



COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

John Marin, Agency Director

Gina Langford, Coordinator

DATE: August 27, 2008
TO: Interested Parties
SUBJECT: **Notice of Preparation** of an Environmental Impact Report for the Proposed **Timberline at Auburn Project** (PEIR T20080139)

REVIEW PERIOD: August 27, 2008 to September 25, 2008

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Timberline at Auburn project (proposed project) in accordance with the California Environmental Quality Act (CEQA), Section 15082. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

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 860 residential units. The continuing care community consists of nine two- and three-story independent living buildings, 76 villa duplexes, 66 detached villas, two assisted or independent living buildings, and four retirement "common buildings" that in total equal 782 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, 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 will be 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.

For more information regarding the project, please contact George Rosasco, Supervising Planner, (530) 745-3065 or email grosasco@placer.ca.gov

A copy of the NOP is available for review at the Auburn Library, Placer County Community Development Resource Agency, and County website:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/EnvDocs.aspx>

Scoping Meeting: The Lead Agency will hold a public Scoping Meeting to receive oral comments on Wednesday, September 10, 2008 at 9:00 am in the Planning Commission Hearing Room located at Community Development Resource Center, 3091 County Center Drive, Dewitt Center, Auburn.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but no later than 5:00 pm on September 25, 2008 to Maywan Krach, Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603, (530) 745-3132, fax (530) 745-3003, or cdraecs@placer.ca.gov.

1.0 PROJECT DESCRIPTION

1.1 Project Location

The project is located in unincorporated Placer County, north of the Bell Road / Richardson Drive intersection (See Figure 1, Project Area). Interstate 80 and State Route (SR) 49 provide regional access to the project. The proposed project site is located approximately 0.5 miles west of SR 49. A number of roadways terminate adjacent to the property boundaries. The existing pavement of Richardson Drive terminates along the southernmost portion of the project site, 200 feet north of the northern project boundary. Education Street and Quartz Road terminate close to the eastern boundary. Golden Eagle Drive terminates at the northern project boundary and Meadow Brook Drive terminates at the property's western boundary (See Figure 2, Project Site). The project site is composed of five parcels (Assessor's Parcel Numbers [APNs] 051-180-058, -059; 051-140-056, -057, and 051-211-016) totaling 119 acres. In addition, the project applicant would construct trails and mitigation wetlands on the 24-acre Auburn Recreation Park District parcel to the northeast.

The Placer County General Plan and Auburn Bowman Community Plan currently designate 25 acres of the site as Open Space, 4.5 acres as Mixed Use, 18.3 acres as High Density Residential (10 to 25 dwelling units per acre), 3.5 acres as Low Density Residential (0.4 to 0.9 acres per unit), and 43.7 acres as Medium Density Residential (five to 10 dwelling units per acre) and 24 acres Low Density Residential (0.4 to 0.9 acres per unit). The existing Placer County zoning for the site includes 43.7 acres of Residential Single Family with density limitation of five, 18.3 acres of Residential Multi-Family with density limitation of 15, 3.5 acres of Residential Agriculture with minimum building site of 40,000 square feet, 3.5 acres of Office Professional and Residential Multi-Family combining Design Corridor, one acre of Office Professional Combining Design Corridor, 24 acres zoned Farm, and 25 acres of Open Space.

1.2 Project Setting

Site Characteristics

The property is partially flat, with some areas of moderately sloping land consisting of scattered woodlands and grasslands. Trees are generally clustered in the northeasterly corner, and along a drainage swale in the west leg of the property. The project site, although undeveloped, is disturbed from historic grazing, off-road vehicle use and trenching to accommodate the installation of a sewer line across the site to serve off-site properties. A Nevada Irrigation District (NID) canal (Columbia East Canal) also crosses a portion of the project site.

The property is approximately one mile from the Auburn Municipal Airport. The October 2000 Placer County Airport Land Use Compatibility Plan (ALUCP) illustrates that the property is within the Airport's over-flight influence boundary. Two airport Compatibility Zones overlay the property. The northeastern portion of the site lies within the C1 zone and the remaining two thirds of the property are within zone C2.

Surrounding Land Uses

The property is an infill site. The site is surrounded on all sides by existing development representing a wide spectrum of land uses. The expansive campus of the Placer County Government's De Witt Center is located south of the site. Existing skilled nursing and assisted living facilities are located south of the south leg of the property. Auburn Sutter Faith Hospital and other medical services are located to the east, along Bell Road and Education Street. Directly east of the property is a large concentration of rental housing in the form of apartments and fourplexes. North of the site is a large regional park, high school, church, and undeveloped land owned by the Auburn Recreation Park District, plus single family residences in the Deer Creek subdivision to the northwest of the project. An off-site trail and mitigation wetlands would be constructed on the Auburn Recreation Park District lands as part of the project. West and south of the project site contains Bell Brook Meadows Subdivision and other single-family residential

uses ranging from small to large lots. Compatibility with existing land uses surrounding the project site will be evaluated in the EIR.

1.3 Project Elements

Continuing Care Retirement Community

Housing

The proposed project would include a Continuing Care Retirement Community (CCRC) which would offer a variety of housing and health related services for people desiring a supportive and stimulating environment of care and fellowship that extends from the day of enrollment to the end of their lives. Residents would buy into the community, and depending upon desires and needs, would be able to choose from a variety of housing that will range from single family detached villas, attached villas, three story independent living apartments, and a three story assisted living residence complex (See Figure 3, Site Plan). The 91,000 square feet of common areas would include multiple dining facilities, multipurpose rooms, media centers and fitness centers. The outdoor environment is a very important component of the CCRC concept providing for both passive and active recreation.

