



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: September 27, 2018
ITEM NO.: 3
TIME: 10:20 A.M.

TO: Placer County Planning Commission
FROM: Environmental Review Committee
DATE: September 27, 2018
**SUBJECT: UNITED AUBURN INDIAN COMMUNITY SCHOOL PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (PLN17-00018) – PUBLIC REVIEW
AND COMMENT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

GENERAL PLAN / COMMUNITY PLAN AREA: Horseshoe Bar / Penryn Community Plan

GENERAL PLAN / COMMUNITY PLAN DESIGNATION: Rural Residential

ZONING: RA-B-100 (Residential-Agriculture, combining Minimum Lot Area of 100,000 square feet)

ASSESSOR PARCEL NUMBER: 043-013-010-000

STAFF PLANNER: Emily Setzer, Associate Planner

LOCATION: The 45-acre proposed project site is located at 3141 Taylor Road in unincorporated Placer County, to the east of the Town of Loomis.

APPLICANT: United Auburn Indian Community (UAIC)

PURPOSE OF DRAFT EIR PUBLIC HEARING: As part of the County's environmental review process, a public hearing on the Draft Environmental Impact Report is held during the 45-day public review period to encourage public comment and community participation.

The California Environmental Quality Act (CEQA) Guidelines Section 15087(i), Public Review of Draft Environmental Impact Report (EIR), states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as an element of the CEQA process." The public hearing provides responsible and trustee agencies, residents, civic organizations and other interested parties with an opportunity to provide comments on the Draft EIR. The 45-day public review period for this project ends at 5:00 pm on October 1, 2018.

The purpose of this meeting is to receive comments on the Draft EIR. This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at a subsequent hearing on the project entitlements. The EIR consultant will be present at this meeting to record comments and to answer questions regarding the analysis contained in the EIR.

All parties who attend the Draft EIR public comment hearing may provide verbal or written comments. Parties who submit comments during the hearing or within the comment period will receive a written

"Response to Comments" that is contained in the Final EIR. These same persons will also receive notification of the subsequent hearing to be held on the discretionary permit applications.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

Notices of Availability of a Draft EIR for Public Review were mailed to property owners of record within 300 feet of the project site, and all persons and parties that commented on the Notice of Preparation / Notice of Intent. In addition, Community Development Resource Agency staff and the Departments of Public Works and Facilities, Environmental Health Services, Air Pollution Control District, the Horseshoe Bar/Penryn Municipal Advisory Council, and all other responsible agencies were transmitted copies of the Notice of Availability of the DEIR for review and comment. The DEIR was filed with the State Clearinghouse on August 17, 2018 (State Clearinghouse Number 2017102081). Public comments will be received during the comment period, which extends from August 17, 2018 to October 1, 2018 at 5 pm.

PROJECT DESCRIPTION

Currently, the UAIC operates a private pre-K through eighth grade tribal school, located at 10720 Indian Hill Road in Auburn, California. The school is administered by the UAIC Education Department, and has been operational since May of 2008. Upon completion of the proposed project, the existing school location in Auburn would continue to be used by the UAIC for administrative/office purposes and all classroom operations would be relocated to the proposed project site.



Figure 1 – Project Vicinity

The proposed project would include demolition of all on-site structures and redevelopment of the site for use as a pre-K through eighth-grade school designed to serve up to 100 UAIC students with 35 staff members. In addition, the proposed project would include construction of a Tribal Education Center and a Tribal Cultural Center. Up to six staff members would serve the Tribal Education Center, and two staff

members would serve the Tribal Cultural Center. The proposed structures would total approximately 48,650 square feet (sf), with individual building sizes ranging from approximately 9,640 to 14,000 sf. The proposed project would also include the provision of a small, non-regulation lighted ball field to the south of the proposed buildings, as well as two dedicated play areas for students, a nature trail, improvements to the existing on-site irrigation stock pond, and pier.

The school facility would operate Monday through Friday from 7:30 AM to 4:30 PM and the Tribal Cultural Center would operate daily from 11:00 AM to 5:00 PM. Operation of the proposed school facility would include in-classroom and outdoor activities. The on-site ball field would be used for baseball and soccer games with the capabilities of nighttime use and weekend use, as well as occasional special events. Practices could be held twice a week with games both onsite and offsite, on weekdays and/or weekends. Should nighttime activities related to either sport occur, nighttime use hours would not extend past 10:00 PM.

