

Notice of Determination

To: ☒ Office of Land Use and Climate Innovation From: County of Placer
P.O. Box 3044 Community Development Resource Agency
Sacramento, CA 95812-3044 3091 County Center Drive, Suite 190
Auburn, CA 95603
☒ County Clerk Meghan Schwartz, Senior CDRA Technician
County of Placer (530) 745-3132
2952 Richardson Avenue
Auburn CA 95603
Date received for filing at Placer County:

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number:

2023100581

Project #:

PLN24-00076

Project Title:

Hope Way Apartments

APN(s):

043-060-048-000 and 043-060-045-000

Project Location:

3130 Hope Way, Penryn, Placer County

Project Applicant/Owner:

Kris Steward/CJR Smith Properties, LLC; USA Properties Fund, Inc.

Project Description:

Design Review of a 240-unit multi-family residential project affordable to low, very-low, and extremely-low income households. The project includes 240 residential units, two clubhouses, indoor and outdoor amenities, parking, landscaping, and lighting; frontage improvements and off-site roadway network improvements. The subject property, Assessor's Parcel Number 043-060-045-000 and 043-060-048-000, comprises approximately 11.4 acres, is currently zoned C1-Dc and is located at 3130 Hope Way in the unincorporated Penryn area.

On January 26, 2026, the Placer County Board of Supervisors approved a Design Review Agreement and State Density Bonus Law concessions and incentives for the Project. The County previously prepared and certified an Environmental Impact Report for the 2021-2029 Housing Element Sites Rezone (Rezone EIR) (SCH 2023100581), finding that the Housing Element Sites Rezone project would have significant impacts on the environment. Mitigation measures were imposed, a mitigation reporting or monitoring plan was adopted, a Statement of Overriding Considerations was adopted, and findings were made pursuant to Section 15091 of the CEQA Guidelines for the Housing Element Sites Rezone project.

For the Hope Way Project, the County prepared and adopted an Environmental Checklist and Conformity Review pursuant to Public Resources Code Section 21166 and Section 15168 of the CEQA Guidelines, and Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. The Environmental Checklist and Conformity Review determined that the proposed project is exempt from further CEQA review pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 because the project is consistent with the development density established by the Housing Element Sites Rezone, and because none of its environmental effects: (1) are peculiar to the project or the parcel on which the project would be located, (2) were not analyzed as significant effects in the Rezone EIR with which the project is consistent, (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the Rezone EIR, or (4) are previously identified significant effects which, as a result of substantial new information which was not known at the time the Rezone EIR was certified, are determined to have a more severe adverse impact than discussed in the prior Rezone EIR.

The Environmental Checklist and Conformity Review also determined that further environmental review is not required for the proposed project pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15168(c) because the County certified the Rezone EIR, and because there is no evidence in the record of new significant environmental effects, or of a substantial increase in the severity of previously identified significant effects, or of new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Rezone EIR was certified, showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative, or that mitigation measures or alternatives which are considerably different from those analyzed in Rezone EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Environmental Checklist and Conformity Review, the final Rezone EIR with comments and responses, and the record of project approval for the Rezone EIR and for the Hope Way Apartments project are available to the General Public at: <https://www.placer.ca.gov/10044/Hope-Way-Apartments>.

Entitlement(s):

Design Review Agreement and State Density Bonus Law Concession and Waiver Requests

This is to advise that Placer County (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on January 26, 2026, by the Board of Supervisors and has made the following determination regarding the project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for the Housing Element Sites Rezone project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the Housing Element Sites Rezone project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for the Housing Element Sites Rezone project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for the Housing Element Sites Rezone project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.
7. California State Department of Fish and Wildlife Fees (SB 1535)
☐ The project has been found to be exempt and not subject to the provisions of SB 1535.
☐ \$50 for County processing fees (attach No Effect Determination Form)
☒ The project is not exempt and is, therefore, subject to the following fees:
☐ \$4,173.50 (\$4,123.50 Fish and Wildlife plus \$50 County recording fee) for review of an EIR
☒ \$50 for County recording fees for a project previously approved and paid (attach DFW receipt)

This is to certify that the Conformity Review Checklist for the Housing Element Sites Rezone EIR (Hope Way Apartments) is available to the general public online at <https://www.placer.ca.gov/10044/Hope-Way-Apartments>

Signature  Date 1/27/26
Environmental Coordination Services, Placer County