Woodland settings, meadow and lake views, and riparian corridors would all combine to create a park-like setting for residents to live and recreate in. Recreation, both active and passive, would be facilitated through planned facilities at the community center and group living complexes. An open space network of trails and pathways would link all of the complexes and facilities. A series of mini parks are also planned to be established in key locations along the trail and pathways system as places to sit, rest and view the environment.

The proposed gated age-restricted community would include a total of 782 dwelling units in nine Senior Independent Living two- and three-story buildings, 76 Villa Duplexes, 66 detached Villas, and two buildings that will have either Assisted Living or Independent Living housing. The EIR will evaluate the relative impacts of developing the two buildings with either Assisted or Independent Living uses, and conservatively identify the worst-case impacts in those areas where they would differ (i.e., traffic generation will be greater with Independent Living use). The community is designed to group different segments of the retirement community together so they are integrated with each other- including the indoor and outdoor facilities and the proposed adjacent commercial center.

The project would include one-, two- and three-bedroom residences in the two- and three-story Independent Living residential buildings. These residences would have a private balcony or patio with numerous apartment styles to choose from. In addition, the project would also include duplexes and detached villas that can be custom decorated to the taste of each resident. The detached villas would range in size from 1,400 to 2,100 square feet. All villas are designed as single story dwellings for the resident's convenience, as well as a means of transitioning to the existing surrounding residential homes adjacent to the proposed project. Twenty of the villas would be built utilizing a stem wall construction method to better integrate the residence into the existing topography. The stem wall construction method would allow for the opportunity to add an additional 800-square-foot daylight basement bonus room to each of the villas.

Trails

As shown in Figure 4, In addition, the project applicant would construct trails and mitigation wetlands on the 24-acre Auburn Recreation Park District parcel to the northeast.

