



**COMMUNITY DEVELOPMENT/RESOURCE AGENCY
Environmental Coordination Services Division**

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: Sunset Area Plan/Placer Ranch Specific Plan (State Clearinghouse No. 2016112012)

PUBLIC REVIEW AND COMMENT PERIOD: December 18, 2018 to February 22, 2019

PROJECT LOCATION: The Sunset Area Plan (SAP), which includes the Placer Ranch Specific Plan (PRSP) project site, encompasses 8,497 acres located in unincorporated south Placer County. The Plan area covers 13.9 square miles between the cities of Rocklin to the east, Roseville to the south, Lincoln to the north, and unincorporated Placer County to the west. The Plan area is located immediately west of State Route (SR) 65 which connects to Interstate 80 in the south and SR 99 to the north. The proposed PRSP area includes 2,213 acres in the southern portion of the Sunset Area Plan. The southern boundary of the PRSP area is contiguous with the existing Roseville City limits, and the northern boundary is defined, in part, by the existing alignment of Sunset Boulevard West, west of Fiddymont Road.

The following sites of past or current regulatory concern within the SAP area are on the Cortese list (pursuant to Section 65962.5 of the Government Code), and are described in detail in Draft EIR Section 4.8, "Hazards and Hazardous Materials": Athens Industrial Area, 2260 to 2700 Athens Avenue, Lincoln; Thunder Valley Casino Resort Wastewater Treatment Plant, 1200 Athens Avenue, Lincoln; Western Regional Sanitary Landfill, 3195 and 3155 Athens Avenue, Lincoln; Rio Bravo Rocklin Biomass Facility, 3100 Thunder Valley Court, Rocklin; Formica Corporation, 3500 Cincinnati Avenue, Rocklin; Former Sierra Chemical, 3640 Cincinnati Avenue, Rocklin; Former Teichert and Sons, 1145 Tara Court, Rocklin; CMOR Manufacturing, 3625 Cincinnati Avenue, Rocklin; Enterprise Rocklin Terminal/Rocklin Liquid Propane Gas Terminal, 1545 Nichols Drive, Rocklin; Mallard Creek Shavings, 4095 Duluth Avenue, Rocklin; Sunset Septage Receiving Facility, South End of Cincinnati Avenue, Rocklin; Reynolds West Coast End Plant, 3939 Cincinnati Avenue, Rocklin; and West Coast Cabinets, 3740 Cincinnati Avenue, Rocklin.

PROJECT DESCRIPTION: The project proposes to update the 1997 Sunset Industrial Area (SIA) Plan. The proposed plan update, now called the SAP, identifies a higher density mix of labor- and employment-intensive uses with an emphasis on innovation and creativity. Nested within the SAP, the proposed Placer Ranch Specific Plan (PRSP) includes a mixed-use town center, commercial and office uses, a university site, and a diverse housing mix.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The Draft EIR identified potentially significant project impacts with respect to Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Archaeological and Historic Resources; Paleontological Resources; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use; Noise; Population, Employment, and Housing; Transportation and Circulation; and Utilities. All other potentially significant impacts would be mitigable to less-than-significant levels.

PUBLIC MEETINGS: The following public meeting will be held during the public review period to receive comments on the Draft EIR:

- ▲ February 14, 2019 – Placer County Planning Commission, 3091 County Center Drive, Auburn. Meeting begins at 10:00 a.m.

The Placer County Planning Commission meeting will begin at 10:00 a.m.; however, the proposed project is not time certain. Please refer to the meeting agendas at the following link up to 1 week prior to the meetings for updated information:

www.placer.ca.gov/departments/communitydevelopment/planning/pchearings.

WHERE DRAFT EIR MAY BE REVIEWED: The Draft EIR is available for review during normal business hours at the Roseville Library (225 Taylor Street), the Rocklin Library (4890 Granite Drive), the Lincoln Library (485 Twelve Bridges Drive), the Colfax Library (10 Church Street), the Auburn Library (350 Nevada Street), the Placer County Community Development Resource Agency offices in Auburn (3091 County Center Drive, Auburn, CA) and the County Clerk's Office (2954 Richardson Drive, Auburn). A copy of the Draft EIR is also available for checkout at the Rocklin, Auburn and Colfax libraries. In addition, the Draft EIR is available online at:

<https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/sunsetarea-placerranch>

SEND COMMENTS TO: Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603; or fax (530)745-3080; or email cdraecs@placer.ca.gov no later than 5:00 p.m. on February 22, 2019.

For more information on the project, please contact the project planner, Crystal Jacobsen, at (530) 745-3085