APPENDIX A

City of Lincoln

Notice of Preparation of a Draft Environmental Impact Report

DATE: July 20, 2016

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations and Persons

FROM: Paul Junker, Project Planner

Lead Agency: City of Lincoln
600 Sixth Street
Lincoln, CA 95648
(916) 434-2400

SUBJECT: **Notice of Preparation (NOP) of a Draft Environmental Impact Report and Scoping Meeting for the Lincoln Meadows Project**

The City of Lincoln is the lead agency for the preparation of an Environmental Impact Report (EIR) for the Lincoln Meadows Project (proposed project). The document will be prepared in compliance with the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15082 states that once a decision is made to prepare an EIR, the lead agency (the City of Lincoln) must prepare a Notice of Preparation (NOP) to inform all responsible and trustee agencies that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and the potential environmental effects in order to enable responsible and trustee agencies to make a meaningful response regarding the scope and content of the information that should be included in the EIR. Comments are also being solicited from the public.

COMMENT PERIOD: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM, August 18, 2016.

COMMENTS/INPUT: To ensure that the full range of project issues and alternatives related to the proposed project are addressed and that all significant issues are identified, comments and suggestions are invited from all interested parties. Written comments or questions (including the name, email address, phone number, and mailing address of the contact person submitting the written comments) concerning the EIR for the project should be directed to the following address:

ATTN: Paul Junker, Project Planner
City of Lincoln Community Development Department
600 Sixth Street
Lincoln, CA 95648

PUBLIC SCOPING MEETING: On August 17, 2016, from 4:00 PM to 6:00 PM, the City of Lincoln will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the scope of the Draft EIR being prepared for the Lincoln Meadows Project. This meeting will be held at First Floor Meeting Room at City Hall 600 Sixth Street, Lincoln, CA.

If you have any questions regarding this scoping meeting, contact Paul Junker, Contract Planner, at pjunker@mbakerintl.com, or (916) 231-3366.

PROJECT DESCRIPTION:

A summary of the project location, setting, and proposed components is provided below.

Project Location and Setting

The proposed project is located north of Virginiatown Road and west of Hungry Hollow Road within an unincorporated area of Placer County (see Figure 1). (Please note that all figures referenced are provided at the end of this document) The project site is identified as assessor's parcel number (APN) 021-231-018, and is located immediately east of the City of Lincoln's boundary. The approximately 40-acre project site is currently vacant annual grassland with an existing Nevada Irrigation District (NID) irrigation ditch traversing through the center of the site. Surrounding land uses include: unincorporated farmland to the north; Hungry Hollow Road, rural single-family residences, and farmland to the east; farmland, a decommissioned City of Lincoln landfill, and Virginiatown Road to the south; and single-family residences to the west.

Project Entitlements

The proposed project requires consideration for approval of the following discretionary actions for the Lincoln Meadows Project:

Placer County Local Agency Formation Commission

- Annexation

City of Lincoln

- General Plan Amendment;
- Prezone; and
- Tentative Subdivision Map.

A Development Agreement may also be sought for purposes of vesting entitlements and establishing specific obligations and commitments by both the City and the applicant.

Additional permits and approvals from other agencies will be necessary prior to the development of the proposed project. For example, the Nevada Irrigation District will need to approve the

proposed alignment, plans and specifications for the encasement of the on-site canal. In addition, a 404 permit from the Army Corps of Engineers will be required for project impacts to wetlands and vernal pool habitat.

The project entitlements are described in further detail below.

Annexation

The proposed project includes a request for annexation of the approximately 40-acre tentative map site (APN 021-231-018); the approximately 2.15-acre linear parcel (APN 021-250-001), between the tentative map site and Hungry Hollow Road; and the 1.2-acre portion of Hungry Hollow Road fronting APN 021-250-001, into the City of Lincoln. Thus, the total annexation area is approximately 43.4 acres. The proposed annexation area is located directly outside to the City's northeastern border in unincorporated Placer County, within the City's Sphere of Influence (SOI). The 2.15-acre parcel is included in the annexation area, but no development is proposed for this parcel as part of the Lincoln Meadows Project.

General Plan Amendment

The proposed project site currently has a Placer County General Plan Land Use designation of Rural Residential (see Figure 2). As can be seen on the City's General Plan Land Use Diagram, the project site is currently designated Village, and is within the Village 2 area. The project includes a request to amend the City of Lincoln General Plan Land Use Diagram to remove the project site from Village 2 (see Figure 3), and re-designate the project site as Open Space and Low Density Residential. A designation of Low Density Residential would be consistent with existing development within the City limits directly west of the project site.

