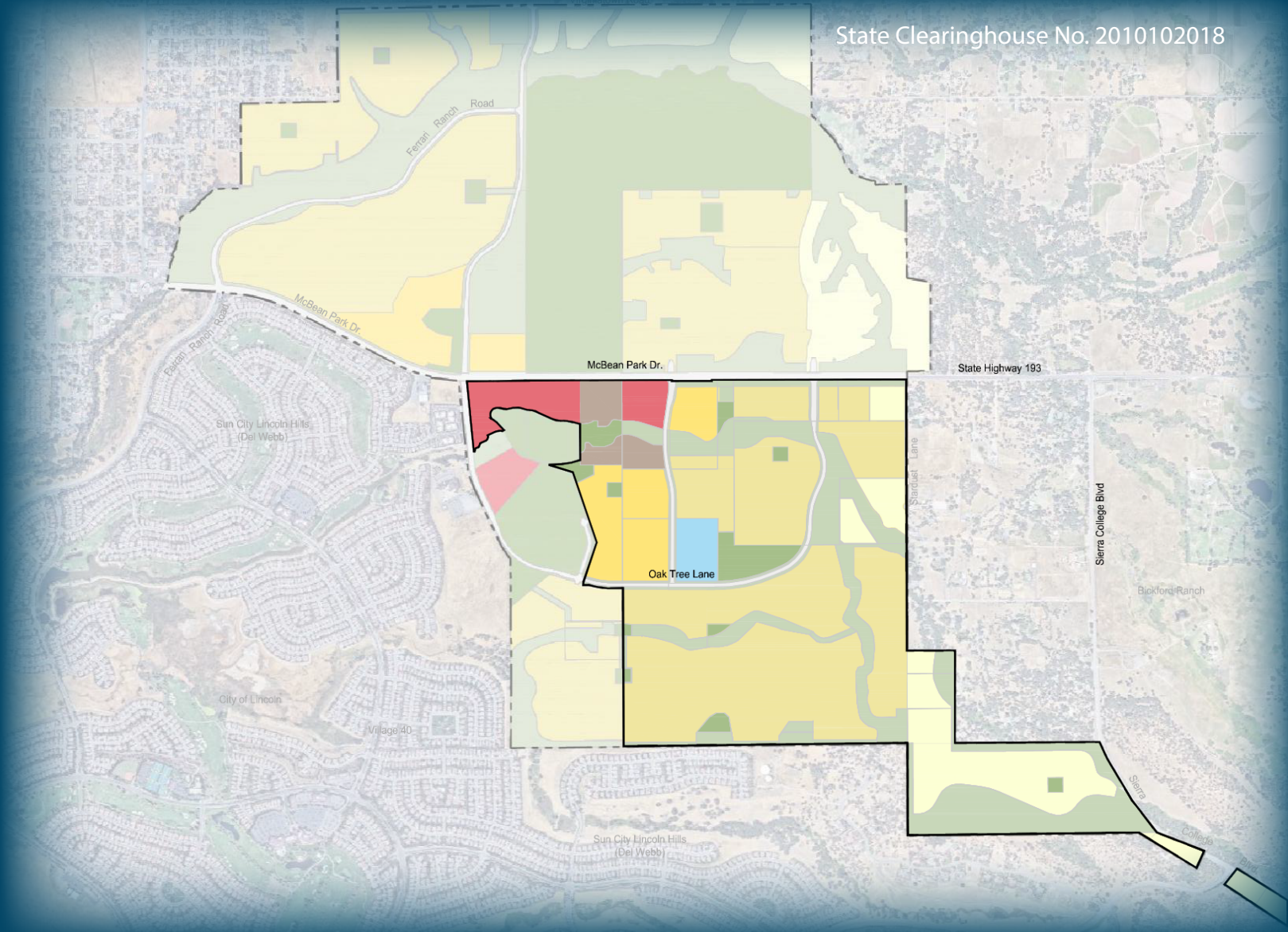


Final Supplement to the  
Environmental Impact Report for the

# Village 1 Specific Plan: South of McBean Park Drive Revisions

State Clearinghouse No. 2010102018



November 2022  
Revised September 2023

Prepared for:  
City of Lincoln  
Community Development Department  
600 Sixth Street, Lincoln, CA 95648

Prepared by:  
Adrienne L. Graham and Associates

Final Environmental Impact Report

for the

Village 1 Specific Plan:  
South of McBean Park Drive Revisions

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**Final Supplement to the  
Village 1 Specific Plan Environmental Impact Report**

**ERRATA  
September 2023**

The following changes are made to the Final Supplement to the Village 1 Specific Plan EIR. New text is underlined; deleted text is struck through.