Figure 1
Project Area

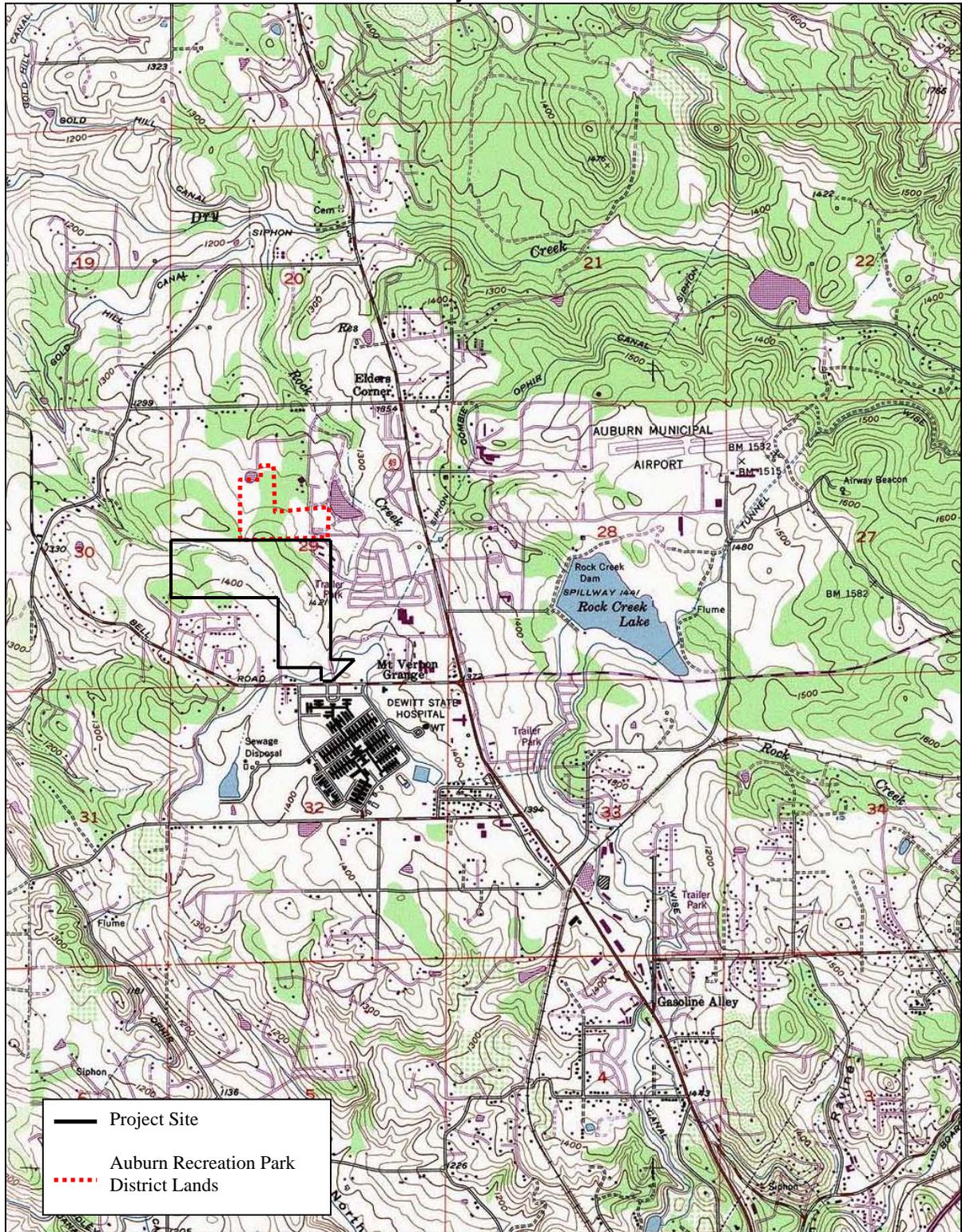


Figure 2
Project Site

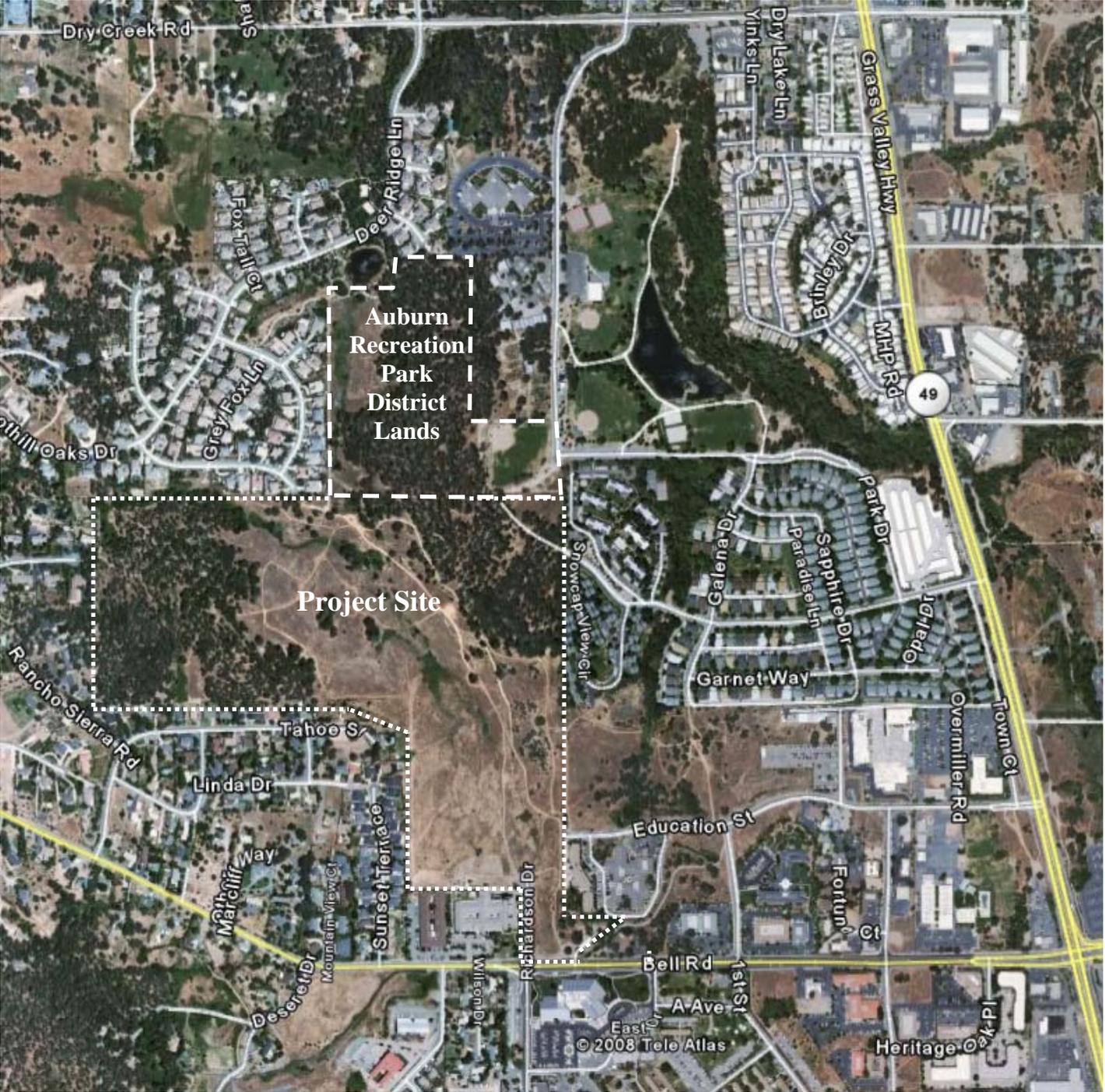


Figure 3
Site Plan



Western Care Construction Company, Inc.
2021 Sierra Highway, Suite 200
Auburn, CA 95602
916.484.8888 (Fax)
916.484.8888 (Tel.)

