

1

INTRODUCTION

1.1 TYPE AND PURPOSE OF THE EIR

The Mill Creek Project Environmental Impact Report (EIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970, Pub. Res. Code §§ 21000-21189.57, as amended and the Guidelines for Implementation of the California Environmental Quality Act, Cal. Code Regs. Title 14, §§ 15000-15387 (CEQA Guidelines), as well as the Placer County Environmental Review Ordinance. Placer County is the lead agency for the environmental review of the Mill Creek Project (proposed project) evaluated herein and has the principal responsibility for approving the project. As required by Section 15121 of the CEQA Guidelines, this EIR will (a) inform public agency decision-makers, and the public generally, of the significant environmental effects of the project, (b) identify possible ways to minimize the significant adverse environmental effects, and (c) describe reasonable and feasible project alternatives which reduce environmental effects.

As provided in the CEQA Guidelines Section 15021, public agencies are charged with the duty to avoid or minimize environmental damage where feasible. The public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social issues. CEQA requires the preparation of an EIR prior to approving any project that may have a significant effect on the environment. For the purposes of CEQA, the term *project* refers to the whole of an action, which has the potential for resulting in a direct physical change or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines Section 15378[a]). With respect to the proposed project, the County has determined that the proposed development is a *project* within the definition of CEQA, which has the potential for resulting in significant environmental effects.

The “lead agency,” which is Placer County for this project, is required to consider the information in the EIR along with any other available information in deciding whether to approve the application. The basic requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, growth inducing impacts, and cumulative impacts.

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a *project-level EIR* pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A *project-level EIR* focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

1.2 KNOWN RESPONSIBLE AND TRUSTEE AGENCIES

“Responsible agency” means a public agency that proposes to carry out or approve a project for which a lead agency is preparing or has prepared an EIR or Negative Declaration. For the purpose of CEQA, the term responsible agency includes all California public agencies other than the lead agency that have discretionary approval power over the project or an aspect of the project. The following agencies are identified as potential responsible agencies:

- California American Water
- Central Valley Regional Water Quality Control Board
- Placer County Air Pollution Control District
- Placer County Transportation Planning Agency

“Trustee agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. The only known possible trustee agency is the California Department of Fish and Wildlife (CDFW).

Although not subject to California law, and thus outside the definitions of responsible agency or trustee agency, the United States Army Corps of Engineers (USACE) and United States Fish and Wildlife Service (USFWS) will also be called upon to grant approvals — under federal law — necessary for the development of the project site. These agencies have no duties under CEQA but rather are governed by a variety of federal statutory schemes, such as the Clean Water Act, which governs the dredging and filling of waters of the United States (e.g., some wetlands), and the Endangered Species Act, which requires USACE to consult with the USFWS as part of the review process for any wetland or fill permits that may be required.

1.3 PROJECT SUMMARY

The title of the proposed project has undergone a number of revisions throughout the CEQA process. Originally, the project was titled Placer Greens and then Danbury Park. The project title was later changed to Providence Park, before changing to the current title of Mill Creek.

The 110.1-acre proposed project site is located on multiple parcels within unincorporated Placer County, generally between PFE Road to the north and the Sacramento County line to the south. Antelope Road bisects the project site and Cook Riolo Road generally forms its western boundary. The project site is located in the southeastern corner of the Dry Creek-West Placer Community Plan (DCWPCP) area of Placer County, California.

The proposed project would include demolition of existing on-site structures and development of the project site with a 308-lot residential subdivision and associated improvements. The project would require an Amendment of the General Plan and DCWPCP, a Rezone, approval of a Vesting Phased Tentative Subdivision Map, a Conditional Use Permit (CUP), an exception to the County’s Noise Ordinance, and a Variance, as well as annexation into various County service areas. Please

refer to Chapter 3, Project Description, for a detailed description of the proposed project and entitlements.