**Chapter 2, Changes to the Draft EIR**

The second sentence under **CHANGES TO THE DRAFT SEIR** is deleted as shown:

~~No other changes have been made to the Draft SEIR.~~

Page 2-1: The following text is added after the stricken sentence:

In addition, the following changes are made to the Cultural Resources discussion in Chapter 5, Other Impacts, of the DSEIR .

**Chapter 5-2, Other Impacts**

Page 5-2 The following text is added after the paragraph under **Cultural Resources**:

During consultation with the United Auburn Indian Community (UAIC) pursuant to SB 18 and AB 52 (which was not in place when the 2012 EIR was certified), several refinements were made to Mitigation Measures 4.5-2 and 4.5-3 for protection of Tribal Cultural Resources. The proposed revisions update Mitigation Measures 4.5-2 and 4.5-3 to better reflect current practice, including recognizing the role of the tribes that are traditionally and culturally affiliated with the project site and vicinity in determining the presence and significance of tribal cultural resources, and of appropriate methods to treat such resources if they are present. Additional detail has also been added regarding the steps to be taken during review of subsequent projects. The proposed changes are refinements to Mitigation Measures 4.5-2 and 4.5-3, and do not alter the nature or significance of the impacts identified in the original EIR.

The revisions to Mitigation Measures 4.5-2 and 4.5-3 will also be incorporated into the Mitigation Monitoring Program for the Village 1 Specific Plan.

**Mitigation Measure 4.5-2(a):**

As part of the subsequent CEQA review for any small lot tentative map, or grading or improvement plans for projects that do not require a small lot tentative map, in the unsurveyed portion of Phase 1 (APN's 021-272-012 and 021-272-013) and the programmatic portion of the Village 1 Specific Plan that has not been subject to comprehensive investigation for the identification of Tribal Cultural Resources (TCRs), the project applicant shall submit to the City a draft cultural resources report that meets the Secretary of the Interior's Standards for all previously unsurveyed portions of the project site. The City shall consult with the California Native American tribes traditionally and culturally affiliated with the geographic area prior to completion of the draft report.

Upon receipt of a discretionary entitlement application (e.g., small lot tentative map), or grading or improvement plans for projects that do not require a discretionary entitlement, the City shall notify California Native American tribes traditionally and culturally affiliated with the geographic area who have requested notification pursuant to AB 52. The City shall request that the tribe(s) identify portions of the project site that could be sensitive or potentially sensitive for tribal cultural resources (TCRs) and evaluate any TCRs that the Tribe determines to be present. If requested by the Tribe(s), information regarding known sites and areas within the project boundaries that are potentially sensitive for TCRs shall be provided to the Tribe(s), and, if requested, a site visit will be conducted with tribal representatives.

The notification will contain the following:

- A request to consult, pursuant to AB52.
- A written description of the type of proposed ground disturbance, location and boundaries.
- A description of the activities (e.g., HDD, trenching, etc.).
- A map of the project area at a sufficient scale to indicate the spatial extent of activities.
- A detailed description of the depth of excavation.

The draft cultural resources report will be provided to the tribe(s) with the notification. The final cultural resources report will incorporate the findings of the Tribe. If a tribe does not respond to the City's notice within 30 days, it will be assumed that they are not aware of any TCRs within the project site.

If the Tribe identifies one or more areas within the project site that could be sensitive for TCRs, and the potentially sensitive site is in an area that would be disturbed by project construction, all necessary measures to avoid and protect the site shall be considered, and a Treatment Plan shall be prepared in consultation with the Tribe prior to any disturbance of the potential TCR site. The Treatment Plan shall include identification methods, including but not limited to, where appropriate, canine forensic surveys, ground penetrating radar, or vegetation clearing for better visibility.

If the identified site is a tribal cultural resource, the project shall be designed to avoid the resource, if feasible. If there are resources that cannot be avoided, the City, shall consult with the geographically and culturally affiliated tribe(s) regarding the protection measures that are proposed to be implemented. These protection measures will be written in clear, enforceable language. The City shall provide the tribe(s) the opportunity to submit comments and participate in consultation to resolve issues of concern. The project proponent shall not implement the treatment until the tribe approves protection measures, or if agreement cannot be reached after a good-faith effort, the City determines that any or all feasible measures have been implemented, where feasible, and the resource is either avoided or protected.

#### **Mitigation Measure 4.5-2(b)**

As part of the subsequent CEQA review, including AB 52 consultation where applicable, for any small lot tentative map, or grading or improvement plans for projects that do not require a small lot tentative map, the consulting Tribe(s) shall evaluate the resources identified as P-31-1678, P-31-1681, P-31-1688, P-31-1690, P-31-1693, P-31-1694, P-31-1696, P-31-1699, P-31-1700, P-31-1718, P-31-1720, P-31-

1722, P-31-1724, P-31-1725, P-31-1726, P-31-1729, P-31-1730, P-31-1731, P-31-1732, P-31-1733, P-31-1734, P-31-1735, and P-31-1737, as well as any unrecorded TCRs, sacred lands, Tribal Cultural Landscapes, or areas of tribal cultural or religious significance. For any site that qualifies as a TCR, historical resource or unique archaeological resource, mitigation of impacts on the resource shall follow standard professional procedures, including, but not limited to, avoidance, protection, written and photographic documentation, or other measures identified in California Public Resources Code section 21083.2, or in consultation with Tribes as described in (a), above.

