



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: April 7, 2025

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Estia Dry Creek and Placer Creek Residential Project**

REVIEW PERIOD: **April 7, 2025 to May 7, 2025**

As lead agency for the preparation of an Environmental Impact Report (EIR) for the Estia Dry Creek and Placer Creek Residential 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 who are also invited to provide their recommendations regarding the scope and content of the Draft EIR.

Project Location: The project site consists of approximately 92.2 gross (87.6 net) acres located south of Baseline Road, immediately east of the abandoned old Walerga Road right-of-way, west of the Fiddymont Road/Baseline Road/Walerga Road intersection and the western portion of Sun Valley Oaks residential subdivision, and north of the Morgan Creek residential subdivision in the Dry Creek-West Placer Community Plan Area (DCWPCP) of unincorporated Placer County. Walerga Road, which curves from the northeast to the southwest, separates the northern 52.3-acre portion of the project site, identified by Assessor's Parcel Number (APN) 023-221-076, and the southern 35.3-acre portion of the project site, identified by APN 023-221-074.

Project Description: The proposed project would include the development of two separate residential communities over the course of four phases. Phase 1 would consist of the 220-unit Estia Dry Creek development, and Phases 2, 3, and 4 would consist of the 212-lot Placer Creek Residential development. Development of Phases 1 and 2 would occur on the northern portion of the site (APN 023-221-076), north of Walerga Road, and development of Phases 3 and 4 would occur on the southern portion of the site (APN 023-221-074), south of Walerga Road.

The Estia Dry Creek (Phase 1) development would include 220 single-story multi-family units consisting of 80 one-bedroom units and 140 two-bedroom units, ranging from approximately 700 square feet (sf) to 1,100 sf. A 3,537-sf community center building would also be developed in the center of the Estia Dry Creek site, and an outdoor pool with patios and grill areas would be located adjacent to the community center. Garages and surface parking would be located throughout the site. Site access would be provided by a new internal roadway system, which would connect to a new driveway off of Baseline Road. Pedestrian paths would be located throughout the site.

The Placer Creek Residential (Phases 2, 3, and 4) development would include 212 single-family residential lots with a minimum lot size of 6,000 sf. Phase 2 would include the development of 110 single-family lots, and a centrally located 2.2-acre public neighborhood park with associated amenities. Phase 3 would include the development of 55 single-family lots and potential recreational amenities. Phase 4 would include the development of 47 single-family lots and the western extension of Vineyard Road, which would provide site access, along with trails and the seven-acre oak woodlands area along the Dry Creek tributary, referred to as “Placer Creek,” riparian corridor, which would be preserved as open space. The Placer Creek riparian corridor would separate the Phase 3 and 4 developments.

The proposed project would require County approval of a General Plan/DCWPCP Map Amendment, Rezone, Vesting Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, Design Review, and two service area annexations. The project will also request a General Plan/Riolo Vineyards Specific Plan (RVSP) Amendment and Rezone for the proposed affordable housing parcel located off-site. 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.

Towne Development of Sacramento, 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, Senior Planner, at (530) 745-3053 or kconklin@placer.ca.gov. A copy of the NOP is available for review on the Placer County website at:

<https://www.placer.ca.gov/2526/Environmental-Impact-Reports>

The NOP is also available 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 North Lake Boulevard, Tahoe City), and the County Clerk’s Office (2954 Richardson Drive, Auburn).

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 PM on May 7, 2025 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 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.

EIR Scoping Meeting on Estia Dry Creek and Placer Creek Residential Project

Thursday | April 24, 2025 | 4:00 PM to 6:00 PM

In-Person:

CDRA Planning Commission Room
3091 County Center Drive, Auburn, CA

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site is located in the northern portion of the DCWPCP area in unincorporated Placer County (see Figure 1). The 92.2-acre project site (APNs 023-221-076 and -074) is bisected by Walerga Road, which generally curves from northeast to southwest. The 52.3-acre northern portion of the site (APN 023-221-076) is bounded by Baseline Road to the north and Walerga Road to the south. The northern portion of the site is undeveloped, consists of non-native annual grassland with rolling topography, and is

interspersed with seasonal wetlands and vernal pools. The 35.3-acre southern portion of the site (APN 023-221-074) is bounded by Walerga Road to the north and west. The southern portion of the site includes a paved bicycle trail which extends from Vineyard Road to the east and Walerga Road to the west. In addition, the southern portion of the site includes undeveloped annual grassland with rolling topography, interspersed with seasonal wetlands, vernal pools, and is bisected by an un-named tributary of Dry Creek (named "Placer Creek" for this project) which flows east to west. The Federal Emergency Management Agency (FEMA) 100-year floodplain, containing approximately 4.7 acres, is located within the Placer Creek tributary area, which bisects the southern portion of the project site. A band of oak woodlands is located along the Placer Creek riparian corridor.

Roadways in the immediate project vicinity include Baseline Road to the north, Walerga Road bisecting the project site from the southwest to the northeast, Town Center Avenue to the west, and Vineyard Road to the southeast. Additionally, the northern boundary of the project site is adjacent to the Roseville City Limits, and the southern boundary of the project site is located approximately 1.2 miles 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 Residential Single-Family, Combining Agricultural, Combining Building Site of 40,000 square feet (RS-AG-B-40), combining Planned Residential Development one dwelling unit per acre maximum density (PD=1); and Open Space (O) (see Figure 4).

1.2 Surrounding Land Uses

Surrounding existing land uses for the project site include the under-construction Baseline Commercial Center to the north, across Baseline Road; single-family residences associated with the Sun Valley Oaks residential neighborhood and Dry Creek tributaries to the east; single-family residences associated with the Morgan Creek residential neighborhood to the south; and the under-construction Property 1A of the Placer Vineyards Specific Plan (PVSP), which will include 1,285 residential units, to the west, across Walerga Road. Table 1 describes the land use and zoning designations of the parcels surrounding the project site.