1.4 EIR PROCESS

The EIR process begins with the decision by the lead agency to prepare an EIR, either during a preliminary review of a project or at the conclusion of an Initial Study. As provided in CEQA Guidelines Section 15063, if an EIR will be required for the project, an Initial Study is not mandatory to be prepared. Once the decision is made to prepare an EIR, the lead agency sends a Notice of Preparation (NOP) to appropriate government agencies and, when required, to the State Clearinghouse (SCH) in the Office of Planning and Research (OPR), which will ensure that responsible and trustee State agencies reply within the required time. The SCH assigns an identification number to the project, which then becomes the identification number for all subsequent environmental documents on the project. Commenting agencies have 30 days to respond to the NOP and provide information regarding alternatives and mitigation measures they wish to have explored in the Draft EIR and to provide notification regarding whether the agency will be a responsible agency or a trustee agency for the project. It should be noted that an Initial Study was not prepared for the project, per section 15063 of the CEQA Guidelines.

Upon completion of the Draft EIR and prior to circulation to State and local agencies and interested members of the public, a notice of completion is filed with the SCH and a public notice of availability is published to inform interested parties that a Draft EIR is available for agency and public review. In addition, the notice provides information regarding the location of copies of the Draft EIR available for public review and any public meetings or hearings that are scheduled. The Draft EIR is circulated for a minimum period of 45 days, during which time reviewers may submit comments on the document to the lead agency. The lead agency must respond to comments in writing. If significant new information, as defined in CEQA Guidelines section 15088.5, is added to an EIR after public notice of availability is given, but before certification of the EIR, the revised EIR or affected chapters must be recirculated for an additional public review period with related comments and responses.

A Final EIR will be prepared, containing public comments on the Draft EIR and written responses to those comments, as well as a list of changes to the Draft EIR text necessitated by public comments, as warranted. Before approving a project, the lead agency shall certify that the EIR (consisting of the Draft EIR and Final EIR) has been completed in compliance with CEQA, and that the EIR has been presented to the decision-making body of the lead agency, which has reviewed and considered the EIR. The lead agency shall also certify that the EIR reflects the lead agency's independent judgment and analysis.

The findings prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA. If the decision-making body elects to proceed with a project that would have unavoidable significant impacts, then a Statement of Overriding Considerations explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

1.5 SCOPE OF THE EIR

The following environmental issue areas will be addressed in the EIR:

- Aesthetics;
- Air Quality;
- Biological Resources;
- Cultural Resources (including tribal cultural resources);
- Geology and Soils/Mineral Resources;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Land Use and Agricultural Resources (including planning);
- Noise;
- Population and Housing;
- Public Services and Recreation;
- Transportation and Circulation;
- Utilities and Service Systems; and
- Cumulative Impacts and Other CEQA Sections, including greenhouse gas (GHG) emissions and energy.

As discussed within the technical chapters of this EIR, the proposed project would not result in impacts related to forestry, airport noise, parking capacity, and air traffic patterns.

The evaluation of effects is presented on a resource-by-resource basis in Chapters 4 through 16 of the EIR. Each chapter is divided into the following four sections: Introduction, Existing Environmental Setting, Regulatory Context, and Impacts and Mitigation Measures. Impacts that are determined to be significant in Chapters 4 through 16, and for which feasible mitigation measures are not available to reduce those impacts to a less-than-significant level, are identified as *significant and unavoidable*. Chapter 17 of the EIR presents a discussion of the cumulative impacts, as well as a comprehensive list of all significant and unavoidable impacts identified in Chapters 4 through 16.

1.6 DEFINITION OF BASELINE

The CEQA Guidelines identify several types of EIRs, each applicable to different project circumstances. This EIR has been prepared as a project-level EIR pursuant to CEQA Guidelines Section 15161, which is an analysis that examines the environmental impacts of a specific development project. A project-level EIR focuses primarily on the changes in the environment that would result from the development of the project, and examines all phases of the project including planning, construction, and operation.

According to CEQA Guidelines Section 15125, an EIR must include a description of the existing physical environmental conditions in the vicinity of the project to provide the “baseline physical conditions” against which project-related changes could be compared. Normally, the baseline condition is the physical condition that exists when the Notice of Preparation (NOP) is published.

