

**NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT**  
**(Public Resources Code Section 21092.5)**

Notice is hereby given on October 8, 2024 that Placer County released a Final Environmental Impact Report (Final EIR) for the following project.

**PROJECT NAME:** The Ranch Subdivision (PLN22-00359)  
(State Clearinghouse No. 2023010339)

**PROJECT DESCRIPTION:** The proposed project would generally include the development of a single-family residential community consisting of approximately 446 single-family lots, ranging in size from 6,000-square feet (sf) to 25,000-sf. Various associated improvements would be included in the development of the proposed project, including, but not limited to parks, trails, landscaping, and utility installation. Circulation system improvements would include two vehicular accesses from Vineyard Road: the east entrance would be by way of a landscaped roundabout which would be constructed at the Vineyard Road/project entry intersection, which would connect to an internal system of private roadways; and the west entrance includes a landscaped roundabout on Vineyard Road that would control vehicular access on the west side of the project site and extend south to provide access to a new pick-up/drop-off location (Lot A1) for students at Creekview Ranch School, as well as a gated entrance to the proposed subdivision.

It should be noted that a centrally located existing on-site residence would be retained and incorporated into the project. All other on-site structures, including an additional residence and farm buildings located in the northeast corner of the project site, would be demolished.

The proposed project would require County approval of a General Plan/DCWPCP Map Amendment, a General Plan Text Amendment, Rezone, Large Lot Tentative Subdivision Map, Vesting Phased Small Lot Tentative Subdivision Map, Conditional Use Permit, and three service area annexations. Other approvals necessary to implement the proposed project would include Placer County Conservation Program (PCCP) authorization, a Section 404 permit from U.S. Army Corps of Engineers (USACE), a Section 1602 permit from the California Department of Fish and Wildlife (CDFW), a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a National Pollutant Discharge Elimination System (NPDES) Construction General Permit.

WP Vineyard, LLC is the applicant for the project.

**PROJECT LOCATION:** The project site consists of approximately 221.7 acres located south of Vineyard Road, east of Cook Riolo Road and Creekview Ranch School, adjacent to and west of the City of Roseville and its Dry Creek Wastewater Treatment Plant (DCWWTP), and north of Dry Creek in the Dry Creek West Placer Community Plan Area (DCWPCP) of unincorporated Placer County. It should be noted that with the inclusion of an existing 2.8-acre home site that is centrally located and would remain within the project site, the total acreage of the project site is 224.5 acres. The project site is identified by Assessor's Parcel Numbers (APNs) 474-080-004, -005, -006, -007, -019, and -020.

The Final EIR consists of (1) Revisions to the Draft EIR text, (2) Comments received during the public comment period on the Draft EIR and responses thereto, and (3) A Mitigation Monitoring Reporting Program

The Final EIR is now available online at the Placer County website: <https://www.placer.ca.gov/8622/The-Ranch-Subdivision>. It is also available for review during normal business hours, at the same link, via computer kiosks at the Placer County Libraries, the Placer County Community Development Resource Agency (3091 County Center Drive, Auburn) and Tahoe (775 N. Lake Boulevard, Tahoe City), and the County Clerk's Office (2954 Richardson Drive, Auburn).

For further information, please contact:

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