



COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services
County of Placer

DATE: January 30, 2019

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

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Proposed Brady Vineyard Subdivision Project**

REVIEW PERIOD: **January 30, 2019 to February 28, 2019**

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Brady Vineyard Subdivision Project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to enable them to make meaningful comments regarding the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

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. The site is located adjacent to the City of Roseville limits, 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.

Project Description: The proposed project would include subdivision of the project site to develop a total of 119 single-family lots and various associated improvements, including, but not limited to, parks, trails, landscaping, and utility installation. Circulation system improvements would include a new gated entry at Brady Lane, which would connect to an internal system of private roadways. In addition, the project would include widening of Brady Lane and Vineyard Road along the project frontages. The proposed project would require approval from the County for a General Plan/DCWPCP amendment, a rezone, a Vesting Tentative Map, a Design Exception Request, annexation into the Dry Creek Fire Zone of Benefit (County Service Area 28, Zone of Benefit 165) for provision of fire protection services, and annexation into the Placer County Service Area 28, Zone 173, for sanitary sewer service. A Section 404 Nationwide Permit (or Letter of Permission) from the United States Army Corps of Engineers (USACE) and a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) – Central Valley Region – would also be required.

Contact Information: For more information regarding the proposed project, please refer to the following detailed project description or contact Patrick Dobbs, Senior Planner, at (530) 745-3060. A copy of the NOP is available for review at the Rocklin and Roseville Public Libraries, the Placer County Community Development Resource Agency (Auburn), and on the Placer County website:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on February 28, 2019 to Shirlee Herrington, Environmental Coordination Services, Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3080, or cdraecs@placer.ca.gov.

NOP Scoping Meeting: In addition to the opportunity to submit written comments, a NOP scoping meeting will be held 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. The meeting will be held on February 21, 2019 at 3:00 PM at the Planning Commission hearing room located at 3091 County Center Drive, Auburn, California.

1.0 PROJECT DESCRIPTION

1.1 Location and Setting

The project site consists of approximately 32 acres (excluding NAPOTS) located at the northwest corner of Vineyard Road and Brady Lane in Placer County, California (see Figure 1 and Figure 2). The site is located adjacent to the City of Roseville limits, within the DCWPCP area, and is identified by APNs 473-020-002 and -013. 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 prior to 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 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 equates to approximately 27.21 acres. 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.

1.2 Surrounding Land Uses

The 30-acre parcel immediately west of the project site is vacant and zoned F-DR (Farm-Development Reserve), 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 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. Neighboring uses to the east of the site include 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.

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 outbuilding, 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.

1.3 Existing Land Use and Zoning Designations

The property has a current DCWPCP designation of 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 6.1 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 4.3 acres); and 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.

Figure 1
Regional Location

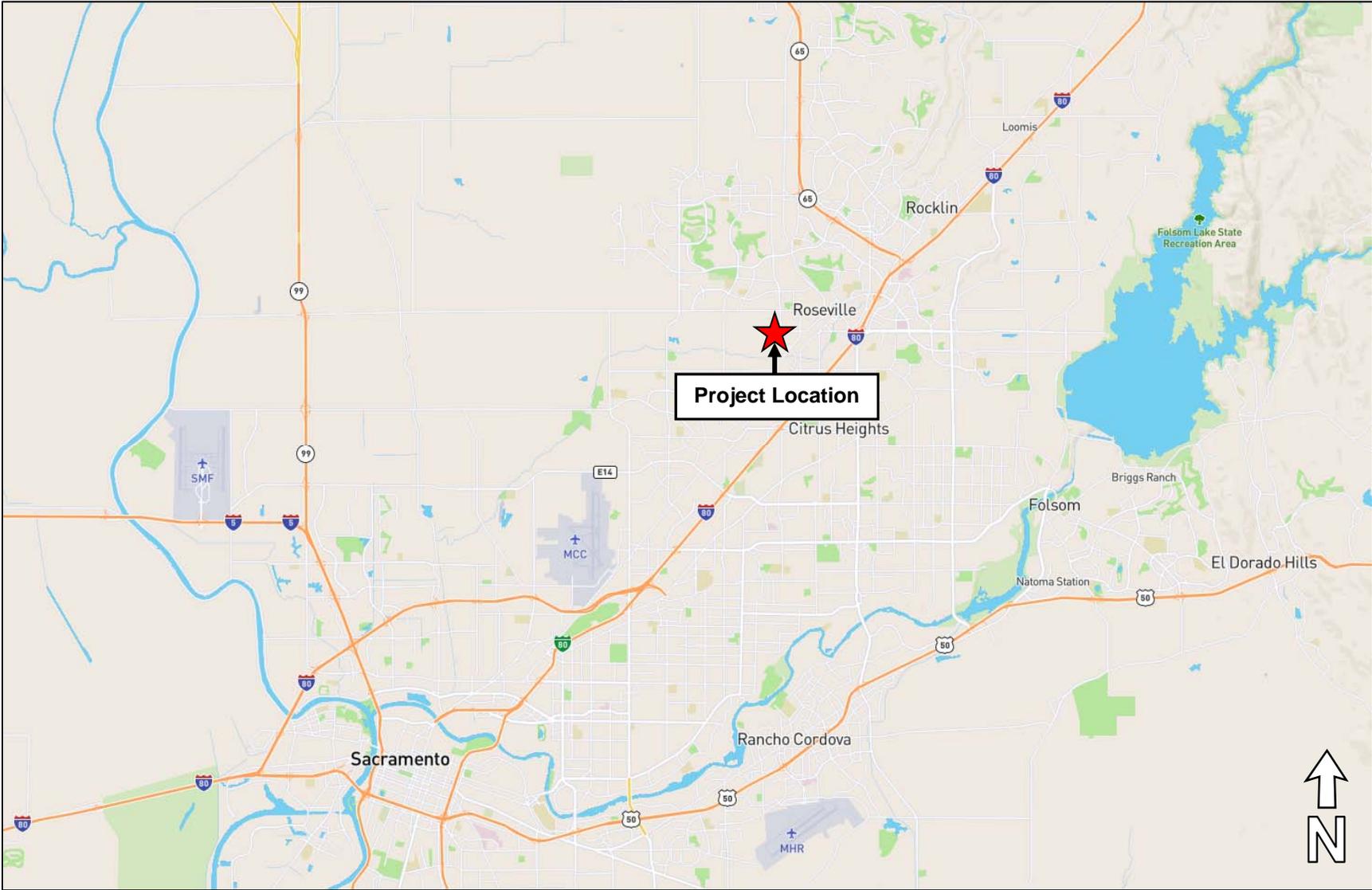
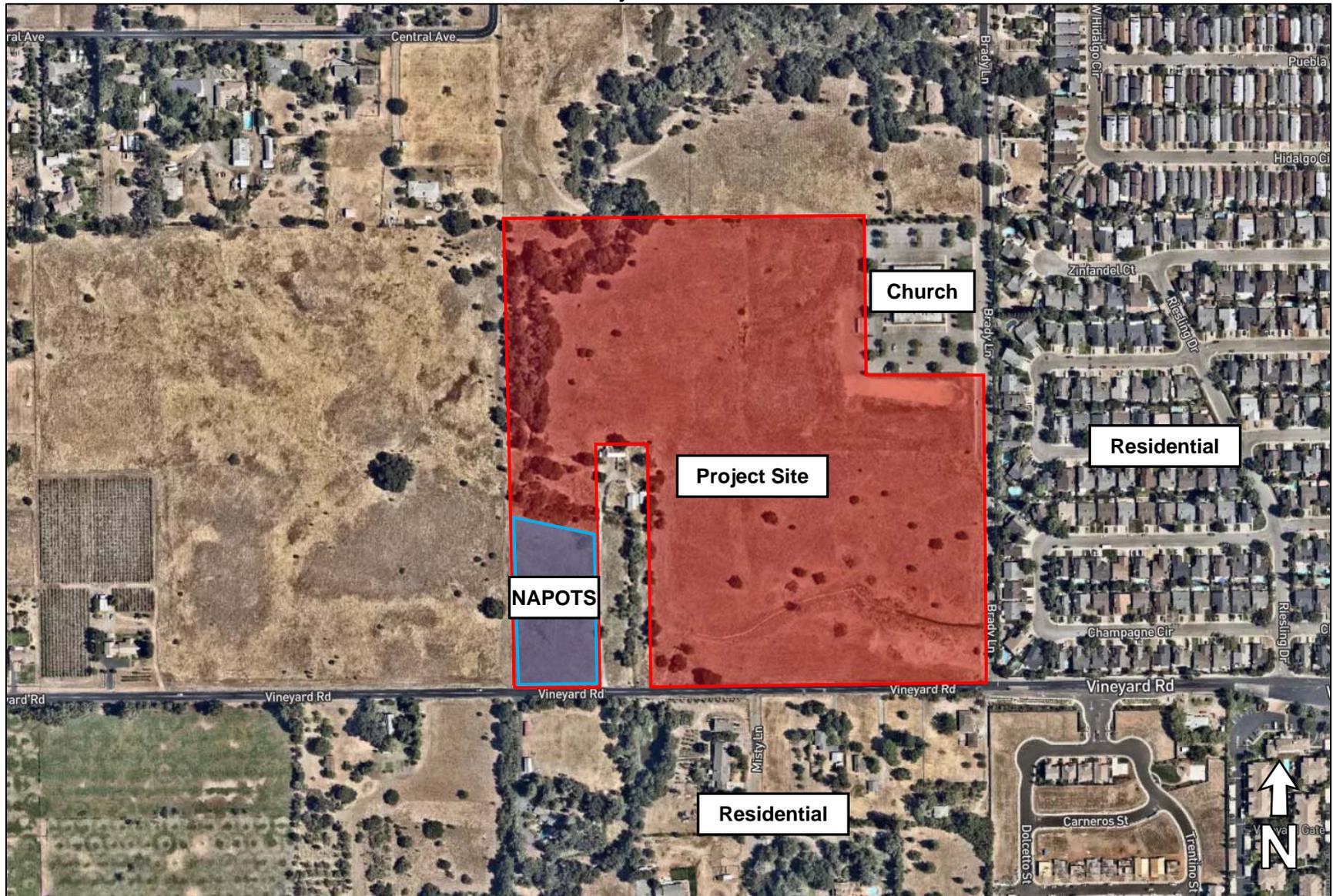