**NEW RETIREMENT CAMPUS
TIMBERLINE
AT AUBURN**

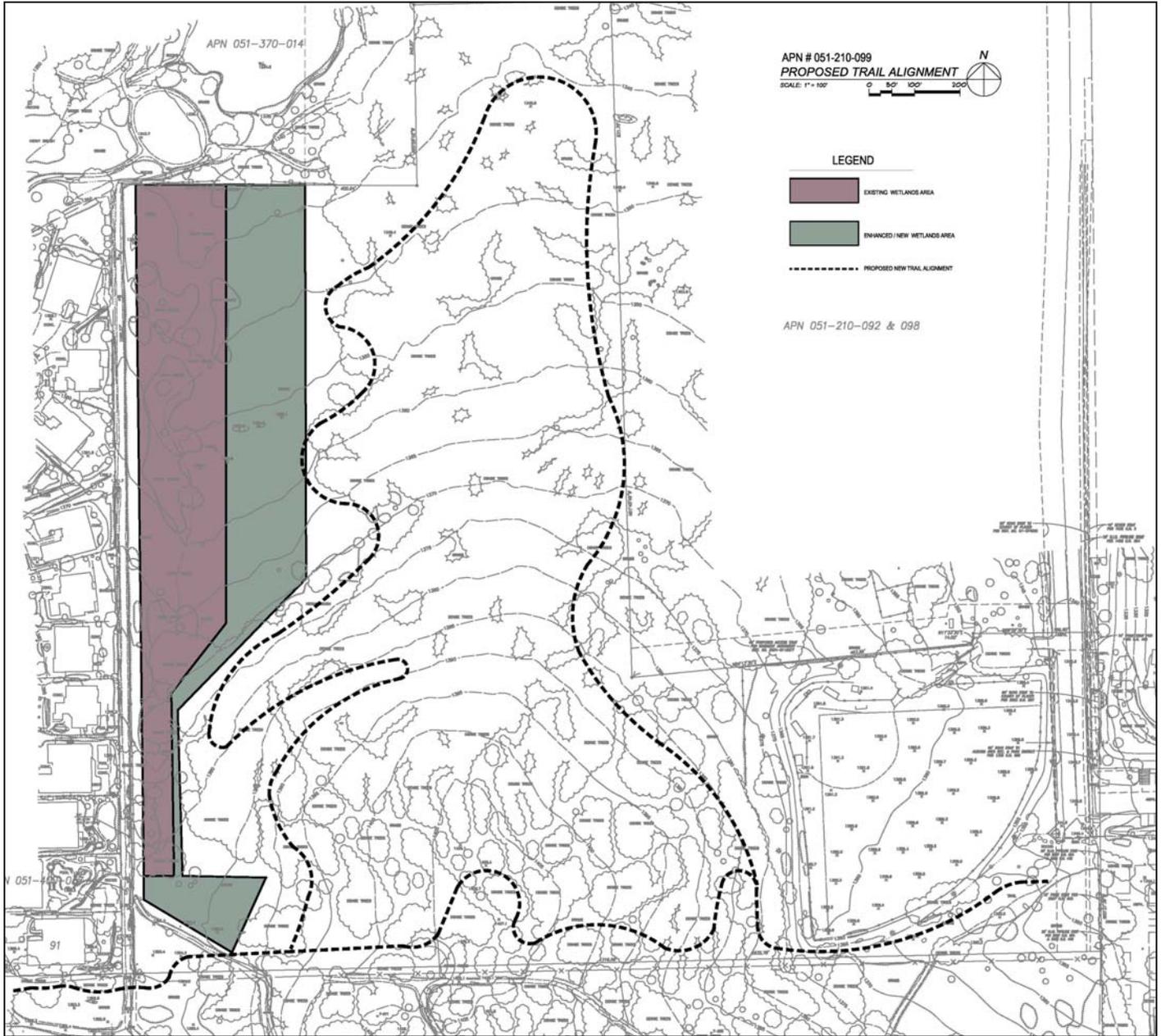
ECORP Consulting, Inc.
2222 Market Street
Auburn, CA 95602
916.484.8888 (Tel.)
916.484.8888 (Fax.)

mortonpinto
1708 Fulton Road, Suite 200
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LAND ARCHITECTURE
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221 Forest Street
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P & D Architects, Inc.
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Figure 4
Trails and Mitigation Wetlands on the 25-Acre Auburn Recreation Park District Parcel



Services

In addition to the adjacent commercial center, minor commercial activities would be included in the three common buildings. The dining facilities would be available to guests of the residences. A dedicated block of rooms would be available to visitors for short-term stays. In addition, a small convenience store, hair salon, and a banking kiosk would be included in the design.

Services included in the Monthly Association Fee for the independent living units may include the following:

- A daily meal of the resident's choice in any of the dining rooms or the lounge. The Villa residents may have the option of selecting a meal program that best fits their needs.
- Room service when needed for medical reasons.
- All utilities except for telephone and cable (beyond the basic cable package).
- Complete building and grounds maintenance and custodial service.
- Bi-weekly maid and cleaning service for each residence.
- Secure underground parking for most of the 3 story residences.
- 24-hour emergency call system monitored by trained professionals.
- Gated entry with 24-hour building and ground security.
- Indoor personal storage compartment assigned to each unit (except villas).
- Planned social, recreational, educational, and cultural activities. A full-time social director will be on staff to arrange activities.
- Scheduled transportation services to shopping, special events, golf, recreation/entertainment, and places of worship.
- Arrange appointments and transportation to and from medical and dental care.
- Maintenance of appliances supplied by Timberline: Microwave, washer/dryer, frost-free refrigerator/freezer with icemaker, full range with self-cleaning oven and disposal.
- 24-hour fire detection system including heat and smoke detectors and automatic sprinklers.
- Preferential entrance to the adjacent skilled nursing facility.

Parking

The project has been designed to encourage the residents to utilize the private on site bus, public bus, walking trails and neighborhood electric vehicles to get to appointments and to conduct their shopping. As such the need to utilize private automobiles should be reduced as compared to what is typical for residential communities; therefore, the applicant is requesting a parking variance to allow for one parking stall per senior independent living unit. The Placer County Zoning Code requires the provision of 1.5 spaces per unit for senior projects, except as reduced by the Density Bonus Criteria, which evaluates the projects proximity to a wide variety of amenities. The residential parking shown on the site plan includes some underground parking as well as surface parking for a total of 828 parking spaces, the total includes 66 guest parking spaces. In the event some of the independent living units are not built there would be less need for parking and some of the underground parking lots would not be built. A complete evaluation of the parking needs will be included in the Traffic and Circulation chapter of the EIR.

Oak Tree Timber and Onsite Reuse

In an effort to reduce construction waste, minimize truck trips and encourage reuse of on-site timber, the project would include an on-site computerized mobile lumber mill. The lumber produced may be used for trim, flooring, stairways, benches, or beams.

