

# 1 INTRODUCTION

The Placer County Board of Supervisors adopted the Sunset Industrial Area (SIA) Plan in 1997. At the time, it was envisioned as a job center that would provide regional benefit and create primary-wage-earner jobs for residents of local cities and unincorporated areas. A key strategic goal of the plan was to preserve an area for commercial and industrial opportunities. The SIA Plan recognized that the plan area was large and that absorption would likely be slow. Because of the economic downturn following the financial crisis of 2007-2008, lack of private sector investment in backbone infrastructure, and other factors, the plan's vision has not been realized; almost 90 percent of the area remains undeveloped.

To renew and re-energize the vision for the Sunset Area, the County is proposing an update to the existing SIA Plan. The proposed updated plan, the *Sunset Area Plan* (SAP), is the policy document which, together with proposed development standards and design guidelines, will guide growth in the SAP boundaries for the 20-year planning horizon. The update includes and recognizes different land uses that reflect the current market demand in the region and includes a mix of industrial, commercial, institutional, and residential uses. A portion of the SAP area is proposed as a specific plan entitled the *Placer Ranch Specific Plan* (PRSP) area. The 2,213-acre PRSP area is located in the southwestern portion of the SAP area. The PRSP has been in the conceptual stages since 2003, when the property owner expressed the desire to provide approximately 300 acres in the PRSP area to the California State University, Sacramento (Sac State) for a university satellite campus. In 2016, the County Board of Supervisors authorized the processing of the PRSP by the County in recognition of the benefits to the citizens of the county and the region by establishing a higher education campus within the county's boundaries. More detailed background information on the SAP and PRSP is included in Chapter 3, "Project Description."

## 1.1 PROJECT LOCATION

The SAP area, which includes the PRSP area (collectively referred to as "project"), encompasses 8,497 acres in unincorporated west Placer County (See Exhibit 3-1 in Chapter 3, "Project Description"). West Placer County is characterized by a mix of urban, suburban, and rural land uses and is influenced by the Sacramento Metropolitan Area. The plan area covers over 13 square miles between the cities of Rocklin to the east, Roseville to the south, Lincoln to the north, and unincorporated Placer County to the west. See Chapter 3, "Project Description," for more detailed project location information.

## 1.2 PURPOSE OF THE ENVIRONMENTAL IMPACT REPORT

This environmental impact report (EIR) has been prepared pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 1500, et seq.) to evaluate the physical environmental effects of the proposed SAP and PRSP. The County is the lead agency for consideration of this EIR and proposed project approval. CEQA requires that public agencies consider the potentially significant adverse environmental effects of projects over which they have discretionary approval authority before taking action on those projects (PRC Section 21000 et seq.). CEQA also requires that each public agency avoid or mitigate to less-than-significant levels, wherever feasible, the significant adverse environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts (i.e., significant effects that cannot be feasibly mitigated to less-than-significant levels), the project can still be approved, but the lead agency decision makers, in this case the Placer County Board of Supervisors, must articulate and adopt findings and issue a "statement of overriding considerations" explaining in writing the specific economic, social, or other considerations that they believe, based on substantial evidence, make those significant effects acceptable (PRC Section 21002; State CEQA Guidelines Section 15093).

According to the State CEQA Guidelines (Section 15064[f][1]), preparation of an EIR is required whenever a project could result in a significant adverse environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify feasible ways to mitigate or avoid those effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