Table 1 Surrounding Land Use and Zoning Designations		
Parcel Location	Land Use	Zoning
North of the Project Site	City of Roseville: Community Commercial (CC)	City of Roseville: General Commercial (GC)
South of the Project Site	Placer County: Rural Residential (RR)	Placer County: RS-AG-B-40, PD=1
East of the Project Site	Placer County: RR; OS	Placer County: RS-AG-B-40, PD=1, O
West of the Project Site	Placer County: Placer Vineyards Specific Plan	Placer County: Specific Plan, Placer Vineyards Specific Plan (SPL-PVSP)

Figure 1
Regional Location

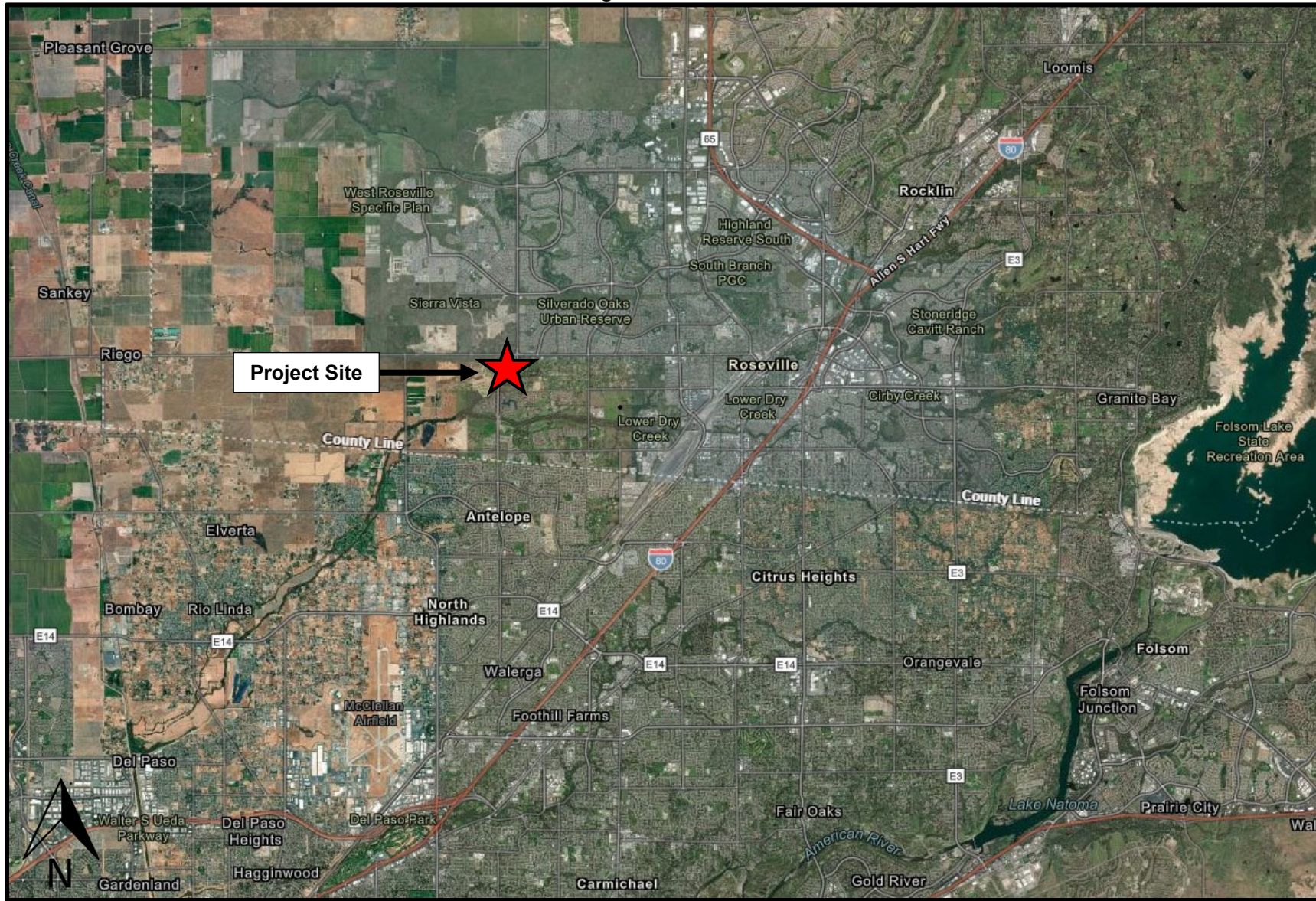
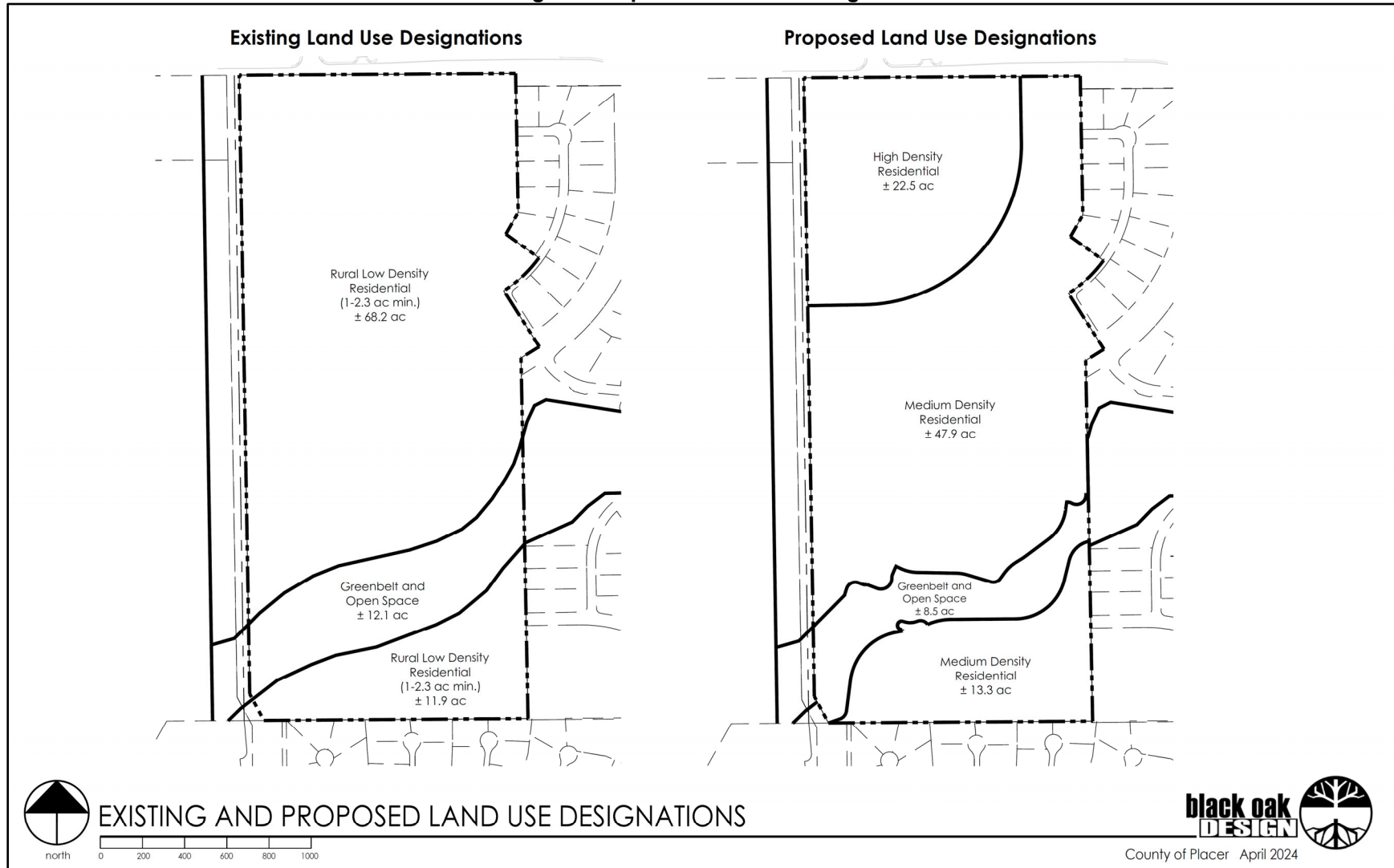


