CHAPTER 3

DRAFT EIR REVISIONS

required by the *Horseshoe Bar/Penryn Community Plan*, the project would establish a 30-foot wide landscape easement along Penryn Road.

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. The applicant is required to provide 44 feet of right-of-way, which is one-half of the full roadway width. This would include widening the road to provide two southbound 12-foot travel lanes, a Class II bike lane, and curb, gutter, and sidewalk. The project would also be required to provide one-half of a center two-way left turn lane.

The actions necessary to complete site remediation are documented in the project's Revised Draft Removal Action Workplan (RAW) (Wallace-Kuhl & Associates 2008), which is provided as Appendix C to this Draft EIR. The RAW recommends removal of 11,600 cubic yards of contaminated soil from ±7.11 acres of the project site. The areas affected by this excavation are shown in *Figure 3-4*. Soil excavations would generally be between 12 and 18 inches deep, although in three locations excavations may reach 24 inches in depth. The soil within and surrounding the eastern drainage swale and the southern portion of the central drainage swale is contaminated and the RAW proposes to would be excavate soil in these locations. This would destroy the affected portions of the swales and remove the associated riparian and woodland vegetation.

Drainage originating from offsite properties that currently flows through the onsite drainage swales is proposed to be conveyed across the project site in storm drains. Drainage that originates within the project site would be conveyed through storm drain pipes and onsite bioswales to the center of the project site and to a detention basin.

The following existing easements on the project site would remain in effect:

- ❖ The 42-foot wide highway easement along the Penryn Road frontage;
- ❖ The highway easement in the northwestern corner of APN 043-060-052;
- ❖ The 15-foot wide sewer easement running north-south through APN 043-060-052; and
- ❖ The 15-foot wide PUE through APN 043-060-052.

The proposed site plan includes the following new or expanded easements:

- ❖ Expansion of the existing highway easement along Penryn Road by two feet, to provide a total of 44 feet in width;
- ❖ A 12.5-foot wide Multi-Purpose Easement (MPE) along the Penryn Road frontage;
- ❖ A 30-foot wide landscape easement adjacent to the MPE described above; and
- ❖ A 7.5-foot wide MPE along the Taylor Road frontage.

As part of the proposed project, the following existing easements would be abandoned:

❖ The 10-foot Public Utility Easement (PUE) along the eastern portion of the southern boundary of APN 043-060-052 (the western project site parcel);

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
		a. Submit payment of fees for oak woodland conservation at a 2:1 ratio, consistent with Section 12.16.080 (C) of the <i>Placer County Code</i> . These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity; and/or	
		 b. Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; and/or 	
		c. Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement; and/or	
		d. Plant and maintain an appropriate number of trees in restoration of a former oak woodland (tree planting is limited to half the mitigation requirement and the location of any tree planting must be approved by Placer County).	
Impact 5.2: Convert Oak Woodlands	S	Mitigation Measure 5.2a: The project applicant shall implement Mitigation Measure 5.1c which requires compensation for impacts to 6.41 acres of oak woodland habitat at a 2:1 ratio. Compensation may be through payment of fees, purchase of offsite conservation easements, or recreation-restoration of oak woodland habitat.	LTS
Impact 5.3: Adversely Affect Federally Protected Wetlands	S	Mitigation Measure 5.3a: As reflected in the proposed site plan, the project shall retain 0.07 acres of wetland swale located in the central portion of the project site.	LTS
		Mitigation Measure 5.3b: The project applicant shall obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game to authorize fill of onsite waters of the U.S. These impacts would require an Individual Permit from the Corps, a 401 Water Quality Certification from the Regional Water Quality Control Board, and Streambed Alteration Agreement from the California Department of Fish and Game. Once acquired, these permits shall be submitted to the Placer County DRC prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation	

- ❖ 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.
- 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.

3.4 PROJECT DESCRIPTION

The proposed residential units would be offered as market-rate units. As shown in *Figure 3-3 Site Plan*, the project would consist of three or six units per building with parking for a total of 375 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 from Penryn Road. A secondary exit-only gated access point is proposed for Taylor Road. The proposed project also includes a 30-foot wide landscape easement along Penryn Road, onsite landscaping, an onsite circulation system, and placement of utilities. As noted above, a small portion of fencing and landscaping associated with the property to the south encroach on the project site. These features would be removed with development of the proposed project.

