

COUNTY OF PLACER

Community Development Resource Agency

ENVIRONMENTAL COORDINATION SERVICES

Michael J. Johnson, AICP Agency Director

DATE: March 22, 2010

TO: Interested Parties

SUBJECT: Notice of Preparation of an Environmental Impact Report for the Proposed

Orchard @ Penryn Project

REVIEW PERIOD: March 22, 2010 to April 20, 2010

Placer County is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Orchard at Penryn project in accordance with the California Environmental Quality Act (CEQA), Section 15050. The purpose of the Notice of Preparation (NOP) is to provide responsible agencies and interested persons with sufficient information in order to make meaningful responses as to the scope and content of the EIR. Your timely comments will ensure an appropriate level of environmental review for the project.

Project Description: The project proposes to construct 150 residential units and a recreation center on ±15.1 acres in the community of Penryn. Implementation of the project would require remediation of contaminated soil onsite and construction of frontage improvements along Penryn Road.

Project Location: The project site is located in the community of Penryn and consists of two parcels (APN 043-060-052 and 043-060-053) located on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80).

For more information regarding the project, please contact E.J. Ivaldi, Supervising Planner, at (530) 745-3147. A copy of the NOP is available for review at the Penryn Library, Placer County Community Development Resource Agency, and the Placer County website:

http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/EIR/OrchardatPenryn.aspx

Scoping Meeting: The Lead Agency will hold a public Scoping Meeting to receive oral comments on **Wednesday**, **April 14, 2010** at **10am** in the Planning Commission Hearing Room, located at 3091 County Center Drive, Dewitt Center, Auburn.

NOP Comment Period: Written comments should be submitted at the earliest possible date, but not later than 5:00 pm on **April 20, 2010** to: Environmental Coordination Services, Community Development Resource Agency, 3091 County Center Drive, Suite 190, Auburn, CA 95603. (530) 745-3132, Fax: (530) 745-3003, cdraecs@placer.ca.gov. (County offices are closed on April 16, 2010 for furlough.)

Published in Sacramento Bee on Monday, March 22, 2010

1.0 NOTICE OF PREPARATION

Placer County has determined that the proposed Orchard at Penryn project could significantly affect the environment. In accordance with the California Environmental Quality Act (CEQA), this document provides notice to the public and other agencies that may have jurisdiction over some portion of the project that a Draft EIR will be prepared to evaluate the environmental impacts of the proposed project.

2.0 PROJECT DESCRIPTION

The Orchard at Penryn project proposes to construct 150 residential units and a recreation center on ±15.1 acres in the community of Penryn. Implementation of the project would require remediation of contaminated soil onsite and construction of frontage improvements along Penryn Road.

2.1 Project Location

The project site is within the *Horseshoe Bar/Penryn Community Plan* area, which encompasses an approximately 25 square mile area located south of the unincorporated area of Newcastle and the City of Auburn, north of the community of Granite Bay, west of Folsom Lake, and east of the Town of Loomis and the cities of Rocklin and Roseville. Specifically, the project site is located in the community of Penryn and consists of two parcels (APN 043-060-052 and 043-060-053) located on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80). As shown in *Figure 1 Site and Vicinity Map*, the ±15.1-acre project site is bound on the east by Penryn Road and to the west by rural residential properties. As shown in *Figure 2 Aerial Photograph*, the northwest corner of the project site is adjacent to Taylor Road and the northern border adjoins rural residential uses. The Hope Lutheran Church property, which contains a church and accessory structures, is located just south of the project site. The project site is situated in Section 2 of Township 11 North and Range 7 East on the 7.5 minute Rocklin USGS topographic quadrangle.

2.2 Project Objectives

The project applicant has identified the following objectives for the proposed development:

- Remediate and reuse contaminated land by developing a use that is consistent with the zoning and land use designation for the site.
- Create a safe living environment for residents by remediating soil contaminated with toxins associated with the previous agricultural uses of the site while also being sensitive to wetland and riparian areas, rock outcroppings, and natural land forms.
- Provide a site design that is sensitive to natural habitat while improving water quality downstream in Secret Ravine and ultimately the Sacramento River.
- Provide "attainable" housing for working families in the Loomis/Penryn area, thereby reducing commutes to nearby employment centers.
- Provide a variety of onsite recreation facilities for residents, thereby reducing increased demand for offsite recreational areas.