Figure 2
Project Location



1.4 Project Components

The proposed project would include subdivision of the project site to develop a total of 119 single-family lots and various associated improvements (see Figure 5). 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 Medium Density Residential (MDR) (25.9 acres), O (4.3 acres), and RLDR 1-2.3 ac min (1.8 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 Residential Single Family, Combining Building Site minimum of 5,000 square feet (RS-B-X-5,000) (25.9 acres), O (4.3 acres), and F-DR (1.8 acres). The existing zoning designation for the NAPOTS area would not be altered;
- Vesting Tentative Map;
- 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 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); and
- Annexation into the Placer County Service Area 28, Zone 173, for sanitary sewer service (Placer County Board of Supervisors Approval).

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

- Section 404 Nationwide Permit (or Letter of Permission) (USACE); and
- Section 401 Water Quality Certification (RWQCB – Central Valley Region).

The project components, including the requested approvals, are discussed in detail below.

General 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 MDR (25.9 acres), O (4.3 acres), and RLDR 1-2.3 ac min (1.8 acres) (Figure 3). 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 RS-B-X-5,000 (25.9 acres), O (4.3 acres), and F-DR (1.8 acres) (Figure 4). 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 Map

The proposed project would include a Vesting Tentative Map to subdivide the project site into 119 single-family residential lots. Lots on the northern portion of the project site would generally be a minimum of 5,000 sf (50 feet x 100 feet), with larger lots at the corners of each block. Lots in the central and southern portion of the site would generally be a minimum of 6,500 sf (60 feet x 110 feet) with corner lots and others being larger. Overall, the proposed lots would average 6,416 sf, with a maximum of 11,538 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 elevations. 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.