Site Remediation

Site investigations were conducted to identify contaminants in the site soils. Through these investigations, arsenic, lead, DDT, DDE, endrin and methoxychlor were identified as chemicals of potential concern. These contaminants present a potential hazard to future site occupants. Site remediation to remove or provide onsite containment of hazardous materials is necessary prior to construction of the proposed multi-family residences. DTSC standards do not require complete remediation of the site, but any portion of the site where contaminated soil is not remediated would not be available for residential use. The actions necessary to complete site remediation are documented in the project's Revised Draft RAW (Wallace-Kuhl & Associates 2008), which is provided as Appendix C to this Draft EIR.

The RAW considers three alternatives for addressing the soil contaminants at the project site. The alternatives considered include treating the soil onsite to remove contaminants, excavating soils and relocating them to a containment area within the project site, and excavating soils and transporting them to a disposal site. The RAW evaluates the ability of each alternative to achieve the following Removal Action Objectives:

* Reduction of site-related contaminants (e.g., arsenic, lead and organic pesticides) in site soil to levels consistent with naturally-occurring, background conditions and/or concentration levels that do not pose a human health risk;

- * Reduction or mitigation, to the extent practicable, of existing and potential adverse ecological effects of site contaminants;
- Prevention, or reduction to the extent practicable, of the offsite migration of site contaminants, or migration of site contaminants from soil to other media (i.e., air and surface water); and
- ❖ Obtaining certification from the DTSC for unrestricted land use.

The RAW concludes that the "Excavation and Offsite Landfilling" option is the most appropriate alternative for this project as it is most effective at avoiding human health risks and reducing or preventing adverse ecological effects. This alternative includes removal of 11,600 cubic yards of contaminated soil from ±7.11 acres of the project site. The areas that would be affected by this excavation are shown in *Figure 3-4*. Soil excavations would generally be between 12 and 18 inches deep, although in three locations excavations may reach 24 inches in depth. The soil within and surrounding the eastern drainage swale and the southern portion of the central drainage swale is contaminated and the RAW proposes to would be excavated soil in these locations. This would destroy the affected portions of the swales and remove the associated riparian and woodland vegetation.

Excavated soil would be transported to a Class II solid waste disposal site. Transportation would be performed by an approved and licensed contractor and using Department of Transportation-approved shipping containers. Site excavation would include implementation of best practices for decontamination of equipment and to control erosion, storm drainage, and air pollutant and dust emissions, as described in the RAW.

At the completion of site excavation, new soil samples would be collected and assessed to confirm that residual contaminant concentrations meet the established cleanup goal. If the soil samples meet the established cleanup goal, DTSC would issue a tentative "No Further Action" letter, and project grading and construction would commence upon Placer County's approval of Improvement Plans.

Land Use

The project proposes to develop 150 multi-family residential units and a recreation center. The proposed recreation center would include a leasing office, an indoor fitness center, and an internet café, all housed within an approximately 3,900 square foot building located in the center of the development. The recreation center would also include an outdoor pool and spa. Passive recreation areas (providing open turf areas) would be located throughout the project site. A tot lot play area would be located adjacent to an open turf area on the western side of the project site. An area of open space would be maintained west of the recreation center and several prominent rock outcroppings would be preserved. As required by the *Horseshoe Bar/Penryn Community Plan*, the project would establish a 30-foot wide landscape easement 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 main road to provide access to parking

the project site. The *Horseshoe Bar/Penryn Community Plan* is intended to provide a "predominately rural lifestyle" throughout the plan area. The Community Plan identifies Penryn Parkway as a mixed-use area that could include multi-family, professional office, and commercial uses. The Community Plan applies the Penryn Parkway designation to approximately 166 acres around Penryn Road, including the project site and many surrounding parcels, as shown on *Figure 4-2*.

The Community Plan provides 19 General Community Goals that are applicable to the entire Plan area, while resource-specific goals and policies are provided in each of the Community Plan elements. The proposed project's consistency with applicable Horseshoe Bar/Penryn Community Plan policies is analyzed in Appendix B of this Draft EIR, as discussed under Impact 4.1. The General Community Goals relevant to the analysis of land use impacts include:

- ❖ Maintain the Penryn Parkway commercial area as a highway-service oriented retail area which also allows for residential uses. Development should carefully consider the impacts on surrounding land uses and expand the range of commercial uses to better serve the local residents as well as the area's visitors.
- Provide for residential development which creates functional, attractive, cohesive neighborhoods which are reasonably integrated with adjoining neighborhoods rather than physically isolated from their surroundings.
- Provide cultural, recreational, and educational facilities (i.e. schools, churches, parks, etc.) and activities needed by the community which encourage interaction of the residents in the pursuit of common interests and which can help to build a strong sense of community identity.
- Provide adequate opportunities for affordable housing while maintaining compatibility with existing adjacent land uses and other goals and policies of this plan.
- ❖ Manage the development of land so that it is treated as a limited resource rather than a product to be maximized for economic gain.

