
CHAPTER 3

PROJECT DESCRIPTION

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This chapter provides details of the project site and the surrounding areas, General Plan and Zoning designations for the project site, objectives of the proposed project, a detailed description of the proposed project, and a list of entitlements and approvals that would be required for the project. Figures are provided to facilitate a thorough understanding of the project's regional location, site characteristics, and project components. The description of the project included in this chapter sets forth the project characteristics and the general existing environmental conditions from which project impacts are evaluated. Additional information regarding existing conditions is presented in chapters 4 through 14.

3.1 STUDY AREA CHARACTERISTICS

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 community 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). As shown in *Figure 3-1 Site and Vicinity Map*, the ±15.1-acre project site is located on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80). 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.

Project Site Description

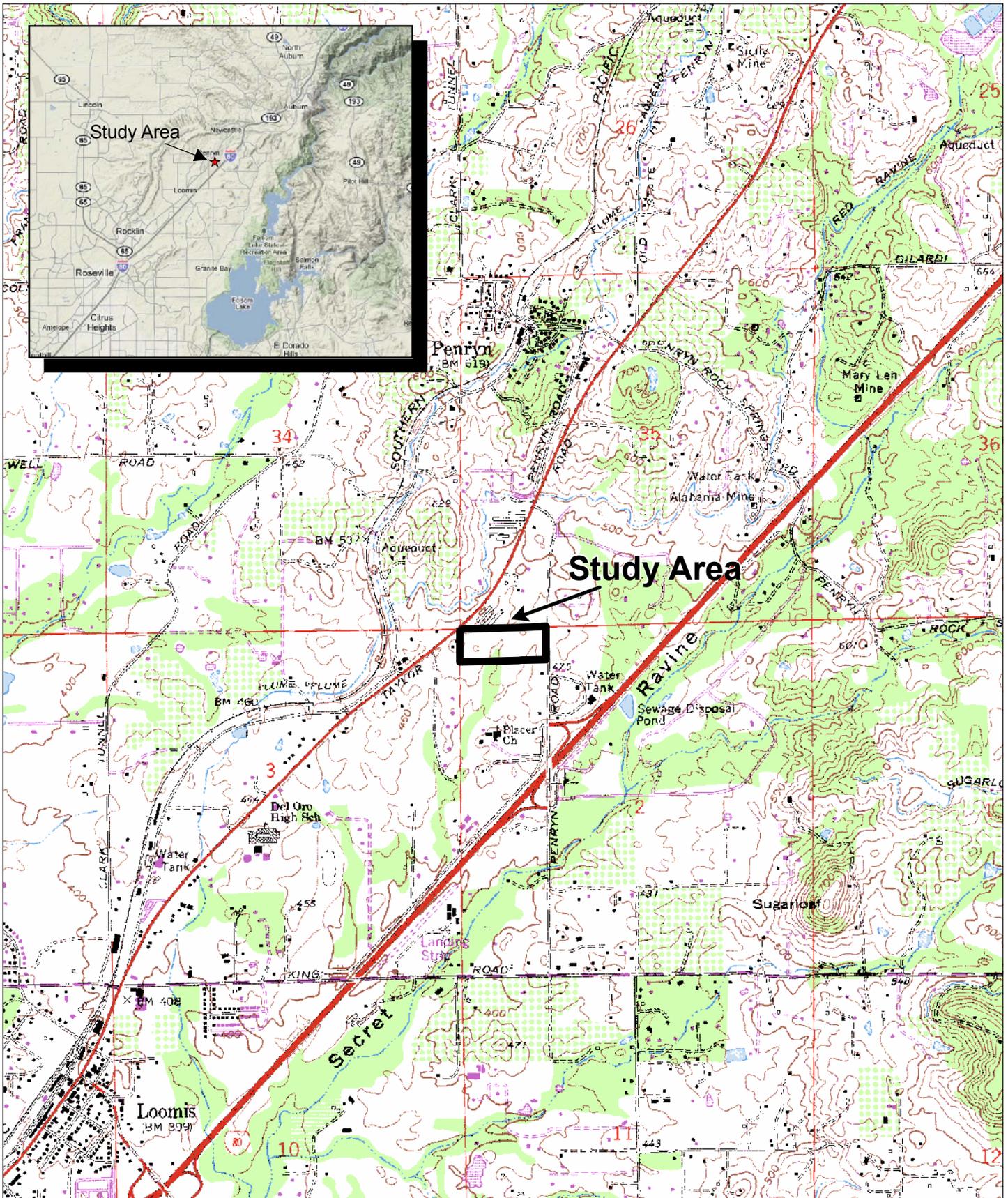
As shown in *Figure 3-2 Aerial Photograph*, the Orchard at Penryn site is presently undeveloped. A small portion of fencing and landscaping associated with the property to the south encroach on the project site. The site has approximately 495 feet of frontage along Penryn Road and 60 feet of frontage along Taylor Road.