Figure 2
Project Location

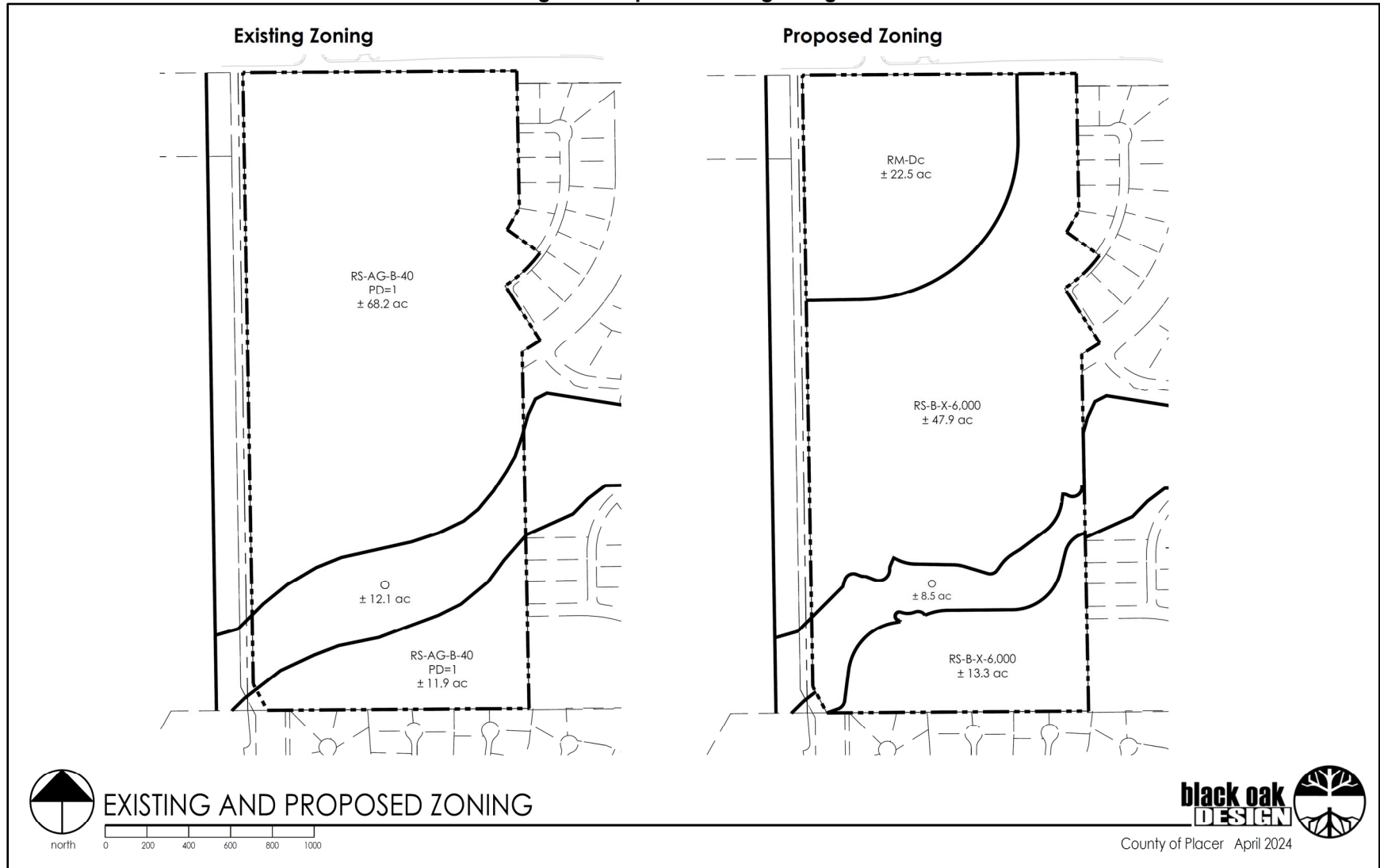


Figure 3
Existing and Proposed Land Use Designations



Note: Land use designation acreages are approximate and will be refined through the EIR process.

Figure 4
Existing and Proposed Zoning Designations



Note: Zoning designation acreages are approximate and will be refined through the EIR process.

1.3 Project Components

The proposed project includes the development of two separate residential communities over the course of four phases. Phase 1 would consist of the 220-unit Estia Dry Creek development, and Phases 2, 3, and 4 would consist of the 212-lot Placer Creek Residential development. Development of Phases 1 and 2 would occur on the northern portion of the site (APN 023-221-076), north of Walerga Road, and development of Phases 3 and 4 would occur on the southern portion of the site (APN 023-221-074), south of Walerga Road (see Figure 5). The gross project density would be approximately 4.6 residential units per acre. 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.

Estia Dry Creek

The Estia Dry Creek development (Phase 1) would include 220 single-story multi-family units consisting of 80 one-bedroom units and 140 two-bedroom units, ranging from approximately 700 sf to 1,100 sf. Each unit would include a private fenced backyard. A 3,537-sf community center building would also be developed and would include a club room, two fitness rooms, and leasing offices with associated lounge, break room, and storage areas. An outdoor pool with patios and grill areas would be located adjacent to the community center. Additional amenities would include a centrally-located dog park, pet washing stations, and car washing stations. Garages and surface parking would be located throughout the site. The density for the Estia Dry Creek portion of the proposed project would be approximately 9.5 residential units per acre.

