

City of Rocklin

December 6, 2007

3970 Rocklin Road
Rocklin, California 95677-2720
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TO: INTERESTED PERSONS AND AGENCIES

SUBJECT: **NOTICE OF PUBLIC REVIEW AND AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE ROCKLIN CROSSINGS PROJECT (SCH# 2006112097)**

The Rocklin Planning Department is announcing the availability of the Draft Environmental Impact Report for the Rocklin Crossings project and has forwarded a Notice of Availability of this document to the following: all agencies and organizations that received the Notice of Preparation, and all persons who own property within 600 feet of the site or have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed this document to numerous state agencies. The purpose of the Draft EIR is to provide sufficient information on the project so that the decision-makers, using this document, can make an informed decision regarding the relative environmental impacts and merits of the project. Reviewers should focus on the comprehensiveness and accuracy of the Draft EIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

Project Description: The Rocklin Crossings project (proposed project) includes the construction of a regional shopping center on approximately 55.1 acres (approximately 49.5-acre development site and 5.6-acre detention basin site) at the southeast corner of Interstate-80 and Sierra College Boulevard. A variety of retail uses are proposed for the center, including major tenants (expected to be a Wal-Mart Supercenter and a Home Depot), smaller retail tenants and restaurants. Other traveler-serving uses could also be developed within the project site. Preliminary plans call for approximately 21 buildings totaling a maximum of 543,500 square feet with 2,463 parking stalls. The number of parking stalls provided would be required to conform with the requirements set forth in the Rocklin Crossings General Development Guidelines.

Project Location: The project site is located in the City of Rocklin, south of Interstate 80 and east of Sierra College Boulevard. The City of Rocklin is located within the western portion of Placer County and is approximately 25 miles northeast of the City of Sacramento. The project site is comprised of the following Assessor's Parcel Numbers: 045-043-022, 024, 049, 053 and 051 (portions of); 045-053-031, 032, 033 and 034, and a portion of 045-043-050. Exhibit 3-2 identifies the site plan for the proposed project.

Notice of Public Review: This document is being circulated for a 45-day public review period. Consequently, comments should be received by the Rocklin Planning Department **NO LATER THAN 5:00 P.M. on JANUARY 23rd, 2008**. This Draft EIR and all written comments submitted before the close of the public review period will be incorporated into the Final EIR that is prepared. Notice of Availability of the Final EIR, including all comments and replies, will be sent to those electing to comment on the Draft

Information 916.625.5000

Administrative Services 916.625.5000 • City Hall 916.625.5560 • Community Development 916.625.5100
Community Services & Facilities 916.625.5200 • Fire 916.625.5300 • Police 916.625.5400 • Public Works 916.625.5500

EIR. Therefore, the City requests that all agencies and individuals who comment on this Draft EIR keep the document for reference.

For individuals receiving only the Notice of Availability for the Draft EIR at this time, a copy of the document is available for public review at the following libraries: Placer County Library at 5460 Fifth Street, Rocklin, and Sierra College Library at 5000 Rocklin Road, Rocklin. In addition, the Draft EIR and all other reference documents are available for review or pick-up at the Rocklin Planning Department during normal business days from 8:00 a.m. to 5:00 p.m. **Please send your written comments to Sherri Abbas, Development Services Manager, 3970 Rocklin Road, Rocklin, CA 95677.** We would appreciate the name of the contact person in your organization and/or agency.

Public Hearing Notification: The Rocklin City Council and Planning Commission will conduct a joint public hearing to receive comments on this Draft EIR on **WEDNESDAY, JANUARY 16, 2008 AT 6:00 P.M. IN THE CITY OF ROCKLIN CITY COUNCIL CHAMBERS, 3970 ROCKLIN ROAD, ROCKLIN, CA.** This hearing is an opportunity to directly comment on the Draft EIR only. No decision will be made on the project at this time. The public hearing is an opportunity to directly comment on the Draft EIR, however, all *written* comments on the Draft EIR are due to the City within the 45-day review period.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs to allow you to attend or participate in this public hearing process, please contact our office at 3970 Rocklin Road or call us at 632-4020 prior to the public hearing so that we may accommodate you.

PUBLIC HEARINGS TO CONSIDER CERTIFICATION OF THE ENVIRONMENTAL DOCUMENT AND A DECISION ON THE PROJECT WILL BE SCHEDULED AND NOTICED AS APPROPRIATE IN THE FUTURE.

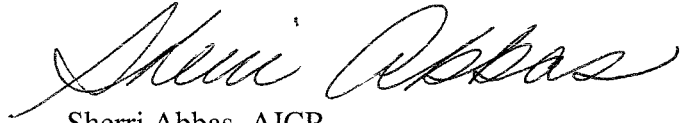
Listing of Potential Significant Environmental Effects: As listed in the Draft EIR, the project would result in the following significant unavoidable adverse impacts –

- Contribution to Long-Term Operational (Regional) Criteria Air Pollutants.
- Changes in the Site's Visual Resources
- Short-Term Loss of Native Oak and Heritage Trees
- Cumulative Contribution to Long-Term Operational (Regional) Criteria Air Pollutants
- Cumulative Changes in Local Viewshed
- Cumulative Losses of Biological Resources

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Please contact David Mohlenbrok or myself at (916) 625-5160 if you have any questions regarding the project or the environmental review process.

Sincerely,

A handwritten signature in black ink that reads "Sherri Abbas". The signature is written in a cursive, flowing style.

Sherri Abbas, AICP
Development Services Manager