Topography and Soils

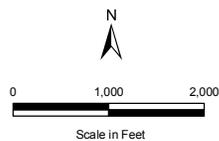
The topography of the site is gently sloping, with elevations ranging between 460 and 480 feet above mean sea level. Soils found within the Penryn community and throughout the foothills region are derived from weathered granite producing fine-grained and well-drained soils. At the project site, soils are of the Andregg sandy loam soil series, which are moderately deep, gently rolling, well-drained soils that exhibit moderately rapid permeability, medium surface runoff, and moderate erosion hazard.

Hazardous Materials

In the past, the site was used as a fruit orchard. The project site soils are known to contain hazardous materials, primarily persistent agricultural chemicals such as DDT and lead arsenate associated with the prior agricultural activities. 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



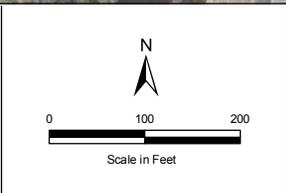
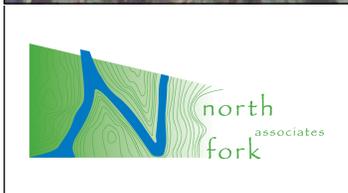
Study Area



USGS Base Map: Rocklin, CA
 7.5 minute topographic quadrangle
 Section: 2
 Township: 11N
 Range: 07E

Figure 3-1

SITE & VICINITY
 Orchard at Penryn
 Placer County, CA



Aerial Photo Date: 2008 (Placer County)

Figure 3-2
AERIAL PHOTO
Orchard at Penryn
Placer County, CA

of the project site would not be exposed the hazardous materials onsite are identified in a Removal Action Workplan (RAW) for the site, which would be implemented prior to construction of the proposed project. The site remediation is included as part of the project description in Section 3.4 of this chapter. The RAW is subject to review and approval by DTSC. As such, DTSC is a Responsible Agency for this project. DTSC's decision of whether to approve the RAW will include consideration of the analysis in this Draft EIR.

Drainage

The project site is within the Secret Ravine sub-watershed, which is part of the Dry Creek Watershed. The Dry Creek Watershed Flood Control Plan recommends local onsite stormwater detention in the project vicinity. Two drainage swales carry water from north to south through the project site. One swale is located near the center of the project site while the other is located at the site's eastern boundary, adjacent to Penryn Road. The swales are tributary to Secret Ravine, which is located approximately one mile south of the project site, on the south side of I-80. Secret Ravine flows southwesterly and drains to the Sacramento River. The eastern swale supports riparian scrub habitat along its entire length through the project site. A small pocket of riparian vegetation is supported by the seasonal wetland adjacent to the central swale. The 100-year floodplain associated with the eastern drainage swale is generally 40 to 60 feet wide through the project site. The 100-year floodplain associated with the drainage swale in the central portion of the project site varies in width. It is approximately 40 feet wide at the northern property boundary. It quickly narrows down to 10 feet wide, then widens again to approximately 30 feet. At its widest point in the center of the project site, the floodplain is approximately 100 feet wide. It narrows again to 25 feet, and gradually widens to approximately 70 feet at the southern property boundary.

Biological Resources

The predominant habitat types onsite are oak woodland and annual grassland. Approximately half of the site, 7.5 acres, is characterized as oak woodland, which supports a wide diversity of wildlife. The site includes 6.2 acres of grassland habitat, which is comprised primarily of weedy species. The site also supports 1.3 acres of riparian scrub habitat associated with the two drainage swales onsite. The project site has limited potential to support some special-status wildlife and plant species.

Waters of the U.S.

A wetland delineation for the project site has been verified by the U.S. Army Corps of Engineers. The delineation found that the project site contains 0.499 acres of waters of the U.S. This includes the two drainage swales discussed above and a seasonal wetland, which is located along an existing sewer access road. It drains into the swale located near the center of the project site.