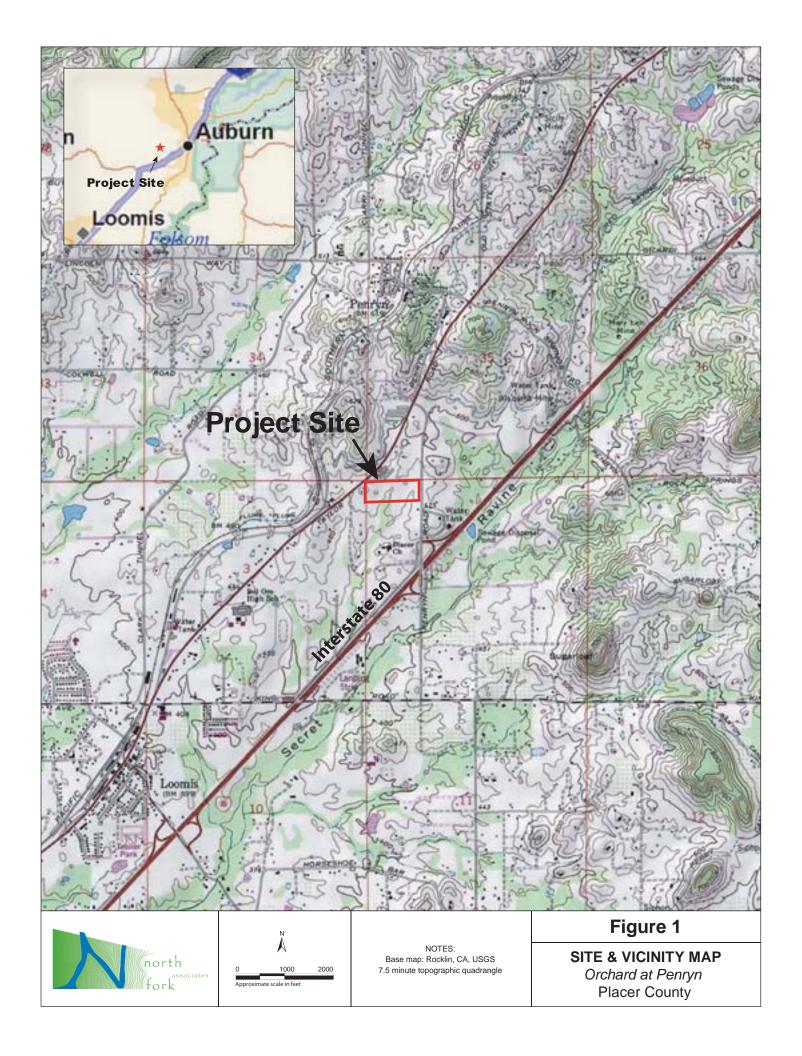








Photo Date: February, 2005

Figure 2

AERIAL PHOTO

Orchard at Penryn
Placer County

- Avoid onsite environmental effects where feasible and incorporate mitigation for environmental effects into the project design.
- Provide 150 residential units and supporting infrastructure, which is a project size that supports the required public improvements, toxic clean-up, and mitigation.

2.3 Project Setting

Site Characteristics

The Orchard at Penryn site is presently undeveloped and there are no existing structures onsite. The topography of the site is gently sloping, with elevations ranging between 460 and 500 feet above mean sea level. Two drainage swales carry water from north to south and offsite into Secret Ravine, which is located ±0.8 miles to the south. The site is comprised primarily of oak woodland and annual grassland communities. In the past, the site was used for fruit tree orchard cultivation. Due to the past agricultural uses, the project site contains hazardous materials, primarily persistent agricultural chemicals such as DDT and lead arsenate. The project applicant has entered into a voluntary clean-up agreement with the California Department of Toxic Substances Control (DTSC) to remediate these conditions. Specific actions necessary to ensure that future residents of the project site would not be exposed the hazardous materials onsite are identified in a Removal Action Workplan for the site, which would be implemented prior to construction of the proposed residences.