This EIR evaluates the potential environmental impacts associated with implementing the SAP and PRSP. The SAP is a policy document intended to guide growth in the SAP area over a 20-year planning horizon; buildout of the SAP area is expected to occur over 80 years or more. In accordance with Section 15168 of the State CEQA Guidelines, a program EIR may be prepared on a series of actions that can be characterized as one large project and, among other things, are related geographically or in connection with issuance of rules, regulations, or plans to govern the conduct of a continuing program. In accordance with Section 15161 of the State CEQA Guidelines, a project EIR focuses on the changes in the environment that would result from a development project. Because of the broad geography, long timeframe anticipated for buildout, and policy-oriented nature of the SAP, the impact analysis of the SAP is prepared at a programmatic level—that is, a more general analysis with a level of detail and degree of specificity commensurate with that of the plan itself, focusing on the effects that can be expected to follow from adoption of the plan. The PRSP, however, is assessed at a project level in this EIR, because project details are developed to a sufficient degree that environmental effects that would result from development of the PRSP can be identified and assessed with greater certainty, and specific mitigation measures developed to address potentially significant impacts. The Sac State–Placer Center portion of the PRSP, however, remains conceptual; the university has yet to develop project-specific detail in the form of a master plan for the campus. This EIR provides substantial analysis of the university campus based on the information available and will provide valuable streamlining for future decisions by the California State University (CSU), but additional environmental review may be required by the CSU, which would serve as lead agency for the subsequent project. Additional discussion regarding the level of detail of the analysis is provided under the heading “Approach to the Environmental Analysis” in Chapter 4.0, “Affected Environment, Environmental Consequences, and Mitigation Measures.”

The purpose of this EIR is to identify and assess the anticipated environmental impacts of the project, with a focus on significant and potentially significant environmental impacts. Its role is not to recommend approval or denial of the project but to provide environmental information sufficient to allow meaningful comment and participation by public agencies, interest groups, and the public, which will allow the Placer County Planning Commission to make a recommendation to the Placer County Board of Supervisors, which is the final decision-making body.

## **1.3 ENVIRONMENTAL REVIEW PROCESS**

### **1.3.1 Notice of Preparation and Scoping Meetings**

The environmental review process began with efforts to gather information to establish the breadth, or scope, of environmental review. A notice of preparation (NOP) was issued to inform agencies and the public that an EIR was being prepared for the project and to solicit views of agencies and the public regarding the scope and content of the document. Scoping meetings were held to allow written and oral expression of those views, provide information about the proposal, and answer questions. A summary of the written and oral comments and the issues raised by the public, agencies, and organizations, as well as the comment letters in their entirety, is included in Appendix A.

The NOP was released on November 3, 2016. It was submitted to the California State Clearinghouse and distributed to interested and affected federal, state, and local agencies; interested parties; and organizations. The NOP was circulated for 39 days, through December 12, 2016.

Two public scoping meetings were held by the County to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting times and location were as follows:

November 29, 2016  
First meeting from 3:00 to 5:00 p.m. and second meeting from 6:00 to 8:00 p.m.  
Western Placer Waste Management Authority Materials Recovery Facility  
3033 Fiddymment Road  
Roseville, CA 95747

Appendix A of this Draft EIR contains the NOP and all comments received during the scoping period.

### 1.3.2 Revisions to the Placer Ranch Specific Plan

Since the close of the 30-day period to provide a response to the NOP, County staff have engaged in environmental analysis of the project and continued to coordinate with local agencies with regard to its environmental effects. The County has sought input from several local agencies and entities, including the Cities of Roseville, Rocklin, and Lincoln; Western Placer Waste Management Authority; Placer County Air Pollution Control District; and United Auburn Indian Community. Based on input from these agencies and entities, comments received in response to the NOP, early environmental analysis, changing market conditions, and continued, regular coordination with affected agencies and stakeholders, changes to the PRSP land use plan were deemed warranted. The primary changes include increasing the distance between land designated for residential uses and the Western Regional Sanitary Landfill property, increasing the number of low-density residential units, decreasing the number of medium- and high-density residential units, decreasing the General Commercial and Campus Park floor area, decreasing the acreage of open space by 8 acres, and increasing the acreage of parks by 19 acres, such that County General Plan policies for parkland acreage would be met on-site. The net change by land use type is identified in the list below and shown in Table 1-1:

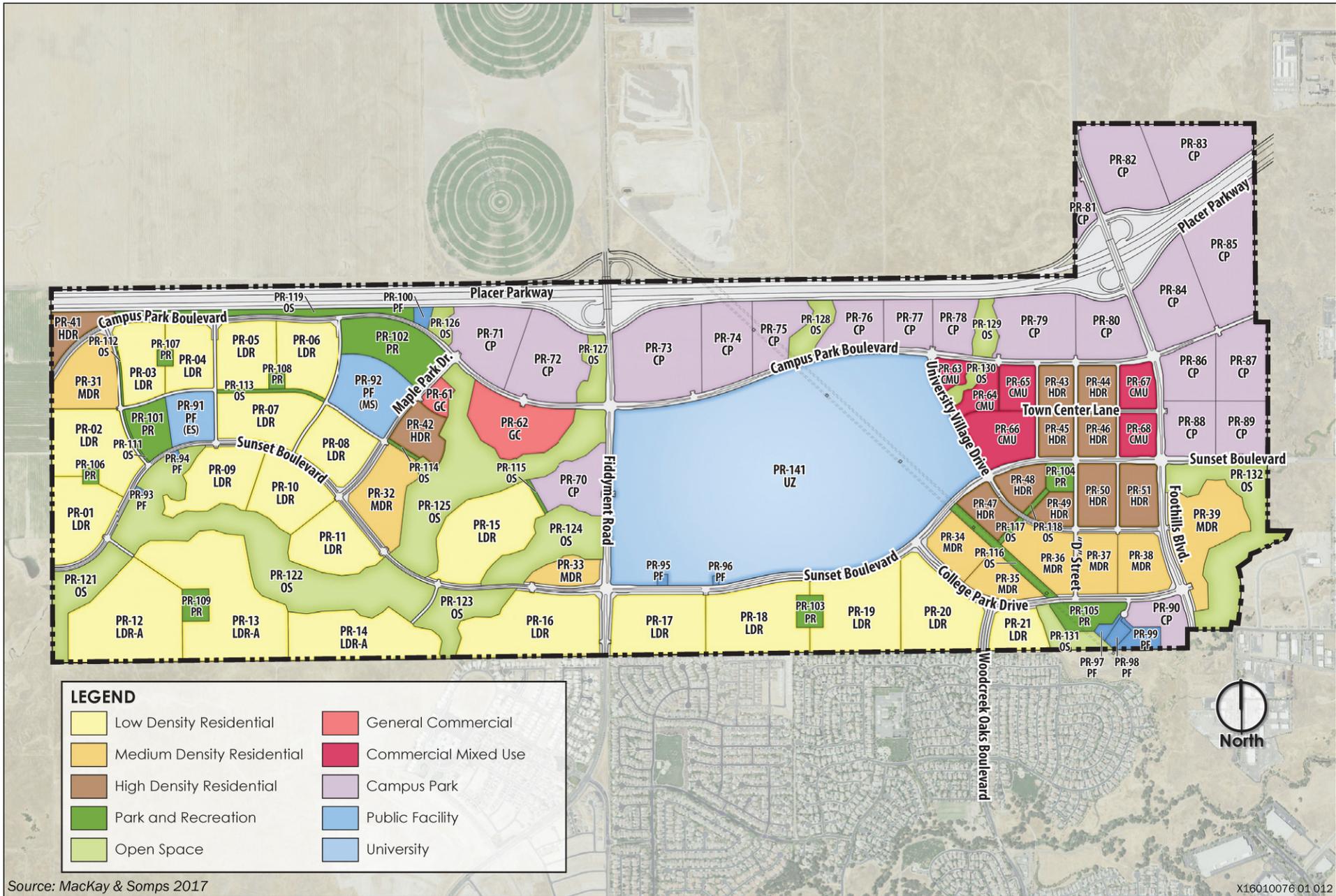
- ▲ overall decrease in the number of residential units (191 fewer units):
  - increase in the number of low-density residential units (501 additional units—including age-restricted units) and
  - decrease in the number of medium- and high-density residential units (692 fewer medium- and low-density residential units),
- ▲ decrease in total commercial floor area by 916,290 square feet,
- ▲ increase in the acreage designated for public facilities (nearly 6 acres), and
- ▲ net increase in the acreage of parks (19-acre increase) and open space (8-acre decrease).

