

3. PROJECT DESCRIPTION

3.1 INTRODUCTION

The Project Description chapter of the EIR provides a comprehensive description of the Brady Vineyard Subdivision Project (proposed project) in accordance with CEQA Guidelines Section 15124. A detailed description of the project location, project setting and surrounding uses, project objectives, project components, and required project approvals is presented below.

3.2 PROJECT LOCATION

The project site consists of approximately 35 acres located at the northwest corner of Vineyard Road and Brady Lane in Placer County, California (see Figure 3-1 and Figure 3-2). The site is located to the west of the City of Roseville limits and is within the Dry Creek-West Placer Community Plan (DCWPCP) area. The site is identified by Assessor's Parcel Numbers (APNs) 473-020-002 and -013. 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.

3.3 PROJECT SETTING AND SURROUNDING LAND USES

Section 15125 of the CEQA Guidelines requires an EIR to include a description of the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation (NOP) is published, from a local and regional perspective. Knowledge of the existing environmental setting is critical to the assessment of environmental impacts. Per CEQA Guidelines Section 15125, the description of the environmental setting shall not be longer than necessary to understand the potential significant effects of the project.

The following sections describe the existing setting of the project site and the surrounding land uses in the project vicinity. Please note that detailed discussions of the existing setting in compliance with CEQA Guidelines Section 15125, specific to each environmental resource area, are included in each corresponding technical chapter of this EIR.

Site Characteristics

Currently, the project site consists primarily of ruderal grasses and is absent of structures or other indications of prior development. The site appears to have supported row crops and other agricultural uses up until the 1940's, as indicated in aerial photos dating back to 1947, but does not appear to have supported any active farming since that time. Per the U.S. Department of Agricultural Farmland Mapping and Monitoring Program (FMMP), the site is characterized as Grazing Land and Farmland of Local Importance.

The western portion of the site contains an unnamed tributary that flows southward to Dry Creek. One seasonal swale and one drainage ditch within the site drain to the tributary. Approximately 3.26 acres of the site are located within the 100-year floodplain of the tributary. After accounting for this and the 1.57 acres of right-of-way dedication outside of the floodplain, the total net buildable acres equate to approximately 27.21 acres.



**Figure 3-1
Regional Location**

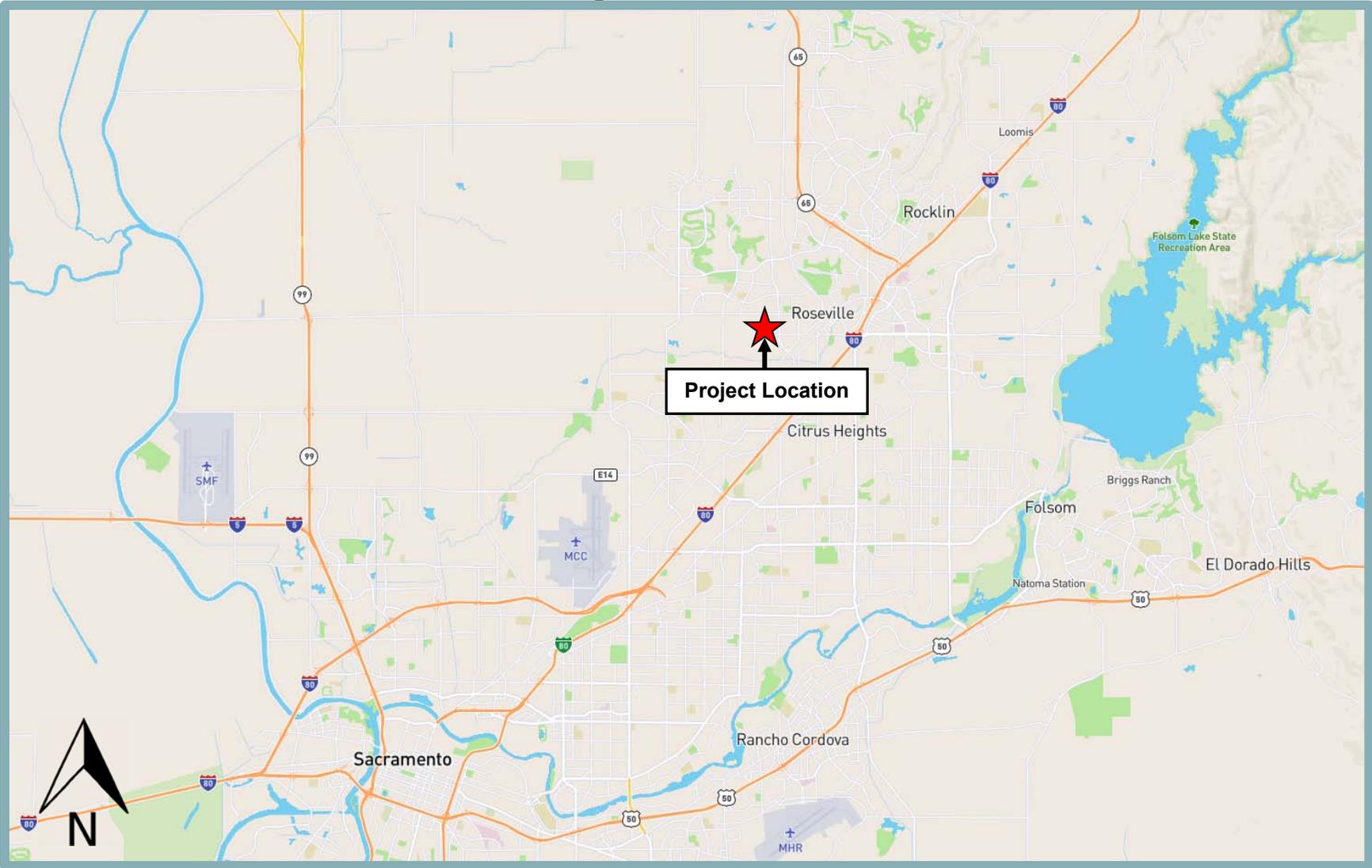
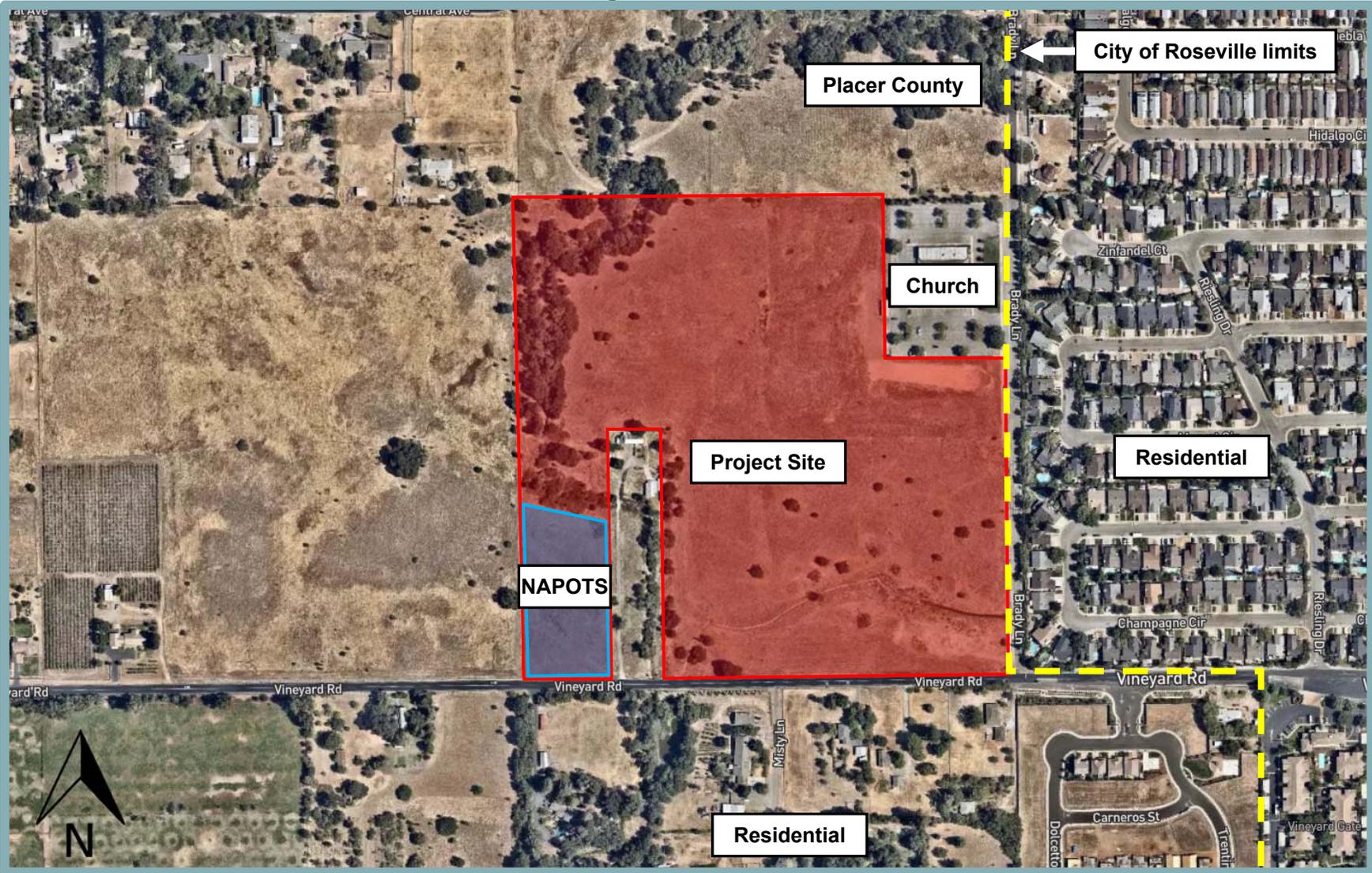


