

Notice of Completion & Environmental Document Transmittal

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 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2019012050**

Project Title: Brady Vineyard Subdivision Project

Lead Agency: County of Placer, Community Development Resource Agency Contact Person: Shirlee Herrington
 Street Address: 3091 County Center Drive, Suite 190 Phone: (530) 745-3132
 City: N/A Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: City of Roseville
 Cross Streets: Vineyard Road and Brady Lane Zip code: 95747
 Lat/Long/: 38 ° 44 ' 41.9 " N 121 ° 18 ' 56.5 " W Total Acres: 35
 Assessor's Parcel No. 473-020-002 and 473-020-013 Section: 3 Twp: 10N Range: 6E Base: MDBM
 Within 2 miles: State Hwy#: 80 Waterways: Dry Creek
 Airports: N/A Railways: UPRR Schools: Roseville Montessori, Rose Villa Montessori, Century High, Woodcreek High, Heritage Oak Elementary, Kaseberg Elementary, Merryhill Elementary and Middle, Silverado Middle, Antelope Crossing Middle, Creekview Ranch.

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:

Placer County's Office of Planning & Research
 After 12pm
 NOV 19 2019
 STATE CLEARINGHOUSE

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 Other: Community Plan Amendment, Variance, Minor Boundary Line Adjustment, Design Exception Request, annexations into County Service Areas for fire, sewer, and park maintenance.

Development Type:

Residential: Units 119 Acres 25.5 Water Facilities: Type _____ MGD _____
 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 _____ Hazardous Waste: Type _____
 Other: _____

Project Issues That May Have A Significant Or Potentially Significant Impact:

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

Present Land Use/Zoning/General Plan Designation: Per the Placer County General Plan and the Dry Creek-West Placer Community Plan (DCWPCP), the project site is currently designated Low Density Residential (LDR) 1-2 du/ac (24.1 acres), Open Space (O) (6.1 acres), and Rural Low Density Residential (RLDR) 1-2.3 ac min (1.8 acres). The current zoning designations for the site are Residential Single-Family, combining Agriculture, minimum Building Site of 20,000 square feet (RS-AG-B-20) (eastern 24.1 acres); Open Space (O) (central-western 6.1 acres); and Farm-Development Reserve (F-DR) (western 1.8 acres). The project site consists primarily of ruderal grasses, and is absent of structures or other indications of prior development.
Project Description: See attached.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 3	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5S
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling & Recovery,
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Department of
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers &
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Wildlife Region # 2	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other: _____

Local Public Review Period

Starting Date 11/20/2019 Ending Date 1/3/2020

County of Placer Community

Lead Agency: Development Resource Agency Applicant: Sukhbir Brar
 Consulting Firm: Raney Planning & Management, Inc. Address: 2351 Sunset Boulevard
 Address: 1501 Sports Drive, Suite A City/State/Zip: Rocklin, CA 95765
 City/State/Zip: Sacramento, CA 95834 Phone: (916) 749-0967
 Contact: Nick Pappani
 Phone: (916) 372-6100

Signature of Lead Agency Representative: _____ Date: _____

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description

The proposed project would include a Vesting Tentative Subdivision Map to subdivide the project site into 119 single-family residential lots. The project has been designed in two residential villages (Northwest and Southeast); the Northwest Village would include a total of 80 lots and the Southeast Village would include 39 lots. Residential lots in the Southeast Village would generally be larger, with an average lot size of approximately 7,600 square feet (sf), ranging from 6,600 sf to 11,538 sf. Residential lots in the Northwest Village would be smaller, with an average lot size of approximately 5,600 sf, ranging from 5,000 sf to 8,604 sf. A total of 7.78 acres, or 22 percent of the project site, including the tributary and the majority of its associated riparian area, would be retained as open space. The southwestern-most three acres of the project site are "not a part of this subdivision" (NAPOTS) and would become a separate parcel created by a boundary line adjustment. The open space corridor on the western portion of the site would include three linear parks and a meandering public pedestrian/bike path located along the riparian corridor. Access to the site would be from a gated entryway off of Brady Lane. An Emergency Vehicle Access would be constructed in the southwest corner of the project site off of Vineyard Road. A sewer lift station would be constructed in this area as well.

The proposed project would also include off-site improvements involving construction of a new sewer line within Vineyard Road, and widening of portions of Brady Lane and Vineyard Road. In addition, the proposed project would comply with Placer County's affordable housing requirements. While multiple options are available to meet the County's current affordable housing requirements, and a specific approach to meeting the affordable housing requirement has not been selected at this time for the proposed project, this EIR evaluates the potential for up to 12 Accessory Dwelling Units (ADUs) to be constructed on-site, in addition to the proposed 119 single-family residential units. The construction of up to 12 ADUs would result in a maximum of 131 units on-site.

Requested Entitlements

The proposed project would require County approval of the following:

- General Plan/Community Plan Amendment (DCWPCP) from LDR 1-2 du/ac (24.1 acres), O (6.1 acres), and RLDR 1-2.3 ac min (1.8 acres) to MDR (25.5 acres) and O (6.5 acres). The existing DCWPCP land use designation for the NAPOTS area would not be altered;
- Rezone from RS-AG-B-20 (24.1 acres), O (6.1 acres), and F-DR (1.8 acres) to RS-B-4 (25.9 acres) and O (6.5 acres). The existing zoning designation for the NAPOTS area would not be altered;
- Vesting Tentative Subdivision Map for the subdivision of a 35-acre site into a 119-lot residential single-family subdivision;
- Conditional Use Permit to allow the proposed on-site tot lot within the O zoning district;
- Variance to increase allowable building coverage on residential lots from the maximum 40 percent to 50 percent for one-story units;
- Minor Boundary Line Adjustment to create the NAPOTS parcel;
- Design Exception Request for private internal roadways (Administrative Approval);
- Annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services (Placer County Board of Supervisors Approval);
- Annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service (Placer County Board of Supervisors Approval); and
- Annexation into Placer County Service Area 28, Zone of Benefit 169, for the purposes of generating funds for the maintenance of public park and open space facilities in the Dry Creek area.

In addition, the project would require the following approvals/permits from other responsible and trustee agencies:

- Section 404 Nationwide Permit (or Letter of Permission) (USACE);
- Section 401 Water Quality Certification (RWQCB – Central Valley Region);
- Authority to Construct and Permit to Operate the proposed sewer lift station backup generator (Placer County Air Pollution Control District); and
- Potential Section 1600 Lake or Streambed Alteration Agreement (CDFW).