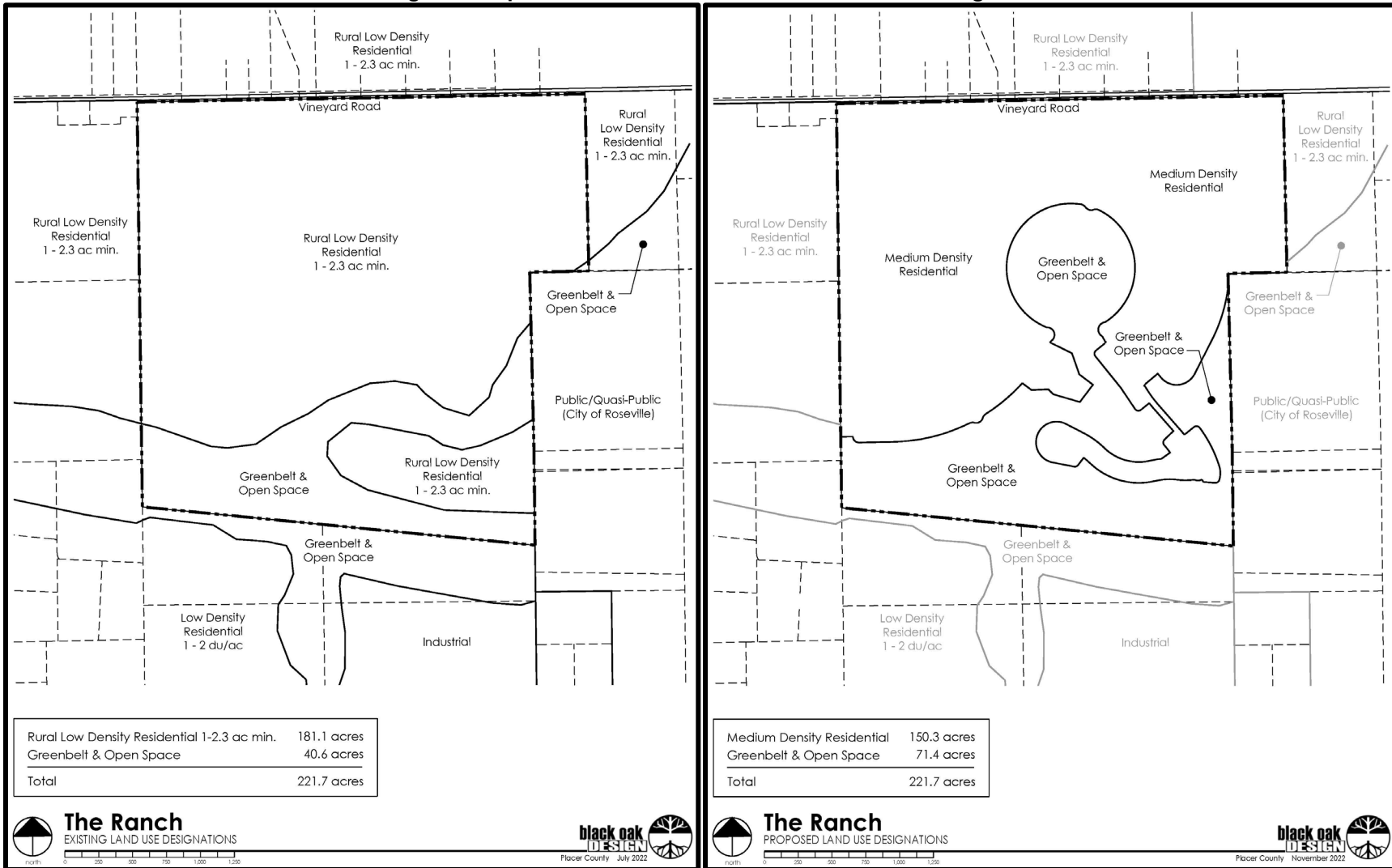


Figure 4
Existing and Proposed Zoning Designations

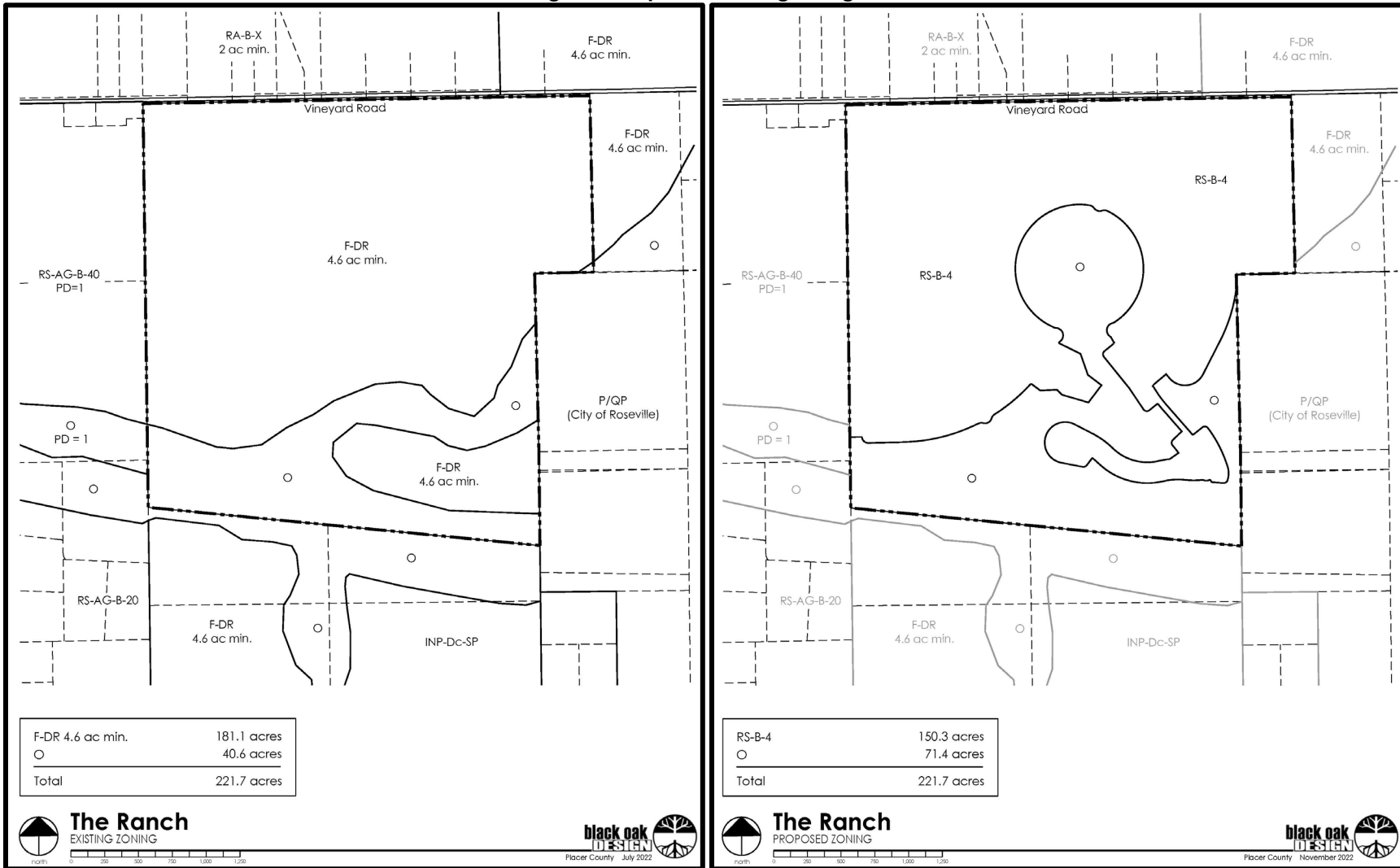
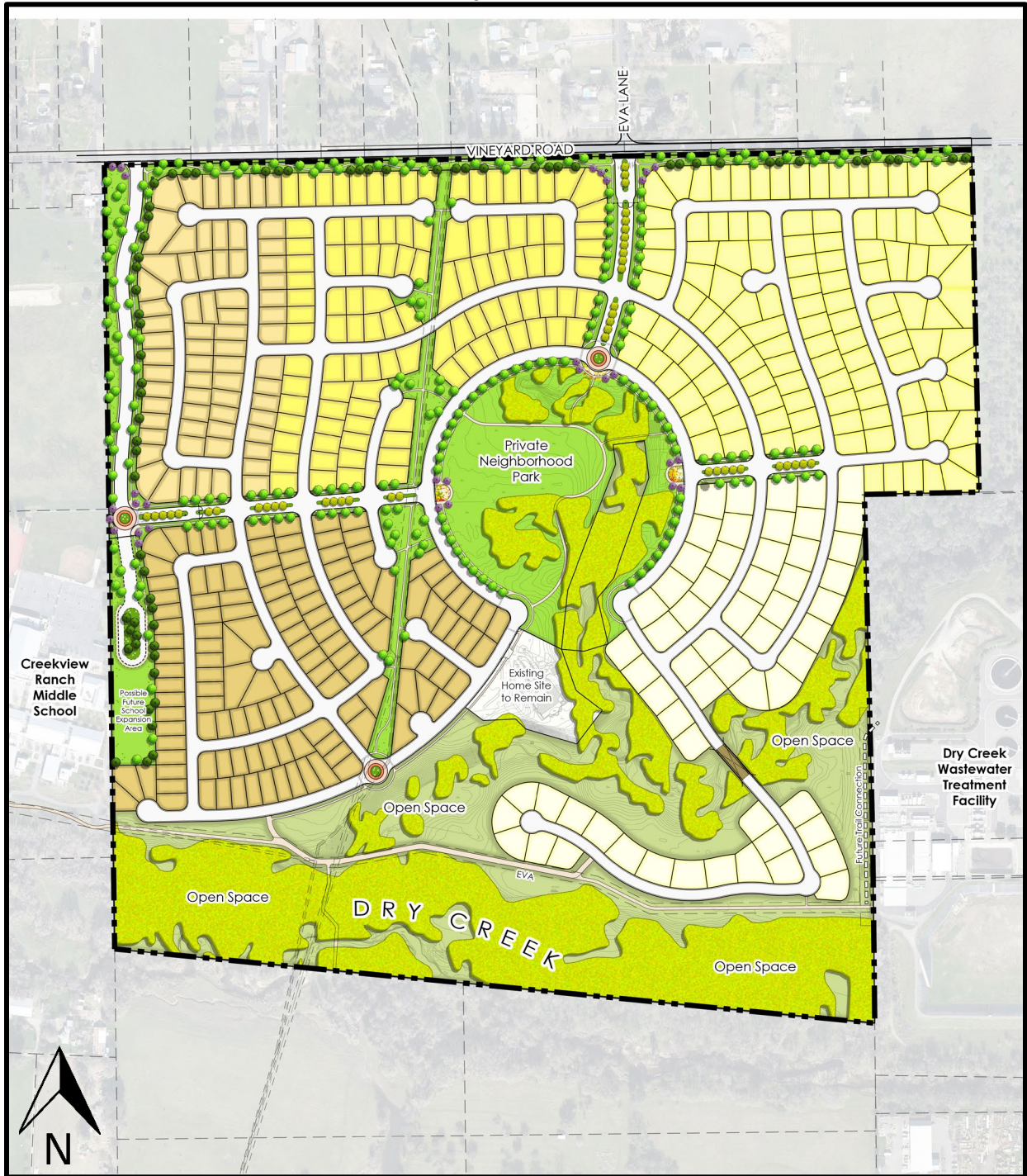