Figure 3-2
Project Location



Existing oak trees line both sides of the tributary, and scattered almond trees are located along the drainage ditch. The topography of the site is gently undulating, with elevations ranging from a low of approximately 122.5 feet at the western portion of the site adjacent to Vineyard Road to a high of approximately 151.4 feet at the eastern portion of the site adjacent to Brady Lane. A small knoll, with an elevation of approximately 145.7 feet, is located near the northwest portion of the site.

The project site has current DCWPCP land use designations as follows: Low Density Residential (LDR 1-2 du/ac) on the eastern 24.1 acres; Greenbelt and Open Space (O) along the central-western 6.1 acres; and Rural Low Density Residential (RLDR 1-2.3 ac min) on the western 1.8 acres. The current zoning designations for the site include: 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 1.8 acres of Farm-Development Reserve (F-DR) (western portion of site). The three-acre NAPOTS area in the southwestern portion of the site is currently designated RLDR 1-2.3 ac min per the DCWPCP, and zoned F-DR.

Surrounding Land Uses

The 30-acre parcel immediately west of the project site is vacant and zoned F-DR, similar to the western portion of the project site. The nearest home to the west of the site is approximately 1,000 feet from the site boundary. Immediately north of the project site is a church (Father's House) fronting Brady Lane, located on a three-acre parcel which, prior to a boundary line adjustment with the project site, was a 10-acre parcel. Other properties immediately to the north of the project site are generally vacant, with the exception of one single-family home located approximately 360 feet north of the site on a parcel north of the church. Such properties have the same zoning designation, RS-AG-B-20, as the project site, as do the four properties located on the south side of Vineyard Road, east of the tributary, where the closest house is situated 80 feet from the southern boundary of the project site. To the southeast, the American Vineyard Villages (AKA The Vineyard) consists of 139 single-family lots on approximately 19.2 acres. The subdivision is zoned RS-B-3 (Residential Single-family, minimum Building Site of 3,000 square feet) with lot sizes ranging from 3,298 sf to 10,953 sf.

Neighboring uses to the east of the site include Vineyard Estates, a single-family residential subdivision located across Brady Lane, within the City of Roseville limits. The subdivision includes 5,000-square foot (sf) minimum lots with single-family homes that are typically located approximately 20 feet from the eastern edge of pavement along Brady Lane, and are screened from the road with mature landscaping and masonry walls.

A two-acre rectangular-shaped parcel fronting Vineyard Road extends approximately 700 feet north (roughly halfway) into the project site. Currently, the parcel is developed with a house and associated outbuildings, located approximately 25 feet from the parcel's northern property line and 15 feet from its eastern property line. The existing on-site tributary flows through a culvert crossing under Vineyard Road near the south/center of the two-acre parcel.

3.4 PROJECT OBJECTIVES

The following project objectives have been developed by the project applicant:

1. Implement the County's General Plan and DCWPCP, which designate the proposed project area for residential development;



2. Provide a well-designed residential community with neighborhood identity in close proximity to jobs and services in Placer and Sacramento counties;
3. Provide for medium residential densities in areas planned for residential uses and development with accessible infrastructure, maximizing new housing opportunities while being consistent with current area-wide infrastructure plans and growth policies;
4. Add to the diversity of housing choices that can support a wider range of lifestyles in the DCWPCP Area;
5. Reduce growth pressures on outlying areas of Placer County by efficiently utilizing the project site to accommodate residential growth and development;
6. Create a high-quality neighborhood environment containing a mix of residential, open-space, and recreational land uses;
7. Provide for variable lot sizes and increased lot coverage to promote the efficient use of land, energy and water resources within a residential community;
8. Design a project that minimizes encroachment into the existing 100-year floodplain on the site while balancing the housing needs and densities and the character of the local community;
9. Provide a comprehensively planned project that protects sensitive environmental habitat and resources, including existing riparian and oak woodland habitat on the project site, within a permanent greenbelt area providing a significant public benefit;
10. Provide a planned infrastructure system with all public facilities and services necessary to meet the needs of development of the project site; and
11. Provide a number of residential units within the project site sufficient to support necessary improvements to local and regional public service facilities.

3.5 PROJECT COMPONENTS

The proposed project would include subdivision of the project site to develop a total of 119 single-family lots, up to 12 Accessory Dwelling Units (ADUs), and various associated improvements (see Figure 3-3), including, but not limited to, parks, trails, landscaping, circulation improvements, and utility installation. The project would require County approval of the following: General Plan/Community Plan Amendment; Rezone; Vesting Tentative Subdivision Map; Conditional Use Permit (CUP); Variance; Minor Boundary Line Adjustment; Design Exception Request; Annexation into the Dry Creek Fire Zone of Benefit and the parks/trail Zone of Benefit; and Annexation into Placer County Service Area 28, Zone 173 for sewer. The details of the proposed project, including required approvals, are described in further detail below.

General Plan/Community Plan Amendment and Rezone

As noted previously, the project site is currently designated LDR 1-2 du/ac (24.1 acres), O (6.1 acres), and RLDR 1-2.3 ac min (1.8 acres). The project would include a General Plan/DCWPCP Amendment to change the site's land use designations to Medium Density Residential (MDR) (25.5 acres) and O (6.5 acres) (see Figure 3-5). In addition, the project would include a rezone to change the site's zoning designations from RS-AG-B-20 (24.1 acres), O (6.1 acres), and F-DR (1.8 acres) to Residential Single Family, combining minimum Building Site of 4,000 square feet (RS-B-4) (25.5 acres) and O (6.5 acres) (see Figure 3-6). It is important to note that the applicant proposes to set the minimum lot size for the RS-B-4 zoned portion of the site at 5,000 square feet. However, because a Residential Single Family, combining minimum Building Site of 5,000 square feet does not exist, the project would include rezone to RS-B-4, and the County will include a Condition of Approval on the Vesting Tentative Subdivision Map requiring said minimum 5,000 square feet lot size. The existing DCWPCP land use and zoning designations for the three-acre NAPOTS area within the southwestern portion of the site would not be altered.