Figure 3
Existing and Proposed Land Use Designations

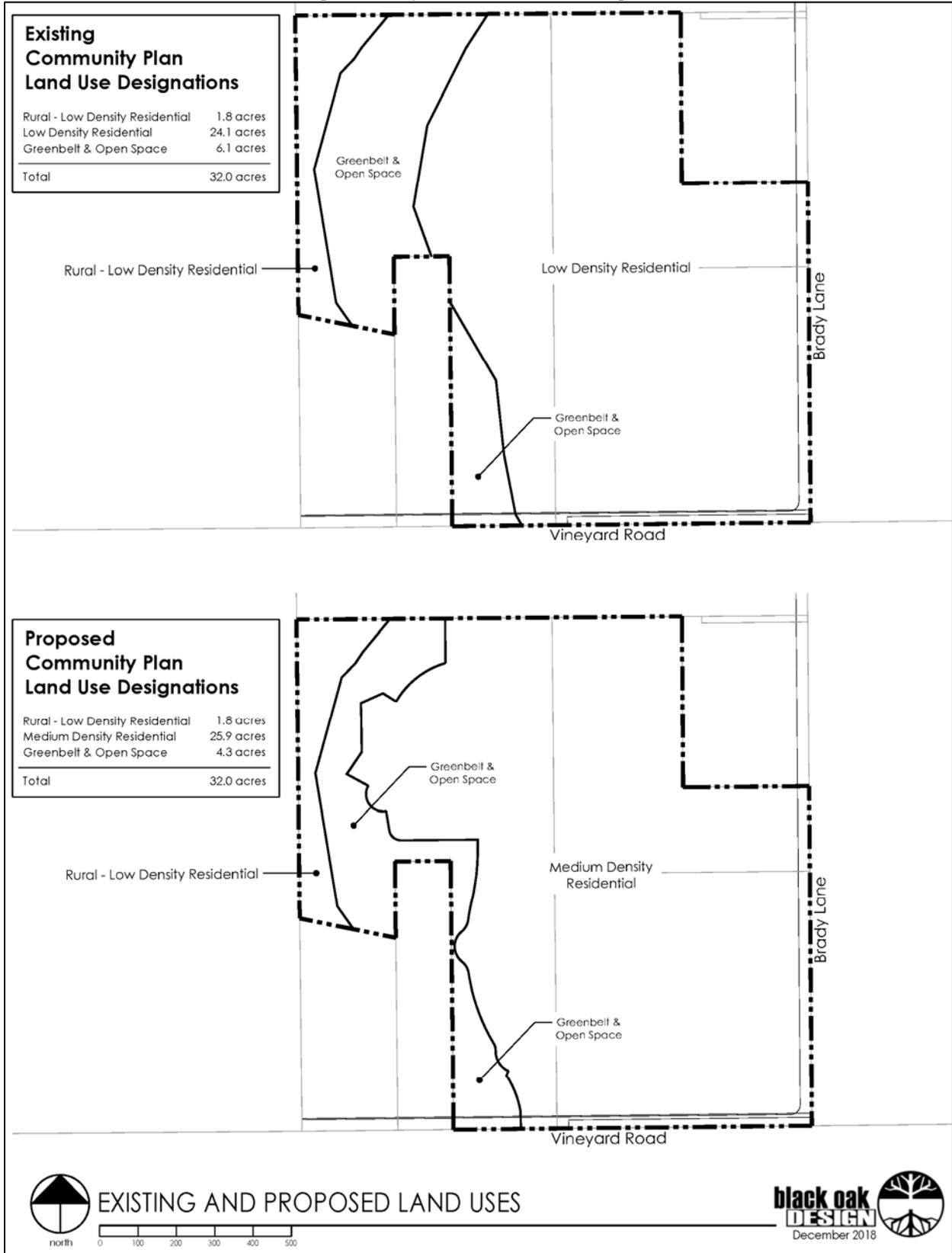


Figure 4
Existing and Proposed Zoning Designations

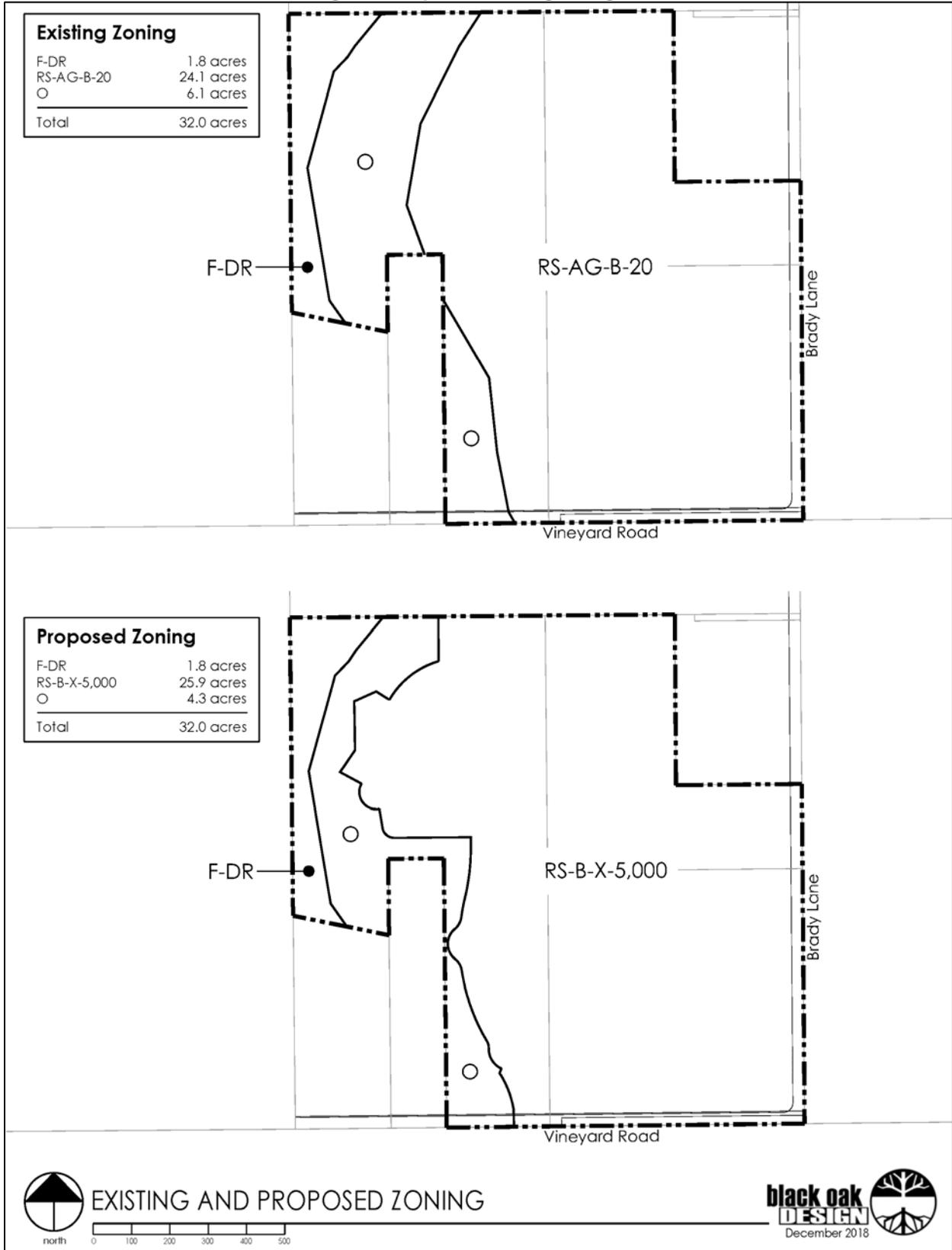


Figure 5
Vesting Tentative Map

VESTING TENTATIVE SUBDIVISION MAP
BRADY VINEYARD SUBDIVISION
 BRADY LANE AND VINEYARD ROAD PLN18-00234
 PLACER COUNTY, CA
 (PORTION OF APN'S 473-020-002 AND 013)

- LEGEND:**
- DIMENSION POINT - NOTHING FOUND ON SET
 - CENTERLINE
 - BOUNDARY
 - PROPOSED LOT LINE
 - ROW
 - EASEMENT
 - SET BACK LINE
 - FENCE
 - 100-YR FLOOD PLAIN LIMITS
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - JOINT POLE
 - STREET LIGHT
 - SIGN
 - △ TEMPORARY SITE BENCHMARK
 - △ CONTROL POINT

ASSESSOR'S PARCEL NO.:
 PLACER COUNTY APN'S: 473-020-002 AND 013

USE:
 VACANT

ZONING:
 CURRENT: RS-AG-B-20, O, F, DR
 PROPOSED: RS-AG-K-000, O, F, DR

SETBACKS:
 FRONT: 30'
 SIDE (EXTERIOR): 7.5'
 REAR: 10'

JURISDICTION:
 PLACER COUNTY

EXISTING EASEMENTS:
 AS SHOWN ON MAP

PROPOSED EASEMENTS:
 AS SHOWN ON MAP

OWNER'S:
 JACQUES G. GILL, ET AL AS TO APN NO. 473-020-002 AND SUKIBER BRAR, ET AL AS TO APN NO. 473-020-013

CONTACT: SUKIBER "STEVE" BRAR
 2381 SUNSET BOULEVARD
 ROCKY HILL, CA 95742
 PHONE: (916) 749-0987

ENGINEER:
 SHAWN SCHEERS, P.E.
 SHF ENGINEERING, INC.
 2280 DOUGLAS BLVD, SUITE 100
 ROCKVILLE, CA 95987
 PH: 916-772-7800

SURVEYOR:
 WILLIAM F. MCKINNEY, PLS
 RPE ENGINEERING, INC.
 2280 DOUGLAS BLVD, SUITE 100
 ROCKVILLE, CA 95987
 PH: 916-772-7800

FLOOD PLAN:
 ZONE AE
 FEMA MAP NUMBER 19061C1007Y
 EFFECTIVE DATE: DECEMBER 28, 2018
 AREA OF FLOOD PLAIN WITHIN PROPERTY: 3.82 ACRES

FLOOD PLAIN SHOWN HEREON IS A COMBINATION OF FEMA BASE FLOOD ELEVATIONS (BSES) - FROM THE FEMA STUDY TO BE RELEASED 11/20/19 - AND THE FLOOD ELEVATIONS FROM THIS PROJECT'S HEC-RAS MODEL (WHICHEVER IS HIGHER AT A GIVEN STREAM STATION).

SERVICE REPRESENTATIVES

SERVICE	COMPANY	PHONE
GAS	PG&E	909-498-4147
ELECTRIC	PG&E	909-498-4723
TELEPHONE	AT&T	888-844-0442
WATER	CAL AM WATER	916-568-4210
SEWER	PLACER COUNTY CSA 28 ZONE 123 CITY SERVICE	530-888-4916
DRAINAGE	PLACER COUNTY	530-888-7528
U.S.A.	UNDERGROUND SERVICE ALERT	800-227-2600
FIRE	CAL FIRE	530-745-3575
CABLE	WAVE BROADCAST	888-928-3123
PLANNING	PLACER COUNTY	530-745-3094
ELEMENTARY SCHOOL	DRY CREEK ELEMENTARY	916-778-8690
HIGH SCHOOL	ROSELLE JONV UNION HIGH SCHOOL	916-798-2061
POLICE	PLACER COUNTY SHERIFF'S DEPARTMENT	530-888-7800
SOLID WASTE	RECOLOGY	530-889-3725

- NOTES:**
- THE BRADY SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PRIVATE DRAINAGE EASEMENT MAINTENANCE.
 - THE PROPOSED ROADSIDE BICRETENTION AREAS ARE TO BE OWNED AND MAINTAINED BY BRADY SUBDIVISION HOMEOWNERS ASSOCIATION.
 - RESIDENTIAL DRIVEWAY LENGTHS SHALL BE A MINIMUM OF 70 FEET IN LENGTH AS MEASURED FROM THE EDGE OF PAVEMENT OF THE ROAD TO THE FACE OF THE GARAGE DOOR.
 - LETTERED LOTS 'C', 'C', & 'D' ARE LOTS FOR LANDSCAPE PURPOSES. LOT 'C' IS AN OPEN SPACE LOT. LOT 'D' WILL REMAIN F-OR ZONING, AS PER PLACER COUNTY ZONING MAP.
 - LETTERED LOT 'D' IS A DESIGNATED PRIVATE ROAD EASEMENT APPURTENANT TO LOTS 119 AND A PUBLIC UTILITY EASEMENT, PUBLIC SUPPORT EASEMENT, EMERGENCY ACCESS EASEMENT AND PRIVATE DRAINAGE ACCESS EASEMENT.