**Mitigation Measure 4.5-3(a)**

Construction personnel shall be informed of the possibility of buried cultural resources anywhere within the project site and the protocol to be followed if a tribal cultural resource is encountered. Prior to the onset of grading, the project applicant shall distribute a cultural resources handbook that explains the procedures to follow if cultural resources and human remains are encountered, provide a list of important contact information and phone numbers, and include written descriptions and photographic examples (where possible) of cultural resources. The project applicant may shall also hire a certified Tribal Monitor to conduct a pre-construction training of all construction personnel involved in grading and excavation activity. If the area has been previously determined to be culturally sensitive, the project proponent shall hire a certified tribal monitor to observe all initial ground disturbing activities (e.g., initial grading and trenching in areas not previously graded) in the area determined to be culturally sensitive. Additional monitoring of ground disturbing activities may be required, based on the sensitivity of the area.

**Mitigation Measure 4.5-3(b)**

In the event that any previously unidentified subsurface archaeological resources or Tribal Cultural are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Lincoln (the City) shall be notified. The City shall consult with the consulting Tribe(s) to assess the significance of the find. If the find is determined to be significant by the Tribe(s) (i.e., because the find is determined to constitute either an historical resource, ~~or~~—a unique archaeological resource and/or a tribal cultural resource), then representatives of the City, the geographically and culturally affiliated tribal representative (for prehistoric and tribal cultural resources) and the qualified archaeologist and consulting tribes shall meet to determine the appropriate course of action, with the City making the final decision. All significant cultural materials that cannot avoided in place shall be collected by the Tribal Monitor and stored in a secure location on site, such as a lock box or conex. All materials shall be reburied in an area that is predetermined to not have future ground disturbing activities. This area shall be recorded using GPS by the consulting Tribe and the location kept confidential in the tribal database.

**Mitigation Measure 4.10-3(c)**

If the consulting Tribe(s) determines that some or all of the affected property qualifies as a Tribal Cultural Landscape, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code section 5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code §5024.1, including any historic or prehistoric ruins, any burial

ground, any archaeological or historic site (Public Resources Code Section 5097.993), the archaeologist, in consultation with the tribe, shall recommend to the City potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following:

- i. Avoidance, preservation, and/or enhancement of all or a portion of the Tribal Cultural Landscape as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization, if such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements;
- ii. An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or
- iii. Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved.

## **Chapter 5, Mitigation Monitoring Program Revisions**

Page 5-3: Mitigation Measures 4.5-2 and 4.5-3, revised as shown above, are added to Table 5-1, Village 1 Specific Plan: 2022 Revisions to Mitigation Monitoring Program.

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## **1. INTRODUCTION**

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# 1. INTRODUCTION

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## **INTRODUCTION**

This Supplemental Final Environmental Impact Report (SFEIR) contains the public and agency comments received during the public review period on the Draft Supplemental Environmental Impact Report (DSEIR) for the Village 1 Specific Plan Amendments (proposed project). This document has been prepared by the City of Lincoln, in accordance with the California Environmental Quality Act (CEQA).

## **BACKGROUND**

The Environmental Impact Report (EIR) is an informational document intended to disclose to the decision-makers and the public the potential environmental consequences of approving the proposed project. The DSEIR was circulated for agency and public comment from August 18 through October 3, 2022. All written comments received during the DSEIR public review period are included in Chapter 4 along with responses to the comments.

## **ERRATA AND MODIFICATIONS**

Chapter 2, Changes to the Draft SEIR, identifies a minor correction made to the DSEIR in response to a comment received on the Draft SEIR. In addition, this chapter presents minor revisions to the project proposed by the applicant. None of the modifications resulted in new significant impacts or substantial increases in the severity of impacts analyzed in the DSEIR.

## **COMMENTS AND RESPONSES**

A list of agencies and individuals commenting on the Draft EIR is included in Chapter 3 in this FSEIR. All written comments received during the DEIR comment period are provided in Chapter 4, along with responses to all substantive comments. Each comment letter is presented with brackets indicating how the letter has been divided into individual comments. Each comment is given a binomial with the letter number appearing first, followed by the comment number. For example, comments in Letter 1 are numbered 1-1, 1-2, 1-3, and so on. Immediately following the letter are responses, each with binomials that correspond to the bracketed comments.