Existing Land Uses

The site has approximately 495 feet of frontage along Penryn Road. As stated above, the project site is currently undeveloped. Adjacent land uses include large-lot rural residential to the north and west, undeveloped commercial land to the east, and the existing Hope Lutheran Church property to the south. Penryn Elementary School is located approximately one mile north of the project site. Commercial land uses are located along Penryn Road and I-80.

Existing Land Use and Zoning Designations

The land use designation for the project site, as described in the *Horseshoe Bar/Penryn Community Plan*, is Penryn Parkway (PP). This land use designation identifies a mixed-use area that could include multi-family residential (with a maximum density of 10 dwelling units per acre), professional office, and commercial uses. The PP designation is applied to ±166 acres within the Community Plan area.

The *Placer County Zoning Ordinance* designates the site as Residential Multi-Family, Combining Density Limitation of 10, Planned Development (RM-DL 10 PD) and Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor (C1-UP-Dc). The RM-DL 10 PD zoning designation allows for 10 multi-family units per acre, while the C1-UP-Dc designation allows for one multi-family unit per 2,000 square feet, or approximately 21 units per acre. The -Dc designation indicates that Design Review is required. The project does not propose to change the existing zoning and land use designations.

Table 1 identifies the land use and zoning designations as well as the current land use for the project site and adjacent parcels:

Table 1
Land Use and Zoning Designations for Orchard at Penryn

Land Ose and Zoning Designations for Orthard at Fenry in			
Location	Placer County Zoning Designation	Horseshoe Bar/Penryn Community Plan Designation	Existing Land Use
	RM-DL10 PD=10		
Project Site	(Residential Multi-Family, Combining Density Limitation of 10, Planned Development = 10 dwelling units per acre)	Penryn Parkway	Vacant
	C1-UP-DC		
	(Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)		
	RA-B-X DR 2.3 acre minimum		
North	(Residential Agriculture, Combining Development Reserve, 2.3 acre minimum parcel size)	Penryn Parkway	Rural Residential
South	RS-B-20 PD=4		
	(Residential Agriculture, Combining Building Site Size of 20,000 square feet minimum, Planned Development = 4 units per acre)	Penryn Parkway/Rural Residential 2.3 to 4.6 Acre Min./Medium Density Residential 2-4 Dwelling Units per acre	Church
	RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)		
	C1-UP-DC		
	(Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)		
	C1-UP-DC		
East	(Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Commercial/Retail
	RA-B-100	Dural Davidantial C.C.	
West	(Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)	Rural Residential 2.3 – 2.6 Acre Minimum	Rural Residential

2.4 Project Components

The project proposes to develop 150 multi-family residential units (condominiums) on the ±15.1-acre property. As shown in *Figure 3 Site Plan*, the condominiums would consist of three or six units per building with parking for a total of 383 vehicles (2.5 parking spaces per unit). The project applicant also proposes to create commonly held open space in the central portion

of the project site and build recreational facilities onsite. The primary site entrance is proposed as a gated entrance off of Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. The proposed project also includes an onsite circulation system and placement of utilities.