The goals of the Community Plan Land Use Element applicable to the analysis of this project's potential land use impacts are as follows:

- Goal II.A.2.a. Ensure that sound and adequate housing is provided to all residents at desirable locations, including consideration of transportation facilities, school facilities, and proximity to major employment centers.
- Goal II.A.2.d. Provide for residential development which creates functional, attractive, cohesive neighborhoods which are closely tied to adjoining neighborhoods.
- Goal II.B.2.a Preserve and maintain the rural character and quality of the plan area. Factors that contribute to this rural character include the predominance of natural vegetation (both in the lower oak grasslands and stream corridors) and open space; the deemphasis on "urban" type improvements, such as street lights and sidewalks; a close interrelationship between people and nature; a harmonious coexistence between large-lot stewardship that is fostered by the preservation of large parcels.

riparian habitat. Impacts to these habitats are discussed below; impacts to federally-protected wetlands are discussed in Impact 5.3.

The project site habitats support a wide variety of wildlife species, including songbirds, raptors, mammals, and reptiles. Amphibians may also occur onsite, although none were observed during preparation of the biological resource evaluations for the project site. The project site also supports a wide variety of plant species. As listed in Appendix A to the Biological Resources Assessment, 92 plant species were observed onsite; less than half of these species are native to the area.

The project site also contains several small rock outcroppings. While rock outcroppings are not typically considered a distinct habitat type, the *Horseshoe Bar/Penryn Community Plan* includes a policy stating that rock outcroppings provide nesting, breeding and foraging resources for a variety of wildlife species and should be preserved. The proposed project Site Plan shown in *Figure 3-3* of **CHAPTER 3 PROJECT DESCRIPTION** shows that many prominent rock outcroppings onsite would be retained after project development.

The majority of the existing habitat onsite would be affected by the proposed site remediation and project construction, as discussed below. A mix of small amounts of grassland, riparian, and woodland habitat would be retained in an open space area in the center of the project site.

Grassland

Grading and construction in the annual grassland would impact invertebrates, small burrowing animals, and other grassland animals. Reduction of this habitat type would also reduce foraging grounds for raptors and other predators. The Community Plan and General Plan prioritize protection of areas of native vegetation and grasslands that have significant value as wildlife habitat. Non-native, invasive annual species are predominate in the grassland habitat mapped within the study area; therefore grassland habitat within the study area is not considered a native or significant grassland habitat type.

While the presence of woodland and riparian habitat in proximity to this grassland raises the wildlife value of all three habitats by providing a greater variety of resources (such as nesting and roosting sites and foraging areas), the grassland habitat alone does not have any characteristics that provide significant value as wildlife habitat. Because non-native grassland habitat is generally abundant, both locally and statewide and because the grassland habitat at the project site does not provide any significant wildlife value, the loss of 5.58 acres of non-native annual grassland within the project site would be a less than significant impact.

Riparian

Soil excavation activities associated with remediation of contaminated soils would destroy most of the riparian habitat onsite. Remediation is necessary-proposed along the entire length of the eastern drainage swale (which supports the majority of the onsite riparian habitat). Grading and construction in the riparian habitat would impact a variety of common wildlife that use this habitat for cover and foraging and nesting opportunities. Wildlife that may be affected by the loss of riparian habitat includes songbirds, rodents, reptiles, and amphibians. The riparian habitat onsite is not known to support any special-status species. Himalayan blackberry, a non-native invasive species, is a common species in the onsite riparian habitat.

with Placer County requirements. With implementation of this mitigation measure, the impacts to oak woodland habitat would be less than significant.

IMPACT 5.3: Adversely Affect Federally-Protected Wetlands

SIGNIFICANCE BEFORE MITIGATION: SIGNIFICANT

Mitigation Measures

Proposed: Mitigation Measure 5.3a

Significance with Proposed Mitigation: Significant
Recommended: Mitigation Measures 5.3b through 5.3e
SIGNIFICANCE AFTER MITIGATION: LESS THAN SIGNIFICANT

The site supports 0.499 acres of waters of the U.S., comprised of two swales and a seasonal wetland. Site remediation as proposed in the RAW to remove contaminated soil would destroy the eastern drainage swale and the southern portion of the central swale. Direct impacts to the northern portion of this swale would be avoided, which would result in 0.07 acres of wetland swale habitat being retained onsite, as required under *Mitigation Measure 5.3a*. The seasonal wetland would be impacted as a result of grading and construction of the office and recreation area. A total of 0.42 acres of federally-protected wetlands would be directly impacted by the proposed project. Additionally, the proposed alteration of the drainage pattern onsite would alter the characteristics of the retained portion of the central swale. Therefore, while direct impacts to a small area of wetland swale habitat would be avoided, this analysis considers that all of the 0.499 acres of waters of the U.S. would be directly and indirectly impacted by the project.