Some comments on the DSEIR do not pertain to physical environmental issues. Responses to such comments, though not required under CEQA, are included to provide additional information. The phrase "comment noted" is used when the EIR authors wish to acknowledge a comment that does not directly pertain to the proposed project or environmental issues analyzed in the EIR, does not ask a question about the EIR, or does not challenge an element of, or conclusion of, the EIR. The intent is to simply recognize the comment.

## **MITIGATION MONITORING PROGRAM REVISIONS**

The Mitigation Monitoring Program (MMP) for the Proposed Project, presented in Chapter 5, include the revised mitigation measures identified in the DSEIR, and identifies the parties responsible for implementing and monitoring the measures, and the timing of such implementation. The full, original MMP adopted for the Village 1 Specific Plan, with the revisions identified in Chapter 5, continues to apply to Village 1 development.

## **2. CHANGES TO THE DSEIR**

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## 2. CHANGES TO THE DRAFT SEIR

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This chapter presents a minor correction made to the Draft SEIR in response to a comment received on the Draft SEIR.

In addition, this chapter presents minor revisions to the project proposed by the applicant. As discussed below, these changes would not alter the conclusions of the Draft SEIR.

No changes were made to the text of the DSEIR, including mitigation measures.

Added text is underlined and deleted text is struck through.

### CHANGES TO THE DRAFT SEIR

The pdf version of the Draft SEIR inadvertently included two copies of page 2-6 (pages 16 and 17 of the pdf). The second copy of page 2-6 is removed from the pdf.

No other changes have been made to the Draft SEIR.

### REVISIONS TO THE PROPOSED VILLAGE 1 SPECIFIC PLAN AMENDMENT

Page 3-6, Table 3.2 is revised as follows:

Subheader, sixth column:	<del>Maximum</del> <u>Estimated</u> Dwelling Unit
Subheader, seventh column:	<del>Maximum</del> <u>Estimated</u> Commercial/Office Intensity
Subheader, eighth column:	<del>Maximum</del> <u>Estimated</u> Commercial/Office Square Footage
Line 14a, eighth column:	<del>45,263</del> <u>50,000</u>
Line 17, second column:	<del>VHDR</del> <u>VMU</u>
Line 17, eighth column:	<del>—35,000</del>

Page B-3, Table B.1 subheaders are revised as follows:

Sixth column:	<del>Approved</del> <u>Estimated</u> Density
Subheader, seventh column:	<del>Approved</del> <u>Estimated</u> Dwelling Unit
Subheader, eighth column:	<del>Maximum</del> <u>Estimated</u> Commercial/Office Square Footage

### **3. LIST OF COMMENTERS**

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### 3. LIST OF COMMENTERS

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#### INTRODUCTION

Three letters and emails commenting on the Draft SEIR were received during the public review period. The letters can be found in Chapter 4, along with responses to the letters, in the order shown below.

#### LIST OF COMMENTERS

##### Agencies

1. Peter Minkel, Engineering Geologist, Central Valley Water Quality Control Board (October 3, 2022)

##### Individuals

2. Thomas C. Brutting (September 30, 2022)
3. Bill Lyons (August 21, 2022)

## **4. COMMENTS AND RESPONSES**

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## Central Valley Regional Water Quality Control Board

3 October 2022

Rommel Pabalinas  
City of Lincoln  
600 6th Street  
Lincoln, CA 95648  
[rommel.pabalinas@lincolnca.gov](mailto:rommel.pabalinas@lincolnca.gov)



### **COMMENTS TO REQUEST FOR REVIEW FOR THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT, VILLAGE 1 SPECIFIC PLAN AMENDMENT: SOUTH OF MCBEAN PARK DRIVE REVISIONS PROJECT, SCH#2010102018, PLACER COUNTY**

Pursuant to the State Clearinghouse's 18 August 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Supplemental Environmental Impact Report* for the Village 1 Specific Plan Amendment: South of McBean Park Drive Revisions Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore, our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has

1-1

1-2



adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

1-2  
(cont)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_2018\\_05.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

1-3

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the

1-4

State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

1-4  
(cont)

**Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

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For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

**Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

1-6

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

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(cont)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:  
[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

1-7

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:  
[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2004/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf)

**Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

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For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2018-0085.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf)

**Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

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(cont)

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If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

*Peter Minkel*

Peter Minkel  
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,  
Sacramento

**LETTER 1: PETER MINKEL, ENGINEERING GEOLOGIST, CENTRAL VALLEY WATER QUALITY CONTROL BOARD**

**Response to Comment 1-1:**

Comment noted.

**Response to Comment 1-2:**

The comment provides a summary of the Basin Plan. Comment noted.

**Response to Comment 1-3:**

The comment provides an overview of the antidegradation considerations for the discharge of wastewater. Village 1 will connect to the City's public sewer, and project wastewater will be treated at the Lincoln regional wastewater treatment plant. Therefore, the Proposed Project does not require an antidegradation analysis.