Vesting Tentative Subdivision Map

The proposed project would include a Vesting Tentative Subdivision Map (see Figure 3-3) 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 (see Figure 3-4).

The proposed project would provide for a transition of lot sizes from east to west, with residential densities transitioning from larger lots in the Southeast Village (average size of approximately 7,600 sf, ranging from 6,600 to 11,538 sf) to smaller lots in the Northwest Village (average size of approximately 5,600 sf, ranging from 5,000 to 8,604 sf).

Building setbacks are proposed to be 20 feet in front, 7.5 feet on the sides for two-story homes, and five feet for single-story homes. Two-story homes are anticipated to have 20-foot rear yard setbacks, with 10-foot rear yard setbacks for single-story homes. Approximately 50 percent of the homes backing onto Vineyard Road and Brady Lane would be limited to single-story homes. As noted previously, the three-acre NAPOTS area at the southwestern portion of the project site would become a separate parcel created by a boundary line adjustment.

It should be noted that the proposed site plan previously included three single-family lots within the northwestern portion of the site along the east side of the proposed "A" Court. However, based on input during the CEQA process, the applicant decided to revise the site plan to shift the three lots away from the on-site tributary and associated sensitive habitat.

Affordable Housing

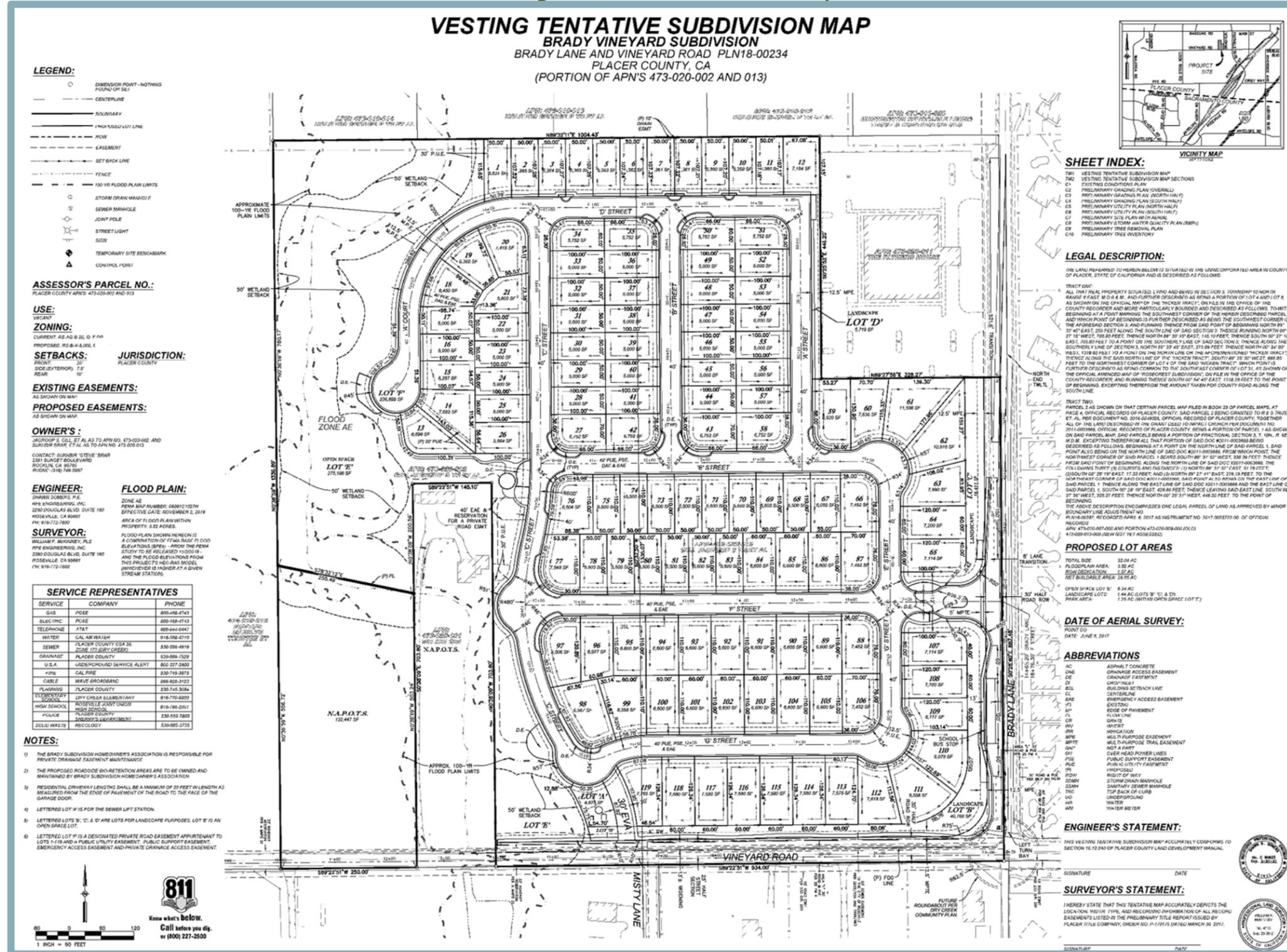
The project would comply with Placer County's affordable housing requirements. Per the County's current requirements, an applicant may build the units at the affordability guidelines, pay an in-lieu fee, as determined by the Board of Supervisors, or provide a comparable affordable housing measure that is deemed acceptable by the County. While a specific approach to meeting the affordable housing requirement has not been selected at this time, this EIR assumes that the proposed project would employ one of the four options listed below:

- A. Constructing and deed restricting 12 lots/units as affordable (No change to total number of units proposed).
- B. Constructing a primary dwelling along with an Accessory Dwelling Unit on six of the lots and deed restricting all 12 units as affordable (Increase the number of proposed dwelling units by six, for a total of 125).
- C. Along with Option B, providing buyers of up to six additional lots the option to construct a primary dwelling and an Accessory Dwelling Unit (Increase the number of proposed dwelling units by 12, for a total of 131). The additional six units would not be required to be deed restricted as affordable.
- D. Payment of an in-lieu fee, as determined by the Board of Supervisors, and none of the units within the project would be deed restricted (No change to total number of units proposed).

