
CHAPTER 1

INTRODUCTION

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This document is the Final Environmental Impact Report (Final EIR) for the proposed Orchard at Penryn project in Placer County. The Orchard at Penryn Final EIR consists of comments on the Draft EIR, responses to those comments, and the revised text of the Draft EIR. This Final EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Section (§) 15132, which states:

“The Final EIR shall consist of:

- a. The Draft EIR or a revision of the draft.
- b. Comments and recommendations received on the Draft EIR either verbatim or in summary.
- c. A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d. The responses of the Lead Agency to significant points raised in the review and consultation process.
- e. Any other information added by the Lead Agency.”

1.1 BACKGROUND

Project Site

The ±15.1-acre Orchard at Penryn site consists of two undeveloped parcels (APN 043-060-052 and 043-060-053) located in the community of Penryn. The project site is located on the west side of Penryn Road, approximately one-half mile north of Interstate 80 (I-80). The topography of the site is gently sloping, with elevations ranging between 460 and 480 feet above mean sea level. The predominant habitat types onsite are oak woodland and annual grassland. Because the project site was used as a fruit orchard in the past, onsite 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. The project site contains 0.499 acres of waters of the U.S. This includes a seasonal wetland located along an existing sewer access road and two drainage swales that carry water from north to south through the project site. 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.

Proposed Project

The proposed project, as described in the Draft EIR, would develop 150 multi-family residential units on the ±15.1-acre property. 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). A commonly held open space area is proposed to be located in the central portion of the project site. The proposed project would also construct onsite recreational facilities, including 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 in the center of the project site. 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. 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. 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.

1.2 CEQA PROCESS

Notice of Preparation

The Notice of Preparation (NOP) for the Orchard at Penryn project, which includes a description of the project and its probable environmental effects, was circulated to the public and agencies that may have jurisdiction over some aspect of the project for a 30-day period between March 22, 2010 and April 20, 2010.

Draft EIR

Comments on the NOP were considered in preparation of the Draft EIR. The potentially significant impacts of the project and alternatives to the project were evaluated in a Draft EIR (State Clearinghouse No. 20070521), which was circulated for a 45-day public review period between May 4, 2011 and June 20, 2011. A public hearing at the Placer County Planning Commission was held on August 11, 2011 to receive public comments on the Draft EIR.

Final EIR

Upon completion of the Draft EIR, CEQA requires the Lead Agency (Placer County) to consult with and solicit comments from public agencies that have jurisdiction over the proposed project as well as provide the public with an opportunity to comment on the Draft EIR. CEQA Guidelines §15200 states that the intent of public review of a Draft EIR is to allow for the sharing of expertise as well as disclosure of analysis methods and results in order to confirm accuracy, identify omissions and public concerns, and solicit counter proposals (i.e., suggestions for alternative development scenarios and/or mitigation measures). These objectives are met through the comment and response process that comprises public review as required by CEQA.

Comment letters were received from state agencies, local agencies, local organizations, and individual citizens. A list of comments received on the Draft EIR is provided on page 2-1 of this Final EIR. As required by CEQA Guidelines §15132, the Lead Agency's responses to all written and verbal comments are presented in this Final EIR.

1.3 FINAL EIR ORGANIZATION

This Final EIR is organized into three chapters as described below:

Chapter 1: Introduction

Chapter 1 describes the CEQA process as implemented for this project and provides information on the contents of this Final EIR. *Table 1.1* lists the text changes identified in

responses to comments received on the Draft EIR, as well as other changes to the Draft EIR identified as necessary by the Lead Agency.

Chapter 2: Comments and Responses

This chapter presents the comments received on the Draft EIR and the Lead Agency's direct responses to each comment. The comments include written comments from agencies, organizations, and individuals, as well as verbal comments made at the Planning Commission hearing. Each comment letter is immediately followed by the responses to that letter. The individual comments within each letter and the corresponding responses are numbered. The first comment/response is labeled A-1; A for it being the first letter being responded to and -1 for it being the first comment in the letter. Comments received at the Planning Commission hearing are summarized and responses are provided following Comment Letter W.

