

**Draft Environmental Impact Statement
Placer Vineyards Specific Plan
Placer County, California**

USACE Action ID: SPK-1999-00737

Lead Agencies:

NEPA Lead Agency: U.S. Army Corps of Engineers (USACE), Sacramento District

NEPA Cooperating Agencies:

U.S. Environmental Protection Agency, Region IX

ABSTRACT

This Draft Environmental Impact Statement (Draft EIS) analyzes the potential effects of authorizing, via Department of the Army (DA) permits, the discharge of dredged or fill material into Waters of the United States, for the development of a 5,230-acre (2,117-hectare) project site in western Placer County under the Placer Vineyards Specific Plan (PVSP). The site includes 3,746 acres (1,516 hectares) of property for which 22 DA permit applications have been submitted along with a DA permit application for the development of backbone infrastructure that involves about 35 acres (14 hectares). The owners of the remaining properties (comprising 505 acres [204 hectares] within the PVSP site outside of the Special Planning Area [SPA] and 979 acres [396 hectares] within the SPA) are not applying for DA permits at this time.

The Proposed Action encompasses two possible scenarios that represent the potential low-end and high-end of the range of development densities that could be developed on the project site: the “Base Plan scenario” and “Blueprint scenario.” The development footprint under both scenarios would be the same, though the land use designations and acreages under the various land uses would differ. The “Base Plan” scenario includes: 3,361 acres (1,360 hectares) of residential uses totaling 14,132 single- and multi-family residential units at buildout, 309 acres (125 hectares) of commercial and office uses, 309 acres (125 hectares) of public/quasi-public uses such as schools, 211 acres (85 hectares) of parks, 709 acres (287 hectares) of open space, and 331 acres (134 hectares) of roadways. The “Blueprint” scenario includes: 3,220 acres (1,303 hectares) of residential uses totaling 21,631 single- and multi-family residential units at buildout, 342 acres (138 hectares) of commercial and office uses, 366 acres (148 hectares) of public/quasi-public uses such as schools, 273 acres (110 hectares) of parks, 709 acres (287 hectares) of open space, and 321 acres (130 hectares) of roadways.

Development of the project site under the Proposed Action would fill approximately 119.3 acres (48.2 hectares) of wetlands and other jurisdictional waters of the United States as defined by the federal Clean Water Act (CWA). Of this total, development authorized by the 23 DA permits would fill about 104.0 acres. This discharge of fill material requires approval from the U.S. Army Corps of Engineers (USACE) pursuant to Section 404 of the CWA, under which the USACE issues or denies DA permits for activities involving a discharge of dredged or fill materials into the waters of the United States, including

wetlands. The USACE intends to adopt this document to satisfy the requirements of the National Environmental Policy Act (NEPA).

This Draft EIS is prepared in compliance with NEPA, the Council on Environmental Quality's Regulations for Implementing NEPA, and USACE NEPA Regulations. Consistent with NEPA requirements, this Draft EIS evaluates the direct, indirect, and cumulative impacts on the environment that would result from the Proposed Action and a number of alternatives.

This Draft EIS is available for public review and comment for 45 days from the date of publication of the Notice of Availability in the Federal Register. An electronic version of the Draft EIS can be found on the Internet at

<http://www.spk.usace.army.mil/Missions/Regulatory/Permitting/EnvironmentalImpactStatements.aspx>.

Please submit comments on this document by including the USACE Action ID above and sending it via mail or electronic mail to:

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