ASCENT ENVIRONMENTAL

October 2019

FINAL ENVIRONMENTAL IMPACT REPORT

Sunset Area Plan / Placer Ranch Specific Plan

COUNTY OF Placer

Final Environmental Impact Report
for the
Sunset Area Plan/Placer Ranch Specific Plan

State Clearinghouse #2016112012

PREPARED FOR:

Placer County

Community Development Resource Agency
Planning Services Division
3091 County Center Drive, Suite 140
Auburn, CA 95603
Contact:
Crystal Jacobsen, Principal Planner, Advanced Planning
Telephone: (530) 745-3000

PREPARED BY:

Ascent Environmental, Inc.

455 Capitol Mall, Suite 300
Sacramento, CA 95814
Contact:
Mike Parker, AICP
Telephone: (916) 444-7301

October 2019

16010076.01

TABLE OF CONTENTS

Section Page

LIST OF ABBREVIATIONS III

1 INTRODUCTION 1-1
1.1 Background 1-1
1.2 Organization of This Final EIR 1-2
1.3 List of Commenters 1-2

2 REVISIONS TO THE DRAFT EIR 2-1
2.1 Revisions to the Draft EIR 2-1

3 RESPONSES TO COMMENTS ON THE DRAFT EIR 3-1
3.1 Master Responses 3-1
3.2 Responses to Individual Comments 3-57

4 MITIGATION MONITORING AND REPORTING PROGRAM 4-1

5 REFERENCES 5-1

6 LIST OF PREPARERS 6-1

Appendices (provided on CD at back of report)

A Placer Ranch Potable Water Final Reports
B Placer Ranch Sanitary Sewer Final Reports
C Placer Ranch Recycled Water Final Reports
D Placer Ranch Water Conservation Final Reports
E Placer Ranch Storm Drainage Final Reports
F Placer Ranch Dry Utilities Final Reports
G EPS Memorandum 2019
H Off-Site Mitigation Fee Program Calculations
I Western Placer Waste Management Authority Correspondence regarding Odor Mitigation Measures

Exhibits

Exhibit 3-1 Citizen-Initiated Smart Growth Plan 3-8
Exhibit 3-2 Existing Structures within CISGP University District 3-16
Exhibit 3-3 One-Mile Landfill Buffer 3-17
Exhibit 3-4 Alternative 4: Reduced Footprint, Similar Development Potential 3-24
Exhibit 3-5 Placer Ranch External Project Trip Distribution 3-62
Exhibit 3-6 Affordable Housing Locations in PRSP Area 3-261

Tables

Table 1-1 List of Commenters 1-2

Table 3-1 SAP/PRSP and CISGP Population, Employment, and Housing Comparison 3-9
Table 3-2 SAP/PRSP and CISGP Development Capacity Comparison 3-9
Table 3-3 SAP/PRSP and CISGP Wetland Impact Comparison 3-19
Table 3-4 SAP/PRSP and CISGP Air Pollutant and Greenhouse Gas Emissions Comparison 3-20
Table 3-5 SAP/PRSP and CISGP VMT Impact Comparison 3-21
Table 3-6 Authority-Recommended Odor Mitigation Measures 3-30
Table 3-7 Estimated Project-Generated Green Waste and Wood Waste1 3-178

LIST OF ABBREVIATIONS

ADC	alternative daily cover
ADWF	average dry-weather flow
ADT	average daily traffic
AEL	Alliance for Environmental Leadership
ASP	aerated static pile
BMP	best management practice
CAAQS	California ambient air quality standards
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CASP	covered aerated static pile
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFD	Placer County Community Facilities District
CISGP	Citizen-Initiated Smart Growth Plan
CHP	California Highway Patrol
CO_2e	carbon dioxide equivalent
CPUC	California Public Utilities Commission
CSA	County Service Area
CSU	California State University
dB	decibels
dBA	A-weighted decibels
Draft EIR	draft environmental impact report
DT	dilutions to threshold
du	dwelling unit
EMU	Entertainment Mixed-Use
ESA	federal Endangered Species Act
Final EIR	final environmental impact report
GHG	greenhouse gas
HCP	habitat conservation plan
HOV	high occupancy vehicle
IS/MND	Initial Study/Mitigated Negative Declaration
lb/day	pounds per day
L_{dn}	day-night average noise level
L_{eq}	energy-equivalent noise level
LID	low impact development
LOS	level of service
L_{max}	maximum noise level (the maximum instantaneous noise level during a specific period)

mgd	million gallons per day
MMRP	Mitigation Monitoring and Reporting Program
MRF	materials recovery facility
MSW	municipal solid waste
MT	metric ton(s)
MTP/SCS	Metropolitan Transportation Plan/Sustainable Communities Strategy
NAAQS	national ambient air quality standards
NCCP	natural community conservation plan
NEPA	National Environmental Policy Act
NOP	notice of preparation
NO_X	oxides of nitrogen
PCAPCD	Placer County Air Pollution Control District
PCCP	Placer County Conservation Plan
PCTPA	Placer County Transportation Planning Agency
PCWA	Placer County Water Agency
PGWWTP	Pleasant Grove Wastewater Treatment Plant
$PM_{2.5}$	fine particulate matter with aerodynamic diameter of 2.5 micrometers or less
PM_{10}	respirable particulate matter with aerodynamic diameter of 10 micrometers or less
PRSP	Placer Ranch Specific Plan
PWWF	peak wet weather flows
RAC	rubberized asphalt concrete
ROG	reactive organic gases
SACOG	Sacramento Area Council of Governments
SAP	Sunset Area Plan
SCAQMD	South Coast Air Quality Management District
SIA	Sunset Industrial Area
SJVAPCD	San Joaquin Valley Air Pollution Control District
SPRTA	South Placer Regional Transportation Authority
sq.ft.	square feet
TDM	traffic demand management
TPR	Western Placer Waste Management Authority 2016 Transfer Processing Report
ULOP	Urban Level of Flood Protection
USACE	U.S. Army Corps of Engineers
VMT	vehicle miles traveled
WPWMA	Western Placer Waste Management Authority
WRSL	Western Regional Sanitary Landfill
WTP	water treatment plant
WWTP	Wastewater Treatment Plant