Exhibits 1-1 and 1-2 show the original PRSP land use plan and the revised PRSP land use plan, respectively. The specific changes are described as follows:

- ▲ In the area west of Fiddymment Road and north of Sunset Boulevard, several parcels were reconfigured to shift residential and school uses outside a 2,000-foot buffer around the Western Regional Sanitary Landfill properties. This change resulted in the enlargement of Park parcel PR-102, a southerly shift of School parcel PR-92, and the conversion of General Commercial (GC) and High-Density Residential (HDR) (parcels PR-61 and PR-42) to Campus Park use.
- ▲ Along Maple Park Drive, Medium-Density Residential (MDR) and HDR uses (parcels PR-32 and PR-42) were converted to Low-Density Residential (LDR) and MDR.

Land Use Designation		Acreage			Dwelling Units/Square Footage		
		Revised Project	Original Project	Difference	Revised Project	Original Project	Difference
<b>Residential Uses</b>							
LDR	Low Density Residential	446.0	407.9	38.1	2,210 du	2,039 du	171 du
LDR-A	Low Density Res. - Age-Restricted	183.1	131.0	52.1	1,050 du	720 du	330 du
MDR	Medium Density Residential	112.3	132.3	-20.0	872 du	1,057 du	-185 du
HDR	High Density Residential*	60.0	93.0	-33.0	1,504 du	2,011 du	-507 du
<b>Subtotal</b>		<b>801.4</b>	<b>764.2</b>	<b>37.2</b>	<b>5,636 du</b>	<b>5,827 du</b>	<b>-191 du</b>
<b>Commercial and Employment Uses</b>							
GC	General Commercial	22.7	25.6	-2.9	296,513 sf	334,933 sf	-38,420 sf
CMU	Commercial Mixed Use	48.8	48.8	0.0	637,718 sf	637,718 sf	0 sf
CP	Campus Park	335.0	395.5	-60.5	4,506,282 sf	5,384,152 sf	-877,870 sf
UZ	University	301.3	301.3	0.0	3,000,000 sf	3,000,000 sf	0 sf
<b>Subtotal</b>		<b>707.7</b>	<b>771.2</b>	<b>-63.4</b>	<b>8,440,513 sf</b>	<b>9,356,803 sf</b>	<b>-916,290 sf</b>
<b>Open Space and Public Uses</b>							
PF	Public Facilities (Schools)	32.7	32.0	0.7			
PF	Public Facilities (County Facilities)	10.3	5.5	4.8			
PR	Parks and Recreation	69.8	50.7	19.1			
OS	Open Space (Preserves/Paseos)	264.8	272.8	-8.0			
<b>Subtotal</b>		<b>377.5</b>	<b>360.9</b>	<b>16.6</b>			
<b>Other</b>							
ROW	Placer Parkway	158.5	158.5	0.0			
ROW	Major Roadways & Landscape	168.1	158.5	9.6			
<b>Subtotal</b>		<b>326.6</b>	<b>317.0</b>	<b>9.6</b>			
<b>Total</b>		<b>2,213.3</b>	<b>2,213.3</b>	<b>0.0</b>	<b>5,636 du</b> <b>8,440,513 sf</b>	<b>5,827 du</b> <b>9,356,803 sf</b>	<b>-191 du</b> <b>-916,290 sf</b>
Notes: ac = acres; du = dwelling units; sf = square feet.							
Some subtotals and totals do not sum correctly because of rounding.							
* Includes 300 reserve units in the Town Center district.							

- ▲ Along Campus Park Boulevard, the Public Facility (PF) site for a water tank (parcel PR-100) was enlarged.
- ▲ Paseos were adjusted in response to the land use adjustments described above to maintain east-west connectivity.
- ▲ The alignments of C Street and Maple Park Drive were shifted slightly in response to the land use adjustments described above, while maintaining the prior street pattern and connections.
- ▲ Along Fiddymont Road, Campus Park parcel PR-70 was converted to MDR.
- ▲ In the Town Center district south of Sunset Boulevard, HDR parcels PR-50 and PR-51 were converted to MDR, and MDR parcels PR-35 through PR-38 were converted to LDR.
- ▲ The allocation of “floating” reserve units in the Town Center district was increased from 150 units to 300 units. These units continue to be factored as HDR units.