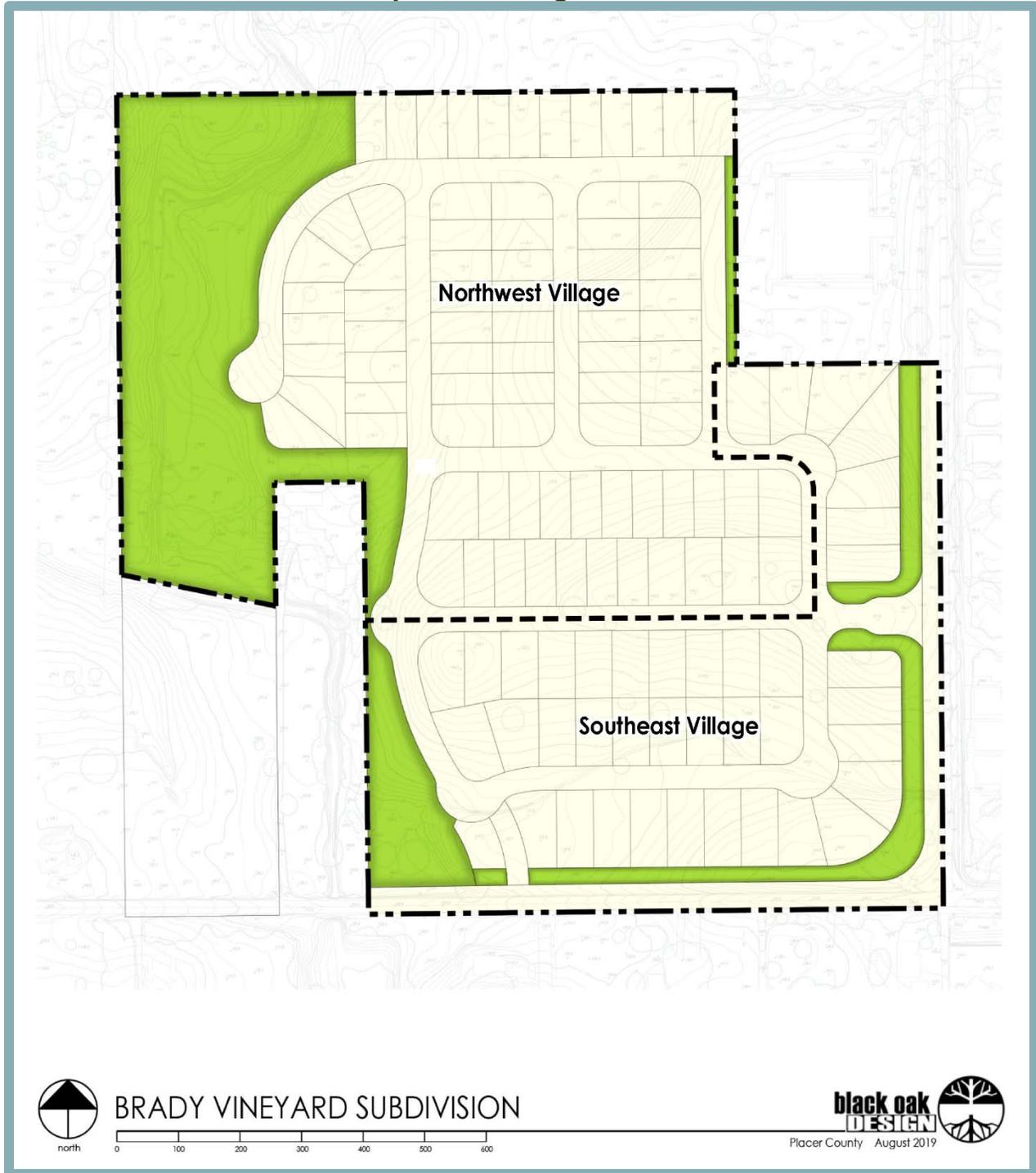
Based on the above, the number of single-family residential units included in the proposed project could range from a minimum of 119 units up to a maximum of 131 units (119 primary units, six deed-restricted Accessory Dwelling units, and six non-deed-restricted Accessory Dwelling Units). Where applicable, this EIR evaluates the most intensive project scenario in which all 131 units are developed on-site.



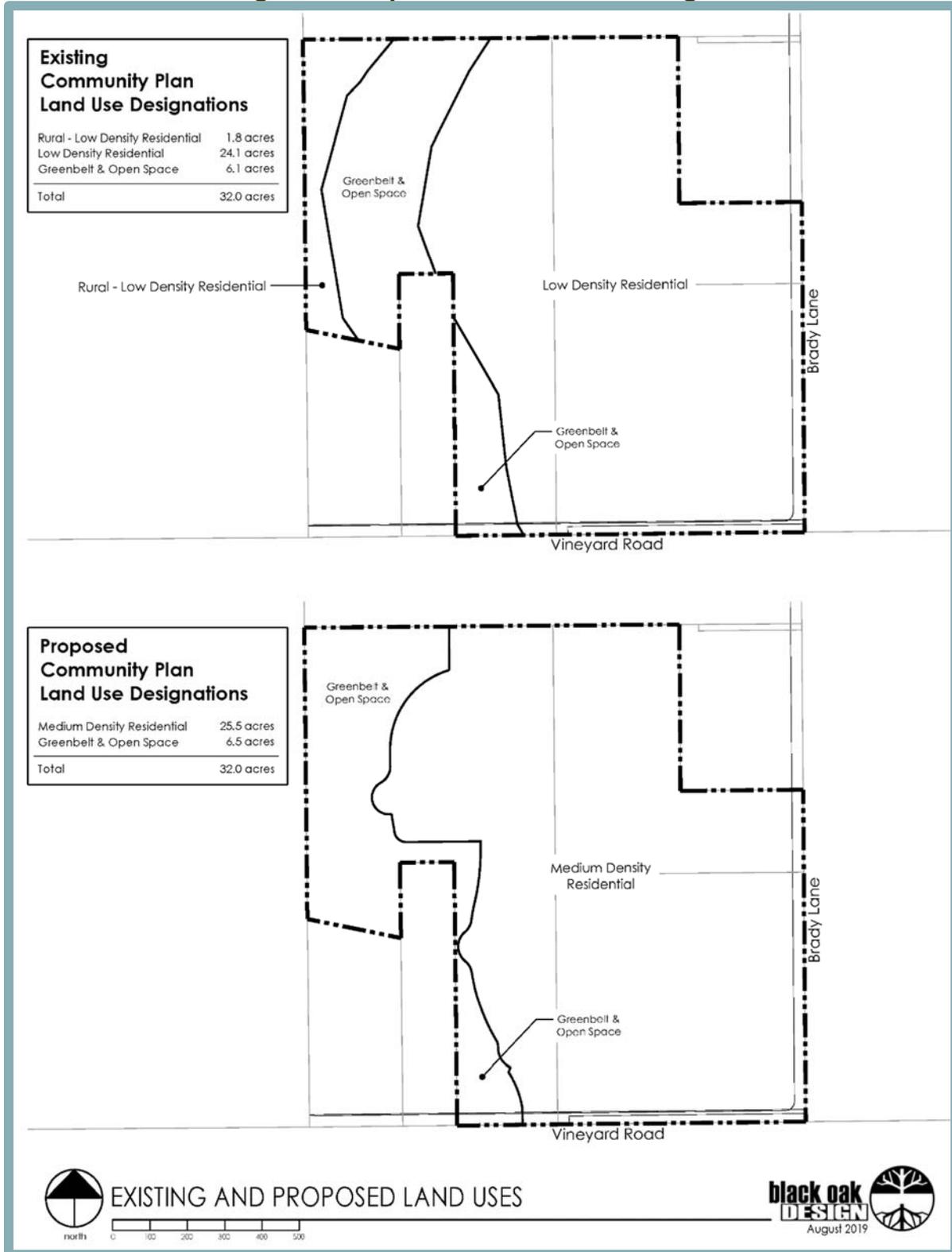
Figure 3-3
 Vesting Tentative Subdivision Map