In addition to the use of the ballfield for nighttime games, the project site may occasionally be used to host special events. Events could occur after hours and on the weekends, but such events would not begin earlier than 7:00 AM, and may occur until 10:00 PM. The largest potential events could occur up to three times a year and could take place during school hours, from approximately 10:00 AM to 2:00 PM on weekdays, or outside of school hours, from approximately 5:00 PM to 8:00 PM in the evening. The large events could accommodate approximately 200 people, though some students and staff may already be on school property. Events could include outdoor and/or indoor activity.

Mid-size events, such as open houses, could occur six times per year, and would be held on weekdays from approximately 3:00 PM to 6:00 PM. Open house events could involve 100 attendees in addition to the students and staff that are already on school property.

Smaller events could occur four times per year and could take place during school hours or on weekdays from approximately 5:00 PM to 8:00 PM. Smaller events may include indoor and/or outdoor activities. Such events are anticipated to involve 35 additional attendees as well as the students and staff already on school property.

The proposed project includes a request for a Minor Use Permit to allow the construction of a school facility in the RA zoning district.

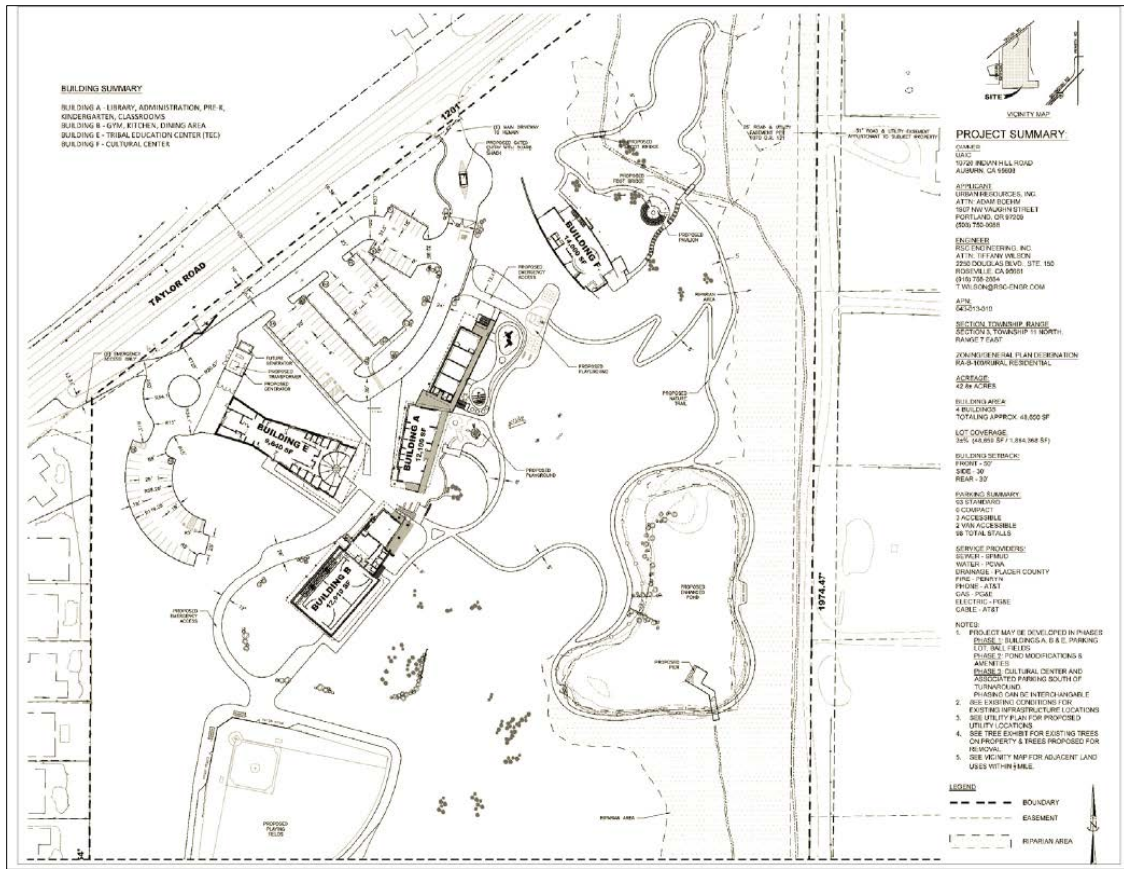


Figure 2 – Proposed Site Plan (North)

