

1 INTRODUCTION

This final environmental impact report (Final EIR) has been prepared by Placer County, as lead agency, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA Guidelines (Section 15132). This Final EIR contains responses to comments received on the draft environmental impact report (Draft EIR) on the Sunset Area Plan/Placer Ranch Specific Plan Project. The Final EIR consists of the Draft EIR and this document, which includes comments on the Draft EIR, responses to those comments, and revisions to the Draft EIR.

1.1 BACKGROUND

The Draft EIR contains the following environmental analysis sections:

- ▲ Aesthetics
- ▲ Agricultural Resources
- ▲ Air Quality
- ▲ Biological Resources
- ▲ Archaeological, Historical, and Tribal Cultural Resources
- ▲ Geology and Soils
- ▲ Greenhouse Gas Emissions
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology and Water Quality
- ▲ Land Use
- ▲ Noise
- ▲ Population, Employment, and Housing
- ▲ Public Services
- ▲ Transportation and Circulation
- ▲ Utilities
- ▲ Energy

The County used several methods to solicit input on the Draft EIR, including distribution of a notice of preparation on November 3, 2016, to inform agencies and the general public that an EIR was being prepared and to invite comments on the scope and content of the document. Two public scoping meetings for the EIR were held on November 29, 2016 (first meeting from 3:00 to 5:00 p.m. and second meeting from 6:00 to 8:00 p.m.) at the Western Placer Waste Management Authority Materials Recovery Facility in Roseville, California.

On December 18, 2018, the Draft EIR was released for a 67-day public review and comment period that ended on February 19, 2019. The Draft EIR was submitted to the State Clearinghouse; posted on the County's website (<http://www.placer.ca.gov/sunset>); and made available at Placer County Planning Services in Auburn, California. In addition, the Draft EIR was distributed directly to public agencies (including potential responsible and trustee agencies), interested parties, and organizations.

A public hearing was held on February 14, 2019, to receive input from agencies and the public on the Draft EIR. The hearing was held during the regular meeting of the Placer County Planning Commission at 10:05 a.m. The hearing was recorded, and a transcript was prepared.

1.2 ORGANIZATION OF THIS FINAL EIR

This Final EIR is organized as follows:

- Chapter 1, “Introduction,”** provides an introduction and overview of the Final EIR, describes the background and organization of the Final EIR, and lists all parties who submitted comments on the Draft EIR during the public review period.
- Chapter 2, “Revisions to the Draft EIR,”** presents revisions to the Draft EIR text made in response to comments or to amplify, clarify, or make minor modifications or corrections. Changes in the text are signified by ~~strikeouts~~ where text is removed and by underline where text is added.
- Chapter 3, “Responses to Comments on the Draft EIR,”** contains copies of the comment letters on the Draft EIR received during the public review period, a copy of the transcript from the February 14, 2019, public hearing, and responses to the comments. Comments received within 1 week of the close of the public review period are also included. The chapter begins with a set of master responses that were prepared to comprehensively respond to multiple comments that raised similar issues. A reference to the master response is provided, where relevant, in responses to individual comments.
- Chapter 4, “Mitigation Monitoring and Reporting Program,”** includes a description of the CEQA requirements for monitoring or reporting programs for projects approved by a public agency. In addition, the Mitigation Monitoring and Reporting Program (MMRP) includes all the mitigation measures identified in the Draft EIR for the project, including revisions to mitigation measures as described in Chapter 2 of this Final EIR, along with the party responsible for monitoring implementation of the mitigation measures and the milestones for implementation and monitoring. The intent of the MMRP is to prescribe and enforce the proper and successful implementation of the mitigation measures as identified in the EIR for this project.
- Chapter 5, “References,”** identifies the organizations and persons consulted during preparation of this Final EIR and the documents used as sources for the analysis.
- Chapter 6, “List of Preparers,”** identifies the lead agency contacts and the preparers of this Final EIR.

1.3 LIST OF COMMENTERS

Table 1-1 indicates the numerical designation for each comment letter received on the Draft EIR, the author of the comment letter, and the date of the comment letter.

Letter #	Commenter	Date of Comment
Agencies		
1	California Department of Transportation Kevin Yount, Branch Chief, Office of Transportation Planning Regional Planning Branch—East	February 22, 2019
2	City of Lincoln Matthew J. Wheeler, P.E., Community Development Director	February 20, 2019
3	City of Rocklin David Mohlenbrok, Community Development Director	February 22, 2019
4	City of Roseville Kevin Payne, Assistant City Manager	February 22, 2019