Figure 5
Conceptual Site Plan



The proposed project would require County approval of several discretionary entitlements. The proposed project components, along with all required entitlements and approvals, are described in the following sections.

General Plan and DCWPCP Amendments and Rezone

The project site is currently designated RLDR (181.1 acres) and OS (40.6 acres). The project would include a General Plan/DCWPCP Map Amendment to change the site's land use designations to Medium Density Residential (MDR) (150.3 acres) and OS (71.4 acres). In addition, the project would include a rezone to change the site's zoning designations from F-DR-4.6-acre min (181.1 acres) and O (40.6 acres), to Residential Single-Family, combining minimum Building Site of 4,000 sf (RS-B-4) (150.3 acres) and O (71.4 acres).

The proposed project's proximity to the Dry Creek WWTP necessitates a text amendment to Placer County General Plan Table 1-5 related to the minimum public facility buffer zone width for residential uses adjacent to a wastewater treatment plant. The project site is located approximately 70 feet west of the Dry Creek WWTP. The text amendment would amend General Plan Table 1-5 to reduce or eliminate the separation necessary adjacent to the Dry Creek WWTP for residential projects, subject to certain requirements.

Tentative Subdivision Maps

The proposed project would include a Large Lot Tentative Subdivision Map (see Figure 6) to subdivide the 221.7± acre project site into large lot parcels corresponding to the residential areas of the site (Lots 1 through 7), centrally-located park (Lot 8), open space (Lots 9 and 10), school access (A1) and school expansion site (A2).

In addition, the proposed project would include a Vesting Phased Small Lot Tentative Subdivision Map (see Figure 7) to subdivide the large lot parcels of the project site into 483 single-family residential lots ranging from approximately 5,775 sf to over 10,000 sf, several landscape lots, school-related uses, and park and open space, as well as one lot associated with the existing on-site residence. The proposed project would be constructed over the course of seven development phases.

Maximum building height for all residences within the project is proposed to be 35 feet, and lot coverage is proposed to be 40 percent for two-story homes and 50 percent for single-story homes. The overall project density would be 2.2 residential units per acre. A summary of each lot size, along with the number of proposed units, is included in Table 2 below.

Lot Size	Units
55 x 105' (5,775 sf)	131
60 x 105' (6,300 sf)	68
65 x 105' (6,825 sf)	64
65 x 110' (7,150 sf)	42
75 x 110' (8,250 sf)	118
100 x 120' (> 10,000 sf)	60
Existing Home (2.8 acres)	1
Total	484

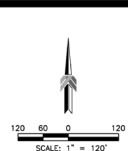
Table 3 below provides a summary of the proposed on-site land uses. As shown in the table, the existing, centrally-located, 2.8-acre home site (Lot B) within the project site would remain in the project. As also shown in Table 3, the total unit count is 538 which includes 483 single-family lots, five underlying single-family lots on the school expansion site (Lot A2), 49 ADUs, and the existing home site (Lot B). Thus, the EIR will evaluate a total of 538 units.