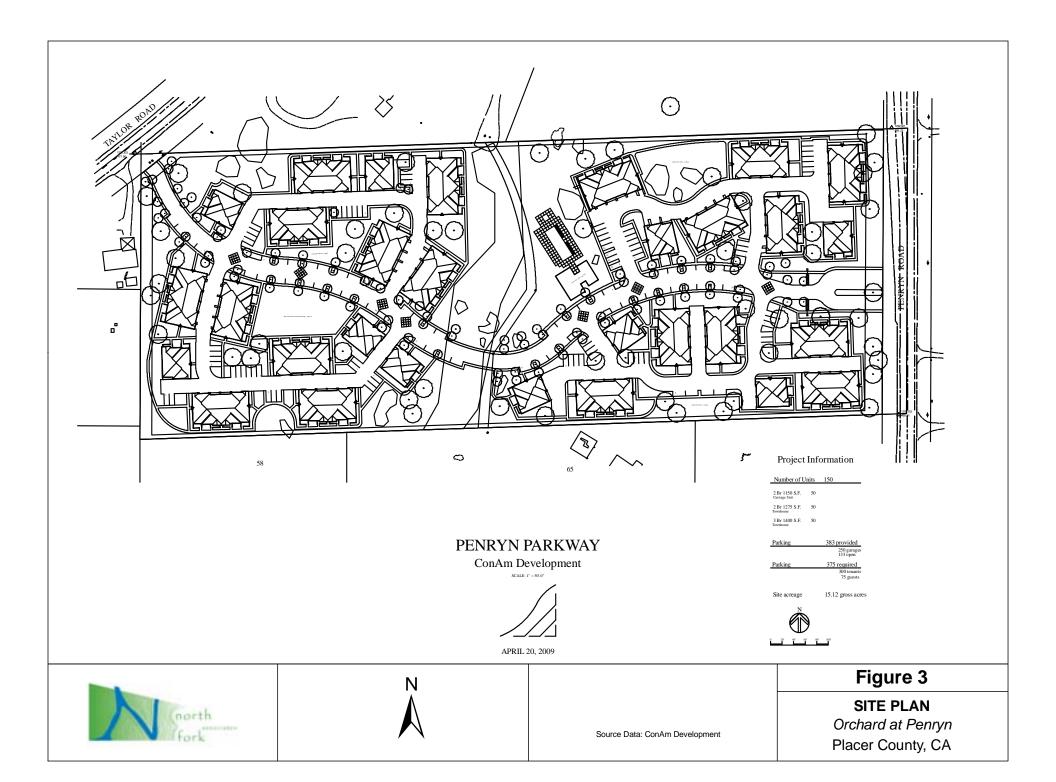
Land Use. The project proposes to develop 150 condominiums. The proposed recreation center would include a leasing center, an outdoor pool and spa, an indoor fitness center, and an internet café housed within a 3,800 square foot building. There would also be passive recreation areas (providing open turf areas) located throughout the project site, and several prominent rock outcroppings are proposed to be preserved. The recreation center would be located in the center of the development. An area of open space would be maintained west of the recreation center. As required by the *Horseshoe Bar/Penryn Community Plan*, the project would maintain a 30-foot wide landscape corridor along Penryn Road.

Circulation. The project proposes a gated entrance off of Penryn Road on the eastern side of the project site. Circulation through the project site would be provided by a single road extending west from the entrance. Secondary roads would intersect the road to provide access to parking areas. The main road would terminate in an exit-only driveway to Taylor Road. The project proposes to provide 383 parking places, some of which would be in garage units. Parking stalls would be located between buildings and along the roadway traversing the project site.

If the project is approved, Placer County would require the project applicant to construct improvements along the project site's frontage on Penryn Road consistent with the road cross-sections for Penryn Parkway provided in the Community Plan. This would include widening the road to provide two southbound travel lanes, a Class II bike lane, and curb, gutter, and sidewalk. The project may also be required to provide a left-turn lane or two-way left turn lane within the Penryn Road right-of-way.

Utilities. The proposed project would require placement of infrastructure to provide water, electricity, telephone, natural gas, and cable television services to the site. Underground utilities would run in easements along roadways and alleys within the development. Domestic water would be supplied from Placer County Water Agency (PCWA). Wastewater disposal would be provided by South Placer Municipal Utility District (SPMUD). Solid waste will be collected by the Auburn Placer Disposal Service (APDS) and disposed of at the Western Placer Sanitary Landfill.

Grading and Drainage. Development of the proposed project would require grading for condominium pads, the recreation center, parking areas, roadways, and utilities. In addition, substantial earthwork would be required to implement the Removal Action Workplan to remove contaminated soil from the project site. As a result, the majority of the project site would be graded, with the exception of limited areas around the site perimeter and other areas where natural land forms and rock outcroppings are preserved. The Preliminary Grading Plan indicates that grading cuts would total 26,320 cubic yards of soil, and 51,450 cubic yards of fill would be required, which would necessitate importing 25,130 cubic yards. The greatest amount of earthwork would occur in the eastern portion of the site where hazardous materials are most prevalent and the existing topography is steepest.



