

NOTICE OF AVAILABILITY

TO: INTERESTED PERSONS AND AGENCIES

FROM: CITY OF ROCKLIN

SUBJECT: NOTICE OF PUBLIC REVIEW AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR SIERRA GATEWAY APARTMENTS (SCH# 2016032068)

REVIEW PERIOD: April 27, 2017 – June 12, 2017

The City of Rocklin as the Lead Agency is announcing the availability of the Draft Environmental Impact Report (DEIR) for the Sierra Gateway Apartments 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 have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed the DEIR document to numerous state agencies. Reviewers should focus on the comprehensiveness and accuracy of the DEIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

PROJECT DESCRIPTION: The Ezralow Company LLC (Applicant) is requesting the City of Rocklin's approval of Design Review and Oak Tree Preservation Plan entitlements to develop a 195-unit apartment complex and associated infrastructure, parking and landscape (Proposed Project or Project) on a 10.2 +/- acre site currently designated by the Rocklin General Plan as High Density Residential (HDR) and currently zoned as Planned Development Residential, 20 dwelling units per acre (PD-20) (project site).

PROJECT LOCATION: The project site is located in the eastern portion of the City of Rocklin, at the southeast quadrant of the intersection of Sierra College Boulevard and Rocklin Road, and consists of APNs 045-161-014, 015 and 016.

DOCUMENT AVAILABILITY AND REVIEW: A copy of the document is available for review on the City's website at: <http://www.rocklin.ca.us/current-environmental-documents>, at the Rocklin Library, 4890 Granite Drive, Rocklin and CDs are also available at the Economic and Community Development Department, Planning Services Division located on the first floor of the City Administration Building, 3970 Rocklin Road during regular business hours Monday – Thursday, 8:00 a.m. to 4:00 p.m. and Friday, 8:00 a.m. to 12:00 p.m.

The DEIR document is being circulated for a 45-day public review period beginning April 27, 2017. Consequently, comments should be received by the City of Rocklin **NO LATER THAN 5:00 P.M. ON JUNE 12, 2017.** Following the close of the comment period, the City will prepare a Final EIR that will include all comments received during the comment period for the DEIR. Once it is completed, the Final EIR will be published and made available to commenting agencies a

minimum of ten days prior to a hearing by the Rocklin City Council to consider its adequacy in accordance with the CEQA Statutes and Guidelines and City Guidelines. Notice of Availability of the Final EIR will be sent to those electing to comment on the DEIR. Therefore, the City requests that all agencies and individuals who comment on this DEIR keep the document for reference.

Written comments on the DEIR should be submitted at the earliest possible date, but not later than June 12, 2017 to David Mohlenbrok, Environmental Services Manager, Public Services Department, 4081 Alvis Court, Rocklin, California, 95677, (916) 625-5162, fax (916) 625-5501, or David.Mohlenbrok@rocklin.ca.us

The Rocklin Planning Commission will conduct a public hearing on the proposed project on a date yet to be determined.

The project site is not on the list of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste.

SIGNIFICANT ENVIRONMENTAL EFFECTS: As identified in the DEIR, the proposed project would result in significant impacts to air quality, biological resources, cultural resources, noise and transportation/traffic, but some of these significant impacts would be reduced to a less than significant level with mitigation identified in the DEIR. In some cases, impacts would remain significant even after mitigation, including impacts to transportation/traffic.