Commercial Center

Proposed Commercial and Office Uses

The proposed project includes a commercial center on the approximately 25 acres on the east side of the project that is intended to satisfy most of the needs of the CCRC residents as well as area residents and visitors. Proceeding from south to north along Richardson Boulevard, there would be a retail complex (Shopping Center) consisting of three buildings totaling 33,500 square feet (28,500 square feet of retail and 5,000 square feet of office). Each of the buildings would be divided further depending on the tenant mix. Tenants may include coffee/bagel shop, restaurant, dry cleaners, convenience store, florist, etc. Residential lofts would occupy the second and third story of each of the I1 and I2 retail buildings and the third floor of the H5 commercial building. The 78 lofts are part of the 860 total dwelling units that are included in the proposed project. The units in the retail buildings are anticipated to be available to the general public, including employees of the project. Building I3 would have 5,000 square feet of retail on the ground floor and 5,000 square feet of Professional Office on the second floor.

To the north of the retail buildings would be five two- or three-story medical office / professional office buildings with a total of up to 90,000 square feet of medical office or up to 140,000 square feet of professional office space. The tenants of these buildings have not been identified. If the use of the building is professional office then the building would be built three stories tall, but if the use is medical office then the buildings would only be built two stories tall. The EIR will evaluate both the medical office and professional office scenarios.

An RV/boat storage facility and two 23,500-square-foot two-story commercial buildings would be located north of the five medical office/professional office buildings. The commercial buildings would potentially contain a variety of uses ranging from professional office to indoor recreation and fitness uses and/or day spa.

Parking for Commercial and Office Buildings

The exact tenant mix is not known at this time; therefore, the parking has been designed to meet the most probable mix of commercial, medical office and professional office uses. However if a tenant (s) requires additional parking than currently supplied in the design additional parking could be provided by one or a combination of the following: cross parking agreements between adjacent buildings, under building parking, or surface parking in lieu of a building pad. The parking matrix shown on the site plan shows worst case parking requirements. In the event the tenant requires less parking (i.e. they build a one-story professional office building in lieu of a two-story medical office building) then the underground parking or cross parking agreements could be eliminated from the project design.

1.4 Phasing

The proposed project would be built in four phases over 10-15 years. The following is a projected buildout of the project; however, construction will ultimately be determined by market demand:

- Phase 1 – Year 1 Construct three Independent Living buildings, Common buildings, 63 villas and supporting building, and one of the Assisted Living buildings. In addition, the commercial/retail buildings and one medical office/professional office building would be built. Phase 1 would include mass grading the entire site, constructing two detention ponds, offsite wetland creation area, offsite trail, Phase 1 utilities, encasing the Nevada Irrigation District ditch, and enlarging those portions of the sewer trunk line that require enlargement. It should be noted that the need may exist for separation and crushing of on-site rock found during the grading phase. If enough rock of a certain type is found, it may be advantageous to crush and separate the rock so the rock can be used on-site. In addition, Richardson Drive

will be extended north to the retirement community's main entrance from Bell Road and will include a connection to Education Street. An emergency access road will also be constructed at Golden Eagle Drive.

Phase 2 – Year 3 Construct 49 additional villas.

Phase 3 – Year 5 Construct two additional Independent Living buildings, remaining common building with amenities, remaining commercial buildings and the RV/boat storage complex. Richardson Drive will be extended north from the retirement community's main entrance and connect with Richardson near Park. This extension will include a connection to Quartz Drive.

Phase 4 – Year 10 Construct the remainder of the project.

2.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the Timberline at Auburn project will provide analysis of the impacts pertaining to the resource areas identified below. Although detailed analysis has not been conducted at this time, preliminary analysis of the proposed project has identified impacts likely to result from the project. The proposed EIR will incorporate by reference the Placer County General Plan and Auburn Bowman Community Plan, as well as the corresponding Environmental Impact Reports. In addition to these County documents, Raney will also utilize the project-specific technical studies being prepared by various technical sub-consultants. The following paragraphs discuss the results of preliminary impact identification and anticipated analyses that will be included in the EIR.

Aesthetics. The Aesthetics chapter of the EIR will summarize existing regional and project area aesthetics and visual setting in relation to the proposed Timberline at Auburn project. The chapter will describe project specific aesthetics issues regarding development of the proposed project such as scenic vistas, waterways or bodies of water, trees, historic buildings, scenic highways, existing visual character or quality of the site and its surrounding areas, as well as light and glare. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Air Quality. The Air Quality chapter for the EIR will summarize the regional air quality setting, including climate and topography, existing ambient air quality, regulatory setting, and presence of any sensitive receptors near the project or roads providing access to the Timberline at Auburn project site. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NO_x, and PM₁₀). Global climate change will be discussed and analyzed in the cumulative section, as described on page 14 of this NOP. In addition, soils will be evaluated for the presence of friable asbestos and the potential for construction activities to result in the exposure of persons to asbestos. The project's cumulative contribution to regional air quality will be discussed, based in part on the modeling conducted at the project level. The chapter will also include the preparation of an analysis of regional changes in emissions due to vehicular travel from the project for an appropriate horizon year using the URBEMIS2007 Version 9.2.4 computer program. The level of significance of impacts identified in the analyses will be determined using the thresholds of significance recommended by the Placer County Air Pollution Control District, and mitigation measures and monitoring strategies will be recommended for all impacts identified to be significant.