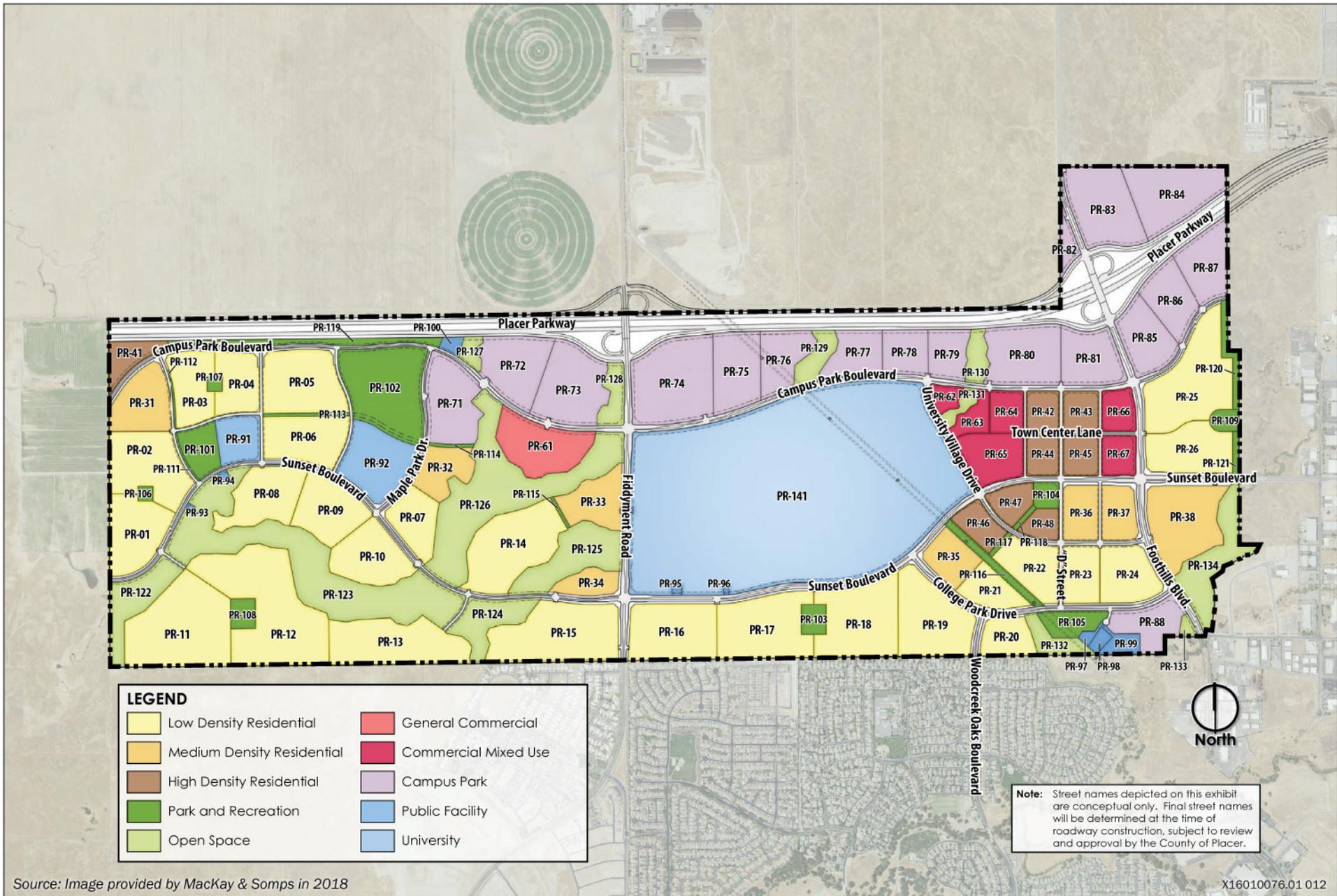
Source: MacKay & Soms 2017

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Exhibit 1-1

Original PRSP Land Use Plan





Source: Image provided by MacKay & Soms in 2018

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- ▲ In the area north of Sunset Boulevard and east of Foothills Boulevard, Campus Park parcels PR-86 through PR-89 were converted to a low-density, active adult, residential use (LDR-A), and Campus Park parcels PR-84 and PR-85 were reduced in size.
- ▲ A private park site was added in the active adult community north of Sunset Boulevard and east of Foothills Boulevard.
- ▲ A 100-foot-wide paseo was added along the east edge of the plan area as a buffer between the active adult residential parcels and off-site industrial uses located in the net SAP area.
- ▲ East of Foothills Boulevard, Campus Park Boulevard was slightly realigned in response to the land use adjustments described above, while maintaining the east-west connectivity to the remainder of the Sunset Area Plan.
- ▲ Foothills Boulevard was slightly realigned in the southern portion of PRSP area to connect to an existing roadway easement within the City of Roseville that is intended for future extension of Foothills Boulevard.
- ▲ Park sites were added and/or enlarged (as described above) to increase the planwide park acreage in a manner that meets on-site the Placer County General Plan active parkland requirement of 5 acres per 1,000 population.

As described above, revisions to the original PRSP result in an overall reduction in the level of development and an increase in parks acreage. No changes were made to the PRSP area boundary, and the PRSP area still occupies 2,213 acres. The degree of ground disturbance would be nearly identical to the previous version of the PRSP.

### 1.3.3 Use of Original Utilities Plans and Technical Studies

Upon revision of the PRSP land use plan, the County embarked on an assessment of the numerous utilities plans prepared in support of the original land use plan. These plans include the Potable Water Master Plan, Recycled Water Master Plan, Water Conservation Plan, Sanitary Sewer Master Plan, Storm Drain Master Plan, and Dry Utilities Master Plan. Technical memoranda (Appendix P) were prepared to provide updated data for each of these plans and to evaluate whether any modifications to these plans would be required to adequately plan for the modification to infrastructure design or capacity of the revised PRSP. Because the revised land use plan results in reduced levels of development, the technical memoranda conclude that the revisions to the PRSP land use plan do not alter the applicability, adequacy, or content of the utilities plans.