Prezone

The project site is currently zoned by Placer County as Farm, 4.6-acre minimum. In conjunction with annexation, prezoning is required. The proposed City prezoning designation for the project site is R-1 Single Family Residential and Open Space (see Figure 4). Both the R-1 Single Family Residential and Open Space zoning designations would be consistent with adjacent zoning designations within the City.

Tentative Subdivision Map

The Tentative Subdivision Map (see Figure 5) for the project consists of the proposed subdivision of the 40-acre site into 144 single-family lots, three landscape lots, and a 7.57-acre open space lot with detention basins. Residential lots would range in size from 6,000 square feet to 12,787 square feet, with an average lot size of 9,394 square feet.

Project Components

The following sections provide additional details for major project components.

Open Space and Landscaping

The 7.57-acre open space area would be located in the southwestern corner of the site (see Lot A in Figure 5). The open space area would include two detention basins for stormwater quality and detention purposes with portions intended to serve as a wetland and vernal pool preserve. In

addition, three landscape lots would be provided near the entryways to the subdivision. Two narrow landscaping strips, including a 0.31-acre landscape lot and a 0.27-acre landscape lot, would be provided along the southern project frontage adjacent to Virginiatown Road (see Lots B and C in Figure 5). In addition, the applicant proposes a 0.3-acre landscape lot that would be located along the southeastern project frontage adjacent to Virginiatown Road and Hungry Hollow Road (see Lot D in Figure 5).

Roadway and Emergency Access

Primary access to the project site, for Phase 1, would be provided by one access point from Virginiatown Road. In addition, one temporary emergency access point would be provided to the site from Virginiatown Road until such time that the future roadway connection to Hungry Hollow Road is constructed (see Figure 5).

Utilities

The proposed project would require the installation of necessary infrastructure, including water, sewer, and storm water improvements. The project includes installation of a water system with connections to an 18-inch City transmission water main to be installed along Virginiatown Road. For sewer service, the project includes installation of 6- to 8-inch pipes within the subdivision, which would connect to a 10-inch sewer line that will be extended along the Virginiatown Road frontage. The storm drain system would consist of new storm drain pipes that will collect site runoff for discharge into the two on-site detention basins in the open space area. Drainage improvements shall comply with post-construction regulations of Placer County and the State of California.

Project improvements also include the undergrounding of a portion of the on-site Nevada Irrigation District canal.

Natural gas, electricity, and communications/data lines will also be connected to the project.

PROBABLE ENVIRONMENTAL EFFECTS:

The City has determined that the EIR should address impacts pertaining to the impact topics identified below. The remaining topics contained in Appendix G of the CEQA Guidelines will be addressed in the Initial Study that will be included as an appendix to the EIR.

Each technical chapter of the EIR will include an introduction, discussion of the existing environmental setting, regulatory context, standards of significance, method of analysis, evaluation of potential project-level and cumulative impacts, and mitigation measures associated with the resource area. The method and criteria used for determining the adverse impacts will be clearly and explicitly described, including any assumptions, models, or modeling techniques used in the analysis. For each significant impact, feasible mitigation measures, if available, will be identified and the level of significance after mitigation will be stated. Mitigation measures will identify the timing of the mitigation and the entities responsible for implementation.

Aesthetics – The Aesthetics chapter will summarize existing area aesthetics and visual setting. The chapter will describe project-specific aesthetics issues regarding build-out of the proposed project such as scenic vistas, trees, scenic highways, existing visual character or quality of the area, as well as light and glare.

Air Quality and Greenhouse Gas Emissions – The Air Quality and Greenhouse Gas Emissions chapter of the EIR will summarize setting information and identify potential impacts related to emissions of criteria air pollutants, greenhouse gas emissions and global climate change, and the cumulative contribution to regional air quality that may result from the proposed project.

Air Quality Analysis
The air quality analysis for the proposed project will be performed utilizing the California Emissions Estimator Model (CalEEMOD) software program. Vehicle trip generation data from the forthcoming Traffic Study will be utilized as model input data, as well as project-specific vehicle miles traveled data. The air quality impact analysis will include a quantitative assessment of short-term (i.e., construction) and long-term (i.e., operational) increases of criteria air pollutant emissions of primary concern (i.e., ROG, NOX, and PM10).