Biological Resources. The Biological Resources chapter of the EIR will summarize the setting and describe the potential effects to plant communities, wildlife, and wetlands including adverse effects on rare, endangered, candidate, sensitive, and special-status species for the Timberline at Auburn project site. The evaluation will include both the 95-acre project site and those areas on the Auburn Recreation Park District lands that will be affected by the construction of a trail and mitigation wetlands. This chapter

will be based on a Special-status Species Assessment, Arborist Report, and Wetland Delineation prepared by a technical subconsultant. In addition, an Oak Woodland Assessment will be conducted to determine whether the on-site woodland habitat meets the definition of an oak woodland per Public Resources Code Section 21083.4. The chapter will include the results of a site reconnaissance survey and reference material and database search, including a review of the California Natural Diversity Database (CNDDB), in order to determine the likelihood of whether the project site has the potential to support special-status plant and animal species. Furthermore, this chapter will identify thresholds of significance as well as project impacts, and include the development of mitigation measures and monitoring strategies.

Cultural Resources. Impacts to cultural resources have been identified and analyzed in the Initial Study. Impacts to cultural resources will be summarized in the Introduction to the Analysis chapter of the EIR. Specifically, the EIR will address impacts to on-site bedrock mortars. In addition, the Initial Study will be included as an appendix to the EIR.

Geology and Soils. This chapter will summarize the setting and describe the potential effects from earthquakes, liquefaction, and expansive soils, as well as identify any unique geological features within the project site. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The Geology and Soils Chapter of the EIR will be based on a geo-technical studies conducted for the Timberline at Auburn project site.

Hazards and Hazardous Materials. This chapter of the EIR will summarize the setting and describe any potential of existing hazards and hazardous materials on-site, and on the affected areas of the Auburn Recreation Park District lands, resulting from previous land use activities, or as a result of the proposed Timberline at Auburn project, including the potential impacts associated with swimming pool chemicals, solvents used by retail facilities such as dry cleaners, and hazardous materials stored, used, and/or generated as part of the boat/RV storage facility. Studies will also be conducted to conclusively determine the presence/absence of the Green Emigrant mine on the project site and identify any mining activities and the locations of mines in the site vicinity. If evidence of any mining activity is found on the project site or in the vicinity, these studies will identify and evaluate any chemical or physical hazards related to past mining uses. This chapter of the EIR will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The information in the Chapter will primarily be based upon the Phase 1 Environmental Site Assessment prepared by a technical subconsultant.

Hydrology and Water Quality. This chapter will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, seepage, any existing water wells, septic systems, and mining features, and water quality (including potential issues arising from mosquito breeding activities proposed within on-site detention areas). Consideration will include on-site as well as off-site infrastructure facilities. Raney will utilize the project-specific drainage study being prepared to describe existing drainage patterns and to identify any needed drainage improvements to accommodate project stormwater runoff. In addition, Raney will consult with the appropriate County and other agencies in order to address the impacts. For example, as part of the preparation of the Hydrology and Water Quality chapter, the Placer County Flood Control and Water Conservation District will be consulted. Raney will also consult with the project engineer. The chapter will also include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Land Use & Planning. The Land Use & Planning chapter will evaluate the consistency of the proposed project with the County of Placer's adopted plans and policies. Raney will review the County's General Plan, Auburn Bowman Community Plan, County Zoning Ordinance, and Placer County Airport Land Use Compatibility Plan, as well as other appropriate documents, to address consistency issues. The Land Use & Planning chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. The chapter will identify land use impacts and will discuss any

inconsistencies or incompatibilities with adopted plans and policies created by the approval of the proposed project; this will include but not be limited to an analysis of the proposed rezone of 3.5 acres of Residential Agricultural relative to any resultant conflicts with existing goals and policies associated with this zoning designation. The impacts will be measured against the thresholds of significance and appropriate mitigation measures and monitoring strategies will be identified which are consistent with the policies of the County of Placer. The chapter will also include a discussion of the increase in population associated with change in land use/zoning designations. While the site is currently undeveloped, the discussion will primarily focus on a comparison of the amount of persons who could be introduced in the area under current zoning/land use with the amount introduced by the proposed project.

Mineral Resources. The Mineral Resources chapter of the EIR will describe the setting and summarize the potential impacts to mineral resources that could result from implementation of the proposed project. The chapter will specifically address impacts associated with any potential on-site mines. This section will include an analysis of the setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The section will primarily be based on the Environmental Site Assessment being performed by a technical subconsultant.

Noise. The Noise chapter for the EIR will include an analysis of the existing setting, identification of thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. The chapter will be based on an acoustical assessment being prepared by a technical subconsultant. The consultant will quantify existing traffic and general ambient noise levels in and near the project area through continuous and/or short-term noise level measurements and through application of accepted noise prediction methodologies. In addition, the Auburn Municipal Airport contributes to the existing ambient noise environment. Impacts will be assessed based upon the current Placer County Airport Land Use Compatibility Plan and over flight noise measurements conducted by the project noise consultant.

The consultants will also identify all significant noise impacts due to and upon the proposed Timberline at Auburn project. Particular attention will be paid to traffic noise impacts associated with increased traffic on the local roadway network, and the potential for future noise impacts at any noise sensitive land uses located in the project vicinity. The noise report will also evaluate potential noise impacts associated with construction activities. Appropriate and practical recommendations for noise control, which are aimed at reducing any identified potential noise impacts to a level of insignificance, will be included in the noise report and subsequently incorporated into the Noise chapter of the EIR.

Public Services. The Public Services chapter will summarize setting information and identify services on roads, law enforcement, fire protection, schools, and recreation. Raney will consult with the appropriate County and other agencies early in the process in order to address public services and obtain the most recent information. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies.

Transportation and Circulation. The Transportation and Circulation chapter will be based on a traffic study prepared by a technical subconsultant. The traffic impact analysis will be based on an updated North Placer County Travel Demand Model, the preparation of which is currently in process. The traffic study will quantify the existing and future traffic impacts associated with development of the overall project for vehicular, pedestrian and transit related impacts, along with mitigation measures required to mitigate impacts to an acceptable traffic operation and safety level.

