



MEMORANDUM

To: Planning Commission

From: Kinarik Shallow, Associate Planner

Date: February 9, 2021

Re: Item 6.2 – WRSP PCL W-20 – Coffee Shack (File #PL20-0142) – Public Comments

The purpose of this memorandum is to include four public comment letters received subsequent to publication of the staff report for the above-referenced project (see Attachment 1). The email dated February 4, 2021 was submitted by Linda Rayle and states that the drive-through use would cause an increase in vehicle emissions and asks whether this was evaluated in the Initial Study/Mitigated Negative Declaration (IS/MND). Staff's response to Ms. Rayle's email is below. The three emails dated February 9, 2021 are addressed to the Planning Commission and are in support of the project.

The project emissions were evaluated in the IS/MND prepared for the project, under Section III (Air Quality) and Section VIII (Greenhouse Gases). Staff provided a copy of the IS/MND document to Ms. Rayle for review. The IS/MND is also included as Exhibit A to the Planning Commission staff report. As recommended by the Placer County Air Pollution Control District (PCAPCD), the California Emissions Estimator Model (CalEEMod) was used to quantify the project's construction and operational emissions (including mobile emissions) for criterial air pollutants (e.g., NO_x, ROG, and PM₁₀) and greenhouse gas emissions (CO₂e). CalEEMod was run using the "fast food with drive through" use category to accurately estimate the project's emissions. The CalEEMod model results are included as Attachment 2 to the IS/MND. The project's modeled total emissions are below the PCAPCD established thresholds of significance; therefore, the project will not result in a significant impact related to emissions, and no mitigation is required.

Attachment

1. Public Comments

PC MEMO ATTACHMENT 1

From: [Linda Rayle](#)
To: [Shallow, Kinarik](#)
Subject: Coffee Shack WRSP W-20
Date: Thursday, February 4, 2021 12:37:03 PM

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Dear Kinarik Shallow,

I live in the WestPark community and was made aware of the Coffee Shack project last night. I read the proposal of this project on the City of Roseville web site. There was a link to review the Mitigated Negative Declaration. Unfortunately, this link didn't work, and I was unable to read the Declaration.

My comment to this project would be to say that having a drive-thru (of any kind) will increase emissions from vehicles. Generally, when people are waiting in line at a drive-thru, they leave their car running the entire time. This is bad for the environment, for obvious reasons. Was this addressed in the Mitigated Negative Declaration? Probably not, as I don't know how you would mitigate that or control what people do when sitting in their cars waiting at a drive-thru.

Can you provide me a link to the Mitigated Negative Declaration that will actually open to that Declaration?

Thank you.

Linda Rayle

From: [Kay Armstrong](#)
To: [Shallow, Kinarik](#)
Subject: Thursday Agenda Item Support
Date: Tuesday, February 9, 2021 3:09:51 PM

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Dear Planning Commission Members:

I am writing to support an item on the Planning Commission Agenda this Thursday evening. It is a coffee drive-through being proposed by Mourier Investments off of Pleasant Grove. I think that it would be a welcome addition to the west side of Roseville to provide additional services. I drive by there all the time on my way to and from work, and from what I can see on the plans, this drive thru will have more space for cars in the queue than most other drive-throughs I use in Roseville.

Thank you, Kay Armstrong



From: [Nick brooks](#)
To: [Shallow, Kinarik](#)
Cc: [Nick Brooks](#)
Subject: Drive Thru Coffee
Date: Tuesday, February 9, 2021 3:15:03 PM

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Dear Roseville Planning Commission:

I support the item on the Planning Commission Agenda for this Thursday. It is a coffee drive-thru and we really need that on the west side. I live in Sun City Roseville and drive by this site all the time—I would appreciate the Planning Commission supporting this item. Looks very well planned.

Appreciate the opportunity to comment,

Nick Brooks

Nick Brooks
President/Broker
Coldwell Banker Sun Ridge
BRE # 01061232



**SUN RIDGE
REAL ESTATE**

From: steph@upstreamadministration.com
To: [Shallow, Kinarik](#)
Subject: Writing In Support of Item on the Agenda for 2-11-2021 Meeting - Mourier Investments
Date: Tuesday, February 9, 2021 4:17:38 PM

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Dear Planning Commissioners:

As a resident of the Westpark community, I am emailing in support of the Mourier Investments project on the agenda for this Thursday's Commission meeting. The Westpark area is in need of services for our residents and this drive-through coffee shop would be a welcome addition in our community! I drove by this area daily on my way to meetings and for errands and would be happy to have this business as an option for service rather than have to drive farther into town.

Thank you,

Stephanie Hill

Upstream Administration
steph@upstreamadministration.com
916-910-5769
www.upstreamadministration.com