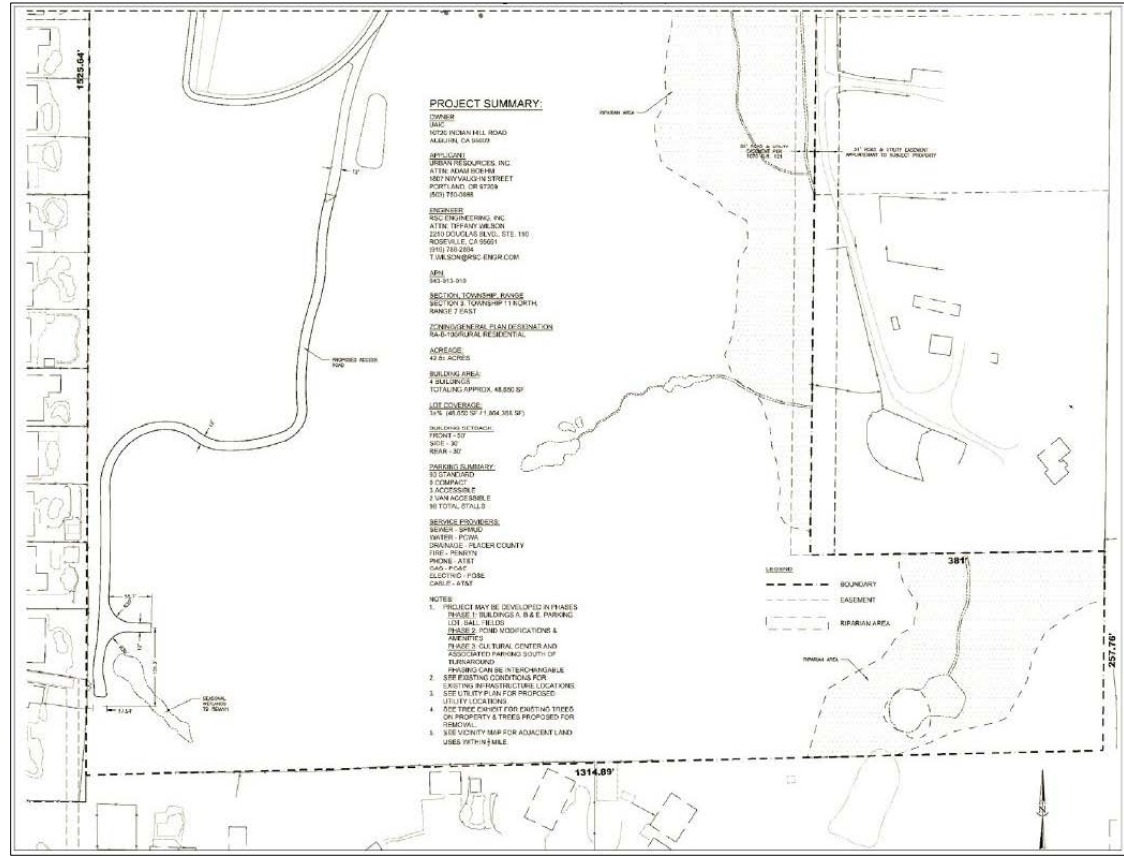


Figure 3 – Proposed Site Plan (South)

SITE CHARACTERISTICS AND EXISTING LAND USE

The proposed project site is bounded by Taylor Road to the north and Tumble Lane, an unpaved dirt road, to the east. The project site and the areas to the north, south, and east of the site are within the planning area of the Horseshoe Bar/Penryn Community Plan. The Town of Loomis limit is contiguous with the project site’s western boundary. Currently, the project site consists of open, rolling grassland, oak woodlands, and existing development. The project site was previously used as an orchard before being partially developed for use as a bed and breakfast, as well as an event center. The bed and breakfast has not been operational for the past ten years. In general, the northern third of the project site has been subject to a relatively high level of disturbance, while the southern two-thirds is primarily undeveloped. Existing development on the northern portion of the site includes five structures, an associated water supply well and septic system, 65 parking spaces, and an irrigation stock pond.