811
 Know what's below.
 Call before you dig.
 or (800) 221-2600

1 INCH = 60 FEET



- SHEET INDEX:**
- TM1 VESTING TENTATIVE SUBDIVISION MAP
 - TM2 VESTING TENTATIVE SUBDIVISION MAP SECTIONS
 - C1 EXISTING CONDITIONAL PLAN
 - C2 PRELIMINARY GRADING PLAN (OVERALL)
 - C3 PRELIMINARY GRADING PLAN (NORTH HALF)
 - C4 PRELIMINARY GRADING PLAN (SOUTH HALF)
 - C5 PRELIMINARY UTILITY PLAN (NORTH HALF)
 - C6 PRELIMINARY UTILITY PLAN (SOUTH HALF)
 - C7 PRELIMINARY SITE PLAN WITH AERIAL
 - C8 PRELIMINARY STORM WATER QUALITY PLAN (SWMP)
 - C9 PRELIMINARY TREE REMOVAL PLAN
 - C10 PRELIMINARY TREE INVENTORY

LEGAL DESCRIPTION:
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF PLACER, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

TRACT ONE
 ALL THAT REAL PROPERTY SITUATED, LYING AND BEING IN SECTION 3, TOWNSHIP 10 NORTH, RANGE 6 EAST, M.D.B. & M. AND FURTHER DESCRIBED AS BEING A PORTION OF LOT 4 AND LOT 8 AS SHOWN ON THE OFFICIAL MAP OF THE "CHICKEN TRACT", ON FILE IN THE OFFICE OF THE COUNTY RECORDER AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: TO-WIT BEGINNING AT A POINT MARKING THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED PARCEL AND WHICH POINT OF BEGINNING IS FURTHER DESCRIBED AS BEING THE SOUTHWEST CORNER OF THE AFORESAID SECTION 3; AND RUNNING THENCE FROM SAID POINT OF BEGINNING NORTH 89° 28' 45" EAST 280 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 3; THENCE RUNNING NORTH 00° 27' 15" WEST 703.80 FEET; THENCE NORTH 89° 33' 45" EAST 145.10 FEET; THENCE SOUTH 00° 27' 15" WEST 703.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 2; THENCE ALONG THE SOUTHERLY LINE OF SECTION 3 NORTH 89° 33' 45" EAST 273.09 FEET; THENCE NORTH 00° 34' 50" WEST 1319.95 FEET TO A POINT ON THE NORTH LINE OF THE AFORESAID "CHICKEN TRACT"; THENCE ALONG THE SAID NORTH LINE OF THE "CHICKEN TRACT" SOUTH 89° 28' 45" WEST 688.80 FEET TO THE NORTHWEST CORNER OF LOT 4 OF THE SAID "CHICKEN TRACT", WHICH POINT IS FURTHER DESCRIBED AS BEING COMMON TO THE SOUTHWEST CORNER OF LOT 21, AS SHOWN ON THE OFFICIAL AMENDED MAP OF "WOLFESECT SUBDIVISION", ON FILE IN THE OFFICE OF THE COUNTY RECORDER, AND RUNNING THENCE SOUTH 00° 34' 45" EAST 1318.94 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE AMOUNT TAKEN FOR COUNTY ROAD ALONG THE SOUTH LINE.

TRACT TWO
 PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 25 OF PARCEL MAPS, AT PAGE 4, OFFICIAL RECORDS OF PLACER COUNTY, SAID PARCEL 2 BEING GRANTED TO R & S TRUST, ET AL, FOR DOCUMENT NO. 2011-000386, OFFICIAL RECORDS OF PLACER COUNTY, TOGETHER WITH ALL OF THE LAND DESCRIBED IN THE GRANT DEED TO IMPACT CHURCH PER DOCUMENT NO. 2011-000386, OFFICIAL RECORDS OF PLACER COUNTY, BEING A PORTION OF PARCEL 1 AS SHOWN ON SAID PARCEL MAP, SAID PARCELS BEING A PORTION OF FRACTIONAL SECTION 3, T. 10N., R. 6E., M.D.M., EXCEPTING THEREFROM ALL THAT PORTION OF SAID DOC #2011-000386 BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE NORTH LINE OF SAID DOC #2011-000386, FROM WHICH POINT, THE NORTHWEST CORNER OF SAID PARCEL 1 BEARS SOUTH 89° 33' 45" WEST 308.34 FEET; THENCE FROM SAID POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID DOC #2011-000386, THE FOLLOWING THREE (3) COURSES AND LOTS (PARCELS): (1) NORTH 89° 33' 45" WEST 311.19 FEET; (2) SOUTH 00° 28' 15" EAST 11.33 FEET; AND (3) NORTH 89° 33' 45" EAST 216.15 FEET; TO THE NORTHEAST CORNER OF SAID DOC #2011-000386, SAID POINT ALSO BEING ON THE EAST LINE OF SAID PARCEL 1; THENCE ALONG THE EAST LINE OF SAID DOC #2011-000386 AND THE EAST LINE OF SAID PARCEL 1, SOUTH 00° 28' 15" EAST 428.80 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 89° 33' 45" WEST 308.34 FEET; THENCE NORTH 00° 34' 45" EAST 448.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION ENCOMPASSES ONE LEGAL PARCEL OF LAND AS APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN18-00287, RECORDED APRIL 6, 2017 AS INSTRUMENT NO. 2017-002872-00, OF OFFICIAL RECORDS.

APN: 473-020-007-000 AND PORTION 473-020-009-000 (OLD)
 473-020-013-000 (NEW) 107' X 17' ADJUSTED

PROPOSED LOT AREAS

TOTAL SIZE: 32.04 AC
 FLOODPLAIN AREA: 3.82 AC
 ROW DESIGNATION: 1.57 AC
 NET BUILDABLE AREA: 26.65 AC

OPEN SPACE LOT 'E': 4.17 AC
 LANDSCAPE LOTS: 1.44 AC (LOTS 'C', 'C', & 'D')
 PARK AREA: 1.25 AC (WITHIN OPEN SPACE LOT 'E')
 F-OR ZONED LOT 'G': 1.79 AC

DATE OF AERIAL SURVEY:
 DATE: JUNE 6, 2017

- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - DAE DRAINAGE ACCESS EASEMENT
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - DRS BUILDING SETBACK LINE
 - CL CENTERLINE
 - EAC EMERGENCY ACCESS EASEMENT
 - EX EXISTING
 - EP EDGE OF PAVEMENT
 - FL FLOW LINE
 - GR GRATE
 - IRV IRRIGATION
 - MPE MULTI-PURPOSE EASEMENT
 - MPE MULTI-PURPOSE TRAIL EASEMENT
 - NAP NOT A PART
 - OH OVERHEAD POWER LINES
 - PSE PUBLIC SUPPORT EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PROPOSED PROPOSED
 - PS RIGHT-OF-WAY
 - SDM STORM DRAIN MANHOLE
 - SSM SANITARY SEWER MANHOLE
 - TBC TOP BACK OF CURB
 - UG UNDERGROUND
 - WATER WATER
 - WM WATER METER

ENGINEER'S STATEMENT:
 THIS VESTING TENTATIVE SUBDIVISION MAP ACCURATELY CONFORMS TO SECTION 18.12.040 OF PLACER COUNTY LAND DEVELOPMENT MANUAL.

DATE: 12/11/2018

SIGNATURE: _____

SURVEYOR'S STATEMENT:
 I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, METRIC TYPE, AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, ORDER NO. P-170175 DATED MARCH 30, 2017.

DATE: 12-11-2018

SIGNATURE: _____



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. Only three of the proposed lots along the internal roadway would be located adjacent to the existing tributary along the site's western boundary. 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.

It should be noted that 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.

Brady Lane

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 6. As shown in Figure 6, the ultimate cross-section of the roadway, as per City 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.