Figure 6 Large Lot Tentative Subdivision Map

LARGE LOT VESTING TENTATIVE MAP

THE RANCH

PLACER COUNTY STATE OF CALIFORNIA
NOVEMBER 2022

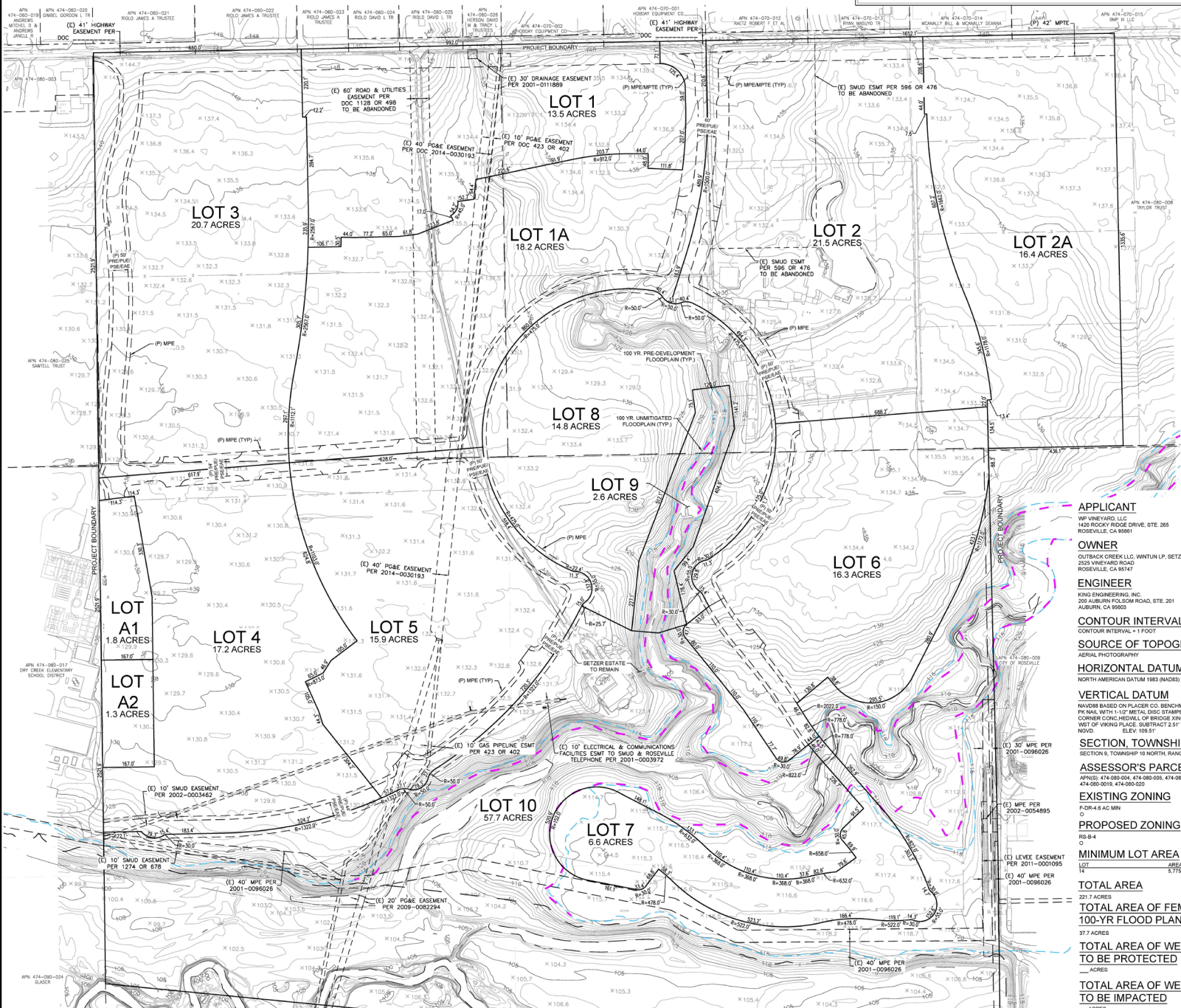


SERVICE PROVIDERS	
SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT PLACER COUNTY PARKS AND OPEN SPACE
PARKS & RECREATION:	PLACER COUNTY SHERIFF'S DEPARTMENT/CP
FIRE PROTECTION:	DRY CREEK FIRE (CSA 28 ZONE 189)
SANITARY SEWER & STORM DRAIN:	PLACER COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES CAL-AMERICAN/PCWR
DOMESTIC WATER:	SMUD
ELECTRICITY:	CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST
TELEPHONE:	PACIFIC GAS & ELECTRIC COMPANY
CABLE:	CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST

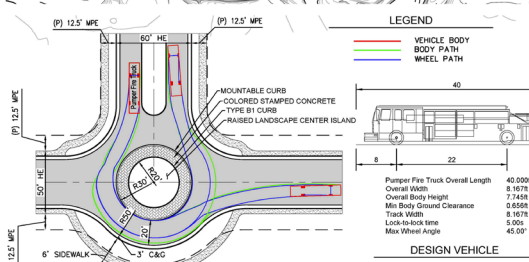
LAND USE SUMMARY					
LOT #	Phase	LAND USE DESIGNATIONS	ZONING DESIGNATION	LAND USE	ACRES GROSS
1	1	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	31.7
2	2	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	37.9
3	3	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	29.7
4	4	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	17.2
5	5	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	15.8
6	6	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	35.3
7	7	MSR	RS-8.4	SINGLE FAMILY RESIDENTIAL	6.6
8	-	OS	O	PARK	14.8
9	-	OS	O	OPEN SPACE	2.6
10	-	OS	O	OPEN SPACE	57.7
A1	-	MSR	RS-8.4	SCHOOL ACCESS	1.8
A2	-	MSR	RS-8.4	SCHOOL	1.3

LEGEND		
DE	DRAINAGE EASEMENT	100 YR POST-DEVELOPMENT FLOODPLAIN LINEAR CHANNEL
EAE	EMERGENCY ACCESS EASEMENT	200 YR ULUP DESIGNATION FLOODPLAIN
EVA	EMERGENCY VEHICLE ACCESS EASEMENT	FEMA EFFECTIVE 100 YEAR FLOODPLAIN
EMT	EMERGENCY TRAIL EASEMENT	PROPOSED FINISHED GRADE CONTOUR
HC	HIGHWAY EASEMENT	85
LC	LANDSCAPE CORRIDOR	125
LE	LANDSCAPE EASEMENT	
MPE	MULTI-PURPOSE EASEMENT	
MPE	MULTI-PURPOSE TRAIL EASEMENT	
PE	PEDESTRIAN EASEMENT	
PL	PROPERTY LINE	
PUE	PUBLIC UTILITY EASEMENT	
PUE	PUBLIC UTILITY EASEMENT	
PUE	SLOPE AND DRAINAGE EASEMENT	
SE	SLOPE EASEMENT	
SWPE	STORM WATER PRESERVATION EASEMENT	
TYP	TYPICAL	
EX	EXISTING	
PR	PROPOSED	

- #### TENTATIVE MAP NOTES
- THIS MAP CONFORMS TO SECTION 175207 OF THE PUBLIC GOVERNMENT CODE.
 - PURSUANT TO GOVERNMENT CODE SECTION 6645.1, THE SUBDIVIDER MAY FILE MULTIPLE MAPS BASED UPON THIS TENTATIVE MAP. PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP, THE FILING OF A FINAL MAP ON A PORTION OF THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF SUCH TENTATIVE MAP. THE RIGHT OF THE SUBDIVIDER TO FILE MULTIPLE FINAL MAPS SHALL NOT LIMIT THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
 - APPROVAL OF THE LARGE LOT VESTING TENTATIVE MAP CARRIES NO DEVELOPMENT RIGHTS. LOTS CREATED BY THE FILING OF THE LARGE LOT FINAL MAP REQUIRED BY THE CONDITIONS OF APPROVAL WILL CARRY NO DEVELOPMENT RIGHTS TO OBTAIN DEVELOPMENT RIGHTS, THE TERMS OF THE PROJECT CONDITIONS OF APPROVAL SHALL BE MET.
 - A MINIMUM 12.5' MULTI-PURPOSE EASEMENT (MPE) IS PROVIDED ADJACENT TO ALL ROADS; ADDITIONAL WIDTHS ARE PROVIDED AS SHOWN HEREON.
 - THE SHOWN EASEMENT WIDTHS AND ALIGNMENTS ARE SUBJECT TO CHANGE AT THE TIME OF THE FINAL IMPROVEMENT DESIGN. SUBJECT TO THE APPROVAL OF THE COUNTY OF PLACER, ADDITIONAL EASEMENTS TO ACCOMMODATE NEW OR EXISTING PUBLIC UTILITIES, SUFFICIENT ACCESS FOR LOT DEVELOPMENT, OPEN SPACE LOT IRRIGATION OR DRAINAGE IMPROVEMENTS, SLOPE TRAILS, OR SIMILAR MAPPING REQUIREMENTS NEED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED AT TIME OF FINAL MAP.



APPLICANT	MP VINEYARD, LLC 1420 ROCKY RIDGE DRIVE, STE. 265 ROSEVILLE, CA 95661
OWNER	OUTBACK CREEK LLC, WINTUN LP, GETZER 2525 VINEYARD ROAD ROSEVILLE, CA 95661
ENGINEER	KING ENGINEERING, INC. 205 AUBURN FOLLOM ROAD, STE. 201 AUBURN, CA 95602
CONTOUR INTERVAL	CONTOUR INTERVAL = 1 FOOT
SOURCE OF TOPOGRAPHY	AERIAL PHOTOGRAPHY
HORIZONTAL DATUM	NORTH AMERICAN DATUM 83 (NAD83)
VERTICAL DATUM	NAD83 BASED ON PLACER CO. BENCHMARK NO. C.T. 008 PK NAIL WITH 1-1/2" METAL DISC STAMPED 303 AT TOP OF CORNER CONC-LEVEL OF BRIDGE SING PER RD 10 10 10 44- WEST OF VIKING PLACE. SUBTRACT 2.51' TO OBTAIN ELEV IN NAD83.
SECTION, TOWNSHIP AND RANGE	SECTION 6, TOWNSHIP 10 NORTH, RANGE 8 EAST, MERIDIAN
ASSESSOR'S PARCEL NUMBERS	APNs: 474-080-004, 474-080-005, 474-080-006, 474-080-007, 474-080-015, 474-080-020
EXISTING ZONING	RS-8.4 OS
PROPOSED ZONING	RS-8.4 OS
MINIMUM LOT AREA	LOT AREA (ACR) 14
TOTAL AREA	221.7 ACRES
TOTAL AREA OF FEMA 100-YR FLOOD PLAN	37.7 ACRES
TOTAL AREA OF WETLANDS TO BE PROTECTED	— ACRES
TOTAL AREA OF WETLANDS TO BE IMPACTED	— ACRES
DATE OF PREPARATION	NOVEMBER 2022
LAND USE DESIGNATIONS	MEDIUM DENSITY RESIDENTIAL OPEN SPACE



- #### NOTES:
- SIMILAR SIZED TRANSIT AND DELIVERY DESIGN VEHICLES WERE ALSO ANALYZED AND FOUND TO SUCCESSFULLY NAVIGATE THE INTERSECTION GEOMETRY.
 - POSTED ENTRY SPEED OF 15 MPH IS PROPOSED.
 - PROPOSED POSTED SPEED LIMIT FOR RESIDENTIAL STREETS IS 25 MPH.
 - YIELD CONTROL IS PROPOSED FOR ALL INTERSECTION LEGS.