Placer Creek Residential

The Placer Creek Residential development (Phases 2, 3, and 4) would include 212 single-family residential lots with a minimum lot size of 6,000 sf. Lot coverage is proposed to be 35 percent for two-story homes and 40 percent for single-story homes. Phase 2 would include the development of 110 single-family lots, and a centrally located 2.2-acre public neighborhood park with associated amenities. Phase 3 would include the development of 55 single-family lots and potential recreational amenities. Phase 4 would include the development of 47 single-family lots and the western extension of Vineyard Road, which would provide site access, along with trails and the seven-acre oak woodlands area along the "Placer Creek" riparian corridor, which would be preserved as open space. The Placer Creek riparian corridor would separate the Phase 3 and 4 developments. The average residential density of the Placer Creek Residential site would be approximately 3.8 dwelling units per acre.

General Plan and DCWPCP Amendments

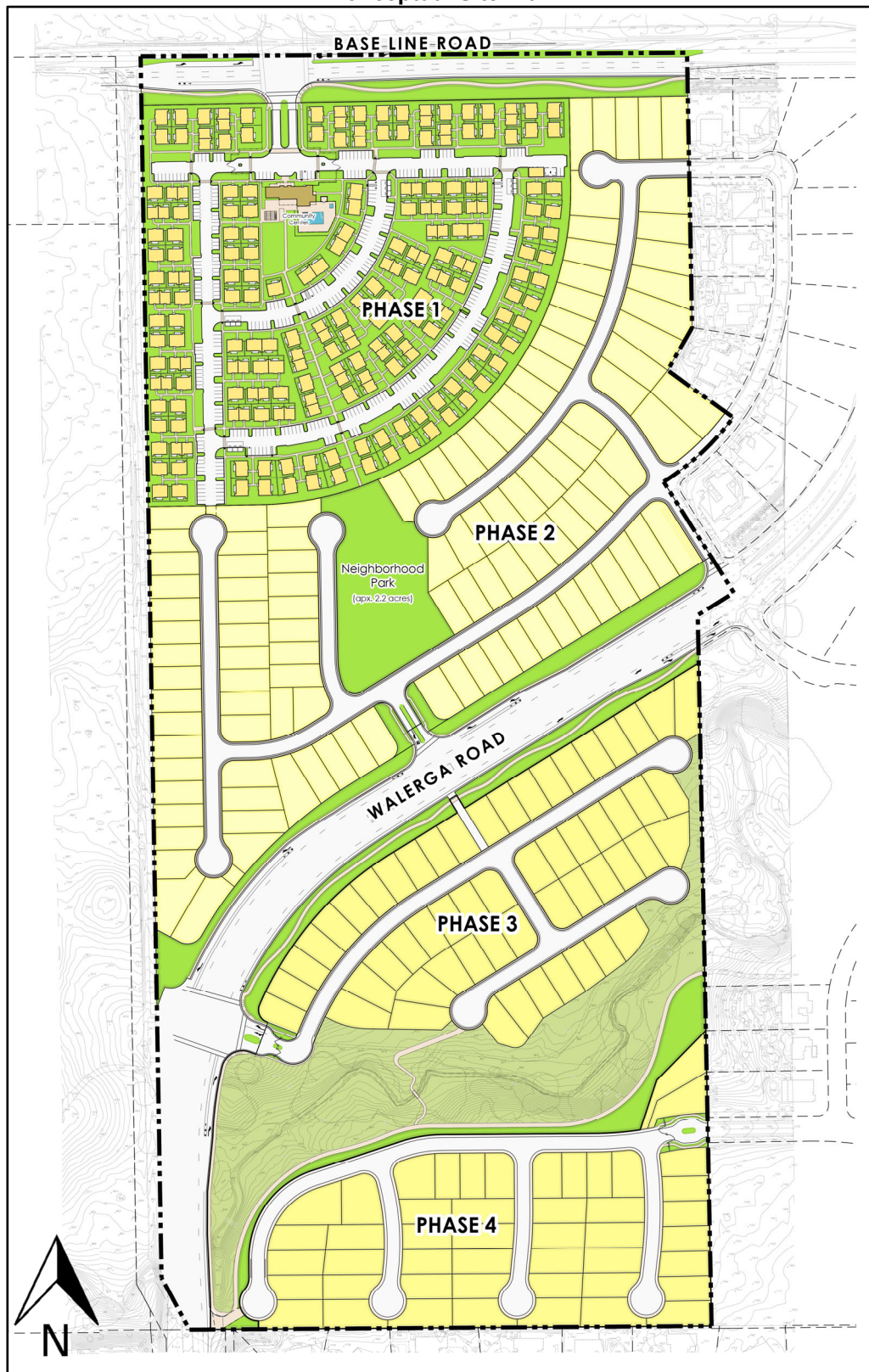
The 92.2-acre project site (including Walerga Road) is currently designated RLDR (80.1 acres) and OS (12.1 acres). The project would include a General Plan/DCWPCP Map Amendment to change the site's land use designations to High Density Residential (HDR) (22.5 acres), Medium Density Residential (MDR) (61.2 acres), and OS (9.6 acres).