A technical memorandum was also prepared to determine whether the revisions to the PRSP land use plan would result in changes to the traffic study prepared for the original land use plan (also in Appendix P). Similar to the conclusions in the technical memoranda prepared for the utilities plans, the memorandum on the traffic study concludes that because the revisions to the land use plan decrease the level of development (even with modifications to residential density), trip generation and vehicle miles traveled are reduced under the revised PRSP land use plan compared with the original land use plan. Trip generation is the primary factor influencing traffic and potential impacts on the levels of service of transportation facilities. The technical memorandum concludes that because trip generation is slightly lower under the revised plan, the analysis and conclusions of the traffic study used to analyze the original land use plan apply appropriately and conservatively to the revised land use plan.

Each technical section of this Draft EIR that relies, in whole or in part, on utilities plans and technical studies prepared for the original land use plan includes a brief summary of the findings of each plan or technical study and a statement about how the revised land use plan fits within that analysis.

### 1.3.4 CEQA Requirements and Adequacy of the Notice of Preparation

Under CEQA, scoping is designed to examine a proposed project early in the EIR process and is intended to identify the range of issues pertinent to the project, feasible alternatives, and mitigation measures to avoid potentially significant environmental effects. The NOP plays an important role in scoping. CEQA requires lead agencies to send to the Office of Planning and Research and each responsible, trustee, and involved federal agency an NOP stating that an EIR will be prepared (CEQA Guidelines Section 15082[a]), and the NOP must provide sufficient information describing the project and its potential environmental effects to enable the agencies to make a meaningful response (CEQA Guidelines Section 15082[a][1]). While not explicitly defined as a means for communication with the public and other nonagency stakeholders, the NOP is frequently provided to such individuals and groups. Early public consultation is encouraged to solve potential problems that could otherwise arise in more serious form later in the environmental review process (CEQA Guidelines Section 15083).