60' MINI-ROUNDABOUT GEOMETRY
SCALE: 1" = 40'

ENGINEER'S CERTIFICATE
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE LAND DEVELOPMENT KNOWN AS CREEKVIEW RANCH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY PLACER COUNTY.

CURTIS J. KING, RCE 7801
EXP. 09-30-24

TENTATIVE MAP STATEMENT
HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, DATED OCTOBER 20, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

JIM C. KOOP, PLB 7829
EXP. 12-31-22

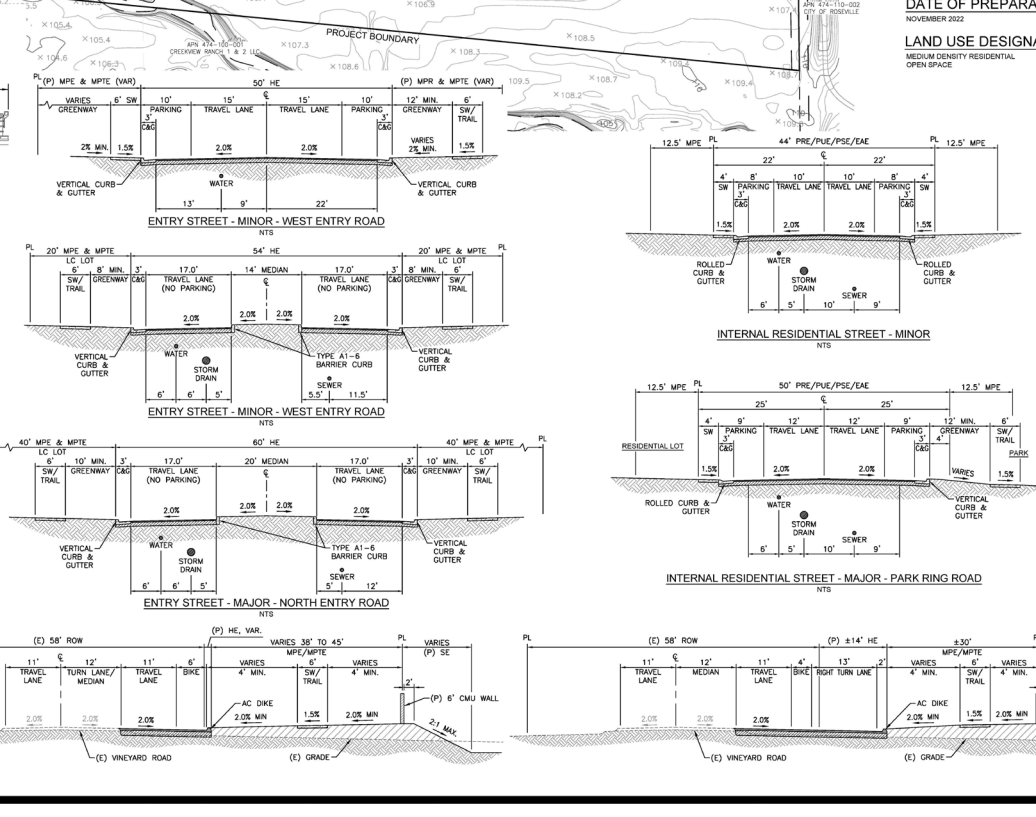


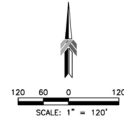
Figure 7 Vesting Phased Small Lot Tentative Subdivision Map

VESTING PHASED SMALL LOT TENTATIVE MAP OVERVIEW

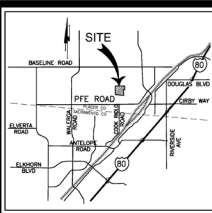
THE RANCH

PLACER COUNTY STATE OF CALIFORNIA
NOVEMBER 2022

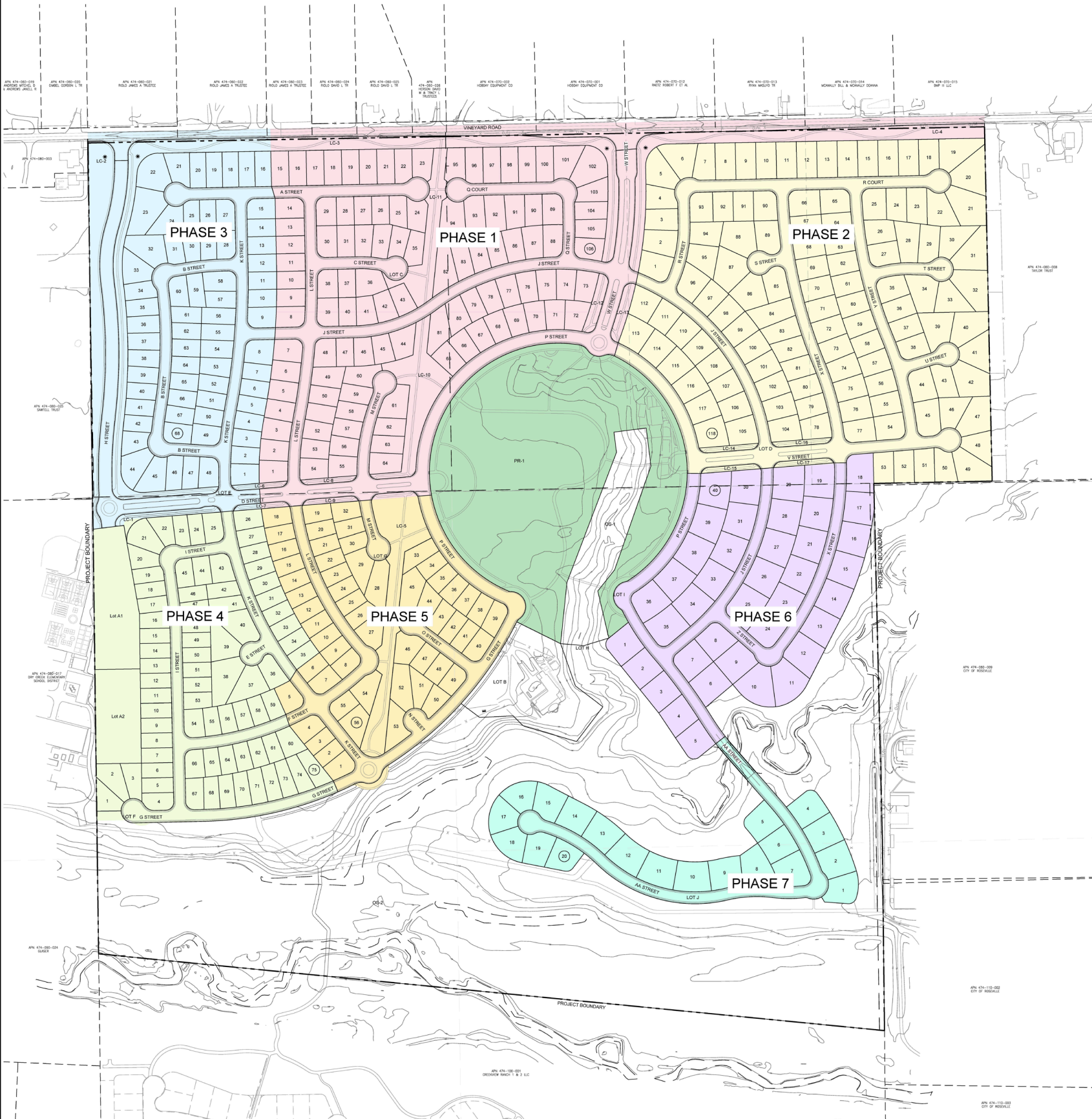
SHEET #	DESCRIPTION
1	VESTING PHASED SMALL LOT TENTATIVE MAP OVERVIEW
2	VESTING PHASED SMALL LOT TENTATIVE MAP 1
3	VESTING PHASED SMALL LOT TENTATIVE MAP 2
4	VESTING PHASED SMALL LOT TENTATIVE MAP 3
5	VESTING PHASED SMALL LOT TENTATIVE MAP 4
6	TYPICAL SECTION AND DETAILS
7	PRELIMINARY GRADING DRAINAGE UTILITY PLAN 1
8	PRELIMINARY GRADING DRAINAGE UTILITY PLAN 2
9	PRELIMINARY GRADING DRAINAGE UTILITY PLAN 3
10	PRELIMINARY GRADING DRAINAGE UTILITY PLAN 4
11	PHOTO EXHIBIT



- NOTES:**
- SEE PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREIN.
 - ALL PUBLIC TRAILS SHALL NOT INCLUDE ANY GATES.
 - A MINIMUM DRIVEWAY LENGTH OF 20 FEET IS REQUIRED AS MEASURED FROM BACK OF SIDEWALK TO THE FACE OF THE GARAGE DOOR OF EACH LOT.