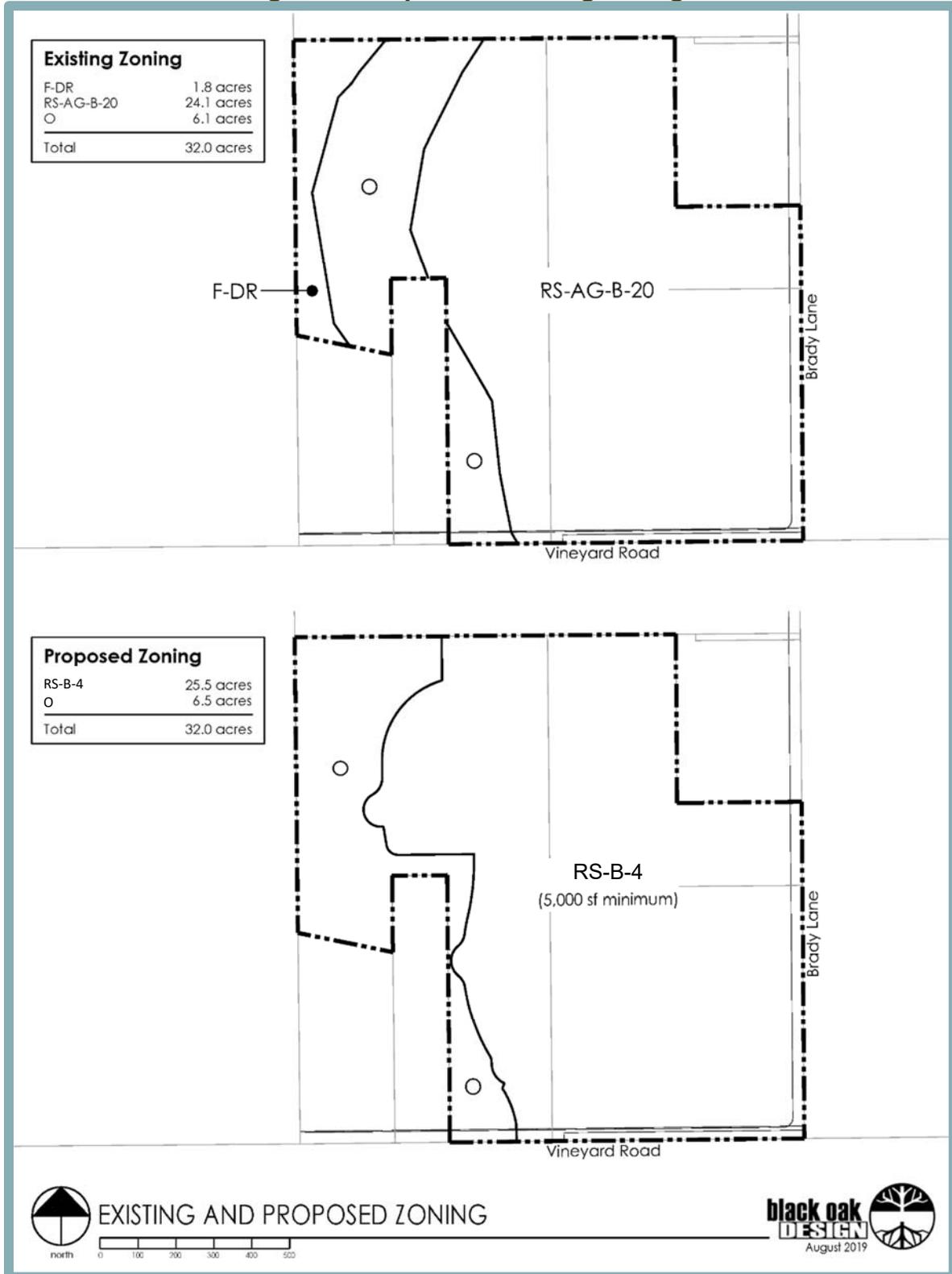
**Figure 3-4
Proposed Village Areas**



**Figure 3-5
 Existing and Proposed Land Use Designations**



**Figure 3-6
 Existing and Proposed Zoning Designations**



Access and Circulation

The proposed project would include private streets and a gated entry at Brady Lane. A 30-foot wide emergency vehicle access (EVA) for the site would be provided off Vineyard Road. The internal street pattern would consist of two connecting loops, with a cul-de-sac at the northwest corner of the site. The private streets would include separated five-foot sidewalks and three-foot rolled curb and gutter on two 17-foot-wide lanes within a 40-foot right-of-way. Parking would be allowed on both sides of the internal roadways.

Parks, Open Space, Trails, and Landscaping

As part of the proposed project, a total of 6.34 acres of the site would be retained, and protected with a deed restriction, as open space (Lot E), including the unnamed tributary and areas planned for on-site trails. Within Lot E, a total of 1.25 acres are planned for three “linear” parks (see Figure 3-7). In addition, 1.44 acres within the site would consist of landscape lots (Lots B, C, and D). The proposed trails would consist of a decomposed granite trail/sidewalk system that would extend from the northern property boundary and connect to the three separate linear park areas located along the riparian corridor. Small turf areas and benches would be provided within the open space areas. The trail would provide for access to Vineyard Road, with a connection looping eastward back to the main entry road.

Fencing along the open space corridor would be a post and cable design where adjacent to the road or trails, and an open iron design where adjacent to residential lots. Each internal street would include street trees, planted with either 15-gallon pistache (*Pistacia chinensis*) or London plane (*Platanus x acerifolia*) trees. The project entry would be accented with low stone walls, while other fencing within the project site between individual lots would be six-foot-tall solid wood.

With the exception of low-voltage, LED, landscape accent lights that would be provided at the gated entry, streetlights and other lighting elements are not proposed along the subdivision streets; however, a streetlight may be required at the intersection of the project entry and Brady Lane and the northwest corner of the intersection of Brady Lane and Vineyard Road.

The Vineyard Road frontage would include a setback/buffer of nearly 35 feet (minimum 25-foot from back of right-of-way to southern property line of the project site) and would be screened with a landscaped berm between the proposed six-foot-wide meandering decomposed granite path and property line. The Brady Lane frontage would also include a setback/buffer of nearly 35 feet from the edge of right-of-way to the project’s eastern property line. The project would similarly be partially screened by a landscaped berm generally located between the sidewalk and the property line. Both berms may include a short masonry base wall, with portions including a five-foot-tall open iron fence on top.

Utilities

Figure 3-8 and Figure 3-9 provide an overview of the proposed water, sewer, and stormwater utility improvements.

Treated water service for the project would be provided by California American Water (Cal-Am) via its agreement with Placer County Water Agency (PCWA). New public water mains would be installed on-site and along the Brady Lane and Vineyard Road frontages. As shown in Figure 3-9, the proposed project would include a new connection to an existing 12-inch water main located in Vineyard Road to the southeast of the project site.



**Figure 3-7
 Preliminary Landscaping and Fencing Plan**



Figure 3-8
 Preliminary Utility Plan (North)