**Response to Comment 1-4:**

The comment provides information on the Construction General Permit, which is required of projects that would disturb more than one acre. The Village 1 Specific Plan would disturb over one acre, so it would be subject to the Construction General Permit. As discussed on pages 4.8-41 and 4.8-45 of the certified Village 1 Draft EIR, the projects developed in Village 1 must implement a number of measures to reduce construction impacts on water quality. In addition, as part of the Construction General Permit, the projects will prepare a Stormwater Prevention Pollution Plan (SWPPP). These requirements would continue to be in place if the Specific Plan Amendment is approved.

**Response to Comment 1-5:**

The comment provides information on the MSR Permit process. As discussed on pages 4.8-20 and 4.8-21 of the certified Village 1 Draft EIR, the City is subject to the conditions of the MSR Phase 2 General Permit, and all projects developed within Village 1 comply with these conditions. Toward that end, the Village 1 projects will incorporate best management practices (BMPs) and low impact development measures (LIDs) to minimize degradation of water quality. These requirements would continue to be in place if the Specific Plan Amendment is approved.

**Response to Comment 1-6:**

The comment provides information on the 404 and 401 permit processes of the Clean Water Act. As discussed on page 4.4-24 of the certified Village 1 Draft EIR, there are wetlands within the plan area, and any Village 1 project that contains wetlands must obtain Section 404 permits prior to construction and ensure no net loss of wetlands, as required by Mitigation Measure 4.4-1. As shown on page 2-24, the Regional Water Quality Control Board is a responsible agency because of its role in the 401 certification and NPDES processes. These requirements would continue to be in place if the Specific Plan Amendment is approved.

**Response to Comment 1-7:**

The comment provides information on the Waste Discharge Requirements (WDR). Any Village 1 project that would discharge to wetlands or other waters is required to obtain all applicable permits, including permits related to discharge to local drainages. These requirements would continue to be in place if the Specific Plan Amendment is approved.

**Response to Comment 1-8:**

The comment provides information on NPDES permits. As stated in previous comments, any Village 1 project that requires dewatering and/or if groundwater is encountered during construction, any discharge of such groundwater must comply with all City and State regulations. These requirements would continue to be in place if the Specific Plan Amendment is approved.

**Response to Comment 1-9:**

The comment provides information on NPDES permits for discharges of waste that could affect surface waters of the State. Please see Responses to Comments 1-3 and 1-7.

**Subject:** Draft Supplement to the Village 1 Specific Plan EIR.

**Date:** Friday, September 30, 2022 at 3:29:55 PM Pacific Daylight Time

**Letter 2**

**From:** tomsf

**To:** Village1@lincolncalifornia.gov

Mr. Pabalinas,

After a review of the Draft Supplement to the Village 1 Specific Plan EIR (SCH #2010102018) I have the following comments:

- 1. The report refers to the "*former Beale Titan Missile facility which is currently subject to remediation of groundwater contamination*". What is the timeline of the remediation and does it preclude construction commencing? 2-1
- 2. In Paragraph 3 of the Project Description, it refers to "*changes in the development standards*" without any explanation or elaboration. Some reference or definition, clarity, would be advisable. 2-2
- 3. Under Significant Environmental Effects it states, "*In some cases, impacts would remain significant even after mitigation, including changes in the visual character, increases in light and glare, loss of agricultural resources, generation of air pollutants, loss of biological resources, generation of greenhouse gases, traffic noise, traffic congestion, cumulative demand for water and wastewater requiring treatment; and damage to or destruction of historic and prehistoric resources.*" These are very noteworthy and important impacts that cannot be taken lightly and need full examination, explanation and conveyance to the city, adjacent impacted residents, and interested Lincoln citizens. Although it's evident that the change of land use impacts the environmental qualities, those stated are of particular grave concern. A mere reference to the original EIR is not adequate, especially with site and density revisions made since. 2-3
- 4. Although this Supplement appears to only credit the increased traffic with the impact to the original EIR I do take issue that it does raise significant other issues in the use and redistribution of land use. As an example, it would be essential to see all minor roads included in the new Proposed Land Use Plan as it appears was done in the Adopted Land Use Plan, or at least some clarity as why they are not shown. 2-4

Aside from these comments specific to the Draft Supplement EIR I want to also emphasize other concerns with the development.

It is also important to note that the area to the south of McBean Park Drive/SR 193 is a refuge for abundant wildlife, including birds, geese, rabbits, wild turkeys, fox, coyotes, quail, and a variety of other species. Is there a study or plan addressing mitigating the disruption and impact on that habitat, and any potential migration impact on the adjacent neighborhoods? 2-5

With the current economic times are there any provisions in place to assure the solvency of this development, and any assurances and protections should the developer be unable to perform for any reason? 2-6

Furthermore, I do not believe that the current revised and updated impacts of artificial light, solar glare and noise, safety and security, along with appropriate barriers or buffers with Sun City Lincoln Hills have been adequately reviewed or addressed with the HOA or adjacent 2-7

residents of that community, including a proposed construction schedule.

