



**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: The Ranch Subdivision (PLN22-00359)
(State Clearinghouse No. 2023010339)

PUBLIC REVIEW AND COMMENT PERIOD: July 12, 2024 to August 26, 2024

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 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.

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, 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 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified four significant and unavoidable project impacts with respect to Aesthetics and Agricultural Resources. All other potentially significant adverse impacts to resource areas would be mitigable to less-than-significant levels.

PUBLIC MEETINGS: The following public meeting will be held during the public review period to receive comments on the Draft EIR:

- ▲ August 8, 2024 – Placer County Planning Commission, 3091 County Center Drive, Auburn, California. Meeting begins at 10:00 a.m.

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/9537/2024>

WHERE DRAFT EIR MAY BE REVIEWED:

The Draft EIR is online at: <https://www.placer.ca.gov/8622/The-Ranch-Subdivision>

It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk’s Office (2954 Richardson Drive, Auburn).

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 August 26, 2024.

For more information on the project, please contact the project planner, Kara Conklin, at (530) 745-3053 or kconklin@placer.ca.gov .