Rezone

Project Site

The project would include a rezone to change the site's zoning designations from RS-AG-B-40 PD=1 (80.1 acres) and O (12.1 acres), to Residential Multifamily, Combining Design Scenic Corridor (RM-Dc) (22.5 acres), Residential Single Family, Combining a Minimum Building Site of 6,000 sf (RS-B-X-6,000) (61.2 acres), and Open Space (O) (9.6 acres).

Figure 5
Conceptual Site Plan



Off-Site Affordable Housing

As discussed further below in the Affordable Housing section, the applicant intends to satisfy the project's affordable housing requirements by transferring in fee title to the County an off-site vacant parcel under Homes by Towne ownership, within the Riolo Vineyards Specific Plan (RVSP). The project applicant is seeking to rezone the affordable housing parcel to the newly established zone of Residential Multifamily 30 (RM30), which can result in a maximum development potential of 120 affordable income-restricted units.

Tentative Subdivision Maps

The proposed project would include a Large Lot Tentative Subdivision Map (see Figure 6) to subdivide the net 87.6-acre project site into large lot parcels corresponding to the residential areas of the site (Lots 1 through 4) and the on-site open space (Lot 5) (see Figure 6). In addition, the proposed project would include a Vesting Phased Small Lot Tentative Subdivision Map (see Figure 7) to subdivide large Lots 2, 3, and 4 into 212 single-family residential lots ranging from approximately 6,000 sf to 15,673 sf. Table 2 below provides a summary of the proposed on-site land uses. As shown in the table, the total unit count is 432, which includes 212 single-family lots and 220 multi-family units.

