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February 20, 2019

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Placer County, Community Development Resources Agency  
3091 County Center Drive, Ste. 190  
Auburn, CA 95603

RE: Comments- Draft EIR for the Proposed Sunset Area Plan/Placer Ranch  
Specific Plan Project

Dear Ms. Herrington:

Thank you for allowing the community to give comment to the above mentioned project. As you know, the County has severe shortage of affordable workforce housing and given the nature and size of this project, affordable housing should be prioritized.

Although high density doesn't necessarily mean affordable, why was the number of high density residential units reduced from the original plan?

The EIR fails to provide a detailed jobs/housing balance analysis that evaluates whether the plan provides sufficient housing to accommodate the salaries of the new workforce in the plan area

The EIR states the plan will comply with the County's requirement of providing 10 percent of residential units in specific plans be affordable But the EIR doesn't provide specifics on how it will implement housing policies B-4, B-6, and B-13. Will the affordable units be spread throughout the different subdivisions or concentrated in one area?

The EIR should clarify that Student housing will not count towards the developments affordable housing requirements

Veronica Blake  
Chief Executive Officer



In-lieu fees should not be permitted for a project of this size and scope. Further, a nexus study to determine fee in lieu has not been adopted by the Board of Supervisors.

The project's impact to affordable housing will be significant and housing element policy should be used as a mitigation measure to help reduce the severity of this impact. As required by Government Code 65454, a specific plan needs to be consistent with the county's general plan. This project should be consistent with other project EIRs in the County.

Given the challenges of constructing affordable housing and the subsidies needed to get units constructed, affordable units should receive priority for access to infrastructure, transit and should not have the additional costs associated with being located in the flood plain.

It doesn't appear that any land has been set aside for future light rail or some form of mass transit (other than bus stops). Which is also necessary to meet the needs of residents in affordable housing.

Is the housing density high enough to support rapid transit?

We appreciate the opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Blake', written in a cursive style.

Veronica Blake, CEO  
Placer Community Foundation  
PO Box 9207  
Auburn, CA 95604

VB/fd