

COUNTY OF PLACER

Community Development Resource Agency

Michael J. Johnson, AICP Agency Director ENVIIRONMENTAL COORDINATION SERVICES

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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: Orchard @ Penryn (PEIR 20070521 / State Clearinghouse# 2010032070)

PROJECT DESCRIPTION: The Orchard at Penryn project proposes to construct 150 multi-family residential units, including on-site recreational facilities and a common open space area, on ±15.1 acres in the community of Penryn. The multi-family residential units would consist of three or six units per building with parking for a total of 375 vehicles. Primary access to the site is proposed through a gated entrance off of Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. Implementation of the project would require remediation of contaminated soil onsite and construction of frontage improvements along Penryn Road.

PROJECT LOCATION: The project site is located in the community of Penryn and consists of two parcels (APN 043-060-052 and 043-060-053) located on the west side of Penryn Road, approximately one-half mile north of Interstate 80. The ±15.1-acre project site is bound on the east by Penryn Road and to the west by rural residential properties. The northwest corner of the project site is adjacent to Taylor Road and the northern border adjoins rural residential uses.

REVIEW PERIOD: July 14, 2011 - August 29, 2011

PUBLIC HEARING: A public hearing on the Draft EIR will be held on Thursday, **August 11, 2011**, 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 Draft 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: Land Use; Biological Resources; Visual Resources and Aesthetics; Transportation and Circulation; Air Quality; Noise; Soils, Geology and Seismicity; Hydrology and Water Quality; Utilities; and Hazards & Hazardous Materials. The Draft EIR determined that all impacts could be reduced to less-than-significant levels with mitigation, with the exception of impacts to visual resources (both in existing and cumulative conditions), construction impacts to air quality, cumulative impacts to transportation and circulation, and cumulative impacts to air quality.

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)745-3080 by 5:00 pm on August 29, 2011. Copies of the Draft EIR and Technical Appendices are available for review at the Community Development Resource Agency public counter, County Clerk, and the Penryn Public Library. It can also be accessed through the County's website at:

http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/OrchardatPenryn.aspx

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 EJ Ivaldi, Supervising Planner, at (530)745-3147 on Monday-Friday between the hours of 8:00 am and 5:00 pm.

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