As described above, Placer County issued an NOP to responsible, trustee, and involved federal agencies and members of the public and interested stakeholders inviting input with regard to the scope and content of the EIR. The NOP described the features of the then-proposed project, the original land use plan. Numerous responses were received, offering meaningful guidance to Placer County on the scope and content of the EIR, expressing environmental and other concerns, presenting opinions on the merits of the project, and suggesting revisions to the land use plan.

In response to the NOP and input resulting from ongoing coordination, Placer County has revised the PRSP land use plan and is carrying it forward (with the rest of the SAP, which remains unchanged) as the proposed project. While the land use plan differs slightly from that circulated with the NOP, the County has determined that the revisions are minor and that issuance of a new NOP is not required. First, in the context of the project as a whole—an 8,104-acre area plan and embedded 2,213-acre specific plan that proposes residential, commercial, institutional, industrial, and university uses—the proposed project is essentially the same as the original project. Second, the scope of issues to be addressed in the EIR (informed by Appendix G of the CEQA Guidelines, responses to the NOP, and ongoing coordination with interested agencies and stakeholders) is unchanged by the PRSP land use plan revisions, and there is no reason to believe that issuing a new NOP would result in any new or meaningful suggestions as to the scope and content of the EIR. Third, the land use plan revisions are environmentally beneficial, implemented in response to public and agency comment. While project revisions in response to scoping are not explicitly noted as the objective, they are implied in that early consultation and scoping are effective ways “to bring together and resolve the concerns of affected federal, state, and local agencies, the proponent of the action, and other interested persons, including those who might not be in accord with the action on environmental grounds” (CEQA Guidelines Section 15083[b]). Finally, the PRSP land use plan revisions were made early in the process, prior to release of the Draft EIR for public review and comment. By incorporating and evaluating the changes prior to public release of the Draft EIR, Placer County is offering an accurate, stable, and finite project description.

### 1.3.5 Draft EIR

This Draft EIR is being made available for 60 days to allow public review and comment. Copies of the Draft EIR and proposed SAP and PRSP may be reviewed online at, or downloaded from, <http://www.placer.ca.gov/sunset>, or may be reviewed at the following location:

Placer County Planning Services  
3091 County Center Drive, Suite 190  
Auburn, CA 95603

Placer County offices are open during normal business hours.

Comments on the Draft EIR may be made either in writing before the end of the review period or at the public hearing on the Draft EIR held before the Placer County Planning Commission. The date, time, and location of the public hearing is provided in the notice of availability accompanying this Draft EIR. Written comments on the Draft EIR should be mailed or emailed to:

Shirlee Herrington  
 Placer County Planning Services Division  
 3091 County Center Drive, Suite 190  
 Auburn, CA 95603  
 e-mail: cdraecs@placer.ca.gov

Oral comments may be provided at the public hearing. Following the public and agency review and comment period, comments relating to the environmental analysis will be reviewed, and written responses will be prepared. Together, this Draft EIR, the responses to comments, and other CEQA-mandated information will constitute the Final EIR. The Final EIR will be considered for certification by the Placer County Board of Supervisors, and if it is certified, the Board may consider taking action on the SAP and PRSP.