Easements

The following existing easements affect the project site parcels:

- ❖ A 42-foot wide highway easement along the Penryn Road frontage;
- ❖ A 40-foot wide road, public, and private utility easement along the southern boundary of the parcel that is adjacent to Penryn Road and along the boundary

between the two project site parcels (with the easement on each parcel being 20 feet wide);

- ❖ A 10-foot Public Utility Easement (PUE) along the eastern portion of the southern boundary of APN 043-060-052 (the western project site parcel);
- ❖ A 30-foot wide road, public, and private utility easement along the western and central portion of the southern boundary of APN 043-060-052;
- ❖ A 50-foot wide road, public, and private utility easement along the western boundary of APN 043-060-052;
- ❖ A triangular highway easement in the northwestern corner of APN 043-060-052;
- ❖ A 15-foot wide sewer easement running north-south through APN 043-060-052 on the east side of the drainage swale on this parcel; and
- ❖ A 15-foot wide PUE that contains the existing onsite sewer line and located adjacent to the sewer easement described above.

3.2 GENERAL PLAN AND ZONING DESIGNATIONS

Project Site Designations

The land use designation for the project site, as established by 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, professional office, and commercial uses. The Community Plan applies the PP designation to approximately 166 acres around Penryn Road.

The Placer County Zoning Ordinance designates one of the project site parcels as Residential Multi-Family, Combining Density Limitation of 10, Planned Development (RM-DL 10 PD) and designates the other parcel as 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 commercial and multi-family residential development, with an allowable density of one multi-family unit per 2,000 square feet, or approximately 21 units per acre. The -Dc designation indicates that approval of a Design/Site Agreement is required. The project does not propose to change the existing zoning and land use designations.

Designations and Land Uses of Adjacent Parcels

As shown in *Figure 3-2 Aerial Photograph*, land uses in the vicinity include rural residential properties to the west and north, and the Hope Lutheran Church property, which contains a church and accessory structures, to the south. Parcels east of the project site, across Penryn Road, support rural residential and/or commercial uses or are vacant.

Table 3.1 identifies the land use and zoning designations as well as the existing land uses for the project site and adjacent parcels. Refer to **CHAPTER 4 LAND USE** for additional discussion of land uses and a figure showing the existing land use and zoning designations.

**Table 3.1
Land Use and Zoning Designations**

Location	Placer County Zoning Designation	Horseshoe Bar/Penryn Community Plan Designation	Existing Land Use
Project Site	RM-DL10 PD=10 (Residential Multi-Family, Combining Density Limitation of 10, Planned Development = 10 dwelling units per acre) C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Vacant
North	RA-B-X DR 2.3 acre minimum (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)	Medium Density Residential 2-4 Dwelling Units per acre	Vacant
	RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)	Rural Residential 2.3 to 4.6 Acre Min.	Church
	C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Vacant
East	C1-UP-DC (Neighborhood Commercial, Combining Use Permit Required, Combining Design Corridor)	Penryn Parkway	Commercial/Retail
West	RA-B-100 (Residential Agriculture, Combining Building Site Size of 2.3 acres minimum)	Rural Residential 2.3 – 2.6 Acre Minimum	Rural Residential

3.3 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 designations 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.
- ❖ 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 project proposes to develop 150 multi-family residential units on the ±15.1-acre property. 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. 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 would be excavated. 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.

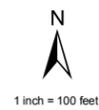
Circulation

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 areas. The main road would terminate in an exit-only driveway to Taylor Road. The project