The NOP for the proposed project was published on May 18, 2017. Therefore, conditions existing at that time are considered to be the baseline against which changes that would result from the proposed project are evaluated. Impacts could include both direct and indirect physical changes to the baseline condition. The baseline condition for the proposed project site is presented in Chapter 3, Project Description, of this EIR. The baseline conditions pertaining to each resource area are described in the “Existing Environmental Setting” section of the respective chapters of this EIR.

1.7 SIGNIFICANCE CRITERIA

The CEQA Guidelines define a significant effect on the environment as “a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic and aesthetic significance.” In addition, the Guidelines state, “An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.” (CEQA Guidelines Section 15382).

Pursuant to the CEQA Guidelines, this EIR relies on the following three levels of impact significance: 1) Less-than-significant impact; 2) Less-than-significant impact with implementation of mitigation; and 3) Significant impact that cannot be mitigated to a level that is less than significant.

Each environmental area of analysis uses a distinct set of significance criteria. Where measurable and explicit quantification of significance is identified, such as violation of an ambient air quality standard, this measurement is used to assess the level of significance of a particular impact in this EIR. If criteria for determining significance relative to a specific environmental resource impact are not identified in the CEQA Guidelines, criteria were developed for this Draft EIR.

The significance criteria are identified at the beginning of the Impacts and Mitigation Measures section in each of the technical chapters of this EIR. Although significance criteria are necessarily different for each resource considered, the provided significance levels ensure consistent evaluation of impacts for the proposed development scenarios considered.

1.8 NOTICE OF PREPARATION AND SCOPING

In accordance with CEQA Guidelines Section 15082, an NOP was circulated to the public, local, State and federal agencies, and other known interested parties for a 30-day public and agency review period from May 18, 2017 to June 16, 2017 (included as Appendix A). Notice of the project was also published in the Sacramento Bee on May 19, 2017. The purpose of the NOP was to provide notification that an EIR for the proposed project was being prepared and to solicit public input on the scope and content of the document.

Pursuant to CEQA Guidelines Section 15082, the County held a scoping meeting for the EIR during the review period on June 6, 2017 for the purpose of receiving comments on the scope of the environmental analysis to be prepared for the proposed project. Agencies and members of the

public were invited to attend and provide input on the scope of the EIR. Several comment letters were received during the 30-day review period and are provided as Appendix B to this EIR. All comments were taken into consideration during the preparation of this Draft EIR. A summary of the NOP comments received are summarized in section 1.9 below.

1.9 COMMENTS RECEIVED ON THE NOTICE OF PREPARATION

During the NOP public review period from May 18, 2017 to June 16, 2017, Placer County received eight comment letters (Appendix B). The comment letters received were authored by the following representatives of State and local agencies, as well as local residents:

State Agencies

- State Department of Transportation (Caltrans) – Yount, Kevin
- Central Valley Regional Water Quality Control Board – Tadlock, Stephanie

Local Agencies

- City of Roseville – Morse, Mark
- Placer County Air Pollution Control District – Hobbs, Ann
- Sacramento Municipal Utility District – McIntire, Angela C.

Residents/General Public

- Individual – Banducci, Joanne and Michael
- Individual – Hash, Geoff and Banducci, Francesca
- Individual – Warren, Leslie

The following list, categorized by issue, summarizes the concerns brought forth in the comment letters:

<p><u>Aesthetics</u> (<i>c.f.</i> Chapter 4)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Maintaining the rural aesthetics of the area. • Increased light pollution from operation of the proposed project.
<p><u>Air Quality</u> (<i>c.f.</i> Chapter 5)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Newly adopted CEQA Thresholds of Significance for criteria pollutants and GHG. • Mitigation to reduce potentially significant adverse air quality related impacts during project construction and operation, as well as potentially significant levels of GHG emissions. • Prohibition of wood burning devices within the project area. • Analysis of potential for exposure to toxic air contaminants and other hazardous air pollutants from increased traffic, as well as diesel trucks and surrounding land uses. • Air quality related to increased traffic.