Please be aware and sensitive to the fact that adjacent residents and neighbors may be unaware that the development is proceeding south of McBean/SR 193.

It would be best to find a path of communication with those impacted for disseminating effective and accurate information, addressing concerns and developing good will.

I appreciate your consideration of these items.

Thank you.

Sincerely,  
Thomas C. Brutting  
1980 Andover Lane  
Lincoln, CA. 95648  
email: tomsf@comcast.net

↑ 2-7  
(cont)  
|  
2-8



**LETTER 2: THOMAS C. BRUTTING****Response to Comment 2-1:**

As stated on page 5-2 of the Draft SEIR, a portion of the Village 1 plan area is underlain by the contaminated groundwater plume originating from a former Titan missile base. Remediation of the missile site is ongoing. This contaminated groundwater plume is addressed in the certified Village 1 EIR, on pages 4.7-4 through 4.7-6 and in Impact 4.7-2 on pages 4.7-14 through 4.7-19. The EIR includes mitigation measures to protect construction workers and residents against exposure to contamination from this groundwater plume, and to ensure that Village 1 development does not interfere with remediation efforts.

The proposed Specific Plan revisions would not alter the land uses or type of development that could occur on the parcels that are underlain by the contaminated groundwater plume. Therefore, the analysis and mitigation measures in the certified EIR remain adequate to address this impact.

**Response to Comment 2-2:**

The changes to development standards are identified on page 2-11 of Chapter 2, Project Description, of the Draft SEIR, under the heading “Revisions to the General Development Plan” (the General Development Plan (GDP) contains the development standards for the Village 1 Specific Plan). These proposed changes include updating exhibits to reflect the proposed changes to the Village 1 Specific Plan regarding land use designations, street sections and so on. In addition, the GDP is proposed to be revised to require increased setbacks for VLDR lots adjacent to County lands (proposed revised GDP, page 2-16). The rear yard setback would require 20 feet between the lot line and living space or a balcony or deck (compared to 10 feet for VLDR lots that are not adjacent to land in the County). The minimum lot size for the parcels adjacent to County lands is proposed to increase from 4,500 square feet to 7,150 square feet. There will also be minor changes to the land uses allowed within the Village Mixed Use area to better ensure developability of this area.

All of the proposed changes to the GDP, with revisions shown in redline and strikeout, are shown in the “Village 1 Specific Plan Amendment-Amended General Development Plan” on the City’s website at <https://www.lincolncalifornia.gov/en/business-and-development/resources/Documents/Planning/V1-SPA/Village-1-Specific-Plan-Amendment--Amended-General-Development-Plan.pdf>.

**Response to Comment 2-3:**

The City Council fully considered the impacts of the Village 1 Specific Plan when the plan was adopted. The certified Village 1 Specific Plan fully addressed the impacts on visual character and light and glare (Section 4.1 of the Village 1 DEIR), agricultural resources (Section 4.2), air pollutants (Section 4.3), biological resources (Section 4.4), greenhouse gas emissions (Section 4.6), traffic noise (Section 4.10), traffic congestion (4.14) and cumulative water supply and wastewater generation (Section 4.13). The City Council adopted a Statement of Overriding Considerations finding that the significant and unavoidable impacts of the Village 1 Specific Plan were outweighed by the benefits of the project.

The Draft Supplement to the Village 1 EIR examines the extent to which the proposed amendments to the Specific Plan would alter the analysis and/or conclusions of the certified EIR. The only significant impact that would be more severe as a result of the proposed amendments is traffic noise, which is evaluated in Chapter 4, Traffic Noise, of the Draft SEIR. Chapter 5, Other Environmental Impacts, of the DSEIR analyzes how the proposed revisions would alter the

conclusions of the Village 1 EIR, and concludes that other than traffic noise, there would be no new significant impacts or substantially more severe impacts if the proposed amendments are adopted.

**Response to Comment 2-4:**

The level of detail regarding the roadway network is the same in both the adopted Village 1 Specific Plan and the proposed Village 1 Specific Plan Amendment. Chapter 4 of the Specific Plan identifies the primary roadway network and cross-sections for each type of road that indicate required width and facilities for each type of road. The proposed changes to the roadway network and cross-sections are shown in the Village 1 Specific Plan Amendment, which is available on the City's website at <https://cityoflincolncalifornia.sharepoint.com/sites/LargeWebDocs/Shared%20Documents/Forms/AllItems.aspx?id=%2Fsites%2FLargeWebDocs%2FShared%20Documents%2FVillage%201%20Specific%20Plan%20Amendment%20%28SPA%29%2Epdf&parent=%2Fsites%2FLargeWebDocs%2FShared%20Documents&p=true&ga=1>.