Drainage onsite would be conveyed through storm drain pipes to the southern portion of the property, where stormwater flows would be held in a detention basin. The project also proposes to use onsite drainage swales to provide water quality treatment for stormwater runoff. Drainage leaving the site would flow south toward Secret Ravine, which is part of the Dry Creek Watershed.

3.0 PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR

The EIR prepared for the Orchard at Penryn project will evaluate impacts pertaining to the resource areas identified below. Preliminary analysis of the proposed project has identified impacts likely to result from the project. The preliminary analysis is presented in the Initial Study, which is available for review at Placer County's website. The following paragraphs discuss the results of preliminary impact identification and anticipated analyses that will be included in the EIR. The project level EIR will be prepared in accordance with the CEQA Statues, CEQA Guidelines, and Placer County's Environmental Review Ordinance. The EIR will identify feasible mitigation measures to reduce or avoid impacts, will consider project alternatives, and will evaluate the project's potential to contribute to cumulative impacts in the region.

Potential Impacts to be Evaluated in the EIR

Land Use. The proposed project is consistent with the existing zoning (RM-DL 10 PD=10 and C1-UP-DC) and General Plan designation (Penryn Parkway). The proposed project has the potential to conflict with existing policies contained in the *Placer County General Plan* as well as the *Horseshoe Bar/Penryn Community Plan* regarding protection of sensitive natural resources and avoidance of environmental impacts. The EIR will evaluate the effect of the project on the character of the project area, identify potential impacts associated with land use incompatibilities, and identify any physical impacts that could result from inconsistencies with adopted plans and policies.

Biological Resources. North Fork Associates (NFA) conducted a Biological Resources Assessment and a Tree Resource Assessment of the project site in September 2006. NFA also conducted wetland delineation in February 2007 as well as a Special Status Plant Survey in June 2007.

The project site was found to have approximately 0.49 acres of wetland within the jurisdiction of the U.S. Army Corps of Engineers. Vegetation onsite primarily consists of 7.5 acres of oak woodland, 6.2 acres of annual grassland, and 1.3 acres of riparian scrub. The project site was also found to be potential habitat for three special status plant species – Brandegee's clarkia, big-scale balsam-root, and oval-leaved viburnum – and two special status wildlife species – white-tailed kite and Cooper's hawk. The EIR will analyze impacts to each habitat type and special-status species.

A total of 316 native trees were inventoried on the project site, including valley oaks (93), interior live oaks (135), blue oaks (25), black cottonwood (2), Fremont cottonwood (55), Northern California black walnut (2), buckeye (2), and arroyo willow (2). Although it is unknown at this time precisely how many native trees will be removed, it is anticipated that the proposed project would require the removal of a substantial percentage of the native trees inventoried on the project site. The EIR will quantify the extent of oak woodland habitat that

would be disturbed by the project and the number of "significant" native trees that will be removed by the project (a significant tree is defined by Placer County as a tree with a diameter at breast height of at least 24 inches). Mitigation measures will be provided to ensure the project complies with the Placer County Tree Preservation Ordinance and oak woodland preservation policies

Visual Resources/Aesthetics. The proposed project would add multi-family residential structures, a recreation center, parking lots, and roadways that will introduce new sources of lighting on a currently undeveloped site. Adverse light and glare impacts may affect Penryn Road as well as adjacent land uses, such as the church, nearby residences, and commercial properties. The project also has the potential to affect the area's existing visual character, including the existing visual relationship of the project site with surrounding uses. The EIR will examine the compatibility of new construction with existing buildings, the visibility of the proposed project and any offsite improvements from all significant exterior viewsheds, and the consistency of the new residential construction with applicable design guidelines and policies.

Air Quality. Construction and operation of the project would introduce new sources of pollutant emissions to the project area. The URBEMIS modeling program will be used to estimate the amount of air pollutant emissions that the project is likely to generate. These emissions will be compared to Placer County Air Pollution Control District's thresholds to determine the significance of the project's short-term and cumulative impacts to air quality.