	<ul style="list-style-type: none"> • Impacts related to the project’s contribution to climate change.
<p><u>Biological Resources</u> (c.f. Chapter 6)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Impacts to wildlife and wildlife habitats within the project area. • Loss of naturally occurring wetland.
<p><u>Hydrology and Water Quality</u> (c.f. Chapter 10)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Compliance with Water Quality Control Board policies and permitting requirements. • Water conservation and mitigation regarding potential for future droughts.
<p><u>Land Use and Agricultural Resources</u> (c.f. Chapter 11)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Conversion of farmland to urban uses. • Impacts of variance to increase allowable building coverage. • Analysis of soils for potential farmland soils. • Economic impact on value of existing private properties/homes.
<p><u>Noise</u> (c.f. Chapter 12)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increased noise pollution from the proposed project.
<p><u>Public Services and Recreation</u> (c.f. Chapter 14)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Cumulative impact of project-generated demand for active park use.
<p><u>Transportation and Circulation</u> (c.f. Chapter 15)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Increase in traffic to existing surrounding roadways. • Analysis of the potential for access problems. • Impacts to State and local transportation facilities. • Analysis of multi-modal transportation opportunities. • Consideration of impacts related to potential increase in VMT with implementation of the project. • Analysis of cumulative impacts at intersections of Cook Riolo Road/Baseline Road and Walerga Road/Baseline Road.
<p><u>Utilities and Service Systems</u> (c.f. Chapter 16)</p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Coordination with the City of Roseville and Cal-American Water Company regarding mitigation to City-owned and operated water distribution systems. • Coordination with the City of Roseville Environmental Utilities Department regarding mitigation to ensure development can be accommodated by existing wastewater facilities. • Cumulative impacts related to increased electrical delivery demand. • Utility line routing and transmission and distribution line easements.
<p><u>Cumulative Impacts and Other CEQA Sections</u> (c.f. Chapter 17)</p>	<ul style="list-style-type: none"> • Energy efficiency.
<p><u>Alternatives Analysis</u></p>	<p>Concerns related to:</p> <ul style="list-style-type: none"> • Analysis of a smart growth alternative.

(c.f. Chapter 18)	
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All of these issues are addressed in this EIR, in the relevant sections identified in the first column.

1.10 PROJECT CHANGES SINCE PUBLICATION OF THE NOP

Since the NOP was published, relatively minor changes were made to the proposed off-site sewer alignments. The currently proposed alignments are the versions evaluated within this EIR.

1.11 DRAFT EIR AND PUBLIC REVIEW

This Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, the general public, organizations, and agencies can submit comments to the Lead Agency on the Draft EIR's accuracy and completeness. Release of the Draft EIR marks the beginning of a 45-day public review period pursuant to CEQA Guidelines Section 15105. The public can review the Draft EIR at the County's website at:

<http://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir>

or at following address during normal business hours:

Placer County, Community Development Resource Center
3091 County Center Drive
Auburn, CA 95603

Comments may be submitted both in written form and/or orally at the public hearing on the Draft EIR. Notice of the time and location of the hearing will be published in local newspapers, mailed to property owners and residents surrounding the project, emailed to residents that have requested to be placed on the project's email notification list, posted on the County's website, and posted at and adjacent to the site prior to the hearing.

All comments or questions regarding the Draft EIR should be addressed to:

Placer County, Community Development Resource Agency
Environmental Coordination Services
3091 County Center Drive, Suite 190
Auburn, CA 95603
(530) 745-3132
fax (530) 745-3080
cdraecs@placer.ca.gov

1.12 ORGANIZATION OF THE DRAFT EIR

The Mill Creek Project EIR is organized into the following chapters:

Chapter 1 – Introduction

Provides an introduction and overview describing the intended use of the Draft EIR and the review and certification process, as well as summaries of the chapters included in the Draft EIR and summaries of the issues and concerns received from the public and public agencies during the NOP review period.

Chapter 2 – Executive Summary

Summarizes the elements of the project and the environmental impacts that would result from implementation of the proposed project, describes proposed mitigation measures, and indicates the level of significance of impacts before and after mitigation. Acknowledges alternatives that would reduce or avoid significant impacts.