## 1.4 SCOPE AND ORGANIZATION OF THE DRAFT EIR

This Draft EIR evaluates 16 environmental resource areas and addresses other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, relationship between short-term uses of the environment and the maintenance and enhancement of long-term productivity). The environmental resource areas are as follows:

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

This Draft EIR is organized into the following chapters:

- ▲ *Chapter 1, "Introduction,"* briefly describes the proposed project and project location; describes agency roles and the purpose of this EIR, the environmental review process, this EIR's intended uses, and the organization of this EIR; and defines terminology used in this EIR.
- ▲ *Chapter 2, "Executive Summary,"* presents an overview of the proposed SAP and PRSP, alternatives, areas of controversy, and a summary of the environment impacts and mitigation measures associated with each alternative.
- ▲ *Chapter 3, "Project Description,"* presents a detailed description of the proposed project evaluated in this EIR.
- ▲ *Chapter 4, "Affected Environment, Environmental Consequences, and Mitigation Measures,"* describes the approach to the impact analysis and analyzes the impacts identified for the 16 environmental resource areas listed above. Each section includes the following subsections:
  - "Environmental Setting" describes the existing conditions as they relate to the attributes of the environment that may be affected by implementing the project.

- “Regulatory Setting” describes the applicable regulatory framework, including the federal, state, regional, and local laws and regulations.
- “Analysis, Impacts, and Mitigation Measures” identifies and describes the methods and assumptions used in the environmental impact analysis. The anticipated changes to the existing environmental conditions resulting from construction and operation of the project are evaluated for each resource. The level of significance is identified for each impact based on a comparison with the relevant standards of significance. For any significant or potentially significant impact that would result from project implementation, mitigation measures are presented with a discussion of the residual level of significance. Environmental impacts are numbered sequentially in each chapter (e.g., Impact 4.1-1, Impact 4.1-2, etc.). Any required mitigation measures are numbered to correspond to the impact; therefore, the mitigation measure for Impact 4.1-1 would be Mitigation Measure 4.1-1. Cumulative impacts also are described in this section.
- ▲ *Chapter 5, “Other CEQA-Mandated Sections,”* addresses growth-inducing impacts, the relationship between short-term uses of the environment and maintenance and enhancement of long-term productivity, irreversible and irretrievable commitments of resources, a summary of the significant environmental effects that cannot be avoided, and a summary of the CEQA environmentally superior alternative.
- ▲ *Chapter 6, “Project Alternatives,”* identifies the alternatives to the proposed project and evaluates the environmental effects of each alternative. The discussion of each alternative also includes analysis of the alternative’s ability to meet the project objectives.
- ▲ *Chapter 7, “List of Preparers,”* identifies the Placer County and consultant staff who prepared this EIR.
- ▲ *Chapter 8, “References,”* identifies the documents, references, and personal communications cited as source material for this EIR.

## 1.5 TERMINOLOGY USED IN THIS EIR

This EIR includes the following terminology regarding the significance of environmental impacts of the proposed project and alternatives:

- ▲ *No Impact:* Implementing the project would not result in an adverse effect.
- ▲ *Less-than-Significant Impact:* The impact would be adverse but would not exceed the defined standard of significance. Less-than-significant impacts do not require mitigation.
- ▲ *Significant Impact:* The impact would exceed the defined standard of significance and would or could cause a substantial adverse change in the environment. Potentially feasible mitigation measures or alternatives are recommended to eliminate the impact, reduce it to a less-than-significant level, or reduce it to the degree feasible.
- ▲ *Potentially Significant Impact:* The impact may be or is likely to be significant. Because information is limited, the conclusion is not definitive. For purposes of the EIR analysis, a potentially significant impact is equivalent to a significant impact and requires feasible mitigation measures or alternatives.
- ▲ *Significant and Unavoidable Impact:* The substantial adverse effect on the environment cannot be feasibly mitigated to a less-than-significant level or reduced to a less-than-significant level by adoption of a feasible alternative.

- ▲ *Standard of Significance*: This standard is established by the lead agency to define at what level an impact would be considered significant. That is, if an impact exceeds the defined standard, it would be considered significant.
- ▲ *Mitigation Measure*: The measure could feasibly avoid, minimize, or compensate for a significant impact. Mitigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments. Compliance with Placer County codes, state and federal laws, or other regulations, including potential actions to achieve such compliance, may be sufficient mitigation in instances in which compliance would be reasonably expected to avoid, minimize, or compensate for the environmental impact.

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