Noise. The proposed project would result in short-term noise impacts in the project area as a result of heavy equipment operation during site preparation, grading, and construction. Vehicle use associated with the project as well as residential and recreational uses of the project site could also expose people to noise levels that exceed standards established in the *Horseshoe Bar/Penryn Community Plan* and the *Placer County General Plan*. Modeling will be conducted to predict noise levels and compare them to the standards established in these plans. The EIR will analyze all potential short-term and long-term noise impacts related to the project.

Geology/Soils. Grading for condominium pads, the recreation center, parking areas and roadways would be required for the project. The project would also require trenching and backfill for utilities placement. These activities would alter site topography and could result in accelerated soil erosion. The EIR will evaluate potential impacts to topography and soil conditions based on the Grading Plan prepared for the project.

Hydrology/Water Quality. The project site is located near Secret Ravine within the Dry Creek watershed. Multi-family residential uses on the project site could introduce urban pollutants to surface water in the area, which could also lead to contamination of groundwater supplies. Potential impacts to water quality associated with runoff of urban pollutants and sediment from the project site during and following construction will be evaluated in the EIR. In the current condition, natural soil erosion could be contributing hazardous materials to runoff from the project site. The EIR will also evaluate the extent to which the soil remediation that must occur before construction of the proposed residences could remove or reduce these constituents. The EIR will evaluate the potential for grading and other site disturbance associated with the project to result in accelerated sedimentation of area waterways. Additionally, the EIR will discuss

potential impacts as they relate to the existing 100-year floodplains onsite as well as the Dry Creek Watershed Flood Control Plan (James M. Montgomery Engineers, 1992).

Transportation/Circulation. The proposed project would introduce additional traffic to project area roadways and intersections. The proposed project would also construct a new roadway within the development, as well as two new intersections for project access from Penryn Road and Taylor Road. The EIR will include analysis of project impacts to the following intersections:

Taylor Road/English Colony Way

Penryn Road/Taylor Road

Penryn Road at westbound I-80 Off-ramp

Penryn Road at eastbound I-80 Off-ramp

Penryn Road at project site entrance

Taylor Road at secondary project site exit

The EIR will also evaluate project effects on the following roadway segments:

Penryn Road between Boulder Creek Road and Boyington Road

Penryn Road between Boyington Road and Taylor Road

Taylor Road between Penryn Road and English Colony Way

The EIR will evaluate whether traffic generated by the 150 proposed residential condominiums would result in decreased levels of service at intersections and on road segments.

The EIR will also evaluate whether construction of the proposed roadway within the development and the two proposed access points would result in any safety impacts based on compliance with County design standards, vehicle turnaround areas, and vehicle sight distance. The EIR will also consider emergency access, pedestrian and bicycle access, and alternative transportation.

Utilities. The proposed project would require the extensions of utility services to the project. Utility services at the project site would be provided by the following agencies or companies:

WASTEWATER South Placer Municipal Utility District (SPMUD)

WATER Placer County Water Agency

ELECTRICITY AND GAS Pacific Gas and Electric Company

TELEPHONE AT&T

CABLE Starstream Communications

SOLID WASTE Recology Auburn Placer

The EIR will evaluate potential project impacts related to provision of all utility services to the project site. The EIR will evaluate whether there is available capacity in the SPMUD wastewater collection infrastructure and treatment facility to serve the project, or if the project would result in the need to construct new wastewater delivery systems. The sewer flow assessment prepared for the project will document the available capacity in the existing system and determine the additional sewer flows resulting from this project using SPMUD standards to

estimate average and peak flows. Other utility service providers will be contacted to determine whether existing infrastructure is sufficient to serve the project or to identify any necessary improvements to ensure service. The EIR will evaluate any environmental effects associated with construction of any necessary improvements and will evaluate whether the service demands of the proposed project would exceed the capacity of the service provider.

Hazards and Hazardous Materials. The project site was historically used for agricultural operations such as fruit orchard cultivation. Portions of the property are known to be contaminated with lead, arsenic, and other toxins from pesticides. The project applicant has conducted Phase I and Phase II Environmental Site Assessments as well as two Supplemental Site Investigations in cooperation with the California DTSC. The applicant has also worked with DTSC to identify specific actions necessary to remediate the site, as documented in a Removal Action Workplan (RAW), which would be implemented as part of the proposed project. The EIR will evaluate impacts related to residual contamination of the project site from past agricultural operations and all impacts associated with implementation of the RAW.