Vineyard Road

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 thru lane, a new six-foot bike lane, and an asphalt dike to direct drainage to a bioretention planter for a total width of 25 feet from the striped double yellow centerline (see Figure 7 and Figure 8). 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 emergency vehicle access off Vineyard Road would also provide access to a sewer lift station (Lot A) which would be constructed as part of this project, serving the proposed homes as well as adjacent properties.

Parks, Open Space, Trails, and Landscaping

As part of the proposed project, a total of 4.17 acres of the site would be retained as open space (Lot E), including areas planned for on-site trails, and 1.25 acres planned for development with three linear parks (see Figure 9). 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, both separated from the streets and adjacent, and connect to the three separate linear park areas. Lawns 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 or London plane trees. The project entry would be accented with low stone walls, while all other fencing within the project site would be six-foot-tall solid wood.

Figure 6
Proposed Brady Lane Interim and Ultimate Sections

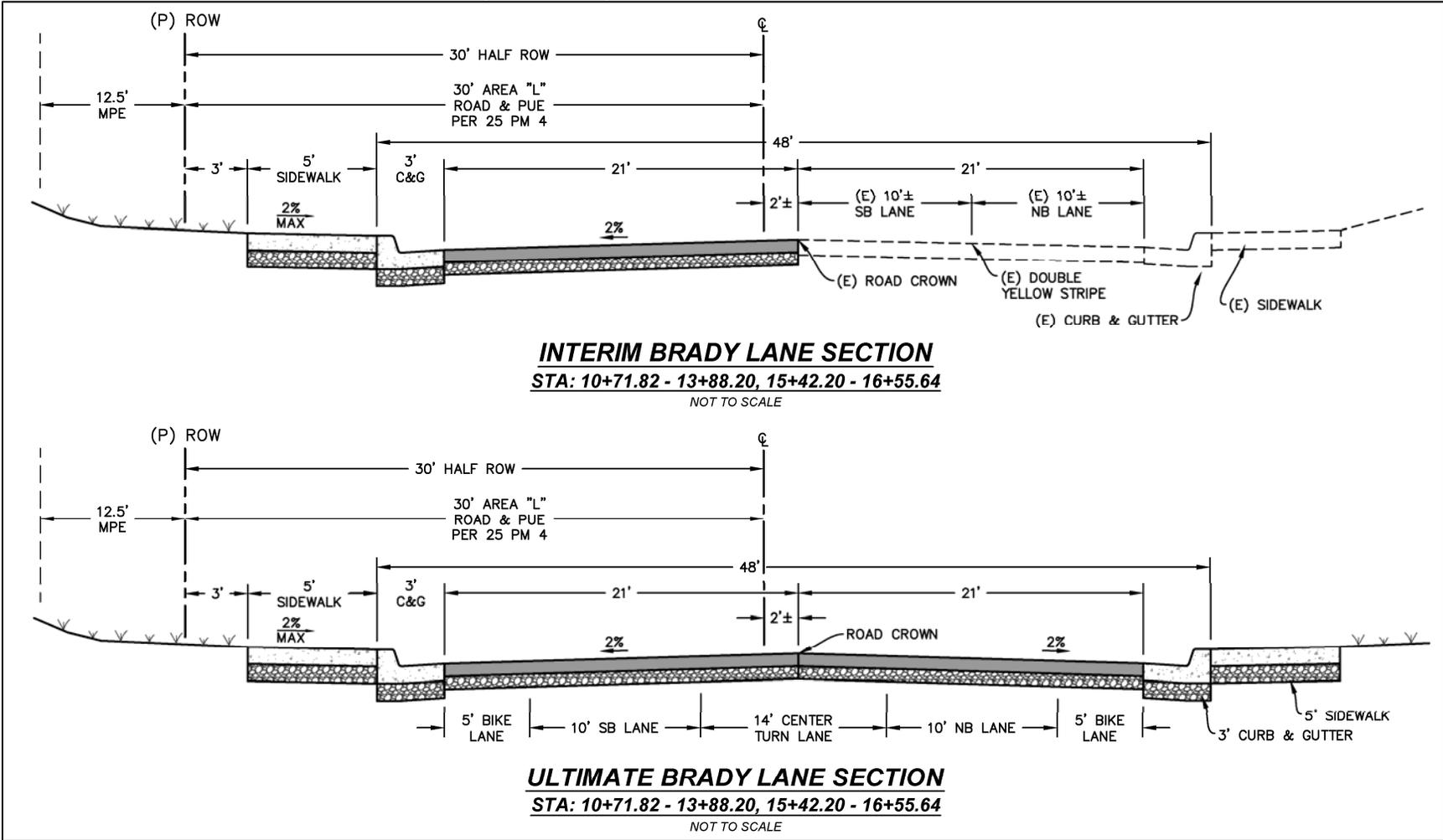


Figure 7
Proposed Vineyard Road Transitional Widening: Full Width to Property Line