Chapter 3 – Project Description

Provides a detailed description of the proposed project, including the project's location, background information, major objectives, and technical characteristics.

Chapter 4 – Aesthetics

The Aesthetics chapter of the EIR describes existing aesthetic resources for the project area and the region, and evaluates potential aesthetic impacts of the project. In addition, the DCWPCP goals and policies pertaining to aesthetics are described. According to CEQA, the concept of aesthetic resources refers to scenic vistas, scenic resources (such as trees, rock outcroppings, and historic buildings within a State Scenic Highway), the existing visual character or quality of the project area, and light and glare impacts.

Chapter 5 – Air Quality

The Air Quality chapter of the EIR describes the impacts of construction and operation of the proposed project on local and regional air quality. The chapter describes existing air quality, construction-related air quality impacts resulting from grading and equipment emissions, direct and indirect emissions associated with the proposed project, the impacts of these emissions on both the local and regional scale, and mitigation measures warranted to reduce or eliminate any identified significant impacts.

Chapter 6 – Biological Resources

The Biological Resources chapter of the EIR evaluates the biological resources known to occur or potentially occur within the proposed project area. The chapter describes potential impacts to those resources, and identifies measures to eliminate or substantially reduce those impacts to less-than-significant levels.

Chapter 7 – Cultural Resources

The Cultural Resources chapter of the EIR addresses known historic and prehistoric resources in the vicinity of the proposed project area. The chapter summarizes the existing setting with respect to cultural and paleontological resources (including tribal cultural resources), identifies thresholds

of significance and impacts to such resources from the proposed project, and sets forth mitigation measures that would be necessary to reduce impacts to a less-than-significant level.

Chapter 8 – Geology and Soils/Mineral Resources

The Geology and Soils/Mineral Resources chapter of the EIR describes the geologic and soil characteristics of the project site and evaluates the extent to which implementation of the proposed project could be affected by seismic hazards such as ground shaking, liquefaction, and expansive soil characteristics. In addition, the chapter evaluates known mineral resources on the project site, and evaluates any potential adverse effects of the proposed project on the availability of such resources.

Chapter 9 – Hazards and Hazardous Materials

The Hazards and Hazardous Materials chapter of the EIR describes existing and potentially occurring hazards and hazardous materials within the project area. The chapter discusses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project area.

Chapter 10 – Hydrology and Water Quality

The Hydrology and Water Quality chapter of the EIR describes existing drainage and water resources for the project site, as well as current storm water flows and storm water infrastructure, and potential for flooding. The chapter evaluates potential impacts of the proposed project with respect to increases in impervious surface area and associated stormwater flows, degradation of water quality, groundwater recharge, and on- and off-site flooding.

Chapter 11 – Land Use and Agricultural Resources

The Land Use and Agricultural Resources chapter of the EIR examines the proposed project's compatibility with existing and planned land uses in the area, current General Plan and DCWPCP policies, and zoning designations. In addition, the Land Use and Agricultural Resources chapter of the EIR summarizes the status of the existing agricultural resources within the boundaries of the proposed project site, including identification of any Prime/Unique Farmland or Farmland of Statewide Importance within the project boundaries, and the extent to which the project will convert important farmland.

Chapter 12 – Noise

The Noise chapter of the EIR describes the existing noise environment in the project vicinity and identifies potential impacts and mitigation measures related to the construction and operation of the proposed project. The method by which the potential impacts are analyzed is discussed, followed by the identification of potential impacts and the recommended mitigation measures designed to reduce significant impacts to less-than-significant levels.

Chapter 13 – Population and Housing

The Population and Housing chapter of the EIR evaluates the potential of the proposed project to induce substantial population growth within the area, either directly or indirectly, and/or displace substantial numbers of existing housing and/or people, necessitating the construction of replacement housing elsewhere.

Chapter 14 – Public Services and Recreation

The Public Services and Recreation chapter of the EIR describes the public service systems and facilities within the project area and the associated potential impacts resulting from the proposed project. This section will address fire and law enforcement services, schools, parks and recreation facilities, and other public facilities such as libraries.

