



**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 October 31, 2019 that Placer County released a Final Environmental Impact Report (Final EIR) for the following project.

PROJECT NAME: SUNSET AREA PLAN/PLACER RANCH SPECIFIC PLAN

PROJECT DESCRIPTION: The Sunset Area Plan (SAP) is a County-initiated update to its existing Sunset Industrial Area Plan and includes a policy and zoning document intended to guide future development in the Sunset Area over the next 20 years. The SAP work program also incorporates the proposed Placer Ranch Specific Plan (PRSP). The PRSP includes a proposal to establish specific land uses and development standards that would facilitate the development of 8,440,513 square feet of university, employment, and commercial uses, as well as 377.5 acres of parks, open space, and paseos. The PRSP would also include approximately 801.4 acres of housing that would consist of 2,210 dwelling units of Low Density Residential, 1,050 dwelling units Low Density Residential Age-Restricted, 872 dwelling units of Medium Density Residential, and 1,504 dwelling units of High Density Residential.

Requested entitlements for the SAP/PRSP include: 1) a General Plan Amendment to revise Figures 1, 1-1 and 1-2 to expand the SAP boundary to include 325 acres to the west, revise Table 1-1 to outline the relationship between the PRSP and General Plan land use designations, revise Table 1-2 to allow the SAP/PRSP to establish development standards that allow for densities of up to 30 dwelling units per acre, and revise Table 1-5 to amend the Public Facility buffer requirements and amend Policy 4.G.11 regarding proximity of residential uses to landfills; 2) Adoption of the Sunset Area Plan and Implementing Zoning Regulations; 3) Rezone all acreage in the new SAP area, including the PRSP site; 4) Adoption of the Placer Ranch Specific Plan and Development Standards and Design Guidelines; 5) Approval of a PRSP Development Agreement; and 6) Approval of a PRSP Large Lot Vesting Tentative Subdivision Map.

PROJECT LOCATION: The 8,497 acre SAP area, which includes the 2,213 acre PRSP area comprised of Assessor's Parcel Numbers 017-063-042-000, 017-063-043-000, 017-020-018-000, 017-020-019-000, 017-063-040-000, 017-063-039-000, 017-063-012-000, 017-063-045-000, 017-063-046-000, is located between the cities of Rocklin to the east, Roseville to the south, and Lincoln to the north, and unincorporated Placer County to the west. The SAP/PRSP is currently zoned Agricultural 20 Acre Minimum, Agricultural 80 Acre Minimum, Business Park, Commercial, Industrial, Open Space, Public Facility, Public Facility / Agricultural 80 Acre Minimum. If approved, the SAP Implementing Zoning, and PRSP will supersede and replace all existing land use and zoning within the SAP/PRSP boundary.

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 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
- Public Libraries: Roseville Library (225 Taylor Street); Rocklin Library (4890 Granite Drive); Lincoln Library (485 Twelve Bridges Drive); Colfax Library (10 Church Street); and Auburn Library (350 Nevada Street).

An electronic copy of the Final EIR is available online at the Placer County website:
<https://www.placer.ca.gov/2702/Sunset-Area-Plan---Placer-Ranch-Specific>

For further information, please contact:

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