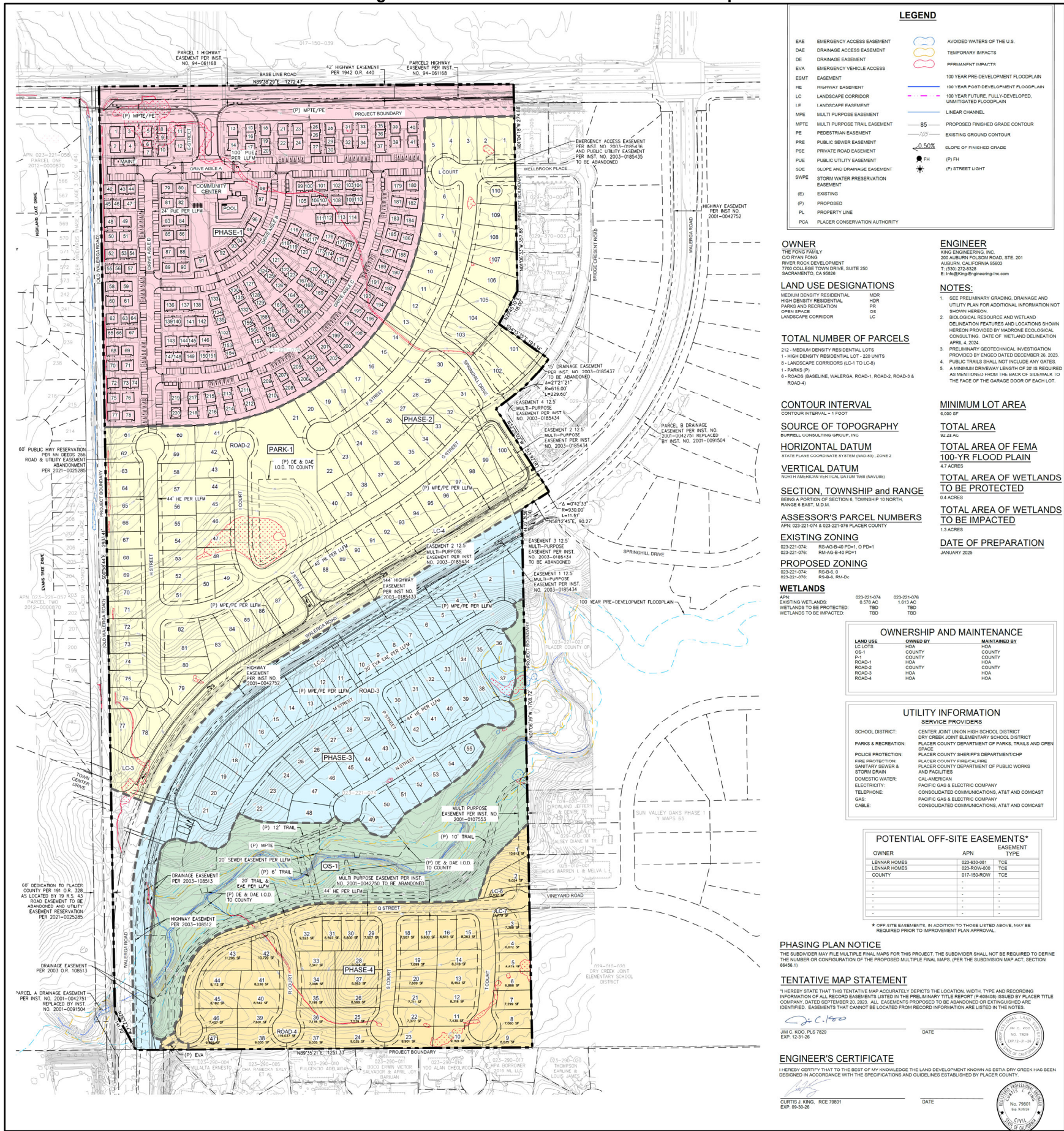
Table 2 Land Use Summary					
Lot	Phase	Land Use Designation	Zoning Designation	Land Use	Gross Acres
Lot 1 (220 Units)	1	HDR	RM-Dc	Multi-Family Residential	23.2
Lot 2 (110 Units)	2	MDR	RS-B-6	Single-Family Residential	19.2
Lot 3 (55 Units)	3	MDR	RS-B-6	Single-Family Residential	8.9
Lot 4 (47 Units)	4	MDR	RS-B-6	Single-Family Residential	8.7
LC-3	2	LC	RS-B-6	Landscape Corridor	0.8
LC-4	2	LC	RS-B-6	Landscape Corridor	0.8
LC-5	3	LC	RS-B-6	Landscape Corridor	1.5
LC-6	4	LC	RS-B-6	Landscape Corridor	0.1
LC-7	4	LC	RS-B-6	Landscape Corridor	0.1
OS-1*	3	OS	O	Open Space	9.6
PARK-1	2	PR	RS-B-6	Park	2.2
ROAD-2	2	HE	--	Public Road	4.9
ROAD-3	3	MDR	RS-B-6	Private Road	2.5
ROAD-4	4	MDR	RS-B-6	Private Road	2.7
Walerga Road	2, 3	HE	--	Public Road	5.7
Walerga Road	--	HE	--	Public Road	1.2
Total					92.2
Note: Lot acreages are approximate and will be refined through the EIR process.					
*Lot developed with the Large Lot Final Map.					

Affordable Housing

The Estia Dry Creek development is exempt from the Placer County Inclusionary Housing Ordinance (County Code 15.65.050.B.16) due to the unit sizes averaging less than 1,600 sf.

As discussed in the Rezone section above, the applicant intends to satisfy the project's affordable housing requirements by transferring in fee title to the County an off-site vacant parcel under Homes by Towne ownership, within the RVSP. The proposed affordable housing parcel is approximately four acres, located at the northeast corner of PFE Road and Watt Avenue, and is identified as APN 023-200-056-000.

Figure 7
Vesting Phased Small Lot Tentative Subdivision Map



In 2015, the County approved an amendment to the RVSP, which redesignated the subject parcel from HDR to Commercial. The 2015 RVSP Amendment did not include additional traffic analysis; thus, the County limited the amount of commercial development on this parcel to a maximum of 3,750 sf, which roughly equates to the same number of vehicle trips that could be generated by the previously approved HDR use.

In addition to a commercial development potential of 3,750 sf, the applicant, Homes by Towne, has 39 density reserve units available towards this parcel. Thus, the baseline development potential for the proposed affordable housing parcel consists of 3,750 sf of commercial, plus the 39 density reserve units. The project applicant is seeking an amendment to the RVSP and a rezone of the proposed affordable housing parcel to the newly established zone of RM30 (Residential Multifamily 30), which can result in a maximum development potential of 120 affordable income-restricted units. This EIR will evaluate the potential environmental impacts associated with the net increase in development potential at the affordable housing parcel within the RVSP.

Parks, Recreation, Open Space, and Trails

The proposed project would include development of a public, 2.2-acre neighborhood park in the Placer Creek Residential Phase 2 development (Lot PARK-1). Additional park areas would be provided in pockets along Placer Creek. The proposed project would include approximately 9.6 acres of open space bisected by “Placer Creek” and situated between the Placer Creek Residential Phase 3 and 4 neighborhoods (Lot 5/Lot OS-1). The open space area would be preserved as natural open space by virtue of the underlying zoning and an open space easement to be recorded with the final map. Placer Creek Residential parks, trails and open space would be open to the public.

The Estia Dry Creek development would feature an extensive internal pedestrian circulation system that would provide connectivity to project amenities and the surrounding community. A 3,537-sf community center building would include a club room, two fitness rooms, a dog washing facility, and leasing offices with associated lounge, break room, and storage areas. An outdoor pool with patios and grill areas would be located adjacent to the community center. Additional amenities would include a centrally located dog park, and car washing stations. The on-site amenities and recreational facilities associated with the Estia Dry Creek development would be private.