CEQA Considerations. The EIR will summarize all of the significant and unavoidable impacts of the proposed project as well as the irreversible changes to the environment that would result from implementation of the proposed project.

The EIR will evaluate a range of alternatives to the proposed project that are capable of meeting most of the basic project objectives and would reduce or avoid any of the significant environmental impacts that could result from the proposed project. The EIR will also evaluate the potential for the project to induce additional growth in the project region.

Finally, the EIR will evaluate the potential for the project to contribute to cumulative impacts in the region. This analysis will address each topic covered in the EIR environmental analysis, as well as any other cumulative impacts that could occur in the project region (such as impacts related to global climate change) and will identify appropriate mitigation measures that may reduce any potentially significant cumulative impacts.

Topics Focused Out of the EIR

Based on the analysis in the Initial Study, which can be reviewed at Placer County's website, the EIR will not address the following topics:

Agricultural Resources. The project site and adjacent properties do not currently support any agricultural activities. The project would not result in any impacts to agricultural resources. This topic will not be evaluated in the EIR.

Cultural Resources. A survey of the project site was conducted and no evidence of archeological or historical resources was observed onsite. However, there is a possibility that archeological and/or historical resources could be present below the ground surface. The Initial Study notes that standard construction conditions would apply to the project, requiring that if any archeological or historical resources are uncovered during construction, all work must stop until the resources can be property evaluated and protected as necessary. No further analysis of these potential impacts will be included in the EIR.

Mineral Resources. The project site and adjacent properties are not known to support any mineral removal activities. The project would not result in any impacts to mineral resources. This topic will not be evaluated in the EIR

Population and Housing. The Initial Study determined that the residential density proposed as part of this project is consistent with the planned growth for the project area, and that the project would not displace any existing housing. The project would result in less than significant impacts related to population and housing, and no further analysis of these potential impacts will be included in the EIR.

Public Services. The proposed project is consistent with the existing land use and zoning designations for the project site. As discussed in the Initial Study, it is expected that the demand for public services generated by the proposed project would be within the anticipated level of demand, and that the project would not result in significant impacts to the provision of these services. The project will obtain will-serve letters from each service provider to verify their ability to serve the project. No further analysis of these potential impacts will be included in the EIR.

4.0 PROJECT APPROVALS

Several permits would be required prior to construction of the proposed project. The responsible agencies and types of permits are listed below. All other regulatory guidance will be discussed in the applicable resources chapter of the EIR.

Approvals Issued by Placer County

Tentative Subdivision Map Approval - The County must review and approve the proposed tentative subdivision map.

Conditional Use Permit/Minor Use Permit - The County must issue a Use Permit to allow development within the UP Combining Zone district.

Design Review and Improvement Plan Approval - The County must review and approve all submitted Improvement Plans.

Approvals Issued by Other Agencies

Section 404 Permit - The U.S. Army Corps of Engineers (Corps) regulates the placement of fill or dredged material that affects waters of the United States, which include streams and wetlands. The Corps regulates these activities under authority granted through Section 404 of the Clean Water Act. Impacts to wetlands on the project site will require the project to obtain a Section 404 permit from the Corps.

Section 401 Water Quality Certification – In association with the Section 404 permit issued by the Corps, the project must apply for and obtain a state Water Quality Certification from the Regional Water Quality Control Board in compliance with Section 401 of the Clean Water Act.

Section 402 National Pollutant Discharge Elimination System Permit Compliance – Any project that disturbs more than one acre of land is required to obtain a permit for stormwater discharge under the NPDES program administered by the Regional Water Quality Control Board. The proposed project would be required to obtain coverage under the program for construction

phase and post-construction phase stormwater discharge and would be required to develop a Storm Water Pollution Prevention Plan.

DTSC Approval – The project will require a No Further Action or equivalent letter confirming compliance with DTSC requirements for site remediation.