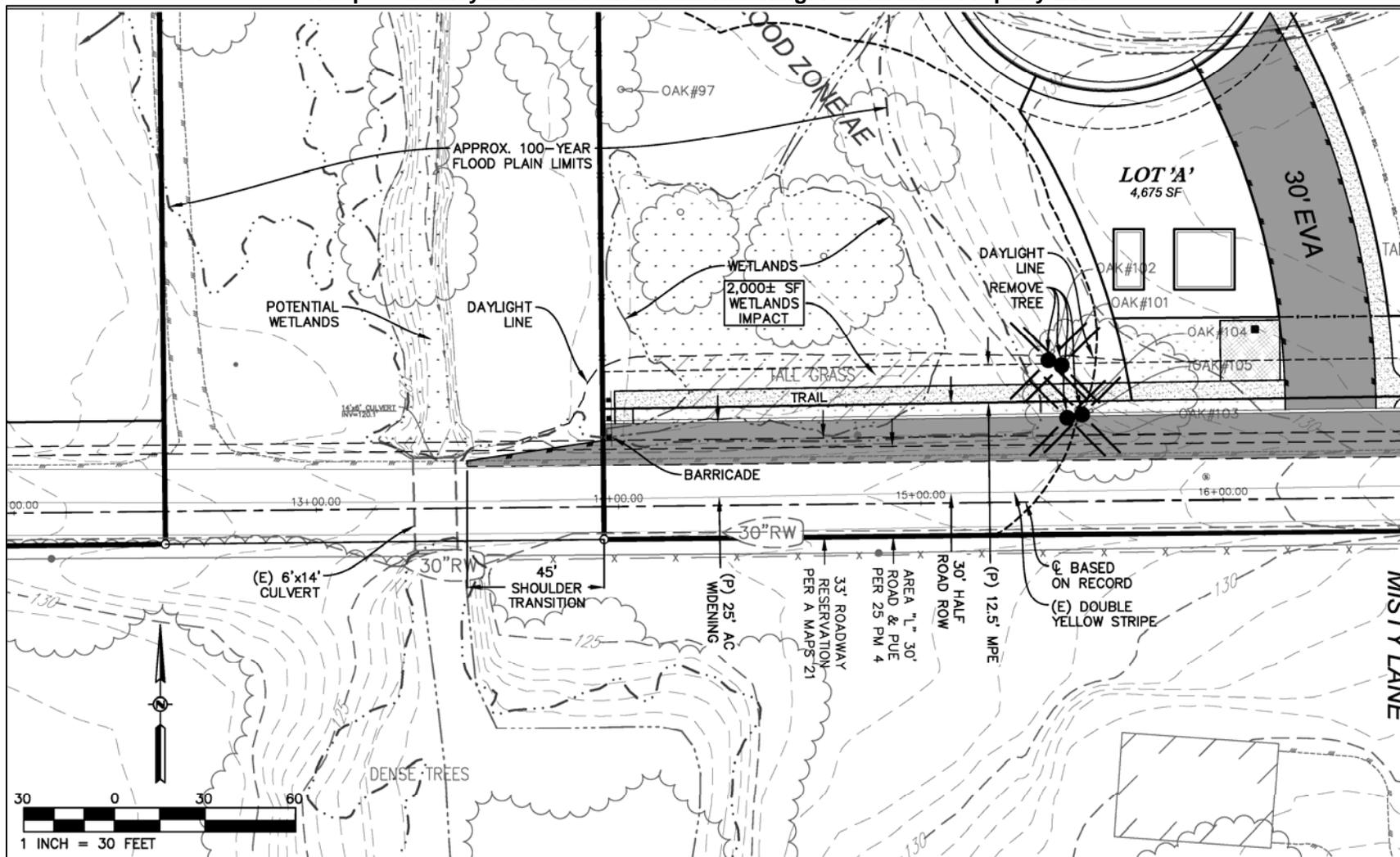


Figure 8
Proposed Vineyard Road Interim and Ultimate Sections

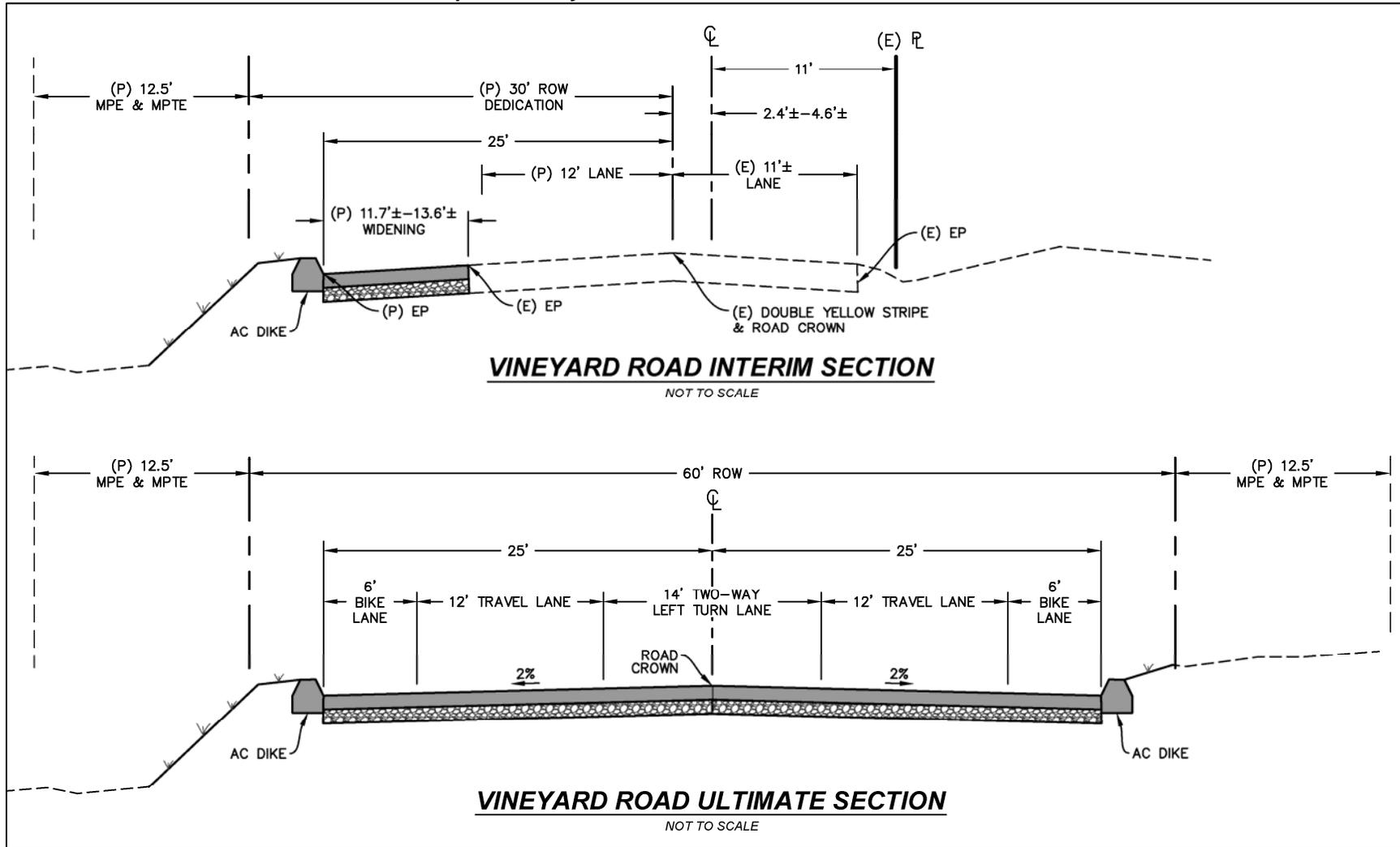


Figure 9
Preliminary Landscaping and Fencing Plan

BRADY VINEYARD

VINEYARD ROAD AND BRADY LANE, PLACER COUNTY, CALIFORNIA



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 subdivision road and Brady Lane.

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 project site) and would be screened with a landscaped berm between the proposed decomposed six-foot-wide meandering 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.

Utilities and Public Services

Treated water service for the project would be provided by California American Water (Cal-Am) via its agreement with Placer County Water Agency (PCWA). 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. Figure 10 and Figure 11 provide an overview of the proposed utility improvements.

New public water mains would be installed on-site and along the Brady Lane and Vineyard Road frontages. In addition, the project would include installation of on-site gravity sewer and storm drain collection systems. The on-site sanitary sewer system would flow to a new lift station on Lot A located on the north side of Vineyard Road, east of the on-site tributary and opposite Misty Lane. The lift station, which would be financed by the project applicant, had been previously planned by the County per the Northeast Area Sewer Master Plan and would serve the entire northeast portion of the DCWPCP area. The lift station would pump the wastewater east along Vineyard Road and discharge into an existing 15-inch City of Roseville gravity sewer main in Foothills Boulevard. From there, sewage would gravity flow south and then west to the regional Dry Creek wastewater treatment plant (DCWWTP).

Stormwater generated by impervious areas within the project site would be treated at bio-retention basins located along internal roadways within the site. The bio-retention basins would include drainage outfalls in two locations that would drain to the on-site tributary. As noted previously, the tributary ultimately flows to Dry Creek.

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. 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.

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.

Project Phasing and Construction

All 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 grading activities, meaning no net import or export material would be required.

Figure 10
Preliminary Utility Plan (North)

