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: Estia Dry Creek and Placer Creek Residential EIR (PLN24-00144) (State Clearinghouse No. 2025040378)

PUBLIC REVIEW AND COMMENT PERIOD: August 10, 2026 to September 24, 2026

PROJECT LOCATION: The proposed 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 Fiddyment 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.

The off-site affordable housing parcel evaluated in the Draft EIR is located at the northeast corner of PFE Road and Watt Avenue within the Riolo Vineyards Specific Plan (RVSP) and is identified as APN 023-200-056-000.

PROJECT DESCRIPTION: The applicant, Chris Dickinson, with Homes by Towne Development of Sacramento, proposes development of two separate residential communities over the course of five phases. Phase 1 would consist of the 220-unit Estia Dry Creek development, and Phases 2 (2A and 2B) through 4 would consist of the 212-lot Placer Creek Residential development. The full project through all phases consists of 432 total units. 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 average project-wide density would be approximately 4.6 residential units per acre.

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 square feet (sf) to 1,100 sf. Units would either be detached or in duet configurations. 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, fitness areas, 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, covered car ports and surface parking would be located throughout the site. The Estia Dry Creek portion of the project would be developed at an overall density of approximately 9.5 dwelling units per acre.

The Placer Creek Residential development (Phases 2 through 4) would include 212 single-family residential lots with a minimum lot size of 6,036 sf. Phase 2 would include a total of 110 single-family lots, and a centrally located 2.1-acre public neighborhood park with pickleball courts and associated amenities. Phase 3 would include the development of 56 single-family lots. Phase 4 would include the development of 46 single-family lots and the western extension of Vineyard Road, which would provide site access along with trails and

the 9.9-acre oak woodland area along Placer Creek riparian corridor, which would be preserved as open space.

Proposed Entitlements include a Dry Creek West Placer Community Plan Amendment, Rezone and Vesting Small Lot Tentative Subdivision Map that will 1) Amend the Dry Creek West Placer Community Plan to change land use designations from Rural Low Density Residential and Greenbelt & Open Space to High Density Residential, Medium Density Residential and Greenbelt & Open Space; 2) Rezone from Residential Single-Family, combining Agriculture, combining a minimum Building Site Size of 40,000 square feet combining a Planned Residential Development of one unit per acre (RS-AG-B-40 PD=1) and Open Space combining a Planned Residential Development of one unit per acre (O PD=1) to Residential Single Family, combining Building Site minimum of 6,000 square feet (RS-B-X-6) and Open Space (O); 3) Vesting Large Lot Tentative Subdivision Map for the four separate neighborhoods and requisite public road and utility access rights. 4) Vesting Phased Small Lot Tentative Subdivision Map to subdivide large lots 2A, 2B, 3 and 4 into 212 single family residential lots ranging from approximately 6,036 sf to 15,673 sf. 4) Variance from Design Standard 21(H)(1) of the Placer County Multifamily and Mixed-Use Design Manual to allow up to 12 consecutive parking spaces between landscaped parking islands in lieu of the maximum six consecutive parking spaces otherwise permitted by the Design Manual; and 5) Design Review for the Estia Dry Creek multifamily neighborhood.

The DEIR evaluates two options by which the applicant could satisfy the project's affordable housing requirements. One proposal provides 22 on-site Accessory Dwelling Units (ADUs) as allowed by Placer County Housing Element Policy HE-C-3 which states that ADUs of less than 750 sf are considered to be affordable by design and eligible to satisfy low-income housing requirements in specific plans and new developments. The other option includes an equivalency proposal involving the transfer of fee title to the County of an off-site, approximately four-acre vacant parcel owned by Homes by Towne and located within the RVSP. The proposed off-site affordable housing parcel is located at the northeast corner of PFE Road and Watt Avenue and is identified as APN 023-200-056-000. Should the proposed off-site affordable housing proposal be approved by the Board of Supervisors, additional entitlements for that site are also requested: 1) Specific Plan Amendment to the RVSP to change the land use from Commercial to High Density Residential, add High Density Residential Land Use to the Plan, Development Standards and Design Guidelines; 2) Rezone of the off-site affordable housing parcel from RS-AG-B-20-DR PD=2 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 20,000 sf, combining Development Reserve, combining Planned Residential Development of 2 units per acre) and SPL-RVSP (Specific Plan District – Riolo Vineyards Specific Plan) to RM30-Dc (Residential Multifamily 30 units per acre, combining Design Scenic Corridor), which would result in a maximum development potential of 120 affordable income-restricted units for the offsite four-acre parcel; and 3) Development Agreement Amendment to the RVSP to add HDR Land Use and Rezoning of the 4-acre parcel.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant project impacts with respect to Aesthetics, Air Quality and Greenhouse Gas Emissions, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Public Services and Utilities, Transportation and Tribal Cultural Resources. Except for impact 14-1 pertaining to temporary or periodic noise increases associated with short-term impacts of project construction, all potentially significant adverse impacts 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 27, 2026 – Placer County Planning Commission, 3091 County Center Drive, Auburn, California. Meeting begins at 9:00 a.m.

The Placer County Planning Commission meeting will begin at 9:00 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/10617/_2026

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available online at:

https://www.placer.ca.gov/10218/Estia-Dry-Creek-and-Placer-Creek-Residen 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 email cdraecs@placer.ca.gov no later than 5:00 p.m. on September 24, 2026.

For more information on the project, please contact the project planner, Kara Conklin, at KConklin@placer.ca.gov