VICINITY MAP
NOT TO SCALE



LEGEND

DAE	DRAINAGE ACCESS EASEMENT	100 YEAR POST-DEVELOPMENT FLOODPLAIN
DE	DRAINAGE EASEMENT	LINEAR CHANNEL
EAE	EMERGENCY ACCESS EASEMENT	200 YEAR LALP DESIGNATION FLOODPLAIN
EVA	EMERGENCY VEHICLE ACCESS	FEPA EFFECTIVE 100 YEAR FLOODPLAIN
EMT	EASEMENT	PROPOSED FINISHED GRADE CONTOUR
HE	HOVWAY EASEMENT	EXISTING GROUND CONTOUR
LC	LANDSCAPE CORRIDOR	SLOPE OF FINISHED GRADE
LE	LANDSCAPE EASEMENT	(F) FIRE HYDRANT
MPE	MULTI-PURPOSE EASEMENT	(L) LIGHT
MPT	MULTI-PURPOSE TRAIL EASEMENT	
PE	PEDESTRIAN EASEMENT	
PL	PROFFERTY LINE	
PRE	PRIVATE ROAD EASEMENT	
PSE	PUBLIC SUPPORT EASEMENT	
PUE	PUBLIC UTILITY EASEMENT	
SE	SLOPE AND DRAINAGE EASEMENT	
SE	SEWER EASEMENT	
SE	SEWER EASEMENT	
SWPE	STORM WATER PRESERVATION EASEMENT	
TYP	TYPICAL	
(E)	EXISTING	
(P)	PROPOSED	

LAND USE SUMMARY						LAND USE SUMMARY CONT.								
LOT #	Phase	RESIDENTIAL LOTS	LAND USE DESIGNATIONS	LAND USE	ACRES GROSS	ACRES NET	LOT #	Phase	RESIDENTIAL LOTS	LAND USE DESIGNATIONS	LAND USE	ACRES GROSS	ACRES NET	
1-28	1	28	RS-4	SINGLE FAMILY RESIDENTIAL	25.86	-	LC-1	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-	
1-118	2	118	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	27.75	-	LC-11	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.88	-
1-68	3	68	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	12.11	-	LC-12	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.29	-
1-75	4	75	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	12.31	-	LC-13	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.19	-
1-56	5	56	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	8.83	-	LC-14	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-
1-40	6	40	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	12.37	-	LC-15	1	MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-
1-20	7	20	MDR	RS-4	SINGLE FAMILY RESIDENTIAL	5.81	-	LC-16	2	MDR	RS-4	LANDSCAPE CORRIDOR	0.19	-
LC-1	3		MDR	RS-4	LANDSCAPE CORRIDOR	0.23	-	LC-17	2	MDR	RS-4	LANDSCAPE CORRIDOR	0.19	-
LC-2	3		MDR	RS-4	LANDSCAPE CORRIDOR	1.62	-	LOT 41	4	MDR	RS-4	SCHOOL ACCESS	1.81	-
LC-3	1.3		MDR	RS-4	LANDSCAPE CORRIDOR	3.78	-	LOT 42	4	MDR	RS-4	SCHOOL	1.12	-
LC-4	1		MDR	RS-4	LANDSCAPE CORRIDOR	2.04	-	OS-1		OS	O	PARK	14.84	-
LC-5	1.5		MDR	RS-4	LANDSCAPE CORRIDOR	1.83	-	OS-2		OS	O	OPEN SPACE	2.81	-
LC-6	3		MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-	OS-2		OS	O	OPEN SPACE	53.52	-
LC-7	3		MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-	LOT 43		MDR	RS-4	EXISTING HOME SITE	2.75	-
LC-8	1.5		MDR	RS-4	LANDSCAPE CORRIDOR	0.09	-	TOTAL				TOTAL AREA	186.91	-

OWNERSHIP AND MAINTENANCE

LAND USE	OWNED BY	MAINTAINED BY
LC	HOA	HOA
PR	HOA	HOA
OS-1	HOA	HOA
OS-2	PCA	PCA

SERVICE PROVIDERS

SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
 PARKS & RECREATION: DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT
 POLICE PROTECTION: PLACER COUNTY PARKS AND OPEN SPACES
 FIRE PROTECTION: DRY CREEK FIRE (CSA 28 ZONE 189)
 SANITARY SEWER & STORM DRAIN: PLACER COUNTY DEPARTMENT OF PUBLIC WORKS AND FACILITIES
 DOMESTIC WATER: CALIFORNIA WATER
 ELECTRICITY: SMUD
 TELEPHONE: CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST
 CABLE: PACIFIC GAS & ELECTRIC COMPANY
 CONSOLIDATED COMMUNICATIONS, AT&T AND COMCAST

ENGINEER'S CERTIFICATE
 HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS CREEKVIEW RANCH HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY PLACER COUNTY.

CURTIS J. KING, RCE 79801
 EXP. 09-30-24

PHASING PLAN NOTICE
 THE SUBSCRIBER MAY FILE MULTIPLE FINAL MAPS FOR THIS PROJECT. THE SUBSCRIBER SHALL NOT BE REQUIRED TO DEFINE THE NUMBER OR CONFIGURATION OF THE PROPOSED MULTIPLE FINAL MAPS. (PER THE SUBDIVISION MAP ACT, SECTION 66446.1)

TENTATIVE MAP STATEMENT
 THEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND DATED INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, DATED OCTOBER 26, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR OUTLINED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

APPLICANT
 MVP VINEYARD, LLC
 1426 ROCKY RIDGE DRIVE, STE. 265
 ROSEVILLE, CA 95661

OWNER
 OUTBACK CREEK LLC, WINTUN LP, BETZER
 2025 VINEYARD ROAD
 ROSEVILLE, CA 95747

ENGINEER
 KING ENGINEERING, INC.
 200 ALBURN FOLGOM ROAD, STE. 201
 ALBURN, CA 95603

CONTOUR INTERVAL
 CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY
 AERIAL PHOTOGRAPHY

HORIZONTAL DATUM
 NORTH AMERICAN DATUM 1983 (NAD83)

VERTICAL DATUM
 NAVD83 BASED ON PLACER CO. BENCHMARK NO. C17 - 008 PK NAIL WITH 1.107 METAL DISC STAMPED '307 AT TOP BE CORNER CONC. HEADWALL OF BRIDGE KING PFE RD 5.13 MI W- WEST OF VIKING PLACE, SUBTRACT 2.51' TO OBTAIN ELEV IN NAVD83

SECTION, TOWNSHIP AND RANGE
 SECTION 9, TOWNSHIP 10 NORTH, RANGE 6 EAST MDBM

ASSESSOR'S PARCEL NUMBERS
 APN#S: 474-080-004, 474-080-005, 474-080-006, 474-080-007, 474-080-016, 474-080-020

EXISTING ZONING
 F-DR-4.8 AC MRN

PROPOSED ZONING
 RS-4
 O

MINIMUM LOT AREA
 LOT AREA (SQ. FT.)
 14 3,774

TOTAL AREA
 221.7 ACRES

TOTAL AREA OF FEMA 100-YR FLOOD PLAN
 37.7 ACRES

TOTAL AREA OF WETLANDS TO BE PROTECTED
 --- ACRES

TOTAL AREA OF WETLANDS TO BE IMPACTED
 --- ACRES

DATE OF PREPARATION
 NOVEMBER 2022

LAND USE DESIGNATIONS
 MEDIUM DENSITY RESIDENTIAL
 OPEN SPACE



388 C. KIDD, PLS. 7829
 EXP. 12-31-22

Land Use	Parcels	Units	Acres
Single Family Residential	-	483	111.7
Park	PR-1	-	14.8
Open Space	OS-1, OS-2	-	56.5
School Access Parcel	Lot A1	-	1.8
School Expansion Site	Lot A2	-	1.3
Roadways	-	-	35.6
	Subtotal	483	221.7
Underlying Lots/Units on School Expansion Site	Lot A2	5	-
Accessory Dwelling Units on Single-Family Lots	-	49	-
Existing Home Site	Lot B	1	2.8
	Total	538	224.5

Affordable Housing

Table 3 also reflects the intent for the project to meet Placer County’s affordable housing regulations on-site through incorporation of accessory dwelling units (ADUs). The County’s regulations require a minimum of 10 percent of the units within the proposed project be affordable housing; thus, the proposed project would provide a minimum of 49 ADUs on lots with single-family residential units. It should be noted that ADUs are allowed by-right, pursuant to state and county regulations, within the project site’s proposed land use and zoning designations.

School Facilities Sites

Also shown in Table 3 is the project’s inclusion of two Lots for school-related purposes. A 1.81-acre school access lot (Lot A1) would be located east of the Creekview Ranch School campus, and would include areas for vehicle queuing to provide a new school drop-off/pick-up location.

