

1

INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Environmental Impact Report (EIR) contains agency, group, and public comments received during the public review period of the Whitehawk I and Whitehawk II Projects (proposed project) Draft EIR. This document has been prepared by Placer County, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, Section 15132. The Introduction and List of Commenters chapter of the Final EIR discusses the background of the Draft EIR and purpose of the Final EIR, identifies the comment letters received on the Draft EIR, and provides an overview of the Final EIR's organization.

1.2 BACKGROUND

The Draft EIR identified the proposed project's potential impacts and the mitigation measures that would be required to be implemented. The following environmental analysis chapters are contained in the proposed project Draft EIR:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources;
- Geology and Soils;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Public Services and Recreation;
- Transportation and Circulation;
- Utilities and Service Systems;
- Effects Not Found to be Significant;
- Cumulative Impacts and other CEQA Sections; and
- Alternatives.

In accordance with CEQA, a Notice of Completion (NOC) of the Draft EIR was published on the Placer County Community Development Resource Agency website, and the Draft EIR was sent to the State Clearinghouse (SCH#: 2016082009 & 2016082010) for distribution to State agencies on November 30, 2018 for a 45-day public review period, ending on January 14, 2019. The Draft EIR was also posted on the Placer County website, and printed copies of the document were made available for review at: 1) the Granite Bay Public Library, located at 6475 Douglas Boulevard, Granite Bay, CA, 2) the Placer County Community Development Resource Agency offices in

Auburn, located at 3091 County Center Drive, Auburn, CA, and 3) the County Clerk’s Office, located at 2954 Richardson Drive, Auburn, CA. In addition, a public hearing was held on December 13, 2018 to solicit public comments regarding the Draft EIR.

1.3 PURPOSE OF THE FINAL EIR

Under CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of the Draft.
2. Comments and recommendations received on the Draft EIR.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The responses to significant environmental points raised in the review process.
5. Any other information added by the Lead Agency.

As required by CEQA Guidelines, Section 15090(a)(1)-(3), a Lead Agency must make the following three determinations in certifying a Final EIR:

1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency’s independent judgment and analysis.

Under CEQA Guidelines Section 15091, a public agency shall not approve or carry out a project for which an EIR has been certified that identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings (Findings of Fact) for each of those significant effects. Findings of Fact must be accompanied by a brief explanation of the rationale for each finding supported by substantial evidence in the record. The Findings of Fact are included in a separate document that will be considered for adoption by the County’s decision-makers.

In addition, pursuant to CEQA Guidelines, Section 15093(b), when a Lead Agency approves a project that would result in significant and unavoidable impacts, the agency must state in writing the reasons supporting the action (Statement of Overriding Considerations). The Statement of Overriding Considerations shall be supported by substantial evidence. Here, the proposed project would result in project-level and cumulative air quality and transportation and circulation impacts that would be significant and unavoidable; thus, a Statement of Overriding Considerations must be adopted if the project is approved. The Statement of Overriding Considerations is included in a separate document that will be considered for adoption by the County’s decision-makers.

1.4 LIST OF COMMENTERS

Placer County received 28 comment letters during the public comment period on the Draft EIR for the proposed project. The comment letters, presented in the order in which they were received, were authored by the following agencies, groups, and members of the public:

Agencies

Letter 1..... Ann Hobbs, Placer County Air Pollution Control District
Letter 2..... Terri Shirhall, City of Roseville

Groups*

Letter 3.....Jeffery Caravelli, Strap Ravine Estates Property Owner’s Association

Members of the Public

Letter 4..... Cheryl Berkema (1 of 5)
Letter 5..... Shannon Quinn (1 of 3)
Letter 6..... Shannon Quinn (2 of 3)
Letter 7..... Larissa Berry (1 of 4)
Letter 8..... Cheryl Berkema (2 of 5)
Letter 9..... Stanly Ohara
Letter 10..... Mark Moreno
Letter 11..... Larissa Berry (2 of 4)
Letter 12..... Camille Helland
Letter 13..... Cheryl Berkema (3 of 5)
Letter 14..... Richard Ryan
Letter 15..... Judi Bruckman
Letter 16..... Holly Johnson (1 of 2)
Letter 17..... Larissa Berry (3 of 4)
Letter 18..... Shannon Quinn (3 of 3)
Letter 19..... Larissa Berry (4 of 4)
Letter 20..... Amber Beckler
Letter 21..... Peggy Peterson
Letter 22..... BJ Baker
Letter 23..... Holly Johnson (2 of 2)
Letter 24..... Cheryl Berkema (4 of 5)
Letter 25..... Laura Wilkin
Letter 26..... William Peterson
Letter 27..... Scott Vaughan
Letter 28..... Cheryl Berkema (5 of 5)

In addition, verbal comments were provided during the December 13, 2018 public meeting to accept comments on the Draft EIR. The comments from the Draft EIR comment meeting are included as Letter 29.

Letter 29..... Verbal Comments: Draft EIR Public Meeting (December 13, 2018)

In addition, it should be noted that one late comment letter was received from the Granite Bay Community Association, after the close of the public comment period.* A lead agency is not required to respond to late comments (see PRC 21091(d) and CEQA Guidelines Section 15088(a)).

The County did review the late letter and determined that the comments did not raise new environmental issues or warrant revisions to the text of the Draft EIR.

1.5 ORGANIZATION OF THE FINAL EIR

The Final EIR is organized into the following chapters:

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the document, describing the background and organization of the Final EIR. Chapter 1 also provides a list of commenters who submitted letters in response to the Draft EIR.

2. Responses to Comments

Chapter 2 presents the comment letters received and responses to each comment. Each comment letter received has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

3. Revisions to the Draft EIR Text

Chapter 3 summarizes minor changes made to the Draft EIR text since its release.

4. Mitigation Monitoring and Reporting Program

CEQA Guidelines, Section 15097, requires lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program (MMRP) is to ensure implementation of the mitigation measures identified within the EIR for the Whitehawk I & II Projects.