Project Information

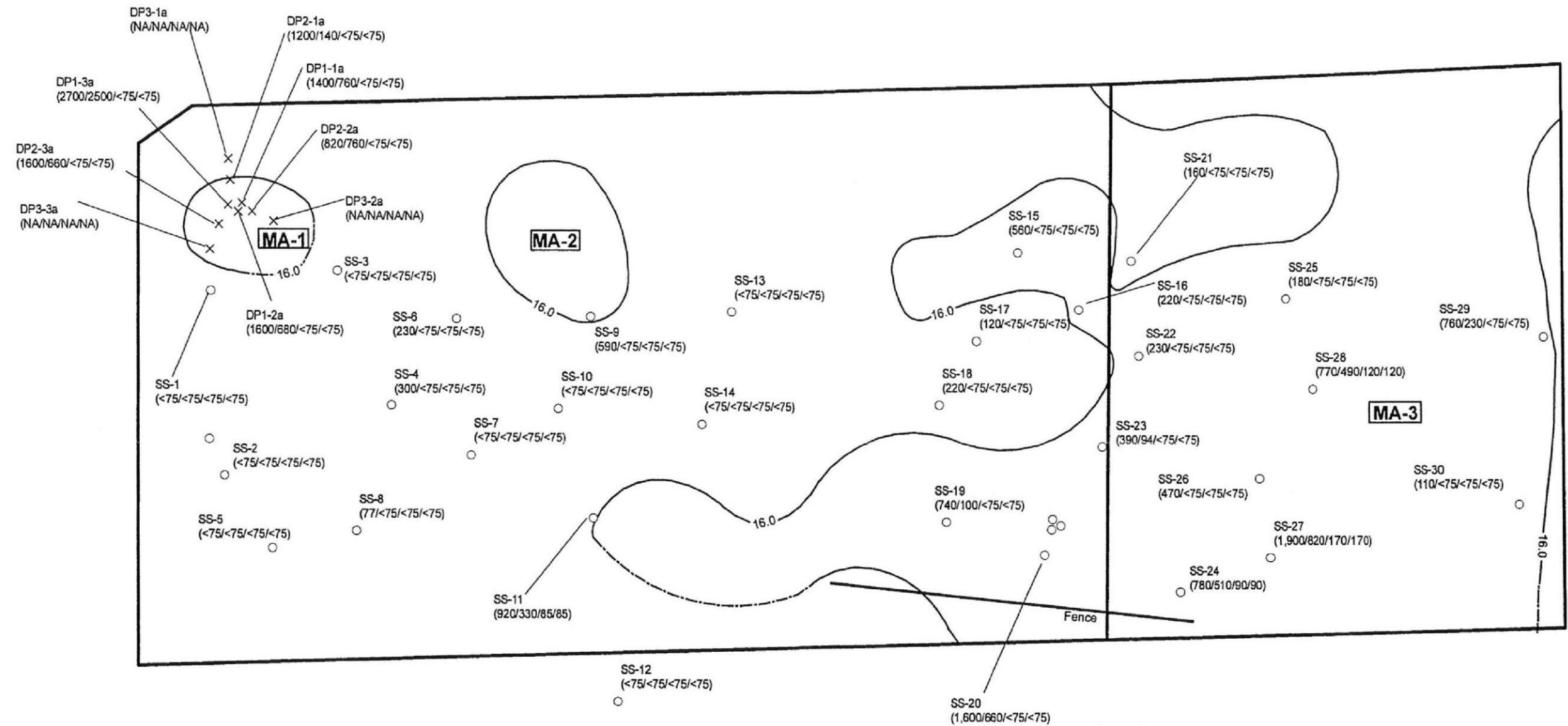
Number of Units	150
2 Br 1150 S.F. Carriage Unit	50
2 Br 1275 S.F. Townhouse	50
3 Br 1400 S.F. Townhouse	50
Parking	375 provided
	250 garages 125 open
Parking	375 required
	300 tenants 75 guests



Source Data: ConAm Development

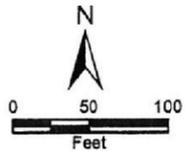
Figure 3-3

SITE PLAN
Orchard at Penryn
Placer County, CA



Legend

- Soil Sample Location
- × Debris Pile Sample Location
- 16.0 mg/kg Arsenic Isoconcentration Contour Line
- - - - - Approximate 16.0 mg/kg Arsenic Isoconcentration Contour Line
- Fence
- (920/330/85/<75) DDE/DDT/Endrin/Methoxychlor Concentrations (ug/kg)
- NA - Not Analyzed



Site boundary adapted from data provided by Placer County, 2007
 Projection: NAD83, California State Plane, Zone II



ORGANOCHLORINE PESTICIDES CONCENTRATIONS MAP
 PENRYN PROPERTY
 Placer County, California

FIGURE 5	
CHECKED BY	JG
CHECKED BY	WMF
PROJECT MGR	WMF
DATE	12/07
WKA NO. 5887.06	



Data Source: Wallace Kuhl and Associates, Inc.

Figure 3-4
SOIL EXCAVATION
 Orchard at Penryn
 Placer County, CA

proposes to provide 375 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. The project would be 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.

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). The project would connect to an existing 10-inch water line located in Penryn Road and an existing 24-inch water line located in Taylor Road. Wastewater conveyance would be provided by South Placer Municipal Utility District (SPMUD). Wastewater treatment would be provided at the Dry Creek Regional Wastewater Treatment Plant, which is owned and operated by the City of Roseville on behalf of the South Placer Wastewater Authority. Sanitary sewer pipelines would be installed within the project site, connecting to an existing sewer mainline that runs from north to south across the center of the project site. Solid waste would be collected by Recology Auburn Placer and disposed of at the Western Placer Sanitary Landfill and Materials Recovery Facility.

