

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 # 2025040378**Project Title:** Estia Dry Creek and Placer Creek Residential Project (PLN24-00144)Lead Agency: Placer CountyContact Person: Meghan SchwartzMailing Address: 3091 County Center DrivePhone: 530-745-3132City: AuburnZip: 95603County: Placer**Project Location:** County: PlacerCity/Nearest Community: RosevilleCross Streets: Baseline Road/Walegra RoadZip Code: 95747Longitude/Latitude (degrees, minutes and seconds): 38 ° 45 ' 1 " N / -121 ° 21 ' 47 " W Total Acres: 92.2Assessor's Parcel No.: 023-221-076-000, 023-221-074-000

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: _____

State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Early Cons☐ Neg Dec☐ Mit Neg Dec☒ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other: _____**Local Action Type:**☐ General Plan Update☒ General Plan Amendment☐ General Plan Element☒ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☒ Rezone☐ Prezone☐ Use Permit☒ Land Division (Subdivision, etc.)☒ Annexation☐ Redevelopment☐ Coastal Permit☐ Other: _____**Development Type:**☒ Residential: Units 432 Acres 92.2☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Commercial: Sq.ft. _____ Acres _____

Employees _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____

MGD _____

☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____

MW _____

☐ Waste Treatment: Type _____

MGD _____

☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☒ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☒ Schools/Universities☐ Septic Systems☒ Sewer Capacity☒ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☒ Traffic/Circulation☒ Vegetation☒ Water Quality☒ Water Supply/Groundwater☒ Wetland/Riparian☒ Growth Inducement☒ Land Use☒ Cumulative Effects☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Rural Low Density Residential 1 - 2.3 Ac. Min./RS-AG-B-40 PD = 1/Dry Creek West Placer Community Plan

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

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.

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".

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

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

Starting Date August 10, 2026 Ending Date September 24, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Raney Planning & Management, Inc</u>	Applicant: <u>Towne Development of Sacramento</u>
Address: <u>1501 Sports Drive, Suite A</u>	Address: <u>11060 White Rock Road</u>
City/State/Zip: <u>Sacramento, CA 95834</u>	City/State/Zip: <u>Rancho Cordova, CA 95670</u>
Contact: <u>Nick Pappani</u>	Phone: <u>916-262-8804</u>
Phone: <u>916-372-6100</u>	

Signature of Lead Agency Representative: *Meghan Schwartz* Date: 8/10/26

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