Appendix A of the Draft SEIR provides an analysis of the proposed changes to the roadway network.

**Response to Comment 2-5:**

The impact of the Village 1 Specific Plan on biological resources, including wildlife, is addressed in Section 4.4 of the Village 1 Draft EIR, which also includes mitigation measures to protect special-status species and/or compensate for the loss of their habitat. As discussed on page 5-2 of the Draft SEIR, the proposed Specific Plan Amendment would reduce the amount of oak woodland that would be lost by approximately 13%. However, because the Specific Plan would still result in the loss of habitat within the plan area, the mitigation measures identified in Section 4.4, Biological Resources, of the certified EIR would still be required to reduce impacts on biological resources to a less-than-significant level.

Mitigation measures in Section 4.4, Biological Resources, of the certified Village 1 EIR require, among other things, pre-construction surveys to determine whether special-status species are present, along with measures to protect such species if they are found onsite, and to compensate for the loss of their habitat.

The potential for wildlife to migrate onto adjacent properties is not considered an impact on the environment. However, it should be noted that the lands immediately east and north of the plan area, and much of the land to the south, are not slated for development, and would therefore continue to provide habitat for wildlife species.

**Response to Comment 2-6:**

This is not a comment on the adequacy of the EIR, but is forwarded to the decision makers for their consideration. It should be noted that the Specific Plan is intended to guide development of the plan area over many years, and that it is expected that economic and development activity will ebb and flow over the course of the Specific Plan implementation. There are also other mechanisms for Village 1 to ensure that infrastructure and services needed by the project are in place in a timely fashion, including an infrastructure financing plan and development agreement (DA). The DA for Village 1 specifies the obligations of both the City and the Developer, including financing mechanisms that will be in place for the term of the DA (20 years, with possible extensions).

**Response to Comment 2-7:**

The public has had a number of opportunities to comment on the Village 1 Specific Plan, including the effects of artificial light, glare, noise, safety and buffers. In addition to the hearings held during consideration of the adopted Specific Plan and certified EIR, the City provided public notice of the availability of the Draft Supplement to the Village 1 EIR to address the proposed amendments to the Specific Plan. Notices of the availability of the EIR and the Planning Commission hearing were provided in the newspaper and on the City's website. In addition, notices were sent to all property owners within 400 feet of the Specific Plan boundaries and to any individuals or organizations that requested to be notified of actions related to Village 1. Notice of individual projects within Village 1 has been and will continue to be given when those projects are up for subsequent approvals, such as Specific Development Plans (i.e., Design Review).

In addition, the applicant has had discussion with the Sun City Lincoln Hills HOA regarding Oak Tree Lane and drainage channel construction. No construction has occurred adjacent to Sun City Lincoln Hills to date. The applicant has indicated that there will be communication with local residents when construction is planned in their vicinity.

Note that most of the Village 1 areas that abut Sun City Lincoln Hills are designated open space, which would provide a buffer between Village 1 and Sun City residences.

**Response to Comment 2-8:**

Comment noted. Please also see Response to Comment 2-7.

## Letter 3

**From:** Bill Lyons <[bill.lyons16@gmail.com](mailto:bill.lyons16@gmail.com)>

**Sent:** Sunday, August 21, 2022 2:45 PM

**To:** Rommel Pabalinas <[rommel.pabalinas@lincolnca.gov](mailto:rommel.pabalinas@lincolnca.gov)>

**Subject:** Re: Supplemental Draft Environmental Impact Report (SDEIR) for the proposed Village 1 Specific Plan Amendment (SPA)

Are you aware that pages 16 & 17 of the "V1 Specific Plan EIR Cover" document are identical?

On Wed, Aug 17, 2022 at 11:09 AM Rommel Pabalinas <[rommel.pabalinas@lincolnca.gov](mailto:rommel.pabalinas@lincolnca.gov)> wrote:  
Honorable City Council:

3-1

For your advanced notice and reference, I am emailing to inform you that the Supplemental Draft Environmental Impact Report (SDEIR) for the proposed Village 1 Specific Plan Amendment (SPA) project will be circulated for a 45-day public review beginning Thursday, August 18<sup>th</sup> and ending on Monday, October 3<sup>rd</sup>. No actions are required of your council on this SDEIR at this time, as this document will be considered as part of future public hearings on the project. Information on the environmental review document can be accessed via the weblink below, which is anticipated to be published tomorrow. Should you have any questions, you may contact me at the information below.

<https://www.lincolnca.gov/village1SPA/>

Thank you.

**LETTER 3: BILL LYONS**

**Response to Comment 3-1:**

The pdf version of the Draft SEIR inadvertently included two copies of page 2-6 (pages 16 and 17 of the pdf). The second copy of page 2-6 is removed from the pdf.