Adjacent Land Use Designation / Zoning / Improvements

Location	Zoning	Community Plan Designation	Existing Conditions and Improvements
Site	RA-B-100 (Residential-Agriculture, combining Minimum Lot Area of 100,000 square feet)	Rural Residential	Five structures, an associated water supply well and septic system, 65 parking spaces, and an irrigation stock pond
North	C2-UP-Dc (General Commercial, combining Use Permit Required, combining Design Scenic Corridor; RA-B-X 4.6 Acre (Residential-Agriculture, combining Minimum Building Site of 4.6 acres; C2-Dc (General Commercial, combining Design Scenic Corridor)	Rural Residential, Rural Estate, Commercial	Single-family residences (across Taylor Road)
South	RA-B-100 (Residential-Agriculture, combining Minimum Lot Area 100,000 square feet)	Low Density Residential	Single-family residences
East	RA-B-100 (Residential-Agriculture, combining Minimum Lot Area of 100,000 square feet); C1-UP-Dc (Neighborhood Commercial, combining Use Permit Required, combining Design Scenic Corridor)	Rural Residential, Penryn Parkway	Single-family residences, multi-family development (The Orchard)
West	RS-10 (Residential-Single-Family combining Minimum Lot Area 10,000 square feet) (Town of Loomis)	Residential Medium Density (Loomis General Plan)	Single-family residential subdivision (Legacy Lane)

SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

Initial Study/Notice of Preparation

The Environmental Review Committee (ERC) prepared and circulated a Notice of Preparation (NOP) and Initial Study, which is attached to the DEIR as Appendix A. The Initial Study provided a preliminary evaluation of possible environmental impacts that could result from development and operation of the proposed project. The Initial Study determined that the following environmental resource areas would result in “no impact,” impacts that are “less-than-significant,” or impacts that are “less than significant with mitigation incorporated”. Those impacts were not further evaluated in the DEIR.

- Aesthetics (all items);
- Agricultural and Forest Resources (all items);
- Air Quality (Item III-5);
- Biologic Resources (Items IV-6 and -8);
- Geology and Soils (Items VI-4 and -7));
- Hazards and Hazardous Materials (Items VIII-1 and -4 through -7);
- Hydrology & Water Quality (Items IX-1, -2, and -8 through -11);
- Land Use and Planning (all items);
- Mineral Resources (all items);
- Noise (Items XII-4 and -5);
- Paleontological Resources (all items);
- Population and Housing (all items);
- Public Services (all items);
- Recreation (all items);

- Transportation and Traffic (Item XVII-8); and
- Utilities and Service Systems (Items XIX-3, -4, and -7)

DEIR No Impact, Less-than-Significant Impact Conclusions

The proposed project would result in “no impact” or a “less-than-significant” impact related to the following topics associated with the resource area indicated, as summarized in Table 2-1 of Section 2, Executive Summary, of the DEIR:

- *Air Quality and Greenhouse Gas Emissions.* The DEIR determined that impacts related to air quality and greenhouse gas (GHG) emissions would be less than significant, and mitigation would not be required.
- *Cultural Resources.* The DEIR determined that impacts to historical resources and unique paleontological resources or geologic features would be less than significant. For such impacts, mitigation would not be required.
- *Hazards and Hazardous Materials.* The DEIR determined that impacts related to emission of hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school would be less-than-significant, and mitigation would not be required.
- *Noise.* The DEIR determined that impacts related to exposure of people to or generation of noise in excess of established standards would be less than significant. For such impacts, mitigation would not be required.
- *Transportation and Circulation.* The DEIR determined that under Existing Plus Project and Cumulative Plus Project Conditions, impacts to study roadway segments would be less than significant. In addition, impacts related to emergency access, parking capacity, and transit, bicycle, and pedestrian facilities would be less than significant. For such impacts, mitigation would not be required.
- *Utilities and Service Systems.* The DEIR determined that impacts related to wastewater treatment and collection, water supplies, solid waste, and gas and electric facilities would be less than significant. For all utility and service system impacts, mitigation would not be required.

