

COUNTY OF PLACER

Community Development Resource Agency

ENVIIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP Agency Director

NOTICE OF AVAILABILITY OF A FINAL EIR FOR PUBLIC REVIEW

The Final Environmental Impact Report for the following project has been released by Placer County:

PROJECT NAME: Timberline at Auburn (PEIR 20080139 / State Clearinghouse # 2008082117)

REVIEW PERIOD: March 16, 2011 – March 25, 2011

PROJECT DESCRIPTION: The proposed project involves the construction of a continuing care community and commercial/retail center, trails, and wetlands on a 119-acre site. The proposed project would consist of 858 residential units. The continuing care community consists of nine two- and three-story independent living buildings, 72 villa duplexes, 68 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 780 living units. The commercial/retail portion of the project would include three multi-story buildings with 33,500 square feet of commercial/retail with 28,500 square feet being used for retail and 5,000 square feet being used for office professional; five multi-story medical office and office professional buildings with a total of up to 90,000 square feet of medical office space, or up to 140,000 square feet of professional office space; 78 residential lofts that would occupy the second and third stories of the retail buildings and one of the medical office buildings (note: the 78 lofts are included in the total unit count of 858); an RV/boat storage facility; and two 22,500-square-foot professional office commercial buildings. In addition, the project applicant would construct a trail and mitigation wetlands on the undeveloped Auburn Recreation Park District lands to the northeast. The 24-acre Auburn Recreation Park District lands are considered to be part of the proposed 119-acre project site, and any potential impacts resulting from construction of trails and mitigation wetlands are evaluated in the EIR.

PROJECT LOCATION: The 119-acre site is located approximately one-half mile west of State Route 49 at the intersection of Bell Road and Richardson Drive near the City of Auburn in Placer County.

The Final EIR consists of (1) Introduction and List of Commenters, (2) Revisions to the Draft EIR text, (3) Responses to Comments on the Draft EIR, and (4) A Mitigation Monitoring and Reporting Plan. Any comments on the Final EIR should be forwarded to the following address no later than 5:00 pm on **March 25, 2011** to be included in the materials to be sent to the Planning Commission. The Placer County Planning Commission will consider this proposal at an up-coming public hearing. Property owners within 300 feet, at a minimum, of the project area will be notified of the hearing.

Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95602, email: cdraecs@placer.ca.gov, fax 530-745-3080

The Final EIR is available for public review at the following locations:

- Community Development Resource Center public counter, 3091 County Center Drive, Auburn
- Auburn Public Library, 350 Nevada Street, Auburn
- County website: http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/Timberline.aspx

A CD of the Final EIR is also available. Please place your order at the Auburn office (530-745-3132).

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