



M E M O R A N D U M
COMMUNITY DEVELOPMENT/RESOURCE AGENCY
ENVIRONMENTAL COORDINATION SERVICES
County of Placer

NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT REPORT
(Public Resources Code Section 21092.5)

Notice is hereby given on March 26, 2019 that Placer County released a Final Environmental Impact Report (Final EIR) for the following project.

PROJECT NAME: Placer Retirement Residence - PLN16-00298 (State Clearinghouse No. 2017102049)

PROJECT DESCRIPTION: The project proposes to construct a Residential Care Home for seniors. The project would consist of a single, three-story building with a height of 34'-4", containing 145 congregate living suites with two manager dwelling units and an overall building footprint of approximately 51,000 square feet.

PROJECT LOCATION: 3905 Old Auburn Road and is generally bounded by Sierra College Boulevard to the east, undeveloped parcels and Haskell Way to the north, residential uses to the west, and Old Auburn Road to the south.

The Final EIR consists of (1) Revisions to the Draft EIR text, (2) Comments received during the public comment period on the Draft EIR and responses thereto, and (3) A Mitigation Monitoring Reporting Program.

The Final EIR is now available at the following locations:

- Community Development Resource Center public counter, 3091 County Center Drive, Auburn
- Placer County Clerk-Recorder's Office, 2954 Richardson Drive, Auburn
- Granite Bay Public Library

An electronic copy of the Final EIR is available online at the Placer County website:
<https://www.placer.ca.gov/2807/Placer-Retirement-Residences>

Governor's Office of Planning & Research

APR 03 2019

STATE CLEARINGHOUSE

For further information, please contact:

Community Development Resource Agency, Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

email: cdraecs@placer.ca.gov / fax: 530-745-3080 / phone: 530-745-3000

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2017102049

Project Title: Placer Retirement Residence (PLN16-00298)

Lead Agency: Placer County Contact Person: Shirlee Herrington
Mailing Address: 3091 County Center Drive Phone: 530-745-3132
City: Auburn Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: Granite Bay
Cross Streets: Old Auburn Road and Sierra College Boulevard Zip Code: 95661
Longitude/Latitude (degrees, minutes and seconds): 38 ° 43 ' 22 " N / 121 ° 13 ' 37 " W Total Acres: 8.9
Assessor's Parcel No.: 468-060-052-000 Section: 17 Twp.: 10N Range: 7E Base: Mt. Diablo
Within 2 Miles: State Hwy #: N/A Waterways: Linda Creek
Airports: N/A Railways: N/A Schools: Sargeant, ES&GB

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

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Development Type:

[x] Residential: Units 145 Acres 8.93
[] Office: Sq.ft. Acres Employees 30 [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
[] Water Facilities: Type MGD [] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [x] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [x] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Undeveloped, RS-AG-B-100, Granite Bay Community Plan, Rural Low Density Residential

Project Description: (please use a separate page if necessary)

The project proposes a Residential Care Home for seniors. The project would consist of a single, three-story building with a height of 34'-4", containing 145 congregate living suites with two manager dwelling units and an overall building footprint of approximately 51,000 square feet. The project includes a change to the existing zoning classification from Residential Single-Family (RS-AG-B-100) to Residential Agriculture (RA-B-100) and removing the Agricultural combining district. One hundred and one parking spaces are proposed: 28 covered spaces, 68 open spaces, and five handicapped spaces. The covered spaces include 12 spaces within two detached garage buildings, and 16 spaces withing two carport areas.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #2 _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date N/A Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates, Inc</u>	Applicant: <u>Hawthorn Development LLC (Lenity Architecture)</u>
Address: <u>555 Capitol Mall, Suite 300</u>	Address: <u>3150 Kettle Court SE</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>Salem, OR 97301</u>
Contact: <u>Alex Jewell</u>	Phone: <u>503-399-1090</u>
Phone: <u>916-858-5800</u>	

Signature of Lead Agency Representative:  Date: 03/26/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.