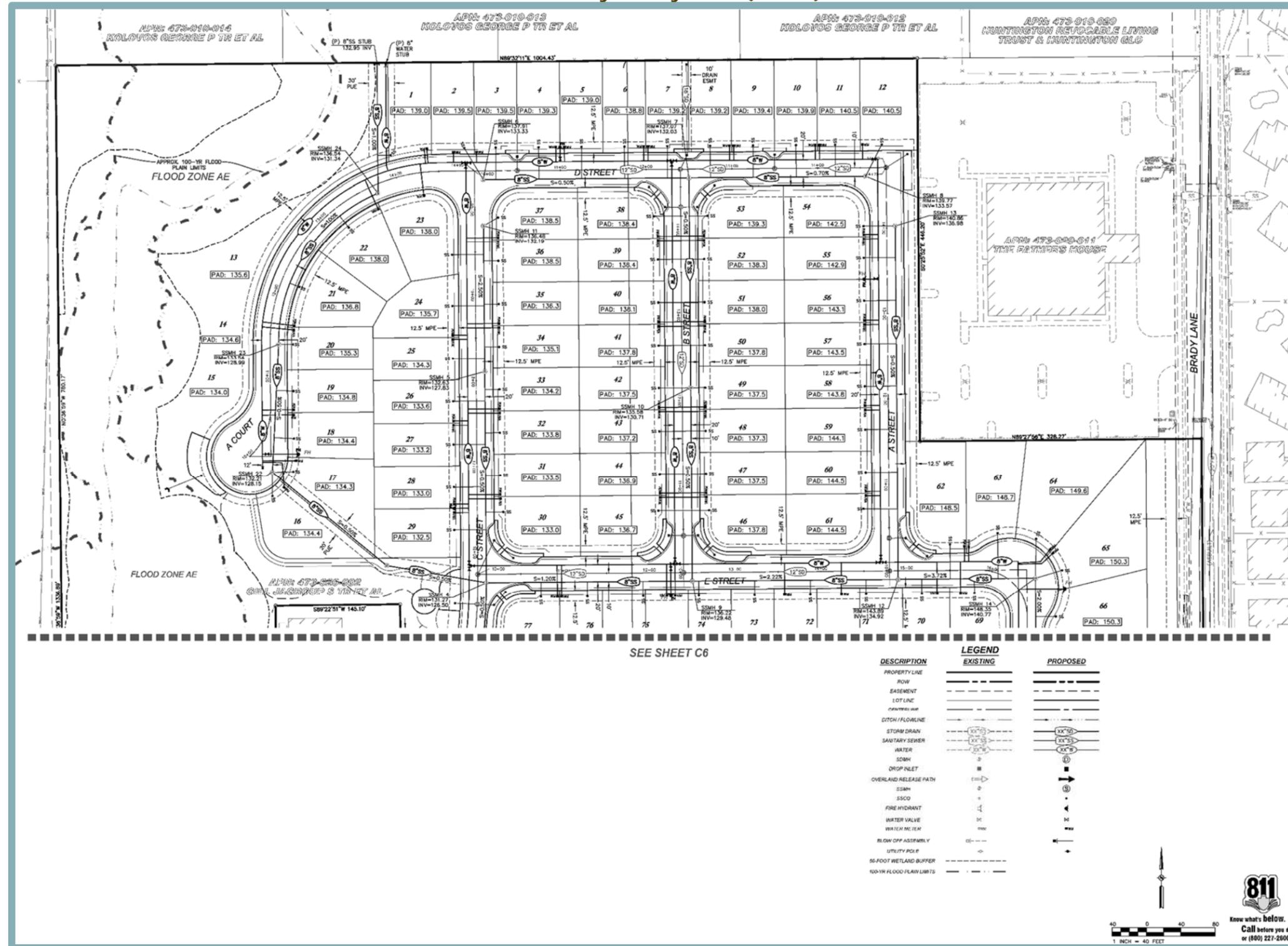
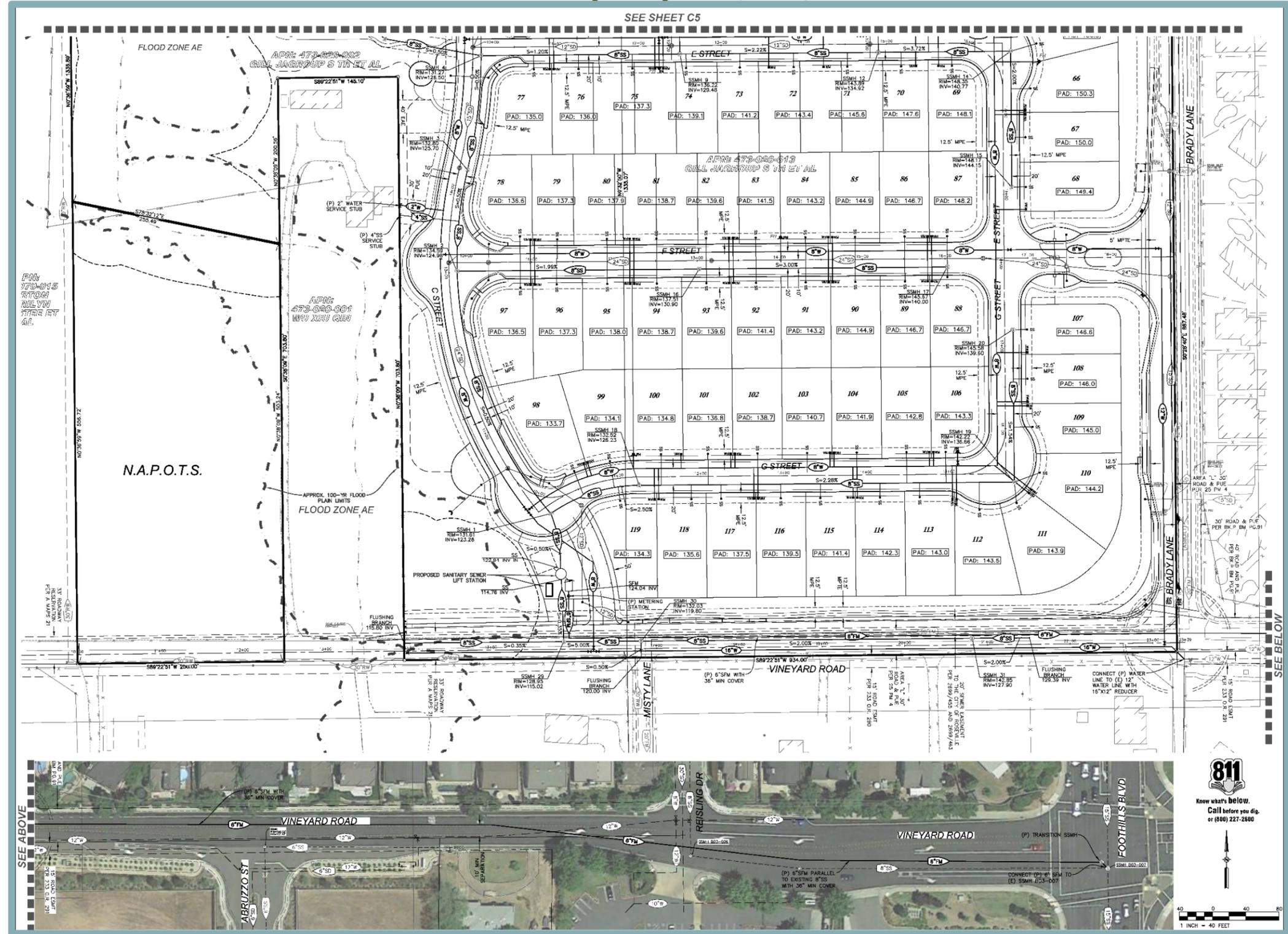


Figure 3-9
 Preliminary Utility Plan (South)



From the connection point, the project would include extension of two new water lines: a new eight-inch water line extending northward within Brady Lane to the project site access; and a 16-inch water line extending westward within Vineyard Road to the southwestern site boundary. Both water lines would connect to the interior of the project site by way of a series of eight-inch lines extending throughout the proposed on-site roadways.

The project site would be annexed into Placer County Service Area 28, Zone 173, for sanitary sewer service, subject to Placer County Board of Supervisors approval. The proposed project would include installation of an on-site gravity sewer collection system. The on-site sanitary sewer system would flow to a new lift station to be located on Lot A, on the north side of Vineyard Road, east of the on-site tributary and opposite Misty Lane. The lift station would be primarily underground; a manhole cover, control panel, and other associated piping and apparatuses would be visible from the surface. The lift station would be surrounded by a fence with slats, which would screen views of the aforementioned equipment from Vineyard Road. The lift station, which would be financed by the project applicant, has been previously planned by the County per the Northeast Area Sewer Master Plan and would have capacity to serve the northeast portion of the DCWPCP area (see Figure 15-5 in Chapter 15, Utilities and Service Systems). The proposed project would require off-site sewer improvements, as well, which are discussed in further detail within the Off-Site Improvements section below.

Stormwater generated by impervious areas within the project site would be collected by a series of new drain inlets and conveyed, by way of new on-site drainage pipes, to a series of bio-retention basins located along the corners of the internal roadways within the site (see Figure 3-10). The basins would include layers of soil and gravel that would provide for treatment of stormwater pollutants prior to collection and conveyance of treated stormwater by a perforated underdrain. The treated stormwater from the bio-retention basins would drain to the on-site tributary at two outfall locations. As noted previously, the tributary ultimately flows to Dry Creek.

Off-Site Improvements

The following sections describe the off-site improvements that would be included as part of the proposed project.