Chapter 15 – Transportation and Circulation

The Transportation and Circulation chapter of the EIR discusses existing transportation and circulation conditions associated with the proposed project and future, projected growth. The analysis includes consideration of automobile traffic impacts on roadway capacity, transit impacts, bicycle impacts, and pedestrian impacts.

Chapter 16 – Utilities and Service Systems

The Utilities and Service Systems chapter of the EIR summarizes the setting information and identifies potential new demands resulting from the proposed project water supply, wastewater systems, and solid waste disposal.

Chapter 17 – Cumulative Impacts and Other CEQA Sections

The Cumulative Impacts and Other CEQA Sections chapter of the EIR includes discussions regarding those topics that are required to be included in an EIR, pursuant to the CEQA Guidelines Section 15126.2. The majority of Chapter 17 is devoted to the cumulative impacts analysis required by Section 15130 of the CEQA Guidelines. Given its cumulative nature, greenhouse gases and climate change are discussed within Chapter 17. In addition, the chapter evaluates growth-inducing impacts, and includes lists of significant irreversible environmental changes and significant and unavoidable impacts that would be caused by the proposed project. Chapter 17 also includes a separate section for energy, in accordance with Appendix F of the CEQA Guidelines.

Chapter 18 – Alternatives Analysis

The Alternatives Analysis chapter of the EIR describes and evaluates the alternatives to the proposed project.

Chapter 19 – References

The References chapter of the EIR provides bibliographic information for all references and resources cited.

Chapter 20 – EIR Authors and Persons Consulted

The EIR Authors and Persons Consulted chapter of the EIR lists EIR and technical report authors who provided technical assistance in the preparation and review of the Draft EIR.

Appendices

The Appendices include the NOP, comments received during the NOP comment period, and all technical reports prepared for the proposed project.

1.13 TECHNICAL CHAPTER FORMAT

Each technical chapter addressing a specific environmental issue begins with an **introduction** describing the purpose of the section. The introduction is followed by a description of the project's **existing environmental setting** as the setting pertains to that particular issue. The setting description is followed by the **regulatory context** and the **impacts and mitigation measures** discussion, which contains the **standards of significance**, followed by the **method of analysis**. The **impact and mitigation measures** discussion includes impact statements prefaced by a number in bold-faced type. An explanation of each impact and an analysis of the impact's significance follow each impact statement. All mitigation measures pertinent to each individual impact follow directly after the impact statement (see below). The degree of relief provided by identified mitigation measures is also evaluated. An example of the format is shown below:

X-1 Statement of Impact

Discussion of impact for the proposed project in paragraph format.

Statement of *level of significance* of impact prior to mitigation is included at the end of each impact discussion. The following levels of significance are used in the EIR: less than significant or significant. If an impact is determined to be significant, mitigation will be included in order to reduce the specific impact to the maximum extent feasible.

Mitigation Measure(s)

Statement of *level of significance* after the mitigation is included immediately preceding mitigation measures. If reduction of the specific impact to a less-than-significant level is not feasible, the impact is considered significant and unavoidable.

X-1(a) Required mitigation measure(s) presented in italics and listed in consecutive order.

X-1(b) etc., etc.

1.14 FINAL EIR AND EIR CERTIFICATION

Upon completion of the public review period, a Final EIR will be prepared that will include written comments on the Draft EIR received during the public review period and responses to those comments. The Final EIR will also include the Mitigation Monitoring and Reporting Plan (MMRP) prepared in accordance with Section 21081.6 of the Public Resource Code. The Final EIR will address any revisions to the Draft EIR made in response to public comments. The Draft EIR and Final EIR together will comprise the EIR for the proposed project. Before considering approval of the project, the County must first certify that the EIR has been completed in compliance with CEQA, that the County Board of Supervisors has reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the County. The County also would be required to adopt Findings of Fact, and for any impacts determined to be significant and unavoidable, adopt a Statement of Overriding Considerations.