Mitigation Measures 5.3b and 5.3c require the project to obtain appropriate permits to authorize impacts to the swales and seasonal wetland from the Corps, RWQCB, and CDFG and to provide for replacement of the impacted habitat at a 1:1 ratio. Each agency may require the project applicant to implement other measures to mitigate for impacts to the wetlands and associated riparian habitat, and each agency may place conditions of approval on any permits issued. Compliance with the permit requirements will provide compensation for the proposed project's impacts to these resources. In addition, Mitigation Measure 5.3d requires that if the PCCP is adopted prior to commencement of the ground disturbing activities associated with the proposed project, the project must be developed in compliance with the applicable provisions of the PCCP. This would include complying with any applicable requirements of the NCCP/HCP and the Programmatic Endangered Species Act Consultation issued by the USFWS.

To minimize the potential for indirect effects to the retained swale onsite and to wetlands and waters of the U.S. adjacent to the site, *Mitigation Measure 5.3e* identifies Best Management Practices (BMPs) that must be implemented to control erosion and maintain water quality. With implementation of *Mitigation Measures 5.3a* through *5.3e*, the project's impacts to federally-protected wetlands would be less than significant.

Recommended Mitigation

- Mitigation Measure 5.1b: The project applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) to authorize impacts to the drainage swales and associated riparian habitat on the project site. The project applicant shall adhere to all conditions and requirements of the Streambed Alteration Agreement. Once acquired, the Streambed Alteration Agreement shall be submitted to the Placer County DRC prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.
- Mitigation Measure 5.1c: The project applicant shall implement one or a combination of the following measures to compensate for impacts to oak woodland habitat. Based on the proposed site plan the project would impact 6.41 acres of oak woodland habitat; however the final determination regarding the amount of oak woodland to be impacted and therefore mitigated will be based on impacts shown on the Improvement Plans. Prior to approval of Improvement Plans the applicant shall:
 - A. Submit payment of fees for oak woodland conservation at a 2:1 ratio, consistent with Section 12.16.080(C) of the *Placer County Code*. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity; and/or
 - B. Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; and/or
 - C. Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement; and/or
 - D. Plant and maintain an appropriate number of trees in restoration of a former oak woodland (tree planting is limited to half the mitigation requirement and the location of any tree planting must be approved by Placer County).

Convert Oak Woodlands

Proposed Mitigation

No mitigation measures are proposed.

Recommended Mitigation

Mitigation Measure 5.2a: The project applicant shall implement Mitigation Measure 5.1c which requires compensation for impacts to 6.41 acres of oak woodland habitat at a 2:1 ratio. Compensation may be through payment of fees, purchase of offsite conservation easements, or recreation restoration of oak woodland habitat.

Adversely Affect Federally-Protected Wetlands

Proposed Mitigation

Mitigation Measure 5.3a: As reflected in the proposed site plan, the project shall retain 0.07 acres of wetland swale located in the central portion of the project site.

CHAPTER 12 UTILITIES

12.1 ENVIRONMENTAL SETTING

This chapter addresses the utility services required to serve the proposed project. These services include water supply, wastewater treatment and conveyance, solid waste collection and management, and communications utilities. Impacts related to provision of other utilities and public services to the proposed project were evaluated in the Initial Study provided in Appendix A to this Draft EIR. Those impacts were determined to be less than significant and are not addressed further in this EIR.

Water Supply

Domestic water service to this portion of Placer County is provided by the Placer County Water Agency (PCWA). The PCWA service area is divided into five zones that provide treated and raw water to Colfax, Auburn, Loomis, Rocklin, Lincoln, a small portion of Roseville, unincorporated areas of western Placer County, and a small community in Martis Valley near Truckee. The project area is located entirely within Zone 1, which is the largest of the five zones and includes Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay. Zone 1 water supply facilities include four water treatment facilities, 14 storage tanks providing approximately 24.5 million gallons of storage capacity, and approximately 370 miles of treated-water piping (PCWA 2006).

Surface Water

PCWA's contracted surface water supplies for western Placer County communities are obtained from three watersheds; the American River, the Yuba River, and the Bear River. Treated water for the vicinity of the project area is supplied from the Yuba and Bear River watersheds and is supplemented with American River water. PCWA has plans to further supplement its surface water supply with an additional 35,000 acre-feet per year (af/yr) from the Sacramento River. PCWA has prepared an Integrated Water Resources Plan that presents a detailed assessment of water supply and demand in western Placer County and an evaluation of available water supply resources to meet future water needs. This chapter discusses surface water with respect to water available for domestic water supply. Onsite surface water and drainages are described in CHAPTER 11 HYDROLOGY AND WATER QUALITY.