## **5. MITIGATION MONITORING PROGRAM REVISIONS**

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## 5. MITIGATION MONITORING PROGRAM REVISIONS

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### INTRODUCTION

This section provides the Mitigation Monitoring Program (MMP) for revised mitigation measures identified in the Draft Supplemental EIR (DSEIR). Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment." A MMP was adopted for the Village 1 Specific Plan because the certified EIR identified significant adverse impacts, and mitigation measures were identified to reduce those impacts to less-than-significant levels. The full Village 1 MMP, as revised by Table 5-1, below, continues to apply to Village 1 development.

The Village 1 Specific Plan (Specific Plan) provides direction for development of 1,832 acres of land within the City of Lincoln. The Specific Plan identifies land use designations and zoning for the plan area, the circulation system, utilities systems, parks and open space, and other planning considerations. In addition, the Specific Plan includes a wide range of goals and policies, design guidelines and development standards that will guide development.

The proposed amendments to the Specific Plan include the realignment of Oak Tree Lane, adjustments to land use and zoning designations, and relocation of a school site. A full description of the Proposed Project is provided in Chapter 2, Project Description, of the Draft SEIR. The Draft SEIR analyzed the extent to which the proposed amendments would alter the conclusions of the certified EIR, and identified additional mitigation measures to address traffic noise (Chapter 4 of the Draft SEIR). Those measures are included in Table 5-1. These measures apply only to the Full Project, not Phase 1 of the Village 1 Specific Plan, which was unaffected by the proposed amendments.

The numbering of the impacts and mitigation measures follows the numbering sequence found in the Draft SEIR.

Adoption of the MMP shall occur prior to, or concurrently with, adoption of the proposed project for which the program has been developed.

### PURPOSE OF THE MITIGATION MONITORING PROGRAM

The purpose of the MMP is to:

- Ensure that mitigation measures are implemented;
- Provide feedback to agency staff and decision makers about the effectiveness of mitigation measures;
- Provide learning opportunities for improving mitigation measures on future projects; and
- Identify the need for enforcement action before irreversible environmental damage occurs.

The components of the MMP are addressed briefly below.

**Impacts:** In order to provide context for the mitigation measures and monitoring program, all Impacts for which mitigation is required are listed.

**Mitigation Measures:** The mitigation measures are taken verbatim from the Draft SEIR (Chapter 4), in the same order that they appear in the Draft EIR.

**Responsible Entity:** This column identifies the entity that will undertake the required action. Generally, the contractor is named for actions occurring during grading or construction. On-site inspections will be done by City staff.

**Timing/Milestone:** Each action must take place during or prior to some part of project development or approval. The timing of actions generally falls into one of the categories shown in the table below.

**Monitoring and Enforcement Responsibility:** The City of Lincoln will have ultimate and legal responsibility for implementation of all mitigation measures. This column indicates which office within the City, usually the Development Services Department, will conduct the actual monitoring and reporting, as well as take corrective actions when a measure has not been properly implemented.



**TABLE 5-1  
VILLAGE 1 SPECIFIC PLAN: 2022 REVISIONS TO MITIGATION MONITORING PROGRAM**

Impact	Mitigation Measures – Programmatic Portion	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
<b>4.10 Noise (Impacts 4.10-1 and 4.10-4 Only)</b>				
<b>4.10-1 The proposed project would increase traffic noise levels at existing noise-sensitive land uses in the project vicinity.</b>	4.10-1(a) The City shall work with Placer County and the Town of Loomis when Sierra College Boulevard is widened to four lanes from Taylor Road to Twelve Bridges Drive to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SCB planned for widening	DSD
	4.10-1(b) The City shall coordinate with Caltrans and/or South Placer Regional Transportation Authority (SPRTA) when SR 193 is widened to four lanes from west of Sierra College Boulevard to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SR 193 planned for widening	DSD
	4.10-1(c) An acoustical analysis shall be prepared during design of the Oak Tree Lane extension which shall identify mitigation measures to ensure outdoor activity areas of nearby residences do not exceed 60 dB Ldn and indoor areas do not exceed 45 dB Ldn. The construction of Oak Tree Lane shall include one of more of the following measures as necessary to ensure that outdoor activity areas of nearby residents do not exceed 60 dB Ldn and indoor areas do not exceed 45 dB Ldn: increasing the distance of the road from the residences, berms, walls or a combination of such features and/or use of rubberized asphalt or similar materials.	City	During design of Oak Tree Lane extension	DSD
<b>4.10-4 The proposed project would contribute to cumulative increases in traffic noise levels.</b>	4.10-4 The City shall coordinate with Caltrans and/or South Placer Regional Transportation Authority (SPRTA) when Sierra College Boulevard is widened to four lanes south of SR 193 to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SCB planned for widening	DSD

**Abbreviations**

DSD = City of Lincoln Development Services Department