Additionally, a 1.3-acre school expansion site (Lot A2) would be located south of the proposed school access parcel (Lot A1). The Dry Creek Joint Elementary School District is considering acquiring the parcel to expand school facilities of the Creekview Ranch School, which could include but not be limited to portable classrooms, outdoor recreation space, etc. In the event that the school district does not acquire Lot A2, this environmental analysis assumes up to 5 residential lots could be built on Lot A2 instead.

As previously mentioned, the EIR will evaluate the potential environmental impacts associated with the total number of anticipated units (i.e., 483 single-family residences, 49 ADUs, and five single-family lots underlying school Lot A2).

Parks, Open Space, Trails, and Landscaping

The proposed project would include the development of a centrally-located 14.8-acre neighborhood park. The park would include a half basketball court, tot lot, picnic area, shade structures, turf, and trails. The park would be privately owned and maintained by the Home Owner’s Association (HOA).

The proposed project would also include a total of 56.5 acres of open space within two on-site lots (Lots OS-1 and OS-2). The open space areas would consist of the Dry Creek riparian corridor on the south edge of the site and the tributary floodplain reaching north from the creek corridor. The open space area includes a neighborhood park, wetland features, grasslands, and oak woodland. The Dry Creek open space area is expected to be added to the PCCP preserve system.

The recommended alignment for the proposed Dry Creek Greenway regional trail (12-foot wide) extends through the site, north of Dry Creek, before extending both west of Cook Riolo Road, and east into the City of Roseville. The proposed project would construct the planned segment of the Dry Creek Greenway regional trail within its boundaries. In addition, the proposed project would include approximately four miles

of additional trails and detached pathways throughout the site. The trails and sidewalks would link the proposed park to adjacent residential streets within the proposed subdivision. While not a construction requirement of the proposed project, this EIR will also include analysis of the off-site Dry Creek Greenway regional trail segment as shown in Figure 8, the alignment of which would be located beyond the western edge of the project site to Cook Riolo Road, and extended southerly on the east side of Cook Riolo Road, over the Dry Creek Bridge and under the bridge along Dry Creek's southern embankment to connect to the existing Greenway Trail on the west side of Cook Riolo Road.

An existing Pacific Gas & Electric (PG&E) gas transmission line currently runs north/south through the west-central portion of the project site within an existing easement. The proposed project would include a landscaped open space paseo within the easement, which would extend from Vineyard Road south to the Dry Creek corridor. The paseo would feature a trail connecting to internal residential streets, cul-de-sacs, and the multi-use Dry Creek Greenway regional trail north of Dry Creek.

The project frontage on the south side of Vineyard Road would include a minimum 50-foot landscaped corridor with a meandering six-foot wide Class II trail/path separated from the roadway. Landscaping on the south side of Vineyard Road would mirror the landscaping on the north side of the road, and would include trees and shrubs. In addition, a new six-foot wide Class II bike lane would be constructed along the south side of Vineyard Road. All improvements to Vineyard Road would occur on the project frontage; improvements on the north side of Vineyard Road are not proposed nor required.

The public six-foot wide Class II trail/path would extend into the project site, connecting through the park. The project also includes installation of four-foot-wide attached sidewalks on all internal roadways.

Access and Circulation

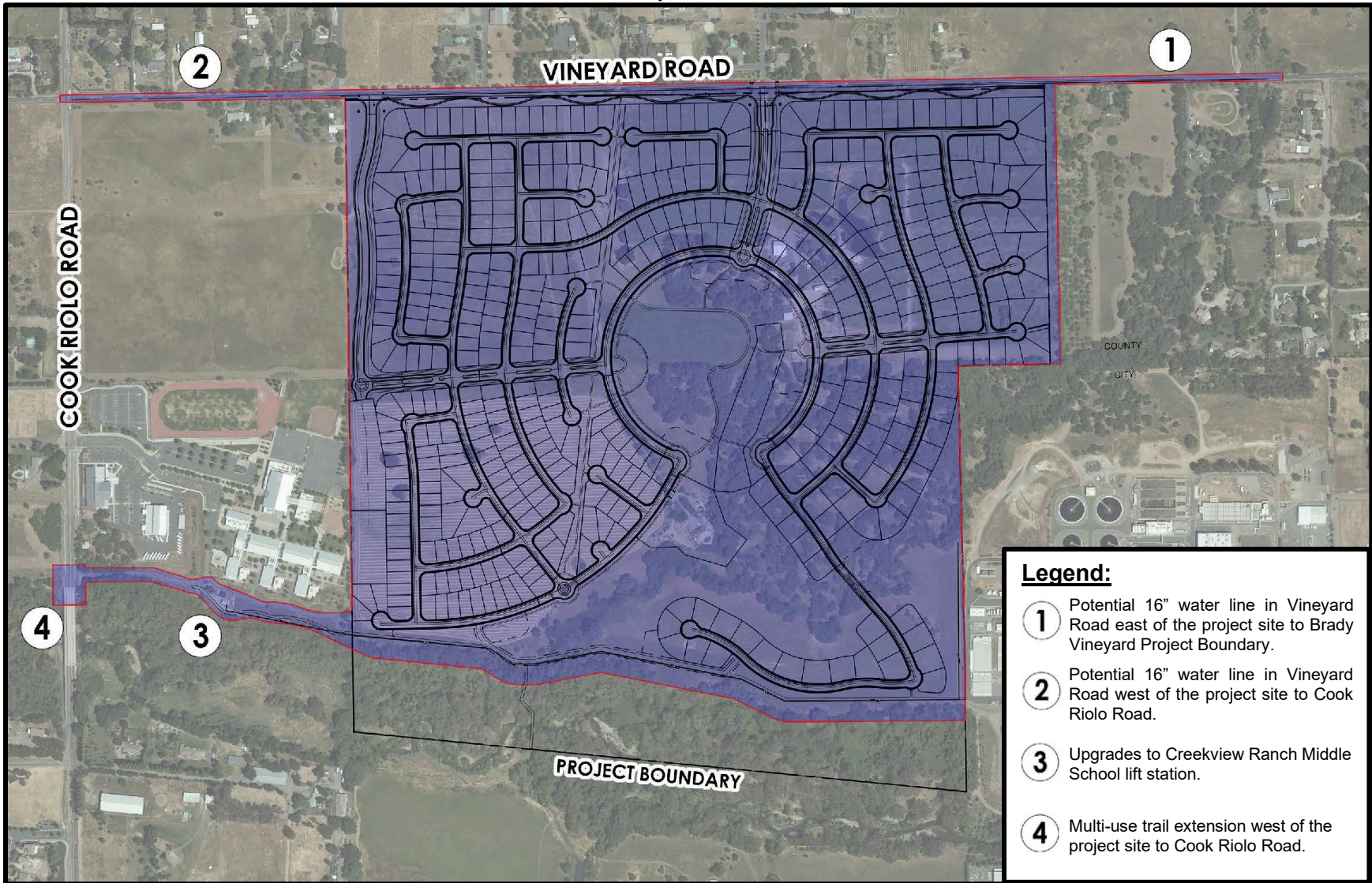
Access to the proposed project would be provided by two entries from Vineyard Road. The south leg of the intersection of Vineyard Road and Eva Lane would serve as the "east" access for the proposed project. This access, which currently serves an on-site residence, would be improved with a four-way stop at the new "W Street" and include a gated vehicle entrance. Pedestrian access would be unrestricted allowing pedestrian and bicycle access at all times. W Street would extend south from Vineyard Road into the project site to a roundabout with a ring road around the central park site. From the loop road around the park, spine streets would extend east and west from the park to neighborhood streets providing an internal roadway network within the project site.

A three-way stop on Vineyard Road would control vehicular access on the west side of the project site at the new "H Street." H Street, also referred to as the school access road, would extend south into the site to a roundabout, which would provide access both to a new school drop-off/pick-up location (Lot A1) and an additional gated entrance to the proposed subdivision. The school access road is intended to reduce drop-off and pick-up congestion that currently occurs during school days on Cook Riolo Road.

Utilities and Public Services

Treated water service for the project would be provided by California American Water (Cal-Am) through an agreement with Placer County Water Agency (PCWA). The proposed project would connect to an existing water line that runs along Vineyard Road by way of an off-site 16-inch water line extension that would run either east or west of the project site within Vineyard Road; both options will be evaluated in the EIR. Underground infrastructure improvements for the proposed project would include new water mains on-site, as well as on-site gravity and force main sanitary sewer and storm drain collection systems. Development of the project site would require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. The proposed project would include on-site construction of stormwater quality treatment facilities, including low impact development (LID) features. The drainage system for the proposed project will be evaluated in detail in the EIR.

