



COUNTY OF PLACER
Community Development Resource Agency

ENVIRONMENTAL
COORDINATION SERVICES

Michael J. Johnson, AICP
Agency Director

**NOTICE OF AVAILABILITY OF A DRAFT EIR
FOR PUBLIC REVIEW**

Placer County has released a Draft Environmental Impact Report (EIR) for the project listed below:

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

REVIEW PERIOD: **November 10, 2010 – December 27, 2010**

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 assisted or 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.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED: Land Use, Biological Resources; Visual Resources; Transportation and Circulation; Air Quality; Noise; Soils, Geology and Seismicity; Hydrology and Water Quality; Public Services and Utilities; Hazardous Materials and Hazards; and Mineral Resources. The Draft EIR determined that all impacts could be reduced to less-than-significant levels with mitigation when necessary, with the exception of certain impacts in the following areas: air quality, traffic, biology (cumulative only), and growth-inducement.

PUBLIC HEARING: A public hearing on the Draft EIR will be held on Thursday, **December 16, 2010**, at **10:05 am** in the Placer County Planning Commission Hearing Room, located at 3091 County Center Drive (corner of Richardson Drive and Bell Road in the Dewitt Center), Auburn. The purpose of the hearing is to receive comments on the Draft EIR for the project; comments related to the merits of the project will be considered at a later hearing on the entitlements for the project.

Comments regarding this Draft EIR must be submitted to Maywan Krach, Environmental Coordination Services, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, by email at cdraecs@placer.ca.gov, or by fax (530)745-3080 **by 5:00 pm on December 27, 2010**. Copies of the Draft EIR and Technical Appendices are available for review at the

Community Development Resource Agency public counter, County's Clerk Office and the Auburn Public Library. It can also be accessed through the County's website at:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/Timberline.aspx>

Comments regarding the adequacy of the Draft EIR not presented during the public review period may not be considered at subsequent hearings. Additional information may be obtained by contacting George Rosasco, Supervising Planner, at (530)745-3065 on Monday-Friday between the hours of 8:00 am and 5:00 pm. (County offices are closed on November 12 for furlough, November 25 & 26 for Thanksgiving, and December 24 for Christmas.)

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