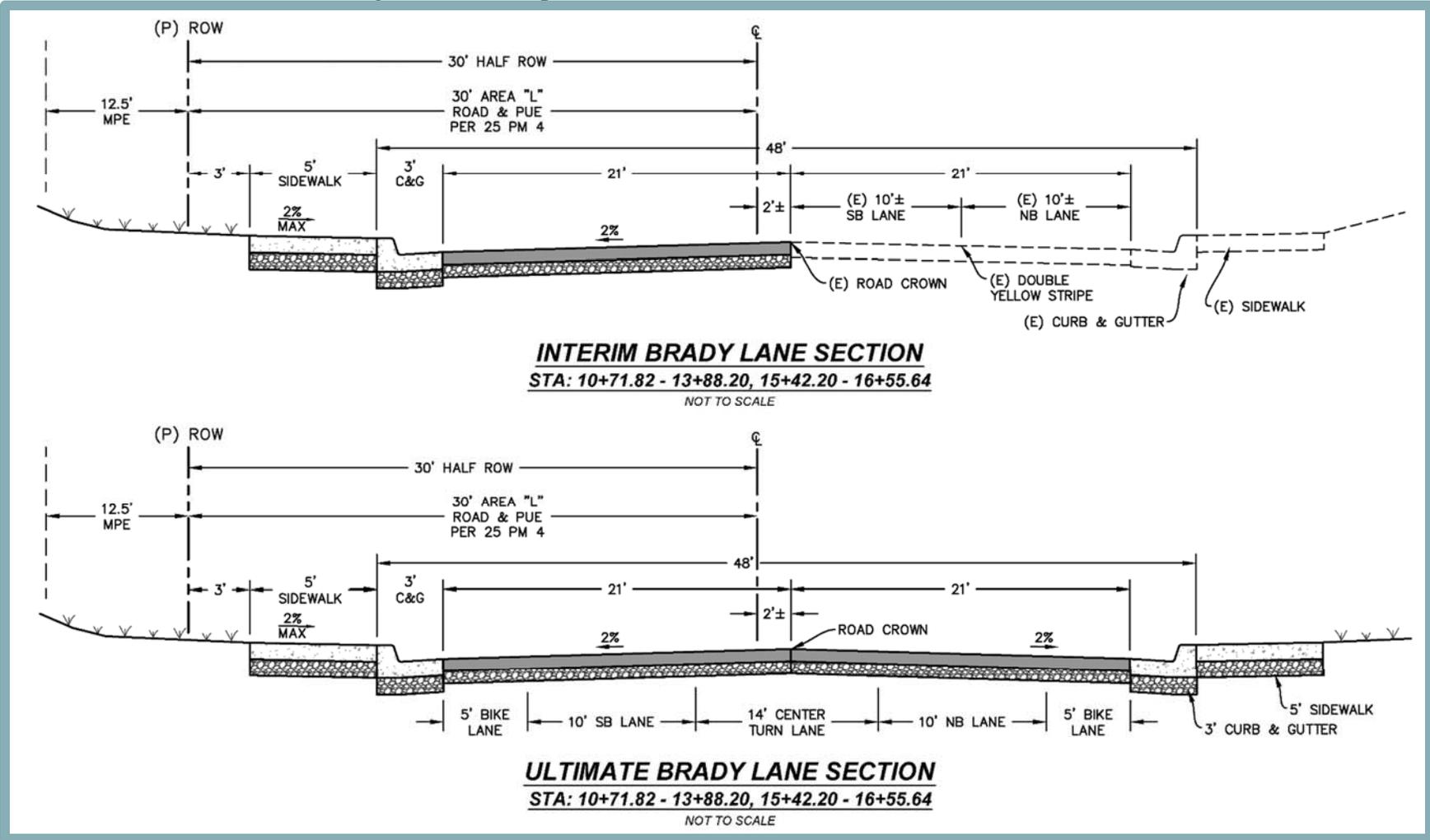
Brady Lane Improvements

Brady Lane is located within the City of Roseville. Currently, Brady Lane has been widened to include a parking lane/bicycle lane, curb, gutter, and sidewalk for approximately 210 feet of the northernmost portion of the project's frontage. The existing widening is approximately 22 feet-wide, as measured from the fog line of the existing southbound lane to the lip of gutter.

The proposed project would continue widening of Brady Lane along the project frontage and would provide for curb, gutter, and sidewalk improvements southward to the Brady Lane/Vineyard Road intersection, as generally shown under the "Interim" condition in Figure 3-11. As shown in Figure 3-11, the ultimate cross-section of the roadway, as per City of Roseville standards, would include a 10-foot northbound travel lane, a 14-foot center turn lane, a 10-foot southbound travel lane, with both sides of the roadway containing a five-foot bike lane, curb and gutter, and a five-foot attached sidewalk. In addition, the project includes a school bus turnout along the west side of Brady Lane, south of the project site access.



Figure 3-11
Proposed Brady Lane Interim and Ultimate Sections



Vineyard Road Improvements

At the County's request, the project would include widening of Vineyard Road by approximately 12 to 14 feet to accommodate one-half of a future 14-foot, two-way, left-turn lane, one 12-foot through lane, and a new six-foot bike lane (see Figure 3-12). In addition, the widened section would include an asphalt dike to direct drainage to a bio-retention planter. In total, the widened roadway section would include a width of 25 feet from the striped double yellow centerline. The interim and ultimate sections of the roadway are shown in Figure 3-13.

The road section would taper to the west, and the proposed on-site trail would terminate at a barricade at the western property line, with a 90-degree angle turn towards the edge of the road. A 30-foot-wide EVA off Vineyard Road would also provide access to a sewer lift station, to be located on Lot A, as shown in Figure 3-3.

Sewer System Improvements

As noted previously, the on-site sanitary sewer system would flow to a new lift station to be located on Lot A, on the north side of Vineyard Road, east of the on-site tributary and opposite Misty Lane. As part of the proposed project, a new eight-inch gravity sewer line would be constructed off-site within Vineyard Road, connecting to the new lift station. The eight-inch sewer line would allow for future planned development in the project sewer shed to route wastewater to the lift station. New dual six-inch sewer force mains would be constructed off-site within Vineyard Road, between the lift station and the existing manhole (SMH B03-006) located within Foothills Boulevard as shown in Figure 3-9. From there, sewage would gravity flow south and then west to the regional Dry Creek Wastewater Treatment Plant (DCWWTP).

Project Phasing and Construction

All project improvements, including off-site improvements, are anticipated to be built in a single phase, with homes constructed over a two- to three-year period. All lots within the project site would be pad graded, with lots adjacent to the 100-year floodplain pad graded a minimum of two feet above the 100-year flood elevation. An estimated 57,015 cubic yards (CY) of cut and 57,015 CY of fill would be required during on-site grading activities, meaning that cut and fill would be balanced on-site and net import or export of soil would not be required.

Conditional Use Permit

Per Section 17.14.010 of the Placer County Code, parks, playgrounds, and golf courses are considered a conditional use within the Open Space (O) zoning district. Therefore, the proposed project would require a CUP to construct the proposed on-site tot lot within the O zoning district.

Variance

Per Sections 17.50.010 and 17.52.040(C)(3) of the Placer County Code, projects with a -B combining district with lot sizes of 8,000 sf or less are limited to site coverage restrictions of 40 percent maximum.

The proposed project would require a Variance to increase the allowable building coverage to 50 percent for one-story units, while two-story units would remain at the allowable 40 percent maximum.

Minor Boundary Line Adjustment

The proposed project would require approval of a Minor Boundary Line Adjustment to create a separate parcel for the three-acre NAPOTS area at the southwestern portion of the project site.



Figure 3-12
Proposed Vineyard Road Transitional Widening: Full Width to Property Line