The proposed project would include an approximately 1,300-foot long Class I meandering trail along the Baseline Road frontage, and an approximately 2,300-foot long Class I meandering trail along the southern/eastern Walerga Road frontage. Placer Creek Residential Phase 4 would also include an approximately 1,600-foot long extension of the existing trail within the open space portion of the project site. An approximately 1,600 foot long Class I trail on the southern side of Placer Creek would be connected to the stubbed path north of the three existing Sun Valley Oaks homes fronting White Mill Crescent Road at Vineyard Road. From the proposed trail, a pedestrian bridge would go over to Placer Creek and connect to a trail south of Phase 3, ultimately connecting to N Street within the Placer Creek Residential Phase 2 neighborhood.

The project site would be annexed into County Service Area 28, Zone of Benefit 169 (Dry Creek Parks) for ongoing maintenance of public parks, trails, and recreation amenities within the Dry Creek community.

Access, Circulation, and Parking

Primary access to the Estia Dry Creek development would be provided by a new driveway located along Baseline Road, to the north of the site. The proposed driveway would be aligned with the future six-lane, fully signalized Upland Drive, which would serve the Baseline Marketplace Commercial development located north of the site, along the north side of Baseline Road. An Emergency Vehicle Access to the Estia Dry Creek development would be from Phase 2 via a non-signalized Walerga Road intersection located between Springhill Drive and the existing signalized access (i.e., Town Center Avenue) to the Placer Vineyards Property 1A development to the southwest of the site.

Access to the Placer Creek Residential Phase 2 neighborhood would be provided by the aforementioned new roadway off of Walerga Road between Springhill Drive and Town Center Avenue, and new street extensions from Wellbrook Place and Bridgestone Crescent Road to the east. Access to the Placer Creek Residential Phase 3 neighborhood would be from the eastern/fourth leg of the proposed signalized intersection/access to Walerga at Town Center Avenue, and an Emergency Vehicle Access is proposed from opposite the Phase 2 access on Walerga Road. Access to the southern Phase 4 Placer Creek Residential neighborhood would be from the western extension of Vineyard Road, which currently terminates at the southern entry to the Sun Valley Oaks subdivision at White Mill Crescent Road. An Emergency Vehicle Access for Phase 4 is proposed at the southwest corner of the site in the same location as the existing encroachment for Sewer and Emergency Access.

The Estia Dry Creek and Placer Creek Residential Phase 2 entries on Walerga and Baseline Roads would be landscaped with native vegetation and marked with enhanced hardscape features, using materials consistent with the DCWPCP and the Placer County Landscape Guidelines. The Placer Creek Residential Phase 3 entry from Walerga Road would include a landscaped median with a vehicle gate beyond the median, and the Placer Creek Residential Phase 4 entry on Vineyard Road would also be gated. Pedestrian gates would be located at the project entries and would remain unlocked during daylight hours. Project-identification monument features would be located at each of the entries.

From the proposed access points, the Placer Creek Residential neighborhoods would be served by an internal roadway system, which would include sidewalks and rolled curb and gutters on each side. Interior roadways would be public in Phase 2 and private in Phases 3 and 4. Low Impact Development (LID) features would be included along the roads, and on-street parking would be permitted on both sides of the streets.

An emergency vehicle access (EVA) connection would be developed as part of Phase 1 between Estia Dry Creek and the Phase 2 roadways connecting to Walerga Road. An EVA in Placer Creek Residential Phase 3 would be located from Walerga Road to M Street, opposite the new Phase 2 entrance/J Street. In Phase 4, an EVA would be located from Q Court to Walerga Road in the southwest corner of the project site.

Parking spaces provided in the Estia Dry Creek multi-family residential site would comply with the parking requirements pursuant to Placer County Municipal Code 17.54.040. A total of 457 parking spaces would be included in the Estia Dry Creek site, including 385 surface spaces and 72 garage parking spaces. All garage spaces would be electric vehicle (EV) ready. Additionally, three level 3 fast EV chargers would be provided on-site, one of which would be located at the Community Center, and two of which would be located within the community. Each single-family residence within the Placer Creek Residential development is anticipated to include a private garage and driveway.

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 Estia Dry Creek development would include construction of a 12-inch loop system. In addition, the proposed project would include four- to 12-inch internal water lines for domestic water service and fire/hydrant connections. Internal water lines would connect to an existing 16-inch line in Walerga Road.

The proposed project would be served by the Dry Creek Wastewater Treatment Plant (Dry Creek WWTP). Flows would be conveyed through existing eight-inch "Sewer B" gravity lines within Walerga Road to the Dry Creek WWTP. The proposed project would include the development of an eight-inch sewer line extending across Placer Creek. Eight-inch sanitary sewer lines would be included throughout the project site and would connect to an existing eight-inch sewer line to the south of the project site. An existing sewer lift station is located east of Walerga Road and south of Dry Creek, approximately 0.75-mile to the south. All sewer improvements would be consistent with the South Placer Regional Wastewater and Recycled Water Systems Evaluation, and depending on the timing of other local projects, would require increasing emergency storage capacity at the existing lift station. The project site would be annexed into Placer County Service Area 28, Zone 173 for sanitary sewer service.

The project site is located within the Dry Creek Watershed. The Estia Dry Creek and Placer Creek Residential Phase 2 sites would have both Baseline Road and Walerga Road storm drain tie-ins, and the Placer Creek Residential Phase 2 component would also drain to the southwest. The "Placer Creek" tributary to Dry Creek is located between the Placer Creek Residential Phases 3 and 4 residential neighborhoods and flows southwest to Dry Creek. Development of the project site would require installation of on-site drainage facilities and alteration of site topography to accommodate the proposed land uses. 24-inch and 18-inch storm drains within the Phase 3 and Phase 4 site would outfall to the Placer Creek tributary. A box culvert extension would be included in the southwestern portion of the project site under Walerga Road. The proposed project would include on-site construction of stormwater quality treatment facilities, including LID features. The proposed project would participate in the Dry Creek Watershed Drainage Improvements in-lieu fee to fund improvements. The drainage system for the proposed project will be evaluated in detail in the EIR.

