



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION SERVICES**

Michael J. Johnson, AICP
Agency Director

**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: Bohemia Retail Project (PEIR T20080235 / State Clearinghouse# 2001042086)

PROJECT DESCRIPTION: The proposed project is surrounded by existing or approved residential, commercial and industrial uses. The proposed project includes the construction of a 155,000-square-foot retail building on 18.62 acres. It should be noted that the future tenant (or tenants) for the project has not been determined at this time, and the future tenant(s) could be selected during or after improvements to the site. The proposed project has the potential for a range of products and services for the retail consumer. The tenant(s) could include a discount club store, a discount superstore, or a general retailer. It should be noted that the project could potentially allow for a portion of the site to be used as an outdoor garden center, lumberyard, or home improvement outdoor storage area.

Because specific tenant(s) have not yet been identified, the Draft EIR evaluates two project options – a discount club store and a discount superstore – in order to evaluate the potential environmental impacts resulting from a range of uses. Both project options would include a fueling station surrounded by parking and landscaped areas. The proposed fueling site would have a canopy with a kiosk and approximately nine multi-purpose dispensers.

PROJECT LOCATION: The 18.62-acre project site is located approximately 2.3 miles north of downtown Auburn, within Placer County, and consists of four parcels located on the east side of State Route 49 near the intersection of SR 49 and Luther Road. (Assessor's Parcel Numbers 052-102-012, -103, -017, and -053)

REVIEW PERIOD: January 19, 2010 – March 4, 2010

PUBLIC HEARING: A public hearing on the Draft EIR will be held on Thursday, **February 25, 2010**, at **10:05 am** in the Placer County Planning Commission Hearing Room, located at 3091 County Center Drive (corner of Richardson Drive and Bell Road in the Dewitt Center), Auburn. The purpose of the hearing is to receive comments on the EIR for the project; comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: Biological Resources; Cultural Resources; Transportation and Circulation; Air Quality; Noise; Geology and Soils; Hydrology and Water Quality; Public Services and Utilities; and Hazardous Materials and Hazards. The Draft EIR determined that all impacts could be reduced to less-than-significant levels with mitigation, with the exception of the following: short-term impact related to a temporary increase in NOX emissions; cumulative impacts related to regional Air Quality and a cumulatively considerable incremental contribution to the global production of greenhouse gases; lane queuing under the Short Term Plus Project Conditions scenario for northbound left turns at the intersection of SR 49/Dry Creek Road; Cumulative Plus Project Conditions scenario impact to the SR 49/Bell Road intersection; arterial segments under the Cumulative Plus Project Conditions scenario; and lane queuing under the Cumulative Plus Project Conditions scenario.

DOCUMENT AVAILABILITY: Copies of the Draft EIR and Technical Appendices are available for review at the Community Development Resource Agency public counter and the Auburn Public Library. It can also be accessed through the County's website at:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/BohemiaRetailProject.aspx>

SUBMITTING COMMENTS: Comments regarding this Draft EIR must be submitted to Maywan Krach, Environmental Coordination Services, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, by email at cdraecs@placer.ca.gov, or by fax (530)745-3003 **by 5:00 p.m. on March 4, 2010**.

Comments regarding the adequacy of the Draft EIR not presented during the public review period may not be considered at subsequent hearings. Additional information may be obtained by contacting Gerry Haas, Associate Planner, at (530)745-3084 on Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m. (County offices are closed on February 19 for furlough.)

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