When responding to comments, the Lead Agency needs only to respond to significant environmental issues and does not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure of environmental impacts is made in the EIR (CEQA Guidelines §15204(a)). This Final EIR responds to all comments addressing the adequacy of the Draft EIR.

Chapter 3: Draft EIR Revisions

Some comments received on the Draft EIR necessitated revisions or additions to the text of that document. Each response to a comment that required a revision or addition to the Draft EIR text describes or provides the specific revision, while the revised text of the Draft EIR is included in Chapter 3.

Text deleted from the Draft EIR is shown in strikethrough font (~~strikethrough~~) and text added to the EIR is shown in underline font (underline). In addition, *Table 1.1* in Section 1.5 below, identifies the specific pages where changes were made to the Draft EIR, provides a summary of the text changes, and notes the reason for each text edit.

Chapter 4: Mitigation Monitoring and Reporting Program

Chapter 4 presents the Mitigation Monitoring and Reporting Program (MMRP), which was originally circulated as Chapter 16 of the Draft EIR. The MMRP identifies the implementation program for each mitigation measure included in the EIR and the Initial Study. The MMRP will ensure that mitigation measures, which present specific means to avoid impacts, reduce impacts to less than significant levels, or compensate for unavoidable impacts, will be effectively implemented.

1.4 NEW INFORMATION

CEQA Guidelines §15088.5 requires that an EIR be recirculated for public review and comment when "significant new information is added to the EIR after public notice is given of the availability of the Draft EIR for public review." The definition of "significant new information" is clarified under §15088.5(a)(1)-(4). This could include disclosure of a new significant environmental impact, a substantial increase in the severity of an impact, identification of a feasible project alternative or mitigation measure considerably different from those previously analyzed, or a fundamental and basic inadequacy in the Draft EIR. The comments received on

the Draft EIR did not identify the need to add significant new information to the Draft EIR. Recirculation of this EIR is not warranted.

1.5 TEXT CHANGES IN THE DRAFT EIR

Chapter 3 of this Final EIR presents the revised Draft EIR text. These revisions are summarized in *Table 1.1* on the following pages. The changes made to EIR text and mitigation measures are minor and were made based on comments received, and to correct typographical errors, provide updated information, and clarify the project description and impact analysis. No substantive changes were made.

Table 1.1
Index of Changes Made to the Draft EIR Text

Draft EIR page number	Primary Change Made	Reason for Change
Chapter 2 Executive Summary		
2-3	Clarify that soil remediation within drainage swales is proposed but not required by DTSC.	<i>Response to Comment B-6</i>
2-9	Change “recreation” to “restoration” in Mitigation Measure 5.2a.	<i>Correct error</i>
Chapter 3 Project Description		
3-7	Add a statement that the proposed residential units would be offered at market rates.	<i>Response to Comment D-8</i>
3-7 and 3-8	Clarify that soil remediation within drainage swales is proposed but not required by DTSC.	<i>Response to Comment B-6</i>
Chapter 4 Land Use		
4-9	Add Community Plan General Community Goal 6.	<i>Response to Comment R-13</i>
Chapter 5 Biological Resources		
5-16 and 5-18	Clarify that soil remediation within drainage swales is proposed but not required by DTSC.	<i>Response to Comment B-6</i>
5-21	Change “recreation” to “restoration” in Mitigation Measure 5.2a.	<i>Correct error</i>
Chapter 12 Utilities		
12-1 and 12-2	Update information related to water treatment plants.	<i>Response to Comment E-3</i>
Chapter 14 Cumulative Impacts		
14-7	Include reference to Mitigation Measure 14.2b.	<i>Response to Comment K-3</i>
Chapter 16 Mitigation Monitoring and Reporting Program		
16-1 and 16-19	Update numbering of Section 16.11 to 16.12. (Refer to change made on page 16-18.)	<i>Capture all Initial Study measures in MMRP</i>
16-2	Change “recreation” to “restoration” in Mitigation Measure 5.2a.	<i>Correct error</i>
16-5	Add Initial Study Mitigation Measure I.1.	<i>Capture all Initial Study measures in MMRP</i>
16-18	Add Section 16.11 Mitigation Measures for Public Services and Initial Study Mitigation Measure XIII.1.	<i>Capture all Initial Study measures in MMRP</i>

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