William Michael Wauters

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700 Clipper Gap Road
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Phone/Fax
(530) 878-9335

Chair and Members of the
Placer County Planning Commission
3091 County Center Drive #140
Auburn, CA 95603
Attn: Shirlee Herrington, Environmental Coordinator

20 FEB. 2019

Dear Ms. Herrington and Chair and Members of the Placer County Planning Commission:

I have reviewed the County's Draft Environmental Impact Report (DEIR) for the proposed Sunset Area Plan and the Placer Ranch Specific Plan and have the following questions, comments and concerns that I respectfully request be addressed by the County:

DOCUMENT DUMPING. THE ROLL OUT OF THIS FAULTY DEIR WITH THE HUGE VOLUME OF PAPER AND SHORT TIME SHOWS CONTEMPT FOR CITIZENS ATTEPTING TO RESPOND.

PLEASE — REVISE THE DEIR AND GIVE MORE TIME.

COUNTY DECEPTIONS IN DEIR POWER POINT

Page 7: "CAPITALIZE ON PROXIMITY TO HWY 65, RAILLINES," ....

— THERE IS NO USAGE OF RAIL LINES IN THE DEIR. NONE, NOT FOR PASSENGER OR INDUSTRIAL, OR A DUMP RAILSPUR.

— WHERE IS ANY STUDY OR ECONOMIC EVALUATIONS REGARDING CUTTING OFF THESE MENTIONED POSSIBILITIES?

— (PAGE 7:) "IN 2002 P.R. PARTNERED WITH SAC STATE" .....

— NOTHING HAS COME OF THIS OR LATER "PARTNERSHIPS".

— REMOVE THIS BLATANT UNCONSUMATED "DEAL" FROM THIS SUPPOSEDLY FACTUAL REPRESENTATION FOR DEIR.

In addition to my comments, I would request that you also recirculate the DEIR to allow full and thorough analysis of the Alliance for Environmental Leadership's Citizen Initiated Smart Growth Plan. This Plan is environmentally superior to the proposed project and meets County objectives as set forth in the DEIR.

Thank you for the opportunity to provide comments on the DEIR. I look forward to a thorough response from the County.

Thank you, WMW

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I have reviewed the County's Draft Environmental Impact Report (DEIR) for the proposed Sunset Area Plan and the Placer Ranch Specific Plan and have the following questions, comments and concerns that I respectfully request be addressed by the County: REAL ALTERNATIVES

IT MUST BE VERY EMBARRASSING FOR SENIOR PLANNERS TO BE PRESENTING A "PLAN" WITH SO MANY PROBLEMS THAT THEY ADMIT ARE "SIGNIFICANT AND UNAVOIDABLE IMPACTS", FOR THE WHOLE AREA. THAT BIG MISTAKES WERE MADE BY DECADES OF PREVIOUS PLANNERS AND SUPERVISORS DOES NOT MEAN THAT GOOD MODERN PLANNING CAN NOT BE ADOPTED NOW, WITH A REVISED DEIR. PLEASE ADD THE A.E.L. CITIZEN INIATED SMART GROWTH PLAN BECAUSE IT IS A MUCH BETTER WAY TO MEET THE SAP GOALS.

In addition to my comments, I would request that you also recirculate the DEIR to allow full and thorough analysis of the Alliance for Environmental Leadership's Citizen Initiated Smart Growth Plan. This Plan is environmentally superior to the proposed project and meets County objectives as set forth in the DEIR.
Thank you for the opportunity to provide comments on the DEIR. I look forward to a thorough response from the County.

Thank You - Will

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UZ LAND DESIGNATION

— THE DREAM OF A UNIVERSITY IS FLOATED IN THE DEIR. WHERE ARE ECONOMIC STUDIES CONFIRMING THIS WILL BE VIABLE? HOW ARE BRICK AND MORTAR SCHOOLS PROJECTED TO DO IN THE ADVANCED DIGITAL AGE? STUDIES?

— POWER POINT SLIDE #20; "PLACER PARKWAY" SHOWS A COUNTY OWNED PARCEL OF A MULTI-HUNDRED ACRE PARCEL LABELED; "REGIONAL UNIVERSITY"; BETWEEN REASON FARMS AND PLACER VINEYARDS. PLEASE ADD THIS TO YOUR DEIR REVISION WITH EVALUATION OF BOTH SITES, RATING DESIREABILITY OF BOTH.

In addition to my comments, I would request that you also recirculate the DEIR to allow full and thorough analysis of the Alliance for Environmental Leadership's Citizen Initiated Smart Growth Plan. This Plan is environmentally superior to the proposed project and meets County objectives as set forth in the DEIR.

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— WHERE ARE STUDIES AND MAPS OF THE FUTURE EXPANSION OF THE LANDFILL? PLEASE PROVIDE.

— THE WRSL WILL FILL WAY BEFORE 80 YEARS? IF SO, WHAT WILL PLACER COUNTY DO TO SORT TRASH, RECYCLABLES AND COMPOST FOR ALL WESTERN RESIDENTS? PROVIDE ALTERNATIVES.

— IF NO ALTERNATIVES EXIST, WHAT ABOUT THE REALITY THAT WRSL WILL BE A PERPETUAL SORTING AND COMPOSTING FACILITY? PRESENT COUNTY PLANS.

— PLACER COUNTY SOLID WASTE WILL HAVE TO BE TRUCKED FAR AWAY. WHAT ARE THE COUNTY WIDE POLLUTION PROBLEMS FROM THIS? WHAT ABOUT EXPANDING THE WRSL TO MORE LAND? EVALUATE A RAIL TRANSPORT SPUR TO WRSL.

In addition to my comments, I would request that you also recirculate the DEIR to allow full and thorough analysis of the Alliance for Environmental Leadership's Citizen Initiated Smart Growth Plan. This Plan is environmentally superior to the proposed project and meets County objectives as set forth in the DEIR.
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— IN PLACER COUNTY, INDUSTRIAL ZONING IS A LIMITED, HARD TO SITE REAL ESTATE VALUE. RAILSIDE PLOTS STILL ACCESIBLE EVEN RARER.

— WHAT IS THE ECONOMIC VALUE OF THESE RARE RESOURCES NOW AND IN FUTURE?

— WHAT DOES OUR COUNTY LOSE IF WE CUT OFF THIS LIMITED ZONING TO THE RR?

— NOW IS THE TIME TO ADD A FUTURE WRSL INDUSTRIAL RAIL SAUR PATH TO THE SAP. PLEASE DO SO, WITH MAPS OF EXISTING R.R. SIDINGS.

In addition to my comments, I would request that you also recirculate the DEIR to allow full and thorough analysis of the Alliance for Environmental Leadership's Citizen Initiated Smart Growth Plan. This Plan is environmentally superior to the proposed project and meets County objectives as set forth in the DEIR.
Thank you for the opportunity to provide comments on the DEIR. I look forward to a thorough response from the County. Thank you WMW

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