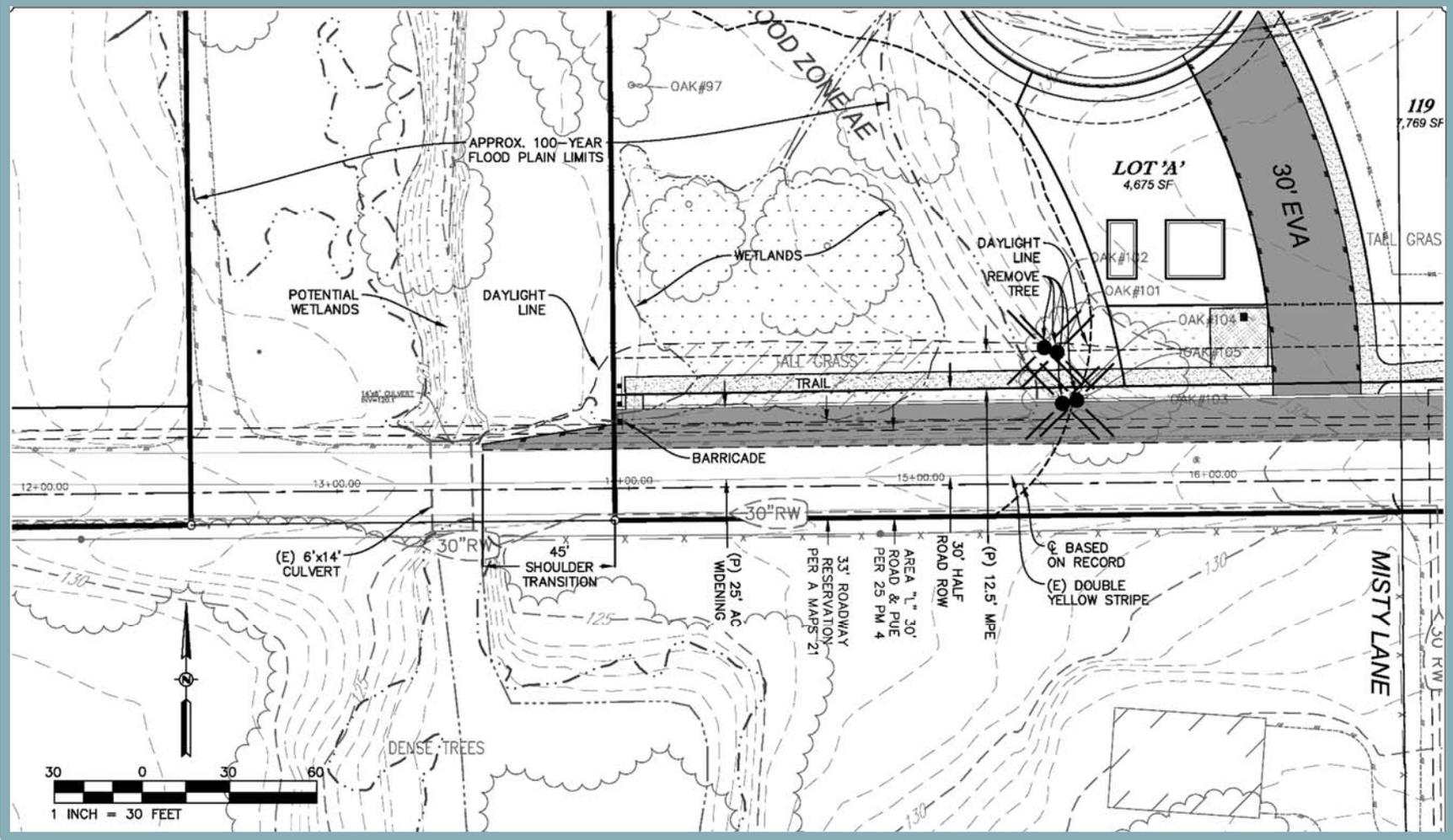
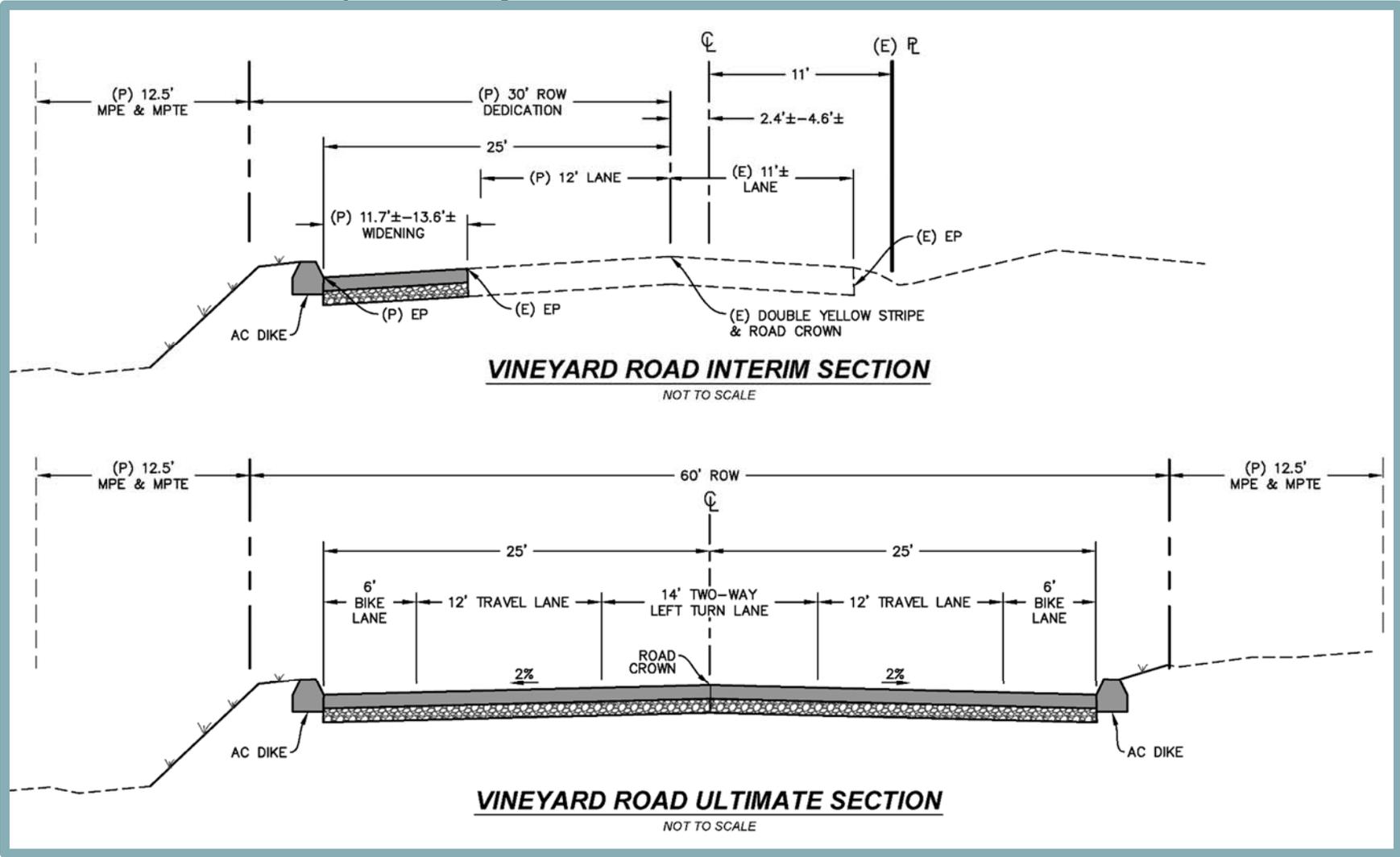


Figure 3-13
Proposed Vineyard Road Interim and Ultimate Sections



Design Exception Request

As noted previously, the proposed private streets within the project site would include separated five-foot sidewalks and three-foot rolled curb and gutter on two 17-foot-wide lanes within a 40-foot right-of-way. The proposed road section deviates slightly from County Plate 105, which specifies a roadway easement of 50 to 58 feet, measured from back of walk. The project proposal is to provide a 40-foot roadway easement, measured from back of curb. The width of the paving, curb and gutter, and sidewalks (outside of the easement) would still conform to County Plate 105. The deviation requires a Design Exception Request and can be approved administratively.

Annexations

The proposed project would include annexation into the Dry Creek Zone of Benefit (CSA 28, Zone 165) for provision of fire protection services to the project site by the Placer County Fire Department (PCF). Given that fire protection and emergency medical services within Zone 165 are the responsibility of Placer County, the requested annexation would be subject to approval by the County Board of Supervisors. Police protection services would be provided primarily by the Placer County Sheriff's Office.

The proposed project would also require annexation into Placer County Service Area 28, Zone of Benefit 169, for the purpose of generating funds for the maintenance of public park and open space facilities in the Dry Creek area, as well as annexation into Placer County Service Area 28, Zone 173, for sanitary sewer service.

The requested annexations would be subject to approval by the County Board of Supervisors.

3.6 PROJECT APPROVALS

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 (25.5 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;
- CUP 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 (Placer County Board of Supervisors Approval).



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).