Based on knowledge of the area, as well as County correspondence, the following intersections are proposed for analysis:

1. SR 49/Dry Creek Road
2. SR 49/Shale Ridge Lane
3. SR 49/Locksley Lane
4. SR 49/Quartz Drive

5. SR 49/Education Street
6. SR 49/Bell Road
7. SR 49/Atwood Road
8. SR 49/Kemper Road/New Airport Road
9. New Airport Road/Bell Road
10. Bowman Road/Bell Road
11. Bell Road/I-80 EB Ramps
12. Bell Road/I-80 WB Ramps
13. Bell Road/First Street
14. Bell Road/Professional Drive
15. Bell Road/Richardson Drive
16. Richardson Drive/Atwood Road
17. Richardson Drive/Dry Creek Road

In addition to the above-identified intersections, the traffic study will also include analysis of the following seven roadway segments, as identified by the County:

1. Bell Road from Richardson Drive to Highway 49
2. Bell Road from Highway 49 to New Airport Road
3. Bell Road from New Airport Road to Bowman Road
4. Dry Creek Road from Richardson Drive to Highway 49
5. Atwood Road from Richardson Drive to Highway 49
6. Education Street between Richardson Drive extension and Highway 49 (future)
7. Quartz Drive between Richardson Drive extension and Highway 49 (future)

It should be noted that the traffic consultant will coordinate with Caltrans regarding the above-identified segments involving Highway 49.

The traffic scenarios to be studied will include:

1. Existing Conditions
2. Existing Plus Approved/Pending Projects (Short Term) Base Conditions
3. Existing Plus Approved/Pending Projects (Short Term) Base Plus Project Phase 1 Conditions (assumes extension of Richardson Drive to main project entry)
4. Short Term Base Plus Project Phase 2 Conditions (assumes extension of Richardson Drive from main project entry to the existing street network north of the project site)
5. Cumulative No Project Conditions
6. Cumulative Plus Project Conditions

The chapter will also include standards of significance and methods of analysis, and will describe the impacts associated with the traffic and will propose mitigation to reduce the level of impacts. The traffic chapter will summarize the existing and planned regional and local transportation network as well as existing and future traffic conditions. The chapter will identify traffic loads and capacity of street systems including level of service standards for critical street segments and intersections. In addition, a detailed site circulation and access review will be conducted to determine the adequacy of the proposed site plan in accordance with generally accepted traffic engineering standards. Emergency access, transit, pedestrian, and bicycle facilities will also be discussed and analyzed to ensure adequacy of the proposed facilities based upon existing Placer County plans.

Utilities and Service Systems. The utilities and service systems chapter will summarize setting information and identify potential new demand for services on water, sewer, and solid waste. Sewer and water are addressed below in more detail. For solid waste, the chapter will provide an estimate of the amount of solid waste generated during construction and after project completion for each sector (i.e., residential, commercial, industrial, and institutional). The percent increase in waste received over current conditions

will be calculated and it will be determined if the additional waste will increase such that existing facilities would be adversely impacted. If existing facilities would be impacted, mitigation measures will be identified to ensure that the project's solid waste can be adequately accommodated.

Sewer

The sewer analysis will be based on a sewer and wastewater treatment plant capacity study conducted for the proposed project. The analysis will evaluate the impact on the sewer system and wastewater treatment plant (WWTP) that would result from full buildout of the Timberline at Auburn project. Two phases will be analyzed: (1) partial buildout; and (2) full buildout of the Timberline project. The technical analysis will include the following information:

1. Background Data Collection and Review.
2. Determine Flows and Waste Loads from the Timberline Project.
3. Compare Wastewater Flows and Loads Generated to Available WWTP Capacity.
4. Evaluate Collection System Capacity and Alternatives Analysis.
5. Possible Mitigation Strategies for Maximizing Capacity on the DeWitt Trunk and to Accommodate Future Flows.

Water Supply Assessment

A SB 610 Water Supply Assessment will be conducted for the proposed project by a technical subconsultant. The Project is within the Nevada Irrigation District (NID) service area and would receive raw and treated water from NID. NID planning documents related to water supply in the project area include the 2005 Urban Water Management Plan (Kennedy Jenks & Associates), and the North Auburn Water Master Plan (NID, 2000). The water supply assessment consultant will work with NID engineering staff during the preparation of the assessment to ensure that all of relevant information is included in the assessment.

The method and criteria used for determining the adverse impacts for each of the above listed technical issues will be clearly and explicitly described in the respective sections of the EIR, including any assumptions, models, or modeling techniques used in the analyses. The determination of impacts will be based on (a) thresholds of significance drawn from the standards used in similar EIRs in the region and (b) from the technical studies prepared for the proposed project, and will be refined in consultation with Placer County. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation. Each impact in the EIR will be numbered, as will the corresponding mitigation measures. Cross-references will be provided where necessary. The effectiveness and feasibility of mitigation measures will also be discussed.

Cumulative Impacts. In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts is undertaken and discussed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis addresses the potential for growth-inducing impacts of the proposed project focusing on whether there would be a removal of any impediments to growth associated with the proposed project. In addition, the chapter will contain a Global Climate Change section that will begin by describing in detail what is currently known about global climate change. The section will then describe the current regulatory context related to global climate change (e.g., AB 32). Following the Regulatory Context section will be the Impacts and Mitigation Measures section, which will include quantitative data, showing the project's contribution to the generation of greenhouse gases (GHG) during the operational phase of the proposed project. The Global Climate Change section will quantify the project's GHG gas emissions using the URBEMIS-2007 outputs for mobile uses and published emissions factors for stationary uses.