Figure 8
Off-Site Improvement Plan



The proposed project would connect to the existing Creekview Ranch Middle School sewer lift station located at the southern end of the school property for the initial phases of the project, and would upgrade the existing lift station once the existing capacity is reached. Upgrades would include construction of new pumps and associated electrical equipment, a redundant force main and a deeper wet well to sufficiently account for the increase in sewer flow resulting from project development. The Creekview Ranch Middle School lift station currently pumps through an existing six-inch force main, which connects to an existing shared 16-inch force main from the CFD#1 lift station further west. The shared 16-inch force main currently receives flow from the Riolo Vineyards lift station, the CFD#1 lift station, and the Creekview Ranch Middle School lift station.

The proposed project is within the service area of Sacramento Municipal Utility District (SMUD) for electric service and PG&E for natural gas service. As discussed above, a PG&E gas transmission line currently runs north/south through the west-central portion of the project site within an existing easement. In addition, Consolidated Communications and Comcast would provide fiber communication and internet services to the proposed project. The proposed project would connect to the existing dry utility lines within the project vicinity, though it is noted that the existing overhead utility lines along Vineyard Road would be undergrounded as part of the proposed project.

Solid waste would be collected by Recology Auburn Placer, a private collection firm, and transported to the Western Placer Waste Management Authority's Western Regional Sanitary Landfill, located north of the City of Roseville.

Additionally, the proposed project would be served by the Placer County Sheriff's Department, California Highway Patrol (CHP), Placer County Fire, Dry Creek Joint Elementary School District (grades K-8), and Roseville Joint Union High School District (grades 9-12). Law enforcement would be provided by the Sheriff's Department, while traffic-related enforcement services would be provided by CHP. The nearest Placer County Fire Station is the Dry Creek Fire Station (Station 100), located at 8350 Cook Riolo Road, approximately 0.32-mile northwest of the project site.

Conditional Use Permit

Pursuant to Section 17.14.010 of the Placer County Code, parks, playgrounds, and golf courses are considered a conditional use within the Open Space (O) zoning district. Therefore, the proposed project would require a CUP to construct the proposed on-site park and associated recreational amenities within the O zoning district.

Variance/Zone Text Amendment

Placer County Code Sections 17.50.010 and 17.52.040(C)(3) limit site coverage for projects with a -B combining district and lot sizes of 8,000 sf or less to a maximum of 40 percent site coverage. The proposed project would require approval of a variance to increase the maximum allowable building coverage for one-story units from 40 to 50 percent. The variance would allow greater flexibility in residential unit design types and opportunities for more single-story plans. Placer County Code Section 17.50.010(E)(1) requires a 7.5-foot minimum side yard setback for two-story units. The project would include a variance to reduce the minimum side yard setback for two-story units from 7.5 to five feet.

Annexations

The proposed project would require annexation into the Placer County Service Area 28, Zone 173, for sanitary sewer service, subject to approval by the County Board of Supervisors. While maintenance and operation of the sewer collection system would be the responsibility of Placer County, the project's wastewater would be treated at the City of Roseville's Dry Creek WWTP, consistent with normal County practice.

The proposed project would include annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone 165) for provision of fire protection services to the project site. Given that fire protection and

emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors.

The proposed project would also require annexation into the Placer County Service Area 28, Zone 169, for ongoing maintenance and the generation of funds for public parks, trails, and open space recreation amenities within the Dry Creek community, subject to Placer County approval.

Project Phasing and Construction

The proposed project would be mass graded in two to three phases. As shown in Figure 7, the proposed project would be constructed over the course of seven development phases, with the first phase located adjacent to Vineyard Road. The proposed Large Lot Tentative Subdivision Map parcels correspond to the conceptual phasing (see Figure 6). Table 4 provides a summary of the residential lots that would be constructed during each phase of the project. It should be noted that two points of full access to a public road would be required for each phase.

Phase	Approximate Lot Size	Residential Lots
1	65' x 110' (7,150 sf) 65' x 105' (6,825 sf)	106
2	75' x 110' (8,250 sf)	118
3	60' x 105' (6,300 sf)	68
4	55' x 105' (5,775 sf)	75
5	55' x 105' (5,775 sf)	56
6	12,000 sf	40
7	12,000 sf	20
Total		483

Park grading would occur during the first development phase of the project. Construction of the park would commence with the phase that contains the 300th residential lot.

1.4 Requested Entitlements

The proposed project would require County approval of the following:

- General Plan/DCWPCP Land Use Map Amendment from RLDR and OS to MDR and OS;
- General Plan Text Amendment to amend General Plan Table 1-5 to reduce or eliminate the separation necessary adjacent to the Dry Creek WWTP for residential projects, subject to certain requirements;
- Rezone from F-DR-4.6-ac. min and O to RS B-4 and O;
- Large Lot Tentative Subdivision Map;
- Vesting Phased Small Lot Tentative Subdivision Map;
- Conditional Use Permit to allow parks/recreational amenities within the O zoning district;
- Variance to increase the maximum allowable building coverage for one-story units from 40 to 50 percent and reduce the side yard setback for two-story units from 7.5 to five feet;
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service;
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services; and
- Annexation into Placer County Service Area 28, Zone of Benefit 169, for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

The project would require the following approvals/permits from other responsible agencies:

- Placer County Conservation Program Authorization (Placer Conservation Authority);

- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Section 401 Water Quality Certification (RWQCB – Central Valley Region);
- Section 1602 Permit (CDFW); and
- NPDES Construction General Permit (RWQCB – Central Valley Region).

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

Consistent with Appendix G of the CEQA Guidelines, the County anticipates that the EIR will contain the following chapters:

- | | |
|--|---|
| • Aesthetics | • Land Use and Planning/ Population and Housing |
| • Agricultural Resources | • Noise |
| • Air Quality and Greenhouse Gas Emissions | • Public Services and Utilities |
| • Biological Resources | • Transportation |
| • Cultural Resources | • Tribal Cultural Resources |
| • Energy | • Wildfire |
| • Geology and Soils | • Statutorily Required Sections |
| • Hazards and Hazardous Materials | • Effects Not Found to be Significant |
| • Hydrology and Water Quality | • Alternatives Analysis |

Each chapter of the EIR will include identification of the thresholds of significance, identification of project-level and cumulative impacts, and the development of mitigation measures and monitoring strategies, as required. The proposed EIR will describe the relevant portions of the Placer County General Plan, the Placer County General Plan EIR, and the DCWPCP, where applicable. In addition to these County documents, project-specific technical studies are being prepared by technical experts to support the EIR's analyses.

The following paragraphs summarize the anticipated analyses that will be included in the EIR.

Aesthetics: The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting. To the extent applicable, the chapter will describe project-specific aesthetics issues such as scenic vistas, trees, historic buildings, existing visual character or quality of the project area, as well as light and glare. Pursuant to Appendix G of the CEQA Guidelines, the focus of the analysis concerning the project's effects on visual character or quality of the project site and its surroundings will be on whether the proposed project will substantially degrade the existing visual character or quality of public views of the site and its surroundings. The analysis would be based in part on photo simulations, particularly of the Vineyard Road corridor.

Agricultural Resources: The Agricultural Resources chapter of the EIR will provide information in regard to the existing setting relative to agricultural resources on the project site based on a review of maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency for Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as the types of on-site soils, determined through a Web Soil Survey, which will be conducted using the USDA Natural Resources Conservation Service website. The chapter will include an analysis of the proposed project's potential to conflict with the existing zoning for agricultural-related use and Williamson Act contract. The chapter will identify thresholds of significance applicable to the proposed project. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of Placer County.

Air Quality and Greenhouse Gas Emissions. The air quality and greenhouse gas (GHG) emissions analysis for the proposed project will be performed using the California Emissions Estimator Model (CalEEMod) software program and following Placer County Air Pollution Control District (PCAPCD) CEQA Guidelines.

The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀). The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The analysis will also address any potential odor impacts that may occur, as well as toxic air contaminant (TAC) emissions. With respect to odor impacts, the analysis will primarily be focused on the project site's proximity to the City of Roseville's Dry Creek WWTP, and pursuant to CEQA, whether the proposed project will have the potential to exacerbate any odors at the WWTP.

The GHG emissions analysis will include a quantitative estimate of carbon dioxide equivalent emissions from the proposed project, including indirect emissions (e.g., electricity, natural gas) and construction emissions. The chapter will include an analysis of the project's consistency with the Placer County Sustainability Plan (PCSP).

The significance of air quality and GHG impacts will be determined in comparison to PCAPCD significance thresholds. PCAPCD-recommended mitigation measures and PCSP strategies will be incorporated, if needed, to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Biological Resources. The Biological Resources chapter of the EIR will summarize the setting and describe the potential project effects to plant communities, oak woodlands, wildlife, and wetland and riparian communities, including adverse effects on rare, endangered, candidate, sensitive, and other special-status species for the project site. Effects associated with all on-site and off-site improvements will be included in the analysis. Analysis in the chapter will be based on a Biological Resources Assessment, as well as an Aquatic Resources Delineation Report to be prepared specifically for the proposed project. The project site is within the PCCP boundary; thus, an evaluation of the potential for the proposed development of the project to conflict with the provisions of the adopted PCCP will be included in the chapter. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations, including the PCCP.

