

Shirlee Herrington

From: Emily Anne Ward <emilyanneadem6@gmail.com>
Sent: Wednesday, February 20, 2019 9:20 PM
To: Placer County Environmental Coordination Services
Subject: Sunset Area Plan/Placer Ranch Specific Plan DEIR Report - State Clearinghouse No. 2016112012, Vol. 1&2

Dear Ms. Herrington:

Thank you for the opportunity to review the December 2018 Draft Environmental Impact Report (DEIR) for the Sunset Area (SA) Plan and the Placer Ranch Specific Plan (PRSP) areas. The review is in accordance with the California Environmental Quality Act ("CEQA") and Public Resources Code, Section 21000, et.seq. CEQA requires the County address and fully mitigate the effects of the plan upon public health and natural resources, etc. It is noted the County used Ascent Environmental company to gather some data and methodology used in your Tables. However, upon further review, we find the DEIR reveals significant and unavoidable impacts in almost every category. Negative impacts will impose serious consequences upon public health, air quality, housing, wildlife, and mobility in the proposed Placer Parkway transportation systems if this plan were to go forward as presented in the DEIR. (See Exhibit 1-2 Proposed PRSP Land Use Plan)

Population/Employment/Residential Impacts in Specific Plan Areas:

The DEIR, a voluminous environmental draft document covers a dynamic area and will serve as a guide to the growth of over 8,047 acres of land located in the western portions south Placer County. A specific plan, the Sunset Area (SA) Plan located within the City of Roseville and surrounding many existing neighborhoods where a future buildout of (yet undetermined) a college campus is expected. The college campus combined with surrounding land uses projects an increase in student population of up to 30,000 students at buildout. A regional retail district is included in SA; twice the size of the Galleria, Fountains, and adjacent box stores combined; and will compete with existing retail in Lincoln, Rocklin, and Roseville. The inclusion of more retail will result in low paying wage jobs that will not support the costs of housing or travel in these plan areas.

In addition, the location of SA area plan in Lincoln/Rocklin includes the addition of 5,636 low-density housing units to be built within 1000 feet of Western Regional sanitation plant/Landfill facility with no adequate buffer. Landfill and Buffers: (See Land use 4.10.1) which allows residential development as close as 1000 feet and suspected odors that will affect public health.

The whole project area projects up to 13,219 new residents living in the entire SA and PRSP project area and the lack of studies upon the air quality with close proximity to a landfill or the buildout of Placer Parkway is not fully litigated in the DEIR. According to the DEIR (Section 4.3-5) the Western Placer Waste Management Authority is actively engaged in a planning process ...odor abatement strategies, the nature, and effectiveness of those strategies are as yet unknown, no quantifiable thresholds of significance for odor impacts is offered, and no existing fee program or other mechanisms used to fund the costs of odor mitigation is absent in the DEIR. This impact would be significant upon public health is not fully mitigated.

Transportation and Traffic and Air Quality

Placer Parkway (PP): A Multi-land expressway included in the plan offers no other transit alternatives that reduce carbon monoxide (CO2 emission from vehicles) negatively affecting air quality standards as imposed by the California Air Resources Board (ARB). PP creates significant roadway construction and right of ways in the SIA and PRSP areas; noise, air quality is considered unavoidable and significant. Long-term emissions exceed the maximum allowed under the ARB guidelines with no off-site mitigation plan and significant/unavoidable effects upon public health. Toxic air contaminants will exist within 500 feet of Hwy 65 which currently experiences up to 100,000 vehicle trips per day. Hwy 65 will be congested with at least 895,317 new daily vehicle trips per day (this does not include surrounding freeways I-80 and I-50 which will connect to the proposed Placer Parkway). Significant negative impacts need to be fully mitigated to avoid serious impacts of bad air quality upon Placer residents.

The DEIR does not study the cumulative effects upon the species existing in the plan area, the effects upon the loss

of 7,297 acres of farmland, species, fauna/flora, and vernal pools as per CEQA Guidelines section 15082(a) (1) will require specific mitigation studies not mentioned in the DEIR. The most significant effects are shown in Table 4.2-1 DEIR as farmland is proposed to be converted to non-ag use, a significant impact upon farmland production for the Placer/SACOG region.

Water Quality:

Under the SAP and the PRSP Plan, stormwater runoff from Auburn Ravine and Pleasant Grove Creek, nearby watersheds has no CEQA analysis done on the impacts of water runoff, including mitigation of adjacent areas outside of the county boundaries. Therefore, the DEIR is not taking into consideration the effects of the combined watersheds which may have a significant negative impact upon water runoff in our Placer communities upon full build-out of the project plan areas.

I respectfully request the DEIR be revised to include significant studies on the impacts of this project on surrounding areas, and the Citizen Initiated Smart Growth Plan created by the Alliance for Environmental Leadership be analyzed and considered as a viable project alternative.

Thank you for the opportunity to provide comments on the DEIR. Please provide your written response to the address stated below.

Respectfully submitted,

Emily Anne Ward

2/20/19

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