Alternatives. In accordance with Section 15126.6(a) of the CEQA Guidelines, at least three project alternatives, including the No Project Alternative, will be analyzed. Alternatives will be devised based on

the project design, public input, and potential impacts identified for the proposed project during the preparation of the Draft EIR.

The alternatives analysis will “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” The alternatives will be analyzed at a level of detail less than that of the proposed project; however, the analyses will include sufficient detail to allow a comparison of the impacts. This will include quantitative analysis for specific issue areas (traffic, noise, air quality) for each alternative and the inclusion of conceptual site plans for each alternative as well as a table that will compare the features and the impacts of each alternative. The discussion will also identify and analyze the “environmentally superior alternative.”

3.0 PROJECT APPROVALS

Several permits would be required prior to construction of the proposed project. The responsible agencies and types of permits are listed in Table 1. All other regulatory guidance will be discussed in the applicable resources chapters of the EIR.

Required Permit	Responsible Agency
General/Community Plan Amendment	Placer County
Rezone	Placer County
Residential Tentative Maps and Commercial Parcel Maps	Placer County
Conditional Use Permit	Placer County
Placer County Airport Land Use Compatibility Determination	Placer County
Development Agreement	Placer County
Parking Variance	Placer County
Tree Mitigation and Removal Permit	Placer County
Signage Permit	Placer County
Improvement Plans/Encroachment Permit	Placer County
Building Permits	Placer County
Sewer Permits	Placer County
Section 404 Permit	U.S. Army Corps of Engineers
Section 401 Water Quality Certification	Regional Water Quality Control Board – Central Valley Region
Section 402, National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board – Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game

Approvals Issued by Placer County

General/Community Plan Amendment – The proposed project would require County approval of an amendment to the Auburn Bowman Community Plan to change the existing land use designations

From:

1. 25 acres of land designated Open Space
2. 4.5 acres of land designated Mixed Use
3. 18.3 acres of land designated High Density Residential 10-15 dwelling units per acre
4. 3.5 acres of Land Designated Low Density Residential .4-.9 acres per unit

5. 43.7 acres of land designated Medium Density Residential 5-10 dwelling units per acre
6. 24 acres of land designated Low Density Residential .4-.9 acres per unit

To:

1. 29.4 acres of land designated High Density Residential 10-15 dwelling units per acre
2. 40.6 acres of land designated Commercial
3. 25 acres of land designated Open Space
4. 24 acres of land designated Low Density Residential .4-.9 acres per unit

Rezone – The proposed project would require County approval of a change in zoning designations from the existing designations

From:

1. 43.7 acres zoned Residential Single Family with a density limitation of five
2. 18.3 acres zoned Residential Multi-Family with a density limitation of 15
3. 3.5 acres zoned Residential Agriculture with a minimum building site of 40,000 square feet
4. 3.5 acres zoned Office Profession and Residential Multi-Family
5. 1 acre Office Professional
6. 25 acres zoned Open Space
7. 24 acres zoned Farm

To:

1. 29.4 acres zoned Residential Multi-Family with a density limitation of 15
2. 40.6 acres zoned General Commercial
3. 24 acres zoned farm
4. 25 acres zoned Open Space (See Figure 5)

Conditional Use Permit(s) – The proposed project would require a conditional use permit allowing the CCRC community and adjacent commercial center to function as previously described. In addition, use permit(s) will be required for the operation of the new offsite trail on the ARD property and the creation of the offsite wetland.

Placer County Airport Land Use Compatibility Determination – The project requires a determination from the County that finds the project in compliance with the Placer County Airport Land Use map.

Residential Tentative Maps and Commercial Parcel Maps – The County must review and approve the proposed Tentative Parcel Maps.

Development Agreement – The County and the applicant must develop a Development Agreement covering the funding of services and installation of amenities.

Parking Variance – The County must review and approve the proposed parking variance to allow the development of one parking space per senior independent living unit.

Tree Mitigation and Removal Permit – The County must review and approve a tree mitigation and removal permit to allow the removal of protected trees on the project site.

Signage Permit – the County must review and approve the proposed signage for the project.

Improvement Plans/Encroachment Permit - the County must review and approve the proposed Improvement Plans, including any encroachment into County rights-of-way.

Building Permit – the County must review and approve the building permits for the project.

Sewage Permit – the County must review and approve the sewage connections for the project.

Approvals Issued by Other Agencies

Section 404 Permit – The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged materials that affect waters of the United States, which include streams and wetlands. The Corps regulates these activities under the authority granted by through Section 404 of the Clean Water Act. Due to the numerous project constraints the drainages and isolated depressional wetlands will need to be filled to allow for a more efficient detention/retention storm water system. A total of approximately 2.5 acres of wetlands will be filled; therefore, the project will be required to obtain a Section 404 permit to impact jurisdictional waters found on the project site.

Section 401 Water Quality Certification – In association with the Section 404 permit issued by the Corps, the project must apply for and obtain a State Water Quality Certification from the Central Valley Regional Water Quality Control Board in compliance with Section 401 of the Clean Water Act.

Section 402 National Pollutant Discharge Elimination System Permit Compliance – Any project that disturbs more than 10,000 square feet of land is required to obtain a permit for stormwater discharge under the National Pollutant Discharge Elimination System program administered by the Regional Water Quality Control Board. The proposed project would therefore be required to obtain coverage under the program for construction phase and post-construction phase stormwater discharge and would be required to develop a Storm Water Pollution Prevention Plan.

Figure 5
Existing and Proposed Zoning

