

COUNTY OF PLACER

Community Development Resource Agency

John Marin, Agency Director

ENVIIRONMENTAL COORDINATION SERVICES

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NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT

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

PROPOSED PROJECT: Placer Vineyards Specific Plan Final EIR, PEIR T20040651, SCH #1999062020 Specific Plan, General Plan & Dry Creek Community Plan Amendments, Rezoning, & Development Agreement

PROJECT DESCRIPTION: The Placer Vineyards Specific Plan project is a mixed-use master planned community with residential, employment, commercial, open space, recreational and public/quasi-public land uses. The Plan, which has been slightly revised since the circulation of the Revised Draft EIR, will provide for 14,132 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 33,000 people, 434 acres of employment centers, 166 acres of retail commercial centers and approximately 920 acres of new parks and open space. The Environmental Impact Report for the project also includes a higher-density "Blueprint Alternative" intended to be consistent with the Blueprint Plan prepared by the Sacramento Area Council of Governments (SACOG). The Blueprint Alternative Specific Plan provides for 21,631 homes in a range of housing types, styles, and densities. At Plan build out, projected to occur over a 20 to 30-year time frame, Placer Vineyards will have a population of approximately 49,400 people, 496 acres of employment centers, 165 acres of retail commercial centers and approximately 980 acres of new parks and open space. The EIR has been prepared at a sufficient level of detail to allow the County to approve either the Specific Plan as proposed or the Blueprint Alternative.

PROJECT LOCATION: The Placer Vineyards Specific Plan Area is located at the southwest corner of Placer County, approximately 15 miles north of the City of Sacramento. The project site is bounded on the north by Baseline Road, on the south by the Sacramento/Placer County line, on the west by the Sutter/Placer County line and Pleasant Grove Road, and on the east by Dry Creek and Walerga Road.

BACKGROUND: Consistent with the California Environmental Quality Act, the County in September 2004 published the first Draft EIR for the Placer Vineyards Specific Plan and circulated the document for public review and comment. Following receipt of written comments on that Draft EIR, the project proponent (Placer Vineyards Property Owners Group) modified the project to address concerns raised in these comments and to consider a new SACOG-preferred "Blueprint Alternative." In April of 2006, a Revised Draft EIR was recirculated in its entirety to provide the public with a meaningful opportunity to comment on the additional data available as a result of modifications to the project. In August 2006, a Partially Recirculated Revised Draft EIR was released for public comment to allow for additional comment on: a partially revised traffic analysis for the project (Base Plan) and the Blueprint Alternative and new information on special-status species not previously thought to occur in the project area. In addition, the County made the Draft Public Facilities Financing Plans for the Base Plan and the Blueprint Alternative available for review during the comment period and shared information provided by the applicants on the estimated cost of cumulative off-site traffic mitigation measures.

SUMMARY OF SIGNIFICANT IMPACTS: Land Use and Planning; Visual Quality and Aesthetics; Hydrology, Water Resources and Water Quality; Biological Resources: Geology Soils: and Archaeological/Paleontological: Transportation and Circulation: Quality: Public Air Noise: Services/Infrastructure.

AVAILABILITY OF FEIR: Copies of the Final EIR, Partially Recirculated Revised Draft EIR, the Draft Finance Plans for the Base Plan and the Blueprint Alternative, the Revised Draft EIR and Technical Appendices, Specific Plans, and other documents referenced in the Final EIR are available for review at the following locations:

Placer County Community Development Resource Agency Environmental Coordination Services 3091 County Center Drive Auburn, CA 95603 Roseville Public Library 225 Taylor Street Roseville, CA 95678

Auburn-Placer County Library 350 Nevada Street Auburn, CA 95603 North Highlands/Antelope Library 4235 Antelope Road Antelope, CA 95843

Rio Linda/Elverta Library 902 Oak Lane Rio Linda, CA 95673

These documents can also be accessed through the County's website at: http://www.placer.ca.gov/Home/CommunityDevelopment/EnvCoordSvcs/EnvDocs/EIR.aspx

PUBLIC HEARINGS: The Placer County Board of Supervisors will consider certification of the Final EIR and approval of the Project or one of the alternatives to the Project at a public hearing at a future date which has not been scheduled, but which will be noticed in accordance with law. The Placer County Planning Commission will consider the proposed project at its regularly scheduled public meeting which begins at 10:00 a.m. on January 25, 2007 and will consider making a recommendation to the Board of Supervisors regarding the proposed project. The Planning Commission will not take action on the Final EIR.

Additional information may be obtained by contacting Paul Thompson, Placer County Planning Department at (530) 745-3044, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m.

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