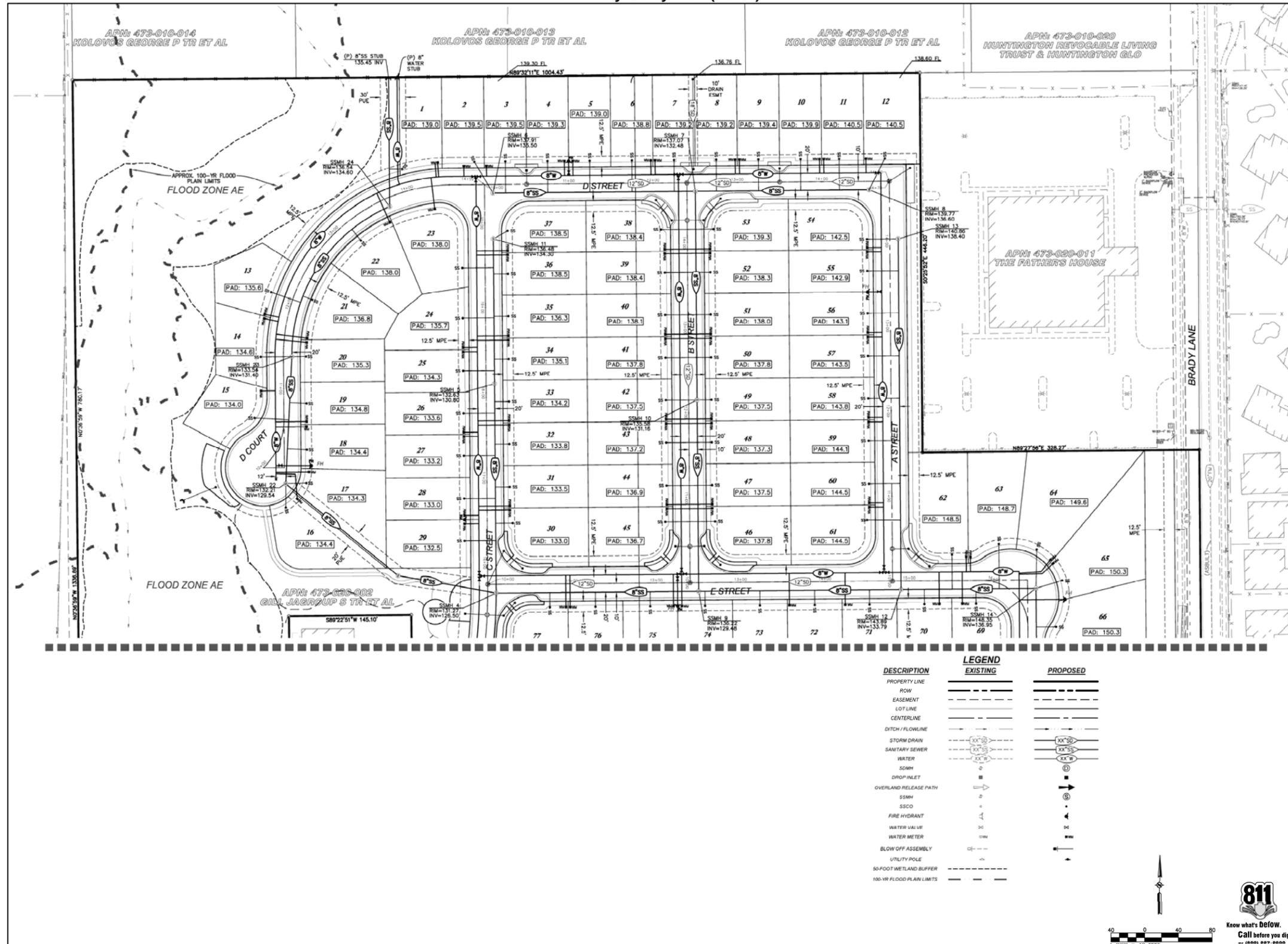
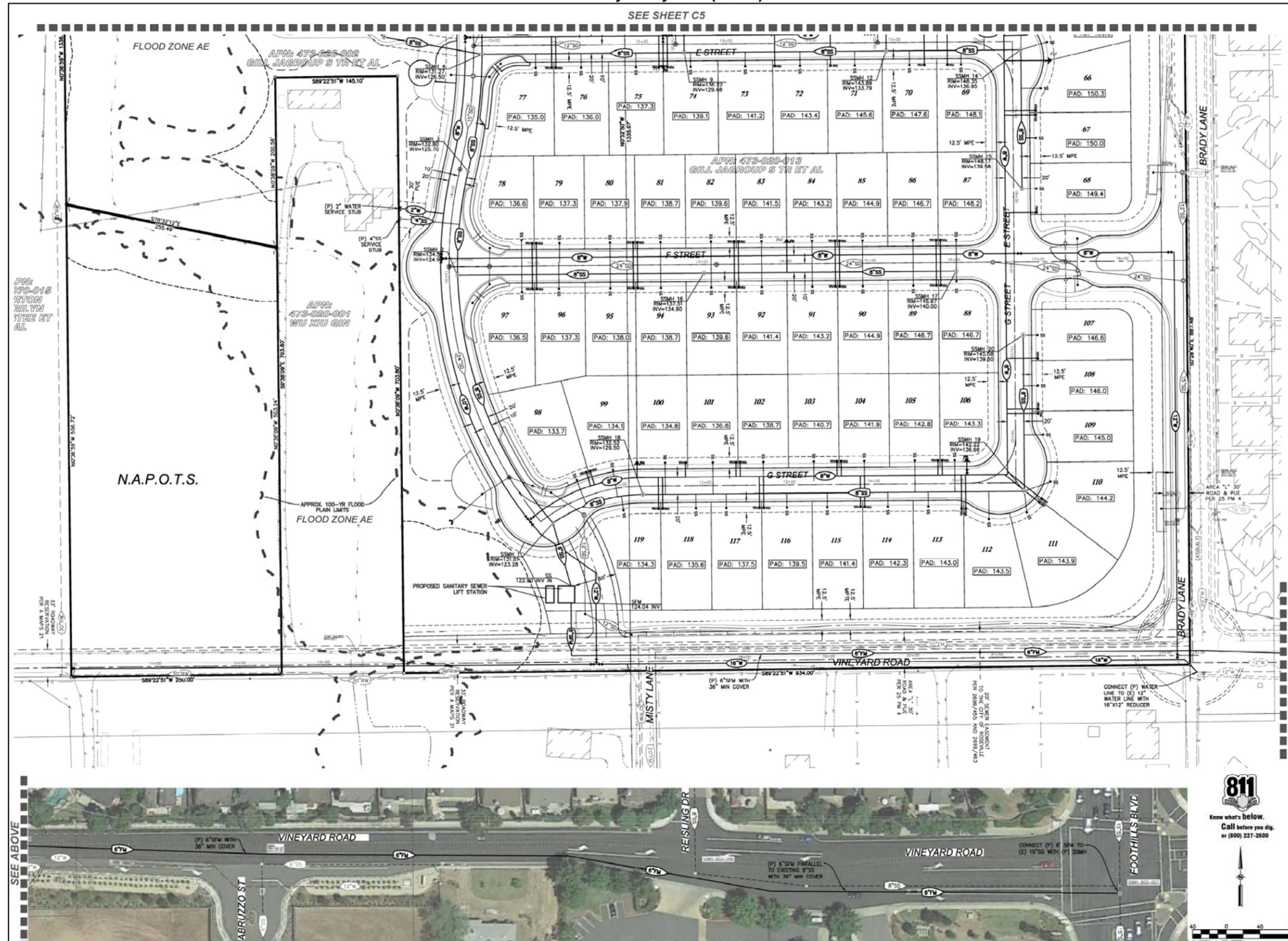


Figure 11
Preliminary Utility Plan (South)



2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The County anticipates that the EIR will contain the following chapters in accordance with Appendix G and Appendix F of the CEQA Guidelines:

- Aesthetics
- Air Quality and Greenhouse Gas Emissions
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning/Agricultural Resources/Population and Housing
- Noise
- Public Services and Recreation
- Transportation and Circulation
- Utilities and Service Systems
- Statutorily Required Sections
- Alternatives Analysis
- Effects Not Found to be Significant

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 incorporate by reference the Placer County General Plan, the Placer County General Plan EIR, and the DCWPCP. In addition to these County documents, project-specific technical studies are being prepared by various technical sub-consultants. An Initial Study will not be prepared for the proposed project, as the EIR will address all CEQA-required environmental topics identified in the CEQA Guidelines.

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 visual character and quality. The chapter will describe project-specific aesthetic issues regarding development of the proposed project, such as scenic vistas, trees, and existing visual character or quality of the site and its surroundings. In addition, the potential for the project to create a new source of substantial light and glare within the vicinity will be evaluated.

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. Vehicle trip generation data from the project-specific Traffic Impact Analysis will be used as model input data.

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 GHG emissions analysis will include a quantitative estimate of operational carbon dioxide equivalent emissions from both stationary and mobile sources. Mobile source emissions from passenger cars and light trucks will be based on estimated vehicle miles traveled (VMT), as derived from the project-specific Traffic Impact Analysis, and as quantified through the CalEEMod program. Construction and demolition emission from the proposed project will also be quantified using CalEEMod.

The significance of air quality and GHG impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD) significance thresholds. PCAPCD-recommended mitigation measures will be incorporated 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 effects to plant communities, wildlife, trees, and wetlands, including adverse effects on any rare, endangered, candidate, sensitive, and special-status species potentially occurring within 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, Arborist Report and Tree Inventory Summary, and Aquatic Resources Delineation Report to be prepared specifically for the proposed project. Mitigation measures for all identified impacts will be developed consistent with applicable laws and regulations.

Cultural Resources. The Cultural Resources chapter of the EIR will summarize the setting and briefly describe the potential effects to any on-site historical, archaeological, and/or paleontological resources due to implementation of the proposed project. The chapter will also assess the potential for tribal cultural resources to be impacted by the project, pursuant to Public Resources Code 21080.3.2. Consultation with Native American tribes pursuant to Assembly Bill 52 and Senate Bill 18 will be conducted. The chapter will be based on a Cultural and Paleontological Resources Inventory and Effects Assessment and a Paleontological Records Search prepared for the proposed project. Effects associated with all on-site and off-site improvements will be included in the analysis.