DEIR Less-than-Significant Impacts with Mitigation

The DEIR has identified “potentially significant” impacts to the environmental resource areas noted below. These resource areas include impacts that would be “less than significant” with implementation of mitigation measures identified in the DEIR, summarized in Table 2-1 in Section 2, Executive Summary.

- *Biological Resources.* The DEIR determined that implementation of the proposed project could result in potential adverse effects to special-status plants, western pond turtle, special-status birds and birds protected under the Migratory Bird Treaty Act (MBTA), American badger, and pallid bat. Given that the proposed project would involve the removal of 31 trees protected by the County’s Tree Preservation Ordinance, the project could conflict with local policies and/or ordinances that protect biological resources, including tree resources. Furthermore, the project could result in a substantial adverse effect on riparian habitat and/or other sensitive natural communities and/or have a substantial adverse effect on federal or State protected wetlands. However, the DEIR requires mitigation in order to ensure that impacts related to the aforementioned biological resources would be less than significant.
- *Cultural Resources.* The DEIR determined that although unique archeological resources have not been identified on the project site or in the immediate vicinity, the possibility exists that previously unknown resources could be discovered on the project site during construction activities. Thus, construction activities associated with buildout of the proposed project could substantially cause an adverse change in the significance of a unique archeological resource or disturb human remains, including those interred outside of formal cemeteries. Similarly, the possibility exists that construction of the proposed project could uncover previously unknown tribal cultural resources, particularly during grading or other ground-disturbing activities. However, the DEIR requires mitigation in order to ensure that impacts related to cultural resources would be less than significant.

- Hazardous Materials and Hazards. The DEIR determined that development of the proposed project could create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, create a health hazard or potential health hazard, and expose people to existing sources of potential health hazards, specifically related to an existing on-site septic tank and water well, asbestos-containing materials and lead-based paints associated with the existing on-site structures, and soil contamination issues. However, the DEIR requires mitigation in order to ensure that impacts related to the aforementioned hazards would be less than significant.
- Noise. The DEIR determined that construction noise levels associated with the proposed project could be considered to result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. In addition, operation of construction equipment near off-site sensitive receptors could result in the exposure of persons to excessive groundborne vibration or groundborne noise levels. While operational noise from schools is considered exempt from Placer County standards, the DEIR determined that operation of speakers during events at the project site could result in temporary increases to ambient noise levels in excess of the County's standards. However, the DEIR requires mitigation in order to ensure that construction noise and vibration impacts, as well as potential impacts related to operational uses of speakers at events, would be less than significant.
- Transportation and Circulation. The DEIR determined that construction of the proposed project could interfere with existing roadway operations. In addition, special events occurring at the project site during the PM peak hour could create circumstances justifying safety measures at the project access. However, the DEIR requires mitigation in order to ensure that impacts related to interference and safety would be less than significant.

DEIR Significant and Unavoidable Environmental Impacts

According to the CEQA Guidelines Section 15126.2(b), an EIR must include a description of impacts identified as significant and unavoidable, should the proposed action be implemented. When the determination is made that either mitigation is not feasible or only partial mitigation is feasible, such that the impact is not reduced to a less-than-significant level, such impacts would be considered significant and unavoidable. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the County Board of Supervisors as part of the County's certification of the Final EIR. The DEIR has identified significant project impacts to the environmental impacts listed below. These impacts would remain significant and unavoidable even with implementation of recommended mitigation measures:

- Traffic and Circulation

Impact 9-2 (Study intersections under Existing Plus Project Conditions):

The DEIR determined that impacts to all study intersections under Existing Plus Project Conditions would be less than significant, with the exception of the Taylor Road/Penryn Road (Placer County), Taylor Road/Webb Street (Town of Loomis), and Taylor Road/Horseshoe Bar Road (Town of Loomis) intersections, which would remain significant and unavoidable.