The significance of air quality impacts will be determined in comparison to Placer County Air Pollution Control District (PCAPCD)-recommended significance thresholds. PCAPCD-recommended mitigation measures will be incorporated to reduce any significant air quality impacts, and anticipated reductions in emissions associated with proposed mitigation measures will be quantified.

Greenhouse Gas (GHG) Analysis and Energy
The GHG analysis will include a quantitative estimate of operational carbon dioxide emissions from both stationary and mobile sources attributable to the project. Mobile source emissions from passenger cars and light trucks will be based on estimated vehicle miles traveled, as derived from the project traffic study, and as quantified through the CalEEMOD computer program. Construction emissions from the proposed project will also be quantified via CalEEMOD. The thresholds for the GHG analysis will be determined in consultation with the City of Lincoln and the PCAPCD. The EIR will analyze the proposed project for conformity with applicable GHG reduction measures.

In addition, this chapter will include a discussion of potential energy impacts due to the project, as well as any proposed energy efficiency and/or conservation measures in accordance with Section 15126.4(c) and Appendix F of the CEQA Guidelines. If needed, the project's energy consumption will be estimated by fuel type and end use. The chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies, if necessary to reduce impacts.

Biological Resources – The Biological Resources chapter of the EIR will include a description of the special-status plant and wildlife species known to occur within the project area, and a determination whether suitable habitat exists on-site to support any special-status species. Jurisdictional Waters of the U.S. and other protected waters will be evaluated in detail and assessed for impacts resulting from the project. The analysis will be based on a peer-reviewed, site-specific Biological Resources and Wetland report. The results of the report, including any mitigation measures, will be incorporated into the Biological Resources chapter of the EIR.

Cultural Resources – The Cultural Resources chapter of the EIR will describe the potential effects to historical and archaeological resources from implementation of the proposed project. The chapter will be based on a site-specific, peer reviewed technical report. A California Historical Resources Information System records search will be conducted to identify any documented historic or archaeological resources on or immediately adjacent to the project site. In addition, the Native American Heritage Commission will be contacted to obtain a list of tribes, who have

traditional lands or cultural places located within the area, in order to carry out consultation with said tribes. The archaeological investigation will further include a pedestrian survey of the site.

Geology and Soils – The Geology and Soils chapter of the EIR will summarize the setting and describe the potential effects from soil erosion, earthquakes, liquefaction, and expansive soils within the project area. The analysis will rely on a Geology and Soils report prepared for the project site.

Hydrology and Water Quality – The Hydrology and Water Quality chapter of the EIR will summarize setting information and identify potential impacts on storm water drainage, flooding, groundwater, and water quality. The analysis will be based upon a preliminary drainage report, which will describe how the on-site drainage system will adequately detain and treat storm water runoff prior to discharging runoff into the existing downstream storm water facilities. The results of the analysis will be incorporated into the Hydrology and Water Quality chapter of the EIR. In addition, Federal Emergency Management Agency (FEMA) flood zone maps will be evaluated to determine whether the project site is outside of FEMA's special hazard flood areas.

Land Use and Planning / Agricultural Resources – The Land Use and Planning portion of this chapter will evaluate the consistency of the proposed project with the City of Lincoln's adopted plans and policies. The chapter will include a detailed General Plan policy analysis, which will be provided in table format with a summary of the applicable policies and the proposed project's consistency. This chapter will also evaluate whether the project could be considered to induce substantial population growth either directly or indirectly (for example, through extension of roads or other infrastructure).

The Agricultural Resources portion of this chapter will evaluate existing agricultural resources within the project boundaries and within any off-site infrastructure alignments, consistent with Placer County LAFCo, Placer County, and City of Lincoln methodologies. The LAFCo methodology utilizes the Land Evaluation and Site Assessment (LESA) model to characterize the quality of agricultural lands. The LESA model uses land evaluation factors such as Storie Index Ratings and Land Capability Classifications for soils mapped within soil surveys prepared by the Natural Resource Conservation Service (NRCS), as well as Important Farmland Maps prepared by the State Department of Conservation. Any conflicts with adjacent land uses or existing zoning for agricultural use will also be identified.

Noise – The Noise chapter of the EIR will be based upon a technical study prepared for the proposed project. The chapter will evaluate both short-term construction noise and long-term operational noise associated with the project. The study will include noise measurement surveys to establish existing ambient conditions at the project site. The Federal Highway Administration (FHWA) Traffic Noise Prediction Model will be used with traffic volume information provided by the traffic study to predict both the project's increase in traffic noise along surrounding roadways, as well as future traffic noise effects upon the proposed project residences.