Groundwater

Western Placer County lies within the northeastern section of the North American Groundwater sub-basin. Although groundwater is used in Western Placer County as a primary source of potable water by municipalities, individual homes, farms, and businesses, PCWA presently does not rely on substantial use of groundwater to meet its customers' demands (PCWA 2006). Groundwater would not be used to serve the proposed project.

Treatment, Transmission, and Storage

The PCWA system consists of eight water treatment plants (WTP). The Foothill WTP, located in the southern portion of Newcastle, serves the project area. PCWA completed the most recent expansion of its Foothill WTP in 2005. The capacity of this facility is presently 55 million gallons per day (mgd) and PCWA is currently expanding this capacity to a total of 58 mgd. In addition,

PCWA is in the design phase for a new water treatment plant that would be located on Ophir Road in the Newcastle/Ophir area. This plant is scheduled for completion in 20112018. This plant is being designed with an initial capacity of 30 mgd and will be designed to allow for expansion to provide 120 mgd at full capacity (PCWA 2007, 2011).

An existing 30-inch transmission line delivers treated water from the Foothill WTP in Newcastle to various communities south of the facility. A 24-inch line located on the west side of Taylor Road carries the treated water to Penryn where smaller water lines ranging from 4-inches to 12-inches feed off of the main line to serve residential subdivisions in the project area.

PCWA reserves capacity for new customers upon payment of the agency's Water Connection Charge (WCC). The WCC is due after approval of the project and prior to the issuance of building permits (pers. comm. Ott 2008). Typically, there is an average lag time of approximately 18 months between the payment of the WCC and full development of demand from the occupied units.

Wastewater

The project site is served by the South Placer Municipal Utility District (SPMUD), which provides service to the City of Rocklin, the Town of Loomis, the community of Penryn, and a portion of Granite Bay. The project site would be served by an existing 8-inch sewer line that roughly bisects the 15-acre site and links to the primary service line located along Taylor Road in Penryn. This primary service line is 15 inches in diameter and is commonly known as the Lower Loomis Trunk Sewer. The project would require onsite improvements such as gravity sewer laterals and collectors to serve the proposed development.

SPMUD is a participant in the South Placer Wastewater Authority (SPWA), which is a joint powers authority between Placer County, the City of Roseville, and SPMUD. The SPWA facilitates financing, operations, and maintenance of jointly shared trunk sewers and two Regional Waste Water Treatment Plants (WWTPs) that are owned and operated by the City of Roseville on behalf of the SPWA. In 2004, the City of Roseville retained RMC Water and Environment (RMC) to prepare the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Systems Evaluation), which provides the SPWA with a baseline characterization of its wastewater and recycled water systems (based on 2004 conditions) and an assessment of necessary capital improvement projects to accommodate anticipated buildout conditions within the SPWA service area boundary. The Systems Evaluation was updated in 2009 to reflect changes in anticipated buildout conditions within the SPWA service area. The baseline 2004 conditions are considered current for the purposes to the Systems Evaluation and are used to characterize existing conditions related to wastewater treatment and conveyance in this Draft EIR.

The Orchard at Penryn project site is included in the SPWA service area and the Systems Evaluation assumed development of the site in accordance with the Placer County General Plan. Wastewater flows from the project area are received and treated by the Dry Creek WWTP. The Dry Creek WWTP provides tertiary-level treatment and produces recycled water that meets requirements for Title 22 regulations for full, unrestricted use (excluding use as potable water). Treatment at the Dry Creek Wastewater Treatment Plant consists of screening, primary clarification, aeration, secondary clarification, filtering and disinfection.

	Analysis Scenario*	Traffic Control	AM Peak-Hour		PM Peak-Hour	
Intersection			Delay (seconds)	LOS	Delay (seconds)	LOS
Taylor Road @ King Road	Cum	Signal	93.4	F	38.0	D
	Cum + PP		94.1	F	38.5	D
Taylor Road @ Horseshoe Bar Road	Cum	Signal	47.9	D	98.7	F
	Cum + PP		48.0	D	100.3	F

