

## **COUNTY OF PLACER**

## **Community Development Resource Agency**

John Marin, Agency Director

ENVIIRONMENTAL COORDINATION SERVICES

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## NOTICE OF AVAILABILITY FOR PUBLIC REVIEW PARTIALLY RECIRCULATED REVISED DRAFT EIR

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

PROPOSED PROJECT: Placer Vineyards Specific Plan Revised Draft EIR, PEIR-T20040651, SCH #1999062020 Specific Plans, Amendments to the Placer County General Plan & Dry Creek West Placer Community Plan, 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, 274 acres of commercial uses, 641 acres of quasi-public (public facilities/services, religious facilities, schools, and major roadways) land uses, and 919 acres of park and open space land. 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, 275 acres of commercial uses, 686 acres of quasi-public (public facilities/services, religious facilities, schools, and major roadways) land uses, and 982 acres of park and open space land. 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 of 2006, a Partially Recirculated Revised Draft EIR was released for public 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 and shared information provided by the applicants on the estimated cost of cumulative off-site traffic mitigation measures. A Second Partially Recirculated Revised Draft EIR is now being released for public comment to respond to environmental issues that have arisen since the publication of the Placer Vineyards Specific Plan Final EIR in October, 2006. The new information includes discussion of an additional special status species, presentation of a supplemental water supply analysis, additional traffic analysis, and an analysis of the impact of the project on global climate change.

**SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED:** The additional analysis in the Second Partially Recirculated Draft EIR includes the following: Discussion of special-status species has been updated to include the Conservancy fairy shrimp, a federally-listed endangered species. The water supply analysis has been revised in accordance with the principles enunciated in Vineyard Area Citizens for Responsible Growth v.

<u>City of Rancho Cordova</u> (42 Cal. 4<sup>th</sup> 412), a recent decision of the California Supreme Court. The revised traffic section includes new analysis of the a.m. peak hour for Placer County and Sutter County and traffic mitigation measures were revised to address the results of the a.m. peak hour analysis, and further includes additional analysis of the Riego Road railroad crossing. A new section discussing climate change has been included, identifying a new significant and unavoidable impact, and new mitigation measures in relation thereto are proposed.

COMMENT REVIEW PERIOD: Comments regarding the Second Partially Recirculated Revised Draft EIR shall be accepted beginning on April 2, 2007 and must be submitted in writing to Maywan Krach at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603 (e-mail: <a href="mailto:mkrach@placer.ca.gov">mkrach@placer.ca.gov</a> or fax: (530) 745-3003) by 5:00 p.m. on May 16, 2007. Copies of the Second Partially Recirculated Revised Draft EIR, the First 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 Revised Draft 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

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

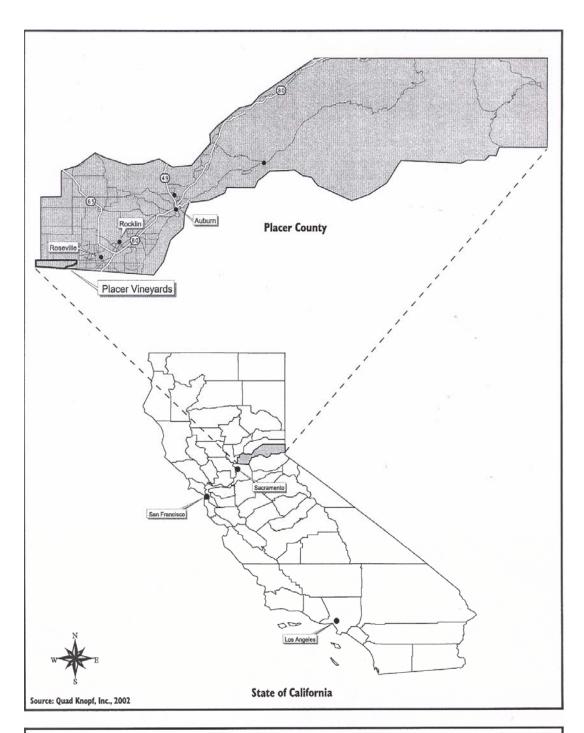
Pursuant to CEQA Guidelines Section 15088, Subdivision (f)(2), Placer County will only respond in the Final EIR to comments received during the initial Revised Draft EIR circulation period that relate to chapters or portions of the document that were not revised and recirculated, and comments received during the current recirculation period that relate to the chapters or portions of the Revised Draft EIR that were revised and recirculated. In other words, this partial recirculation is not an opportunity to re-submit comments on previously published topics, or add additional comments on previously published topics. Readers are therefore cautioned not to make comments on issues not directly implicated by this Second Partially Recirculated Revised Draft EIR. The Final EIR will be published and made available to commenting agencies a minimum of ten days prior to a hearing by the Placer County Board of Supervisors to consider its adequacy in accordance with the CEQA Guidelines and County Guidelines.

Comments regarding the adequacy of the Revised Draft EIR not presented during the public review period may not be considered at subsequent hearings.

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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PLAN AREA LOCATION