Table 1-1 List of Commenters

Letter #	Commenter	Date of Comment
5	Placer County Air Pollution Control District Yushuo Chang, Planning and Monitoring Section Manager	February 22, 2019
6	Placer County Fish and Game Commission Mickey Daniels, Vice Chair	No date
7	Placer County Water Agency Anthony L. Firenzi, P.E., Deputy Director of Technical Services	January 31, 2019
8	Placer County Water Agency Brian Rickards, P.E., Associate Engineer	September 10, 2018; January 30, 2019; February 1, 2019; February 13, 2019; and February 15, 2019
9	Placer County Water Agency Brian Rickards, P.E., Associate Engineer	February 22, 2019
10	Western Placer Waste Management Authority Robin R. Baral, Churchwell White LLP	February 22, 2019
Organizations		
11	Alliance for Environmental Leadership Leslie Warren, Chair	January 24, 2019; February 9, 2019
12	Alliance for Environmental Leadership Sara A. Clark, Esq., and Laurel L. Impett, AICP, Urban Planner, Shute Mihaly & Weinberger LLP	February 22, 2019
13	Brookfield Sunset, LLC Marcus J. Lo Duca, Law Office of Marcus J. Lo Duca	February 22, 2019
14	California Native Plant Society Jeanne M. Wilson, President, Redbud Chapter	February 22, 2019
15	The California State University, Office of the Chancellor Elvyra F. San Juan, Assistant Vice Chancellor	February 21, 2019
16	Center for Biological Diversity Ross Middlemiss, Legal Fellow	February 22, 2019
17	CP 3500 Cincinnati, LLC, and CP 3500 BLDG I, LLC Marcus J. Lo Duca, Law Office of Marcus J. Lo Duca	February 22, 2019
18	W.H. Whitaker, Managing Attorney, Legal Services of Northern California (representing unidentified clients)	February 22, 2019
19	Placer Athens LP/Placer Athens II LP Tim Kwan and Daniel Lee	February 12, 2019
20	Placer Community Foundation Veronica Blake, CEO	February 20, 2019
21	Placer County Solid Waste Local Task Force Devin Whittington, Chair	February 13, 2019
22	Placer Group Sierra Club Mike Garabedian	February 22, 2019
23	Placer Women Democrats Melissa Harty-Swaleh	February 20, 2019
24	Reclamation District 1000 Kevin L. King, General Manager	February 19, 2019
25	Roseville City School District Susan Calhoun, Maintenance and Facilities	January 23, 2019

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Letter #	Commenter	Date of Comment
26	Roseville Joint Union High School District Joe Landon, CPA, Assistant Superintendent	February 22, 2019
27	SARSAS [Save Auburn Ravine Salmon and Steelhead] Jack L. Sanchez, President and Founder	No date
28	Sierra Club, Sierra Nevada Group Barbara Rivenes, Chair	February 20, 2019
29	Sierra Foothills Audubon Society Don Rivenes, Conservation Chair	February 10, 2019
30	Stanford Ranch I, LLC Larry D. Kelley, Sr., Manager	February 19, 2019
31	United Auburn Indian Community Trainor Fairbrook	February 14, 2019
32	Waterford II Homeowners Association B.J. Baker, Assistant Secretary	January 13, 2019
Individuals		
33	Amber Beckler	January 13, 2019
34	Jan Bell	February 22, 2019
35	Cheryl Berkema	January 14, 2019
36	Cheryl Berkema	February 18, 2019
37	Cheryl Berkema	February 22, 2019
38	Larissa Berry	January 13, 2019
39	Larissa Berry	January 31, 2019
40	Larissa Berry	February 13, 2019
41	Larissa Berry	February 21, 2019
42	Kathleen Crawford	February 21, 2019
43	Charlene Daniels	February 22, 2019
44	Kristen Farquhar	February 21, 2019
45	Brett Hoffman	February 20, 2019
46	Carol Holliman	February 22, 2019
47	Terence Holliman	February 20, 2019
48	Dr. Glen Holstein, Consulting Environmental Scientist	February 12, 2019
49	Arlene Jamar	February 21, 2019
50	Holly Johnson	January 12 and 14, 2019
51	Scott Johnson	February 14, 2019
52	Scott Johnson	February 19, 2019
53	Daniel Ketchum	February 21, 2019
54	Lisa Larkin	February 21, 2019
55	Deanna Marsh	February 21, 2019
56	Genevieve Marsh	February 12, 2019
57	Lorraine Marsh	February 18, 2019

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Letter #	Commenter	Date of Comment
58	Pam and Tom Menconi	February 19, 2019
59	Loretta Moreno	January 29, 2019
60	Lorie Moreno	February 21, 2019
61	Wayne Nader	February 14, 2019
62	Peggy Just Peterson	January 13, 2019
63	Gayle Russell	February 16, 2019
64	Delana Ruud	February 22, 2019
65	Albert Scheiber	No date
66	Barbara V. Smith	February 22, 2019
67	Roger Smith	February 21, 2019
68	Lynne and Mark Snyder	February 22, 2019
69	Angela Torrens	February 22, 2019
70	Emily Anne Ward	February 20, 2019
71	Leslie Warren	February 22, 2019
72	William Michael Wauters	February 20, 2019
Late Comments		
73	Unknown	February 25, 2019
74	Leslie Warren	June 27, 2019
Public Hearing on the Draft EIR		
PH	Various commenters at the Placer County Planning Commission Hearing	February 14, 2019

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