Bold = Substandard

Table 14.4
Cumulative plus Proposed Project Roadway Segment Levels of Service

Roadway Segment	# Lanes	Analysis Scenario*	Daily Volume	LOS
Penryn Rd between I-80 EB Ramps/Boulder Creek Rd and I-80 WB Ramps/Boyington Rd	2	Cum	5,009	В
Creek Ru and 1-00 WB Ramps/Boyington Ru		Cum + PP	5,450	В
Penryn Rd between I-80 WB Ramps/Boyington	2	Cum	6,127	С
Rd and Taylor Rd		Cum + PP	6,689	С
Taylor Rd between Penryn Rd and English Colony Way/Rock Springs Rd	0	Cum	12,471	D
Colony Way/Rock Springs Ru	2	Cum + PP	14,501	D
Taylor Rd between Penryn Rd and King Rd	2	Cum	10,319	D
	2	Cum + PP	10,417	D

Source: Traffic Impact Analysis for The Orchard at Penryn (Kimley-Horn and Associates, Inc., 2011) Bold = Substandard per County

As shown in *Tables 14.3* and *14.4*, the proposed project would make considerable contributions to cumulative impacts at five intersections and on two roadway segments. *Mitigation Measure 14.2a* requires the project to contribute fair-share payments towards improvements <u>for intersections within the Town of Loomis and *Mitigation Measure 14.2b* requires the project to contribute fair-share payments towards improvements for intersections in Placer County. The <u>identified improvements that</u>-would provide acceptable LOS at most of the impacted facilities. The resulting intersection LOS are shown in *Table 14.5*.</u>

Table 14.5
Mitigated Intersection Levels of Service

Intersection		Weekday			
	Traffic	A.M. Peak Hour (7:00 to 9:00 a.m.)		P.M. Peak Hour (4:00 to 6:00 p.m.)	
	Control		Average Delay		Average Delay
			(sec's per		(sec's per
		LOS	vehicle)	LOS	vehicle)

^{*} Cum = Cumulative (2030), Cum + PP = Cumulative (2030) plus Proposed Project

^{**} Control delay for worst minor approach (worst minor movement) for TWSC

^{*} Cum = Cumulative (2030), Cum + PP = Cumulative (2030) plus Proposed Project

Chapter 16 Mitigation Monitoring and Reporting Program

The following Mitigation Monitoring and Reporting Program (MMRP) was prepared in compliance with the requirements of Section (§) 21081.6 of the California Environmental Quality Act. This MMRP identifies specific funding, timing, and monitoring requirements for implementation of all mitigation measures identified in the Draft EIR for the proposed Orchard at Penryn project. The MMRP identifies the necessary timing of implementation, the party(ies) responsible for funding implementation, and the mechanisms for monitoring compliance with each mitigation measure.

16.1 STANDARD MITIGATION MONITORING PROGRAM

Placer County has adopted a standard mitigation monitoring program (*Placer County Code* Section 31.825). This program incorporates the most frequently implemented mitigation measures into the conditions of approval and entitlement processes. This program requires that mitigation measures recommended for discretionary projects, such as the Orchard at Penryn project, be included in the conditions of approval for those projects. Compliance with conditions of approval is monitored by the County through a variety of permit processes, including:

- Development Review Committee approval
- Improvement plans approval
- Improvements construction inspection
- Encroachment permit
- Final map recordation
- ❖ Acceptance of subdivision improvements as complete
- Building permit approval
- Certificates of Occupancy

The issuance of any of the listed permits or County actions must be preceded by verification by County staff that certain conditions of approval/mitigation measures have been met. This verification shall serve as the required monitoring for those conditions of approval/mitigation measures. All of the mitigation measures for the Orchard at Penryn project included in the Draft EIR would be monitored through the County's Standard Mitigation Monitoring Program. As indicated in the text of each mitigation measure, compliance with each would be verified by County staff prior to issuance of required approvals and permits. Sections 16.2 through 16.10 identify each mitigation measure that would be monitored through the County's Standard Mitigation Monitoring Program. In addition, some mitigation measures require ongoing implementation and would require monitoring after the point at which Certificates of Occupancy are issued. The monitoring and reporting mechanisms for these measures are addressed in Section 16.121.

16.2 MITIGATION MEASURES FOR BIOLOGICAL RESOURCES

Mitigation Measure 5.1a: As reflected in the proposed site plan, the project shall retain 0.08 acres of riparian habitat located in the central portion of the project site.

Mitigation Measure 5.1b: The project applicant shall obtain a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG) to authorize impacts to the drainage swales and associated riparian habitat on the project site. The project applicant shall adhere to all conditions and requirements of the Streambed Alteration Agreement. Once acquired, the Streambed Alteration Agreement shall be submitted to the Placer County DRC prior to approval of Improvement Plans, issuance of grading permits, and/or any clearing, grading, or excavation work on the project site.