Grading and Drainage

Development of the proposed project would require grading for building pads, the recreation center, parking areas, roadways, and utilities. In addition, substantial earthwork would be required to implement the RAW to remove contaminated soil from the project site. As a result, the majority of the project site would be graded. Areas that would remain ungraded include the northern portion of the central drainage swale and oak woodland habitat associated with this swale, areas around the preserved rock outcroppings, and other limited areas around the site perimeter. As discussed above, implementation of the RAW would require excavation and removal of 11,600 cubic yards of soil; to complete site remediation, 11,600 cubic yards of clean soil would be imported to the site and used as fill. In addition, the Preliminary Grading Plan provides for grading cuts that total 31,547 cubic yards of soil and 43,577 cubic yards of fill. Combined, the RAW and the Preliminary Grading Plan would result in total cut volume of 43,147 cubic yards and a total fill volume of 55,177 cubic yards. To accomplish the site grading, a total of 23,630 cubic yards of soil would be imported to the site – this includes 11,600 yards to replace the excavated soil as well as 12,030 yards needed to balance cuts and fills on the site. The greatest amount of earthwork would occur in the eastern portion of the site where hazardous materials are most prevalent. In addition, areas with the greatest depth of cut and fill slopes would be located near the preserved rock outcropping in the northern portion of the site, adjacent to the open space area in the center of the site, and along the western property boundary.

Drainage originating from offsite properties that currently flows through the onsite drainage swales would be conveyed across the project site in storm drains. A 60-inch pipe is proposed to replace the drainage swale closest to Penryn Road, while a 30-inch pipe is proposed to convey flows through the center of the site. Drainage that originates within the project site would be conveyed through storm drain pipes and onsite bioswales to the center of the project site. The bioswales would provide water quality treatment for stormwater runoff. The onsite drainage would be held in an onsite detention basin at the southern property boundary before being released offsite, where it would flow south toward Secret Ravine, which is part of the Dry Creek Watershed.

In addition, there are two existing 18-inch corrugated metal pipe culverts carrying water from the east side of Penryn Road to the west side and onto the project site. The improvements to Penryn Road necessary to support the proposed Orchard at Penryn project include replacing the northern culvert with a 24-inch drainage pipe. This pipe would cross under Penryn Road, and then travel southerly within the 30-foot landscape easement along the project site's frontage on Penryn Road. The southern existing 18-inch culvert would tie into this new 24-inch line near the southeast corner of the project site, and the new 24-inch line would tie into the proposed 60-inch line further south. The 60-inch line would then head westerly and discharge into an outlet structure at the southern property boundary in the location of the existing swale on the eastern portion of the property.

Utilities and Services

The following agencies and private companies have been identified as providers of public services and utilities for the proposed Orchard at Penryn project:

Fire Protection	Penryn Fire Protection District
Law Enforcement	Placer County Sheriff's Office
Wastewater	South Placer Municipal Utility District
Water	Placer County Water Agency
Solid Waste Collection	Recology Auburn Placer
Telephone	AT&T
Electricity And Gas	Pacific Gas and Electric Company
Cable	Starstream Communications

Proposed Easements

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);
- ❖ The 40-foot wide road, public, and private utility easement along the southern boundary of the parcel adjacent to Penryn Road and along the boundary between the two project site parcels;
- ❖ The 30-foot wide road, public, and private utility easement along the western and central portion of the southern boundary of APN 043-060-052; and
- ❖ The 50-foot wide road, public, and private utility easement along the western boundary of APN 043-060-052.

3.5 ENTITLEMENTS AND REQUIRED APPROVALS

Table 3.2 lists the entitlements and approvals required from Placer County and from other responsible agencies for the proposed project. CHAPTER 2 EXECUTIVE SUMMARY includes the same table, as well as an explanation of each of the entitlements, approvals, and permits.

Table 3.2
Required Approvals/Permits

Required Permit	Responsible Agency
Tentative Subdivision Map	Placer County
Use Permit	Placer County
Design/Site Review	Placer County
Grading Permit	Placer County
Improvement Plan Approval	Placer County
Building Permit	Placer County
RAW Approval, Certification of site for "unrestricted land use"	California Department of Toxic Substances Control
Section 404 Nationwide Permit	U.S. Army Corps of Engineers
Section 401 Certification	Regional Water Quality Control Board-Central Valley Region
Section 402 National Pollutant Discharge Elimination System Permit Compliance	Regional Water Quality Control Board-Central Valley Region
Streambed Alteration Agreement	California Department of Fish and Game

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