Geology and Soils. The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from earthquakes, liquefaction, expansive soils, and soil erosion, as well as identify any unique geological features within the project area. In addition, the chapter will include a discussion of mineral resources potentially occurring within the project site or the surrounding area, and if present, summarize the potential for the project to result in the loss of availability of mineral resources. The chapter will be based primarily on a site-specific Geotechnical Engineering Study and a Mineral Resources Determination 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 on-site, including but not limited to, above- and below-ground storage tanks, soil contamination, etc. In addition, the chapter will 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. Wildfire potential will also be addressed based on the new Wildfire section included in the updated Appendix G checklist of the CEQA Guidelines. The chapter will be based on site-specific Phase I and Phase II Environmental Site Assessments.

Hydrology and Water Quality. The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on stormwater drainage and receiving water quality, groundwater, and flooding. The Hydrology and Water Quality chapter will address the proposed project's projected increase in peak flows. It should be noted that consistent with the recommendations per the Placer County Flood Control and Water Conservation District Update to the Dry Creek Watershed Flood Control Plan, the recommended systematic approach to peak flow increases is not provision of on-site attenuation, but rather regional detention facilities. In addition, the chapter will evaluate any impacts associated with alteration of the 100-year floodplain limits and existing drainage patterns. Furthermore, the chapter will address how stormwater will be treated prior to being discharged in the downstream system. Compliance with the requirements of the West Placer Storm Water Quality Design Manual and incorporation of features such as porous pavement, vegetated swales/rain gardens, and cisterns will be discussed in the chapter. The chapter will primarily be based on a project-specific Preliminary Drainage Study & Stormwater Quality Plan.

Land Use and Planning/Agricultural Resources/Population and Housing. The Land Use and Planning/Agricultural Resources/Population and Housing chapter of the EIR will evaluate the consistency of the proposed project with the County of Placer General Plan and DCWPCP. The chapter will include a table that lists all of the applicable General Plan and Community Plan policies and provides corresponding discussions of the project's consistency with said policies, including, but not limited to, compliance with the General Plan policies related to provision of affordable housing. The chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The chapter will use data from the California Farmland Mapping and Monitoring Program to identify any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the project boundaries. Any conflicts with existing zoning for agricultural use or the County's Right-to-Farm Ordinance will be identified, and the proposed project's compatibility with adjacent agricultural uses will be addressed. In addition, the chapter will include an evaluation of the potential for the project to induce substantial population growth in

the area, either directly or indirectly (i.e., through extension of roads or other infrastructure). The chapter will provide population estimates for the project and compare such estimates to projections for the DCWPCP.

Noise. The Noise chapter of the EIR will be based on a project-specific technical noise report. The chapter will address potential noise impacts resulting from project construction and operation, including off-site sewer alignments. Noise-sensitive land uses or activities, including the adjacent church, residences, and agricultural land, will be identified and several short-term (10-minute) and at least two long-term (72-hour) noise measurements will be conducted at the project site. Long-term measurements will be comprised of three consecutive days of 24-hour noise levels at each long-term site and will be used to establish ambient conditions and to discuss existing noise levels. Traffic counts will be used concurrent with the short-term measurements to calibrate the Federal Highway Administration (FHWA) traffic noise model. The FHWA model will be used with traffic volume information provided by the project-specific Traffic Impact Analysis to predict future traffic noise level increases on off-site roadways attributable to the proposed project. Noise exposure levels will then be compared to applicable significance criteria. Feasible and appropriate mitigation measures to avoid or reduce adverse impacts will be identified, as needed.

Public Services and Recreation. The Public Services and Recreation chapter of the EIR will summarize setting information and identify potential new demand for services, including fire, police, schools, parks and recreation, as well as impacts to public facilities maintenance. 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. The chapter will be based on existing information from the Placer County General Plan, the DCWPCP, and information obtained from direct consultation with appropriate service providers.

Transportation and Circulation. The Transportation and Circulation chapter of the EIR will be based on a Traffic Impact Analysis prepared specifically for the proposed project. The following intersections will be analyzed:

1. PFE Road/Walerga Road;
2. PFE Road/Cook Riolo Road;
3. PFE Road/N. Antelope Road;
4. Cook Riolo Road/Vineyard Road;
5. Cook Riolo Road/Creekview Ranch School Access;
6. Vineyard Road/Crowder Lane;
7. Vineyard Road/Brady Lane;
8. Vineyard Road/Foothills Boulevard (Roseville);
9. Baseline Road/Cook Riolo Road;
10. Baseline Road/Brady Lane; and
11. Baseline Road/Foothills Boulevard.

The following roadway segments will be analyzed and current 24-hour counts will be assembled for each location:

1. PFE Road from Walerga Road to Cook Riolo Road;
2. PFE Road from Cook Riolo Road to N. Antelope Road;
3. Cook Riolo Road from Baseline Road to Vineyard Road;
4. Cook Riolo Road from Vineyard Road to Creekview Ranch School;
5. Cook Riolo Road from Creekview Ranch School to PFE Road;
6. N. Antelope Road from PFE Road to Great Valley Drive;
7. Vineyard Road from Crowder Lane to Cook Riolo Road;
8. Vineyard Road from Cook Riolo Road to Brady Lane;
9. Vineyard Road from Brady Lane to Foothills Boulevard; and
10. Brady Lane from Baseline Road to PFE Road.

Current roadway and intersection capacities and operating levels of service (LOS) will be quantified. New traffic count data will be collected as needed at study intersections, which will be conducted while schools are in session. AM and PM peak hour traffic volumes will be established for study area intersections and for associated roadway segments. Operating LOS and roadway system performance will be analyzed using methodologies that are presented in the DCWPCP and are acceptable to the County. Facilities in Roseville will be evaluated based on their adopted methodologies. Current design limitations or safety deficiencies on study area roads will be identified, including evaluation of peak hour traffic signal warrants at unsignalized intersections. The existing setting in regards to pedestrian, bicycle and transit facilities will also be discussed.

The number of automobile trips that may be generated by development of the site will be estimated and the distribution of the trips will be determined. Project trips will be superimposed onto existing volumes to create "Existing Plus Project" conditions. Traffic operating conditions would be calculated for intersections and roadway segments, and the project's effect on alternative transportation modes will be noted. The extent to which project development results in conditions in excess of adopted Placer County level of standards will be determined based on LOS at study intersections and the County's adopted methodology for impact significance, or criteria adopted by the agency with jurisdiction for each location.

The cumulative analysis will address long-term conditions that reflect development under the DCWPCP. The applicable version of the Placer County regional travel demand forecasting model will be used. Applicable adjustments to the model will be made to best address project impacts and local conditions. The cumulative analysis will address two scenarios: "Cumulative No Project" and "Cumulative Plus Project." Long term improvements identified by Placer County will be assumed and resulting intersection and segment LOS, as applicable, will be calculated. A summary of the project's total vehicle miles traveled will be prepared. Mitigation measures required to eliminate current safety problems, to reduce project impacts to a less-than-significant level, or to meet Caltrans or County standards would be identified for each study scenario.

Utilities and Service Systems. The Utilities and Service Systems chapter of the EIR will summarize setting information and identify potential new demand for services on water, sewer, and solid waste. Included as part of the water supply evaluation, the Utilities and Service Systems chapter will discuss water efficient landscaping requirements and the project's compliance with the County's Landscape Design Guidelines. The chapter will address the proposed water and sewer demand for the project and the infrastructure improvements needed to provide water and sewer service to the project site, including construction of the proposed sewer lift station, and whether the existing service providers can accommodate the project within their existing systems. In addition, the chapter will evaluate the ability of regional landfill facilities to accommodate solid waste generated by the project. If existing water, sewer, or solid waste facilities would be impacted, mitigation measures will be identified to ensure that the project's demand can be adequately accommodated.

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 project. In addition, the chapter will include a discussion of potential energy impacts due to the project and any proposed energy efficiency and/or conservation measures in accordance with Section 15126.4(c) and Appendix F of the CEQA Guidelines. A summary of the significant and unavoidable impacts identified within the EIR will be included in this chapter, as well as a discussion of significant irreversible impacts.

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, 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.

Effects Not Found to be Significant. This chapter will include discussion of impacts determined not to be significant and warranting detailed analysis in the EIR. For each impact, the chapter will provide justification for why the impact was dismissed.