With the implementation of mitigation, the impact to the Taylor Road/Penryn Road intersection, which is in the County's jurisdiction, would be reduced to a less-than-significant level with implementation of Mitigation Measure 9-2, which would require the project applicant to provide for signalization of the Taylor Road/Penryn Road intersection. This signalization improvement is included in the County's adopted fee program and CIP and, thus, the project would receive fee credits and reimbursement towards the cost of the improvement. However, impacts to the Taylor Road/Webb Street and Taylor Road/Horseshoe Bar Road intersections would remain significant and unavoidable. Both intersections are within the jurisdiction of the Town of Loomis. Various circulation improvements could be implemented within the Town's jurisdiction to mitigate impacts. Such street improvements, along with signalization of the Taylor Road/Webb Street intersection are included in the Village at Loomis project but are only partially funded by the Town's fee program. Because both intersections are located outside of the County's

jurisdiction, and it cannot be guaranteed that the Village at Loomis project will install the necessary improvements, and because other improvements are not fully funded in the Town's CIP, impacts to the Taylor Road/Webb Street and Taylor Road/Horseshoe Bar Road intersections would remain significant and unavoidable.

- Cumulative Impacts

Impact 11-7 (Study intersections under Cumulative Plus Project with Village at Loomis Conditions):

The DEIR determined that all study intersections under Cumulative Plus Project Conditions with Village at Loomis Conditions would be less than significant, with the exception of the Taylor Road/Rippey Road (Town of Loomis), Taylor Road/Webb Street (Town of Loomis), and Taylor Road/Horseshoe Bar Road (Town of Loomis) intersections, which would remain significant and unavoidable.

Mitigation Measure 11-7 would be implemented and would subject the proposed project to the payment of traffic impact fees that are in effect in the project area (Newcastle/Horseshoe Bar/Penryn District), pursuant to applicable Ordinances and Resolutions. Additionally, various circulation improvements, as identified in the Town's Circulation Element and as mitigation in the Town's Village at Loomis DEIR, could be implemented within the Town's jurisdiction to mitigate impacts. Because none of the improvement measures within the jurisdiction of the Town of Loomis are funded through the Town's impact fee program, and all three intersections are located outside of the County's jurisdiction, and it cannot be guaranteed that the Village at Loomis project will install the necessary improvements, completion of the improvements cannot be guaranteed. Therefore, even with implementation of Mitigation Measure 11-7, the project's incremental contribution to this cumulatively considerable cumulative impact to the intersections would remain cumulatively considerable and significant and unavoidable.

Impact 11-8 (Study intersections under Cumulative Plus Project without Village at Loomis Conditions):

The DEIR determined that all study intersections under Cumulative Plus Project Without Village at Loomis Conditions would be less than significant, with the exception of the Taylor Road/Rippey Road (Town of Loomis), Taylor Road/King Road (Town of Loomis), Taylor Road/Webb Street (Town of Loomis), and Taylor Road/Horseshoe Bar Road (Town of Loomis) intersections, which would remain significant and unavoidable.

The same improvements as described above under Impact 11-7 could also mitigate impacts at Taylor/Rippey, Taylor/King, and Taylor/Webb. Those improvements are not fully funded, and it cannot be guaranteed that the necessary improvements will be installed. Additionally, for the Taylor/Horseshoe Bar intersection, local intersection improvements are not anticipated, and improving the Level of Service at this intersection would require implementing unfunded Circulation Element improvements such as the Webb Street extension and the Doc Barnes extension. Because the above improvement measures are not funded through the Town's impact fee program, and all four intersections are located outside of the County's jurisdiction, completion of the improvements cannot be guaranteed. Therefore, even with payment of applicable traffic impact fees, the project's incremental contribution to this cumulatively considerable cumulative impact to the intersections would remain cumulatively considerable and significant and unavoidable.

ALTERNATIVES

The California Environmental Quality Act requires that an EIR analyze a reasonable range of feasible alternatives that meet most or all project objectives while reducing the magnitude of or avoiding one or more significant environmental effects of the project. In determining what alternatives should be considered in the EIR, it is important to consider the objectives of the project, the project's significant effects, unique project considerations, and the feasibility of proposed alternatives. The following three project alternatives were considered in Chapter 12 of the DEIR:

- No Project (No Build) Alternative;
- No Ballfield Lighting Alternative; and
- Reduced Scale Alternative.