The proposed project is within the service area of Pacific Gas & Electric Company (PG&E) for electric and natural gas service. A 30-inch PG&E gas transmission line is located along the north side of Baseline Road 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.

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 Office, California Highway Patrol (CHP), Placer County Fire, Center Joint Unified School District (grades K-12), Dry Creek Joint Elementary School District (grades K-8), and Roseville Joint Union High School District (grades 9-12). The nearest Placer County Fire Station is the Dry Creek Fire Station (Station 100), located at 8350 Cook Riolo Road, approximately 1.5 miles east of the project site. A new fire station is planned for the Placer Vineyards Project, which would provide supplemental fire services. The proposed project would require annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services.

Off-Site Improvements

The Estia Dry Creek development and the Placer Creek Residential development would each include respective off-site improvements. Depending upon the construction timing of each development, and any improvement triggers which would be determined by the traffic study prepared for the proposed project, either of the developments may be required to complete certain off-site improvements at the Walerga Road/Fiddymont Road/Baseline Road intersection.

The proposed project would include the reconfiguration of Walerga Road to include two, seven-foot wide bike lanes, three 12-foot wide travel lanes in each direction, a Class I trail or sidewalk, and a 13- to 24-foot wide center landscaped median.

A six-foot tall noise barrier, using a combination berm and wall, would be constructed between the Walerga Road frontages and adjacent residential units.

Design Review

Pursuant to Placer County Code Section 17.52.070, the Estia Dry Creek development would require County approval of Design Review for the rezone to the RM-Dc zoning designation to ensure compliance with the County's Multifamily and Mixed-Use Design Manual. The purpose of the design review (-Dc, -Dh, -Ds) combining districts is to provide special regulations to protect and enhance the aesthetic character of lands and buildings within public view; to protect historic buildings; to minimize any adverse impacts of conflicting land uses; to enhance tourism through the protection of lands and buildings having unique aesthetic characteristics; and to provide special project review procedures for lands and uses which by their nature

require special attention to architectural design and massing, landscaping, circulation, and/or energy conservation.

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 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, and annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services, subject to Placer County approval.

Project Phasing and Construction

As shown in Figure 5, the proposed project would be constructed over the course of four development phases, with the first phase (i.e., the Estia Dry Creek development) located adjacent to Baseline Road. The proposed Large Lot Tentative Subdivision Map parcels correspond to the conceptual phasing (see Figure 6). Development of Phases 1 and 2 would occur on the northern portion of the site (APN 023-221-076), north of Walerga Road, and development of Phases 3 and 4 would occur on the southern portion of the site (APN 023-221-074), south of Walerga Road. The Estia Dry Creek and Placer Creek Residential Phase 2 would be constructed in two separate phases, with all site work, including grading and necessary infrastructure, completed with the first phase. The Placer Creek Residential Phases 3 and 4 would be developed in a single phase, but the two neighborhoods would be physically separated. The Phase 3 and 4 sites would require mass grading.

1.4 Requested Entitlements

The proposed project would require County approval of the following:

- General Plan/DCWPCP Map Amendment to change the land use designations to High Density Residential (22.5 acres), Medium Density Residential (61.2 acres), and Greenbelt & Open Space (8.5 acres);
- General Plan/RVSP Map Amendment to change the land use designation of the four-acre parcel (APN 023-200-056-000), located on the northeast corner of PFE Road and Watt Avenue from Commercial to High Density Residential (HDR);
- Rezone to Residential Multifamily, Combining Design Review (RM-Dc) (22.5 acres), Residential Single Family, Combining Building Site Minimum of 6,000 sf (RS-B-X-6,000) (61.2 acres), and O (8.5 acres);
- Rezone of a four-acre parcel (APN 023-200-056-000), located at the northeast corner of PFE Road and Watt Avenue from Residential Single Family, combining Agriculture, combining minimum Building Site of 20,000 square feet, combining Development Reserve, combining Planned Residential Development of 2 units per acre (RS-AG-B-20-DR PD = 2) and Specific Plan District – Riolo Vineyards Specific Plan (SPL-RVSP) to Residential Multifamily 30, combining Design Scenic Corridor (RM30-Dc);
- Vesting Large Lot Tentative Subdivision Map;
- Vesting Phased Small Lot Tentative Subdivision Map;
- Design Review for the Estia Dry Creek multifamily neighborhood to ensure compliance with the County's Multifamily and Mixed-Use Design Manual;
- Annexation into Placer County Service Area 28, Zone 173 for sanitary sewer service;

- Annexation into Placer County Service Area 28, Zone 169 for ongoing maintenance of public parks, trails and open space recreation amenities within the Dry Creek community; and
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services.

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:

- | | |
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| • 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, if the project site is determined to be in a non-urbanized area, 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. If the project site is determined to be in an urbanized area, the focus of the analysis will be on whether the proposed project will conflict with applicable zoning and other regulations governing scenic quality.

Agricultural Resources: The Agricultural Resources chapter of the EIR will provide information regarding 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 any 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.

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. 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 Due Diligence Review prepared for the proposed project.

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 overhead/underground utility lines, or soil contamination associated

with pesticides. 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, as compared 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 a site-specific Phase I Environmental Site Assessment.

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 on-site runoff. In addition, the chapter will evaluate impacts associated with potential minor alteration of the 100-year floodplain limits and existing drainage patterns. The chapter will primarily be based on project-specific Preliminary Drainage Reports.

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). 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.

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. 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) 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.