

**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services Division**

NOTICE OF AVAILABILITY OF A DRAFT EIR FOR PUBLIC REVIEW

Placer County has released a Draft Environmental Impact Report (EIR) for the project listed below:

PROPOSED PROJECT: Brady Vineyard Subdivision Project (PLN18-00234)
(State Clearinghouse No. 2019012050)

PUBLIC REVIEW AND COMMENT PERIOD: November 20, 2019 to January 3, 2020

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 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.

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, circulation improvements, and utility installation. It should be noted that in addition to the 119 single-family residential units included in the proposed project, the EIR recognizes the potential for up to 12 additional on-site residential units (Accessory Dwelling Units) to be included in the project in order to meet the County's affordable housing requirements. 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; and annexation into County Service Areas for provision of fire protection services, sanitary sewer service, and park maintenance.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant project impacts with respect to Aesthetics; Air Quality and Greenhouse Gas Emissions; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Noise; and Transportation and Circulation. Most potentially significant adverse impacts would be mitigatable to less-than-significant levels.

PUBLIC MEETINGS: The following public meeting will be held during the public review period to receive comments on the Draft EIR:

- ▲ December 12, 2019 – Placer County Planning Commission, 3091 County Center Drive, Auburn, California. Meeting begins at 10:00 a.m.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain. Please refer to the meeting agendas at the following link up to 1 week prior to the meetings for updated information: <https://www.placer.ca.gov/AgendaCenter/Planning-Commission-53>

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available for review during normal business hours at the Rocklin Public Library (4890 Granite Drive), the Roseville Public Library (225 Taylor Street), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive), and the County Clerk's Office (2954 Richardson Drive, Auburn). The Draft EIR is also available online at: <https://www.placer.ca.gov/5289/Brady-Vineyard-Subdivision>

SEND COMMENTS TO: Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email cdraecs@placer.ca.gov no later than 5:00 p.m. on January 3, 2020.

For more information on the project, please contact the project planner, Christopher Schmidt, at (530) 745-3076.