No Project/No Build Alternative

The County has decided to evaluate a No Project (No Build) Alternative, which assumes that the proposed project site would remain in its current condition and would not be further developed. As described in the DEIR, the northern portion of the site includes five structures associated with a bed and breakfast/event center facility, a water supply well and septic system, 65 parking spaces, and an irrigation stock pond. The bed and breakfast/event center facility is not currently operational and is assumed to remain as such for the purposes of this analysis. Such an assumption is reasonable based upon the fact that UAIC currently owns the proposed project site and would not be interested in operating a bed and breakfast facility. In general, the northern third of the project site has been subject to a relatively high level of disturbance, while the southern two-thirds is primarily undeveloped. The No Project (No Build) Alternative would not meet any of the project objectives.

No Ballfield Lighting Alternative

Under the No Ballfield Lighting Alternative, the proposed ballfield facility would not include nighttime lighting in the form of five 40-foot light poles. As such, outdoor events could not occur at the ballfield after dusk and would be limited to daylight hours. In contrast, use of ballfield lighting as part of the proposed project would enable the use of the ballfield to host events until 10:00 PM. Thus, the No Ballfield Lighting Alternative would restrict the use of the field relative to the proposed project, particularly during winter months when daylight is more limited. All other project components would remain unchanged from the current development proposal. Because the ballfield would not be available for evening use during winter months, the No Ballfield Lighting Alternative would only partially meet objectives.

It should be noted that impacts related to aesthetics, including light and glare, were dismissed as less than significant per the Initial Study prepared for the proposed project (see Appendix C to the DEIR). Nonetheless, potential changes regarding light and glare occurring under the No Ballfield Lighting Alternative are discussed in the DEIR for informational purposes in order to address public concerns submitted during the Notice of Preparation (NOP) review period for the proposed project.

Reduced Scale Alternative

Under the Reduced Scale Alternative, the project would consist of a pre-kindergarten through fifth grade elementary school rather than a pre-kindergarten through eighth grade elementary/middle school. In addition, the Reduced Scale Alternative would omit the Adult Education Center and the Tribal Cultural Center facilities. Under the proposed project, the two buildings would include 9,640 square feet (sf) and 14,000 sf, respectively. Thus, the overall development footprint would be reduced by approximately 23,640 sf. The area where the Adult Education Center and Tribal Education Center facilities are currently proposed would remain open space.

UAIC students grades six through eight would remain at the existing UAIC school facility located at 10720 Indian Hill Road in Auburn, California. While the proposed project would serve approximately 100 UAIC students and employ 43 staff members, the Reduced Scale Alternative would serve approximately 57 UAIC students and support 30 staff members.

The Reduced Scale Alternative would not alter the proposed project school hours, which would be 7:30 AM to 4:30 PM, Monday through Friday. With the exception of the Adult Education Center and the Tribal Cultural Center, the proposed site amenities would remain the same as the proposed project. Similar to the existing UAIC school in Auburn, as well as the proposed project, approximately 90 percent of future students would be bussed to and from the Alternative school. However, the Reduced Scale Alternative would reduce the number of special events from 1-2 per month to one per month, or two events every three months. Similar to the proposed project, such events could include attendance

of up to approximately 200 people, although some students and staff may already be located on school property.

Under the Reduced Scale Alternative, objectives would only partially be met, as the alternative would not accommodate students grades six through eight and would not include a cultural center or adult education program. In particular, the omission of a cultural center would not provide on-site cultural education opportunities to future UAIC students. The UAIC is intending to consolidate pre-kindergarten through eighth grade classes as well as adult education opportunities and a cultural center on a single site. Under the Reduced Scale Alternative, UAIC students grades six through eight would remain at the existing UAIC school located in Auburn. Therefore, the Reduced Scale Alternative would not achieve all objectives related to consolidation of UAIC education activities and programs onto a single, integrated campus.

