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February 21, 2019

Placer County Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603

Subject: Sunset Area Plan/Placer Ranch Specific Plan
Draft Environmental Impact Report
State Clearinghouse No. 2016112012

Thank you for the opportunity to comment on the Draft Environmental Impact Report for the Sunset Area Plan/Placer Ranch Specific Plan.

The California State University (CSU) extends knowledge and learning throughout California and in local communities, which allows educated individuals to contribute to California's schools, economy, culture and future.

To help fulfill this mission, the CSU has an interest in a potential California State University, Sacramento - Placer Center (Center) within the Placer Ranch area and may possibly be the recipient of a gift of approximately 300 acres within the Placer Ranch Specific Plan (PRSP) for this Center. At present, the site is owned by Placer Ranch, Inc.

As indicated in the report "Potential Economic Benefits of a CSU Campus in Placer County" by Sacramento Regional Research Institute," the establishment of the campus would provide a key role in meeting the needs of local businesses by educating the area's workforce, would bring cultural opportunities, and add value to the local economy through the addition of jobs and expenditures associated with employee compensation, campus operations and project construction. The positive economic impact was recognized in a September 2016 report to the County of Placer Board of Supervisors which indicated that the Sacramento State-Placer Center has the potential to act as a catalyst for investment and development in the Sunset area.

CSU Campuses
Bakersfield
Channel Islands
Chico
Dominguez Hills
East Bay

Fresno
Fullerton
Humboldt
Long Beach
Los Angeles
Maritime Academy

Monterey Bay
Northridge
Pomona
Sacramento
San Bernardino
San Diego

San Francisco
San José
San Luis Obispo
San Marcos
Sonoma
Stanislaus

The Sunset Area Plan/Placer Ranch Draft Environmental Impact Report (DEIR) evaluates the Sac State-Placer Center at a programmatic level of detail for educational use. Although no formal timeline has been established for a possible educational center, there is a potential that a CSU and/or California Community College could tier from this DEIR in order to support any subsequent project-specific California Environmental Quality Act (CEQA) analysis that may be required in the future.

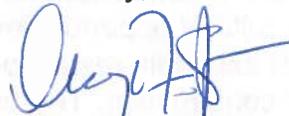
In the event the Board of Trustees of the CSU accepts the property on behalf of the State of California, the site will be under the land use and permitting jurisdiction of the CSU. This transition will permanently relieve Placer County of jurisdictional authority over the site. Specifically, when the transfer is complete, the governing policies of the Placer County General Plan and the PRSP as adopted, as well as the mitigation measures or assessments identified in the DEIR will no longer be applicable to the site. The same limitations will apply with respect to the regulatory jurisdiction of other local and regional agencies or districts.

Prior to action on a master plan or specific campus development project for the Center, the CSU will conduct its own project-specific environmental review. Since a master plan or specific campus development project is not currently under consideration by the CSU at this time, it would be inappropriate to prejudge the next stage of environmental review, in terms of either impacts or how the university might elect to approach mitigation and the selection of project alternatives to the extent required by law. However, the university is acutely focused on ensuring compliance with the procedural and substantive requirements of the CEQA and to fully addressing potential environmental impacts to the extent feasible and required by law.

The CSU looks forward to working with the County of Placer, the local community, and Placer Ranch.

Should you have questions, please do not hesitate to contact Steven Lohr, Chief of Land Use Planning and Environmental Review, at (562) 951-4120, slohr@calstate.edu.

Sincerely,



Elvyra F. San Juan
Assistant Vice Chancellor

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