Cultural Resources. The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from buildout of the proposed project. Analysis in the chapter will be based on a Cultural Resources Report prepared for the proposed project, which will include the results of a field survey and records search. Effects associated with all on-site and off-site improvements will be included in the analysis.

Energy. The Energy chapter of the EIR will evaluate whether the proposed project could result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The discussion will also evaluate whether the proposed project would conflict with or obstruct a State or local plan for renewable energy. The chapter will review the PCSP to identify energy-related measures that may be applicable to the proposed project.

Geology and Soils. The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from the project relating to soil erosion, earthquakes, liquefaction, expansive/unstable soils, as well as identify any known paleontological resources or unique geological features within the project area. The chapter will also discuss the potential for significant disruptions to soil or changes in topography due to project development. The chapter will be based primarily on a site-specific Geotechnical Report and a Preliminary Grading Plan prepared for the proposed project along with a Paleontological Records Survey.

Hazards and Hazardous Materials. The Hazards and Hazardous Materials chapter of the EIR will summarize the setting and describe any potential for existing or possible hazardous materials within the project area, including but not limited to any lead or asbestos associated with the existing on-site structures, overhead/underground utility lines, or soil contamination associated with pesticides and/or termiticides. The chapter will also assess the potential for the proposed project to create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

Impacts of the environment on a project (i.e., impacts related to the existing UPRR tracks, I-80, and WWTP in the project vicinity), as opposed to impacts of a project on the environment, are beyond the scope of required CEQA review. The California Supreme Court has held that, “CEQA does not generally require an agency to consider the effects of existing environmental conditions on a proposed project’s future users or residents. What CEQA does mandate... is an analysis of how a project might exacerbate existing environmental hazards.” As such, the mere presence of possible hazardous materials at the site or in the vicinity, should such exist, would be considered an existing environmental condition and, thus, would not be considered an impact under CEQA. Rather, the proposed project could have the potential to result in an impact associated with possible hazardous materials should the proposed project exacerbate the existing conditions (e.g., contaminated soils become airborne during ground-disturbing activities and expose construction workers or future residents of the proposed project). The chapter will primarily be based on site-specific Phase I and Phase II Environmental Site Assessments.

Hydrology and Water Quality. The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage, flooding, groundwater (i.e., depletion and recharge), and water quality, including stormwater runoff water quality. The Hydrology and Water Quality chapter will evaluate project-related increases in impervious surfaces and stormwater flows, increases in downstream flooding, and on-site facilities necessary to treat and possibly detain on-site runoff. In addition, the chapter will evaluate impacts associated with alteration of the 100-year floodplain limits and existing drainage patterns. The chapter will primarily be based on a project-specific Preliminary Drainage Report, a 100-year floodplain hydraulic analysis, and a Storm Water Quality Plan.

Land Use and Planning/Population and Housing. The Land Use and Planning/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the policies and regulations included in the Placer County General Plan, DCWPCP, and County Code adopted for the purpose of avoiding or mitigating an environmental effect. In addition, the chapter will include an evaluation of the potential for the project to induce substantial unplanned population growth in the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). The chapter will discuss the applicant’s request to amend the Placer County General Plan Table 1-5 to reduce or remove the 1,000-foot buffer requirement for residential projects adjacent to the Dry Creek WWTP if the residential project demonstrates land use compatibility to the satisfaction of the County and City of Roseville. Additionally, the chapter will include a discussion of Placer County’s affordable housing requirements. The chapter will rely on information from the California Department of Finance, Placer County General Plan, and the Placer County General Plan Housing Element.

Noise. The Noise chapter of the EIR will be based on a project-specific Noise Study. The chapter will address potential noise impacts resulting from project construction and operation, including existing and future traffic noise levels on the local roadway network. Noise-sensitive land uses or activities in the project vicinity will be identified and ambient noise and vibration level measurements on, and in the vicinity of, the project site will be conducted to quantify existing background noise and vibration levels for comparison to the predicted project-generated levels. Noise exposure levels will then be compared to applicable significance criteria in the Placer County General Plan Noise Element, the DCWPCP, and CEQA. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

While not a CEQA issue, the Dry Creek WWTP’s potential noise effects on the project’s future residents will be evaluated in the EIR for informational purposes only and potential project conditioning.

Public Services and Utilities. The Public Services and Utilities chapter of the EIR will evaluate whether the proposed project could increase demands upon local service providers (e.g., fire, police, schools). In accordance with Appendix G, the focus of the analysis will be on whether the project’s demand would require physical alteration of, or need for new governmental facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction of which could cause significant environmental impacts.

Additionally, the chapter will evaluate the proposed project’s increase in water supply demand and wastewater generation to determine whether the existing water and sewer infrastructure systems have

adequate capacity (wastewater) and supply (water), to accommodate demands from the proposed project, or if system upgrades would be required. Evaluation of the proposed sewer improvements, including the proposed upgrades to the Creekview Ranch Middle School sewer lift station, will also be included in the chapter. The chapter will also evaluate the receiving landfill's capacity to accommodate the increase in solid waste associated with the proposed project. Electricity and natural gas service will also be addressed in the chapter. The chapter will be based on existing information from the Placer County General Plan, DCWPCP, and information obtained from direct consultation with appropriate service providers.

Transportation. The Transportation chapter of the EIR will be based on a Transportation Impact Analysis (TIA) and Local Traffic Operations Analysis Report prepared specifically for the proposed project. Impact determination for CEQA purposes will be based on vehicle miles traveled (VMT), consistent with CEQA Guidelines Section 15064.3, which became effective statewide on July 1, 2020. The VMT analysis will be prepared consistent with Placer County's current guidance regarding analysis of VMT.

The proposed project's impacts to alternative modes such as pedestrian, bicycle and transit facilities will be assessed based on their significance criteria contained in the adopted Placer County guidelines. The EIR chapter will also include an analysis of the proposed project's potential impacts related to conflicting with applicable programs, policies, and ordinances addressing the circulation system, vehicle safety hazards, and emergency access. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Tribal Cultural Resources. The Tribal Cultural Resources chapter will describe the potential effects to tribal cultural resources from buildout of the proposed project. The County will conduct Native American tribal consultation pursuant to Assembly Bill (AB) 52 and Senate Bill (SB) 18, the latter of which is required for the proposed project due to the proposed General Plan Amendment. Input from tribes will be incorporated into the Tribal Cultural Resources chapter. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Wildfire. The Wildfire chapter of the EIR will address the questions in Section XX, Wildfire, of Appendix G of the CEQA Guidelines. Specifically, the proposed project will be evaluated to determine if the project would substantially impair an adopted emergency response plan or emergency evacuation plan. In addition, the chapter will consider whether the proposed project would exacerbate fire risk, as well as whether the project would expose people or structures to significant post-fire risks, including downslope or downstream flooding or landslides. Mapping prepared by the California Department of Forestry and Fire Protection (CAL FIRE) regarding fire hazard severity zones will be reviewed, and if necessary, the analysis will include consultation with CAL FIRE.

Statutorily Required Sections. Pursuant to CEQA Guidelines Section 21100(B)(5), the Statutorily Required Sections chapter of the EIR will address the potential for growth-inducing impacts of the proposed project, focusing on whether removal of any impediments to growth would occur with the proposed project. A summary of any significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts. The chapter will generally describe the cumulative setting for the proposed project; however, a detailed description of the subject-specific cumulative setting, as well as analysis of the cumulative impacts, will be included in each technical chapter of the EIR.

Effects Not Found to be Significant. Section 15128 of the CEQA Guidelines states that an EIR shall contain a brief statement indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Accordingly, the Effects Not Found to be Significant chapter of the EIR will include abbreviated discussions of impacts determined not to be significant.

Alternatives Analysis. In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of a range of alternatives, including a No Project Alternative. Consideration will be given to potential off-site locations consistent with CEQA Guidelines, Section 15126.6(f)(2), and such locations will be determined in consultation with County staff. If it is determined that an off-site alternative is not feasible or is unnecessary, the EIR will include a discussion describing why such a conclusion was reached. The

project alternatives will be selected when more information related to project impacts is available in order to be designed to reduce significant project impacts. The chapter will also include a section of alternatives considered but dismissed, if necessary. The Alternatives Analysis chapter will describe the alternatives and identify the environmentally superior alternative. The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a meaningful comparison of the impacts. Such detail may include conceptual site plans for each alternative, basic quantitative traffic information (e.g., trip generation), as well as a table that will compare the features and the impacts of each alternative in comparison to the proposed project.