Mitigation Measure 5.1c: The project applicant shall implement one or a combination of the following measures to compensate for impacts to oak woodland habitat. Based on the proposed site plan the project would impact 6.41 acres of oak woodland habitat; however the final determination regarding the amount of oak woodland to be impacted and therefore mitigated will be based on impacts shown on the Improvement Plans. Prior to approval of Improvement Plans the applicant shall:

- a. Submit payment of fees for oak woodland conservation at a 2:1 ratio, consistent with Section 12.16.080(C) of the *Placer County Code*. These fees shall be calculated based upon the current market value for similar oak woodland acreage preservation and an endowment to maintain the land in perpetuity; and/or
- b. Purchase offsite conservation easements at a location approved by Placer County to mitigate the loss of oak woodlands at a 2:1 ratio; and/or
- c. Provide for a combination of payment to the Tree Preservation Fund and creation of an offsite Oak Preservation Easement; and/or
- d. Plant and maintain an appropriate number of trees in restoration of a former oak woodland (tree planting is limited to half the mitigation requirement and the location of any tree planting must be approved by Placer County).

Mitigation Measure 5.2a: The project applicant shall implement *Mitigation Measure 5.1c* which requires compensation for impacts to 6.41 acres of oak woodland habitat at a 2:1 ratio. Compensation may be through payment of fees, purchase of offsite conservation easements, or recreation restoration of oak woodland habitat.

Mitigation Measure 5.3a: As reflected in the proposed site plan, the project shall retain 0.07 acres of wetland swale located in the central portion of the project site.

Mitigation Measure 5.3b: The project applicant shall obtain the appropriate permits from the U.S. Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game to authorize fill of onsite waters of the U.S. These impacts would require an Individual Permit from the Corps, a 401 Water Quality Certification from the Regional Water Quality Control Board, and Streambed Alteration Agreement from the California Department of Fish and Game. Once acquired, these permits shall be submitted to

16.3 MITIGATION MEASURES FOR VISUAL RESOURCES

Mitigation Measure 6.1a: All buildings constructed onsite shall have a maximum height of 30 feet. Architectural features shall have a maximum height of 34.5 feet. As required by the Horseshoe Bar/Penryn Community Plan, the project shall maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. All buildings shall be set back from the northern and southern property lines by a minimum of 15 feet. All buildings shall be set back from the edge of the highway easement along Penryn Road by a minimum of 40 feet.

Mitigation Measure 6.1b: The project shall implement the proposed Landscaping Plan to provide visual screening of the project site and project structures from surrounding residential development. As required by the Horseshoe Bar/Penryn Community Plan, the project would maintain a 30-foot wide landscape corridor along the site's Penryn Road frontage. Rather than complete screening of the proposed project, the objective of vegetative screening is to reduce the visual contrast from open space and rural residential development on adjacent properties to the developed condition of the proposed project. Screening shall be provided through a combination of fencing, shrubs, and trees. Fencing shall be consistent with adopted Design Guidelines. Vegetation shall be selected with an emphasis on native species, as feasible, that will provide appropriate screening of the project site.

Mitigation Measure 6.1c: Prior to submittal of the Improvement Plans for the project, the applicant shall submit to the Planning Services Division a Design/Site Agreement Application to be reviewed and approved by the Design/Site Committee for the project. The review shall be conducted consistent with and in consideration of the design criteria for multi-family residential development contained in the Placer County Design Guidelines. Design Review shall include consideration of: architectural colors, materials, and textures; landscaping and irrigation; entry features and signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities, fences and walls; all open space amenities; tree removal and replacement; and removal of riparian vegetation. The review shall ensure that the project is consistent with development policies contained in the Community Design Element of the Horseshoe Bar/Penryn Community Plan, including those specific to the Penryn Parkway land use designation.

Mitigation Measure 6.1d: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

Initial Study Mitigation Measure I.1: The applicant shall submit lighting development standards for inclusion in the C.C. & R's. The standards shall be reviewed and approved by the DRC and shall include General Lighting Standards, Street Lighting Standards, Residential Standards, Prohibited Lighting and Exemptions and shall insure that individual fixtures and lighting systems in the development will be designed, constructed and installed in a manner than controls glare and light trespass, minimizes obtrusive light and conserves energy and resources.

16.4 MITIGATION MEASURES FOR TRANSPORTATION AND CIRCULATION

Mitigation Measure 7.1a: This project will be subject to the payment of traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), pursuant to applicable

Mitigation Measure 14.2a: Prior to Improvement Plan approval, the applicant shall make a good faith effort to pay the Town of Loomis their fair share cost of \$728 for constructing modified intersection geometries and signal phasing at the intersections of Taylor Road / King Road and Taylor Road/Horseshoe Bar Road. The fair share percentages are identified as 0.34% and 0.36%, respectively.

