

Shirlee Herrington

From: Daniel Ketchum <dketchum@gmail.com>
Sent: Thursday, February 21, 2019 5:59 PM
To: Shirlee Herrington
Subject: Re: Sunset Area Plan/Placer Ranch Specific Plan DEIR Report - State Clearinghouse No. 2016112012, Vol. 1&2

February 21, 2019

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

Re: 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 comment on the December 2018 Draft Environmental Impact Report (DEIR) for the Sunset Area (SA) Plan and the Placer Ranch Specific Plan (PRSP) areas. I ask that the DEIR be revised to include alternative plans to mitigate significant and unavoidable impacts upon public health. I also request the County consider alternative plans for this project that induces quality land use, transit and smart growth for the project and surrounding areas.

I have several concerns with the DEIR, including:

- Population Growth and Employment
 - A Sacramento State college campus is expected, along with a regional retail district. This will result in generally lower paying wage jobs that cannot support existing housing costs.
- Housing
 - Over 5000 low-density housing units are planned within 1000 feet of the Western Regional landfill. The impact of the landfill on these units is not fully mitigated in the DEIR.
- Traffic
 - A multi-lane expressway is planned which will greatly increase local traffic and worsening air quality in the area. Traffic on Hwy 65 is expected to exceed 800,000 new trips/day.
- Environment
 - The DEIR does not complete studies of the cumulative and undesirable impacts on several species of birds and reptiles, and does not fully address the effect of a loss of over 7,000 acres of farmland.
- Water Quality
 - Does not fully take into consideration the effect of water runoff downstream.

Thank you for the opportunity to provide comments on the DEIR. I would appreciate a written response.

Respectfully submitted,

Daniel Ketchum
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Roseville, CA. 95747