

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023010339

Project Title: The Ranch Subdivision (PLN22-00359)

Lead Agency: Placer County Contact Person: Meghan Schwartz
 Mailing Address: 3091 County Center Drive Phone: 530-745-3132
 City: Auburn Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: Roseville
 Cross Streets: Vineyard Road, Cook Riolo Road Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 221.7

Assessor's Parcel No.: 474-080-004, -005, -006, -007, -019, and -020. Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: Dry Creek and its tributaries
 Airports: _____ Railways: City of Roseville Railroad Schools: Creekview Ranch School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: ZTA _____

Development Type:

Residential: Units 446 Acres 221.7
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type MGD _____
 Recreational: Private Neighborhood Park 13.03 acres 11.4 miles of trails Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy: GHG

Present Land Use/Zoning/General Plan Designation:

Undeveloped / Farm-Development Reserve, 4.6-acre minimum / Rural-Low Density (1-2.3 acre min) and Greenbelt/OpenSpace

Project Description: (please use a separate page if necessary)

The proposed project would generally include the development of a single-family residential community consisting of approximately 446 single-family lots, ranging in size from 5,775-square feet (sf) to 25,000-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: the east entrance would be by way of a landscaped roundabout which would be constructed at the Vineyard Road/project entry intersection, which would connect to an internal system of private roadways; and the west entrance includes a landscaped roundabout on Vineyard Road that would control vehicular access on the west side of the project site and extend south to provide access to a new pick-up/drop-off location (Lot A1) for students at Creekview Ranch School, as well as a gated entrance to the proposed subdivision.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 12, 2024 Ending Date August 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: Raney Planning & Management Applicant: Plan Steward, Inc / Kris Steward
 Address: 1501 Sports Drive, Suite A Address: 5716 Folsom Blvd., #339
 City/State/Zip: Sacramento, CA 95834 City/State/Zip: Sacramento, CA 95819
 Contact: Nick Pappani Phone: 916-425-7906
 Phone: 916-372-6100

Signature of Lead Agency Representative: Shirlee Herrington Digitally signed by Shirlee Herrington
Date: 2024.07.12 09:10:36 -0700 Date: 07/12/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.