

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 #2016112012

Project Title: Sunset Area Plan / Placer Ranch Specific Plan Project

Lead Agency: Placer County Contact Person: Shirlee Herrington
Mailing Address: 3091 County Center Drive, Suite 190 Phone: (530) 745-3132
City: Auburn Zip: 95603 County: Placer

Project Location: County: Placer City/Nearest Community: Roseville, Rocklin, Lincoln
Cross Streets: State Route 65, Athens Avenue, Sunset Boulevard Zip Code: 95648
Longitude/Latitude (degrees, minutes and seconds): 38 49 33 N / 121 19 21 W Total Acres: 8,358
Assessor's Parcel No.: Too many to list Section: 007 Twp.: 011N Range: 006E Base: 21
Within 2 Miles: State Hwy #: SR 65, I-80 Waterways: Orchard Creek, Pleasant Grove Creek, Auburn Ravine
Airports: Lincoln Airport Railways: Union Pacific Railroad Schools: Too many to list

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: Final EIR FONSI

Governor's Office of Planning & Research

OCT 31 2019

Local Action Type:

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

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Development Type:

[x] Residential: Units >5,000 Acres Employees
[] Office: Sq.ft. Acres Employees
[x] Commercial: Sq.ft. >5 mil. Acres Employees
[x] Industrial: Sq.ft. >25 mil. Acres Employees
[x] Educational: University Campus: 3 mil. s.f.
[x] Recreational: Parks and Open Space Areas
[] Water Facilities: Type MGD
[] Transportation: Type Internal Roads
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: Campus Park: >4 million sf Office, GC, R&D, and LI

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Planning Area is primarily within the existing Sunset Industrial Area Plan (Community Plan)

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

The project proposes to update the 1997 Sunset Industrial Area (SIA) Plan. The proposed plan update, now called the Sunset Area Plan (SAP) includes a higher density of 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 divers housing mix. See Project Description in Draft EIR for details.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" 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 checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #3 | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #5 |
| <input type="checkbox"/> Caltrans Planning | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date October 31, 2019 Ending Date Board of Supervisors Hearing (est. Dec 17, 2019)

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent Environmental</u>	Applicant: <u>(N/A) Lead Agency is project proponent</u>
Address: <u>455 Capitol Mall, Suite 300</u>	Address: _____
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: _____
Contact: <u>Project Manager</u>	Phone: _____
Phone: <u>(916) 930-3192</u>	

Signature of Lead Agency Representative:  Date: 10/31/19

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