Mitigation Measure 14.2b: The project shall implement *Mitigation Measure 7.1a*, which requires the project to pay traffic impact fees that are in effect in this area (Newcastle/Horseshoe Bar/Penryn), pursuant to applicable Ordinances and Resolutions.

Mitigation Measure 14.3a: The project applicant shall implement *Mitigation Measure 14.2a* and *Mitigation Measure 7.1a*, which require payment of a proportionate share of the total cost for roadway facility improvements.

Mitigation Measure 14.4a: Prior to Improvement Plan approval, the project applicant shall implement one or more of the following mitigation strategies. The mitigation shall be sufficient to offset the amount of summertime project operation emissions of ROG and NO_X that exceed 10 pounds per day. The estimated amount that the mitigation must be sufficient to offset is 0.67 pounds per day of ROG and 0.17 pounds per day of NO_X , a total of 0.84 tons per day for a 182-day period (summer days).

- a. Establish mitigation onsite by incorporating design features within the project. This may include, but not be limited to: "green" building features such solar panels, energy efficient heating and cooling, exceeding Title 24 standards, bike lanes, bus shelters, etc. NOTE: The specific amounts of "credits" received shall be established and coordinated through the Placer County Air Pollution Control District.
- b. Establish mitigation offsite within west Placer County by participating in an offsite mitigation program, coordinated through the Placer County Air Pollution Control District. Examples include, but are not limited to participation in a "Biomass" program that provides emissions benefits; retrofitting, repowering, or replacing heavy duty engines from mobile sources (i.e. busses, construction equipment, road haulers); or other program that the project proponent may propose to reduce emissions.
- c. Participate in the Placer County Air Pollution District Offsite Mitigation Program by paying the equivalent amount of money, which is equal to the project's contribution of pollutants (ROG and NO_X) in excess of the cumulative threshold of 10 pounds per day during summertime. The estimated payment for the proposed project is \$12,012 based on \$14,300 per ton for a 182-day period. The actual amount to be paid shall be determined, and satisfied per current California Air Resource Board guidelines, at the time of Improvement Plan approval.

16.11 MITIGATION MEASURES FOR PUBLIC SERVICES

Initial Study Mitigation Measure XIII.1: "Will serve" letters shall be provided from the appropriate service providers.

16.124 MITIGATION MEASURES REQUIRING ONGOING IMPLEMENTATION AND MONITORING

For a few mitigation measures, initial implementation of the measure would be monitored through the County's Standard Mitigation Monitoring Program but ongoing implementation of the measure would need to be monitored separately from the county's standard program. These measures require action to be taken past the point at which Certificates of Occupancy would be issued, and thus would fall outside the scope of the county's standard program. The following discussion identifies the mitigation measures that require ongoing implementation, the party(ies) responsible for funding implementation, the necessary timing of implementation that would occur outside the scope of the County's Standard Mitigation Monitoring Program, and the mechanisms for monitoring compliance with each mitigation measure.

Mitigation Measure 5.1c

This measure requires the project to compensate for impacts to oak woodland habitat. One method that may be included in the mitigation implementation is to "plant and maintain an appropriate number of trees in restoration of a former oak woodland." Should this method be implemented, tree planting must occur prior to issuance of grading permits, and monitoring of this implementation would occur under the County's Standard Mitigation Monitoring Program. Upon completion of construction, the Property Manager/Owner and/or Homeowner's Association would be responsible for monitoring the success of the restoration. Placer County would ensure that the appropriate party submits a monitoring report at least annually for five years. The monitoring report must be prepared by a qualified biological consultant.

Mitigation Measures 5.3c, 11.2a, 11.2b, 11.2c, and 11.2d

These measures require the project to construct post-development Best Management Practices (BMPs) to protect water quality and control erosion and sedimentation. The BMPs must be included on the project Improvement Plans, thus their installation would be monitored through the County's Standard Mitigation Monitoring Program. Long term maintenance of these BMPs is necessary to ensure their effectiveness. This would be the responsibility of the Property Owner/Manager and/or Homeowner's Association. Placer County would ensure that the appropriate party submits evidence of BMP maintenance upon request.

Mitigation Measure 11.4a

This measure requires the project to construct stormwater retention/detention facilities. Maintenance of these facilities must be provided by the project owners/permitees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Placer County would ensure that the appropriate party submits evidence of retention/detention facility maintenance upon request.

Mitigation Measure 13.3c

This measure requires that the project applicant prepare a Mosquito Control Plan for administration by the Homeowners Association and/or Property Manager/Owner. This plan will describe various methods of managing the stormwater detention basin, stormwater conveyance infrastructure, and landscape irrigation system to reduce mosquito breeding.