Comparison of Impacts from Suggested Project Alternatives

Environmental Topic	Proposed Project	No Project (No Build) Alternative	No Ballfield Lighting	Reduced Scale Alternative
Aesthetics	Less-Than-Significant	--	Fewer	--
Biological Resources	Less-Than-Significant with Mitigation	None	Similar	Fewer
Cultural Resources	Less-Than-Significant with Mitigation	None	Similar	Fewer
Geology and Soils	Less-Than-Significant with Mitigation	None	Similar	Fewer
Hazards and Hazardous Materials	Less-Than-Significant with Mitigation	Greater	Similar	Similar
Hydrology and Water Quality	Less-Than-Significant with Mitigation	None	Similar	Fewer
Noise	Less-Than-Significant with Mitigation	None	Fewer	Fewer
Transportation and Circulation	Significant and Unavoidable	None	Similar*	Fewer*
Total Lesser:		6	2	6
Total Similar:		1	6	1
Total Greater:		0	0	0
<i>Note: No Impact = "None;" Less than Proposed Project = "Fewer;" Similar to Proposed Project = "Similar;" and Greater than Proposed Project = "Greater."</i> <i>* Significant and Unavoidable impact(s) determined for the proposed project would still be expected to occur under the Alternative.</i>				

CEQA requires that an environmentally superior alternative be identified. Generally, the environmentally superior alternative is the alternative that would cause the least damage to the biological and physical environment. Since implementation of the No Project/No Build Alternative would result in fewer adverse environmental effects than would occur under the proposed project and other alternatives, the No Project/No Build Alternative would be considered the environmentally superior alternative. However, the No Project/No Build Alternative would not achieve any of the project objectives.

However, as required by CEQA, if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Given that the Reduced Scale Alternative would reduce a greater number of impacts compared to the No Ballfield Alternative, the Reduced Scale Alternative becomes the environmentally superior alternative for the proposed project.

PUBLIC COMMENT DEADLINE

The DEIR was released on August 17, 2018 for review and comment. The document is available online at the County's website, at the Community Development Resource Agency Building at 3091 County Center Drive in Auburn, County Clerk's Office at 2954 Richardson Drive in Auburn, and at the Downtown Roseville Library, and Rocklin Public Library.

The 45-day public comment period closes at 5:00 pm on October 1, 2018. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments will be considered only at the County's discretion.

After the Planning Commission has reviewed and considered the DEIR, and after the public comment period closes, staff evaluates and prepares responses to the comments received. Staff will treat the verbal comments received during this hearing as formal comments on the DEIR. It should be noted that CEQA only requires a written response to comments on the DEIR and not the project proposal. Staff will then prepare the Final EIR, which consists of the DEIR plus the comments, responses, and any revisions to the DEIR that are made in response to the submitted comments. The Final EIR and Minor Use Permit are then presented to the Planning Commission to act upon, as the decision-making body for the County.

RECOMMENDATION

The Environmental Review Committee recommends the Planning Commission accept the report from staff on the DEIR for the proposed UAIC project; receive comments from the public on the DEIR; provide comments to staff on the DEIR; and, direct staff to respond to all written and oral comments in the Final EIR.

Public and Planning Commission comments on the DEIR will be summarized by staff for inclusion in the Final EIR. There will be no verbatim transcript of the oral comments. Those who wish to have their verbatim comments incorporated in the Final EIR are asked to submit their comments in writing.

Respectfully submitted,



Emily Setzer, Chairperson
Environmental Review Committee

ATTACHMENTS

Attachment A – United Auburn Indian School Draft Environmental Impact Report (under separate cover)

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Deputy Planning Director
Karin Schwab – County Counsel
Brad Brewer – Flood Control
Mike DiMaggio – Placer County Fire
Sarah Gillmore – Engineering and Surveying Division
Angel Green – CDRA/Air Quality
Huey Nham – Environmental Engineering
Amber Conboy – Transportation Division
Ted Rel – Parks Division
Joey Scarbrough – Environmental Health Services
Phil Vassion – Public Works and Facilities
Dry Creek-West Placer MAC

United Auburn Indian Community

Draft Environmental Impact Report Under Separate Cover

Also available on the County's website:

https://www.placer.ca.gov/departments/communitydevelopment/envcoordsvcs/eir/uaic_tribalschool