Public Services and Utilities – The Public Services portion of the EIR will summarize setting information and identify potential new demand for services, including fire protection, police, schools, parks, and other public facilities. Information from the City of Lincoln General Plan, as appropriate, and up-to-date information received from appropriate City and other agencies will be utilized to address the project's potential to create impacts to public services.

The Utilities section of the chapter will address potential new demand for water supply, wastewater treatment, and solid waste disposal. Technical water, sewer, and drainage studies

prepared for the project will be used to determine the sufficiency of existing City infrastructure to serve the proposed project.

Transportation and Circulation – The Transportation and Circulation chapter of the EIR will be based upon an on-site circulation study and will analyze transit, bicycle, pedestrian and vehicular circulation. The study will analyze the impacts of the proposed project under Existing Conditions, Existing Plus Project Conditions, Cumulative No Project Conditions, and Cumulative Plus Project Conditions. Daily household Vehicle-Miles Traveled (VMT) will also be estimated.

The study will include an assessment of traffic operations at existing transportation facilities. New traffic counts will be collected at relevant intersections during the weekday AM and PM peak periods, while relevant roadway segments will be used to collect daily traffic counts. Traffic counts will be collected at the following relevant roadway segments and intersections:

Intersections

1) Virginiatown Road and McCourtney Road;
2) Virginiatown Road and Hungry Hollow Road;
3) Virginiatown Road and Fowler Road (South);
4) Virginiatown Road and Fowler Road (North);
5) 12th Street and East Avenue;
6) 7th Street and East Avenue;
7) 7th Street and Lincoln Boulevard;
8) SR 193 and East Avenue;
9) SR 193 and Lincoln Boulevard;
10) SR 193 and Sierra College Boulevard;
11) Ferrari Ranch Road and Lincoln Boulevard;
12) SR 65 SB Ramps and Lincoln Boulevard; and
13) SR 65 NB Ramps and Lincoln Boulevard.

Roadways

1) Lincoln Boulevard between Joiner Parkway and SR 65 Interchange;
2) SR 193 between Lincoln Boulevard and East Avenue;
3) SR 193 between Sierra College Boulevard and Fowler Road; and
4) Sierra College Boulevard between SR 193 and Taylor Road

Freeways

1) SR 65 NB between Twelve Bridges Drive and Lincoln Boulevard;
2) SR 65 SB between Twelve Bridges Drive and Lincoln Boulevard;
3) SR 65 NB between Sunset Boulevard and Twelve Bridges Drive; and
4) SR 65 SB between Sunset Boulevard and Twelve Bridges Drive

Cumulative Impacts – In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts associated with the project will be undertaken and discussed. CEQA Guidelines Section 15355 define cumulative effects as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." The cumulative impact analyses will use the regional growth projections for the County and region as a whole. The individual and incremental effects of the proposed project when added to other closely related past, present and foreseeable future projects will be addressed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential growth-inducing impacts of the proposed project, focusing on whether or not a removal of any

impediments to growth would occur with implementation of the proposed project. Cumulative impact analyses will be provided in each technical chapter of the EIR.

Statutorily Required Sections – The Statutorily Required Sections chapter of the EIR will include a summary of the proposed project's significant and unavoidable, significant irreversible, and growth-inducing impacts, to the extent that such impacts are identified in the EIR analysis. The chapter will also include a summary of the cumulative impact analyses.

The remaining topics contained in Appendix G of the CEQA Guidelines will be addressed in the Initial Study that will be included as an appendix to the EIR, based upon the premise that these issues do not warrant detailed analysis in the EIR due to their straightforward nature. Rather, the remaining topics can be evaluated and dismissed in the Initial Study.

ALTERNATIVES ANALYSIS:

In accordance with Section 15126.6(a) of the CEQA Guidelines, the EIR will include an analysis of several project alternatives, including the No Project Alternative. The Alternatives Analysis chapter will "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." The EIR will include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives will be discussed, but in less detail than the significant effects of the proposed project. The EIR will also include a discussion of the environmentally superior alternative, and a description of alternatives considered but rejected from detailed analysis.

At this time, the alternatives to be analyzed by the EIR are still under consideration. Input is sought from the public as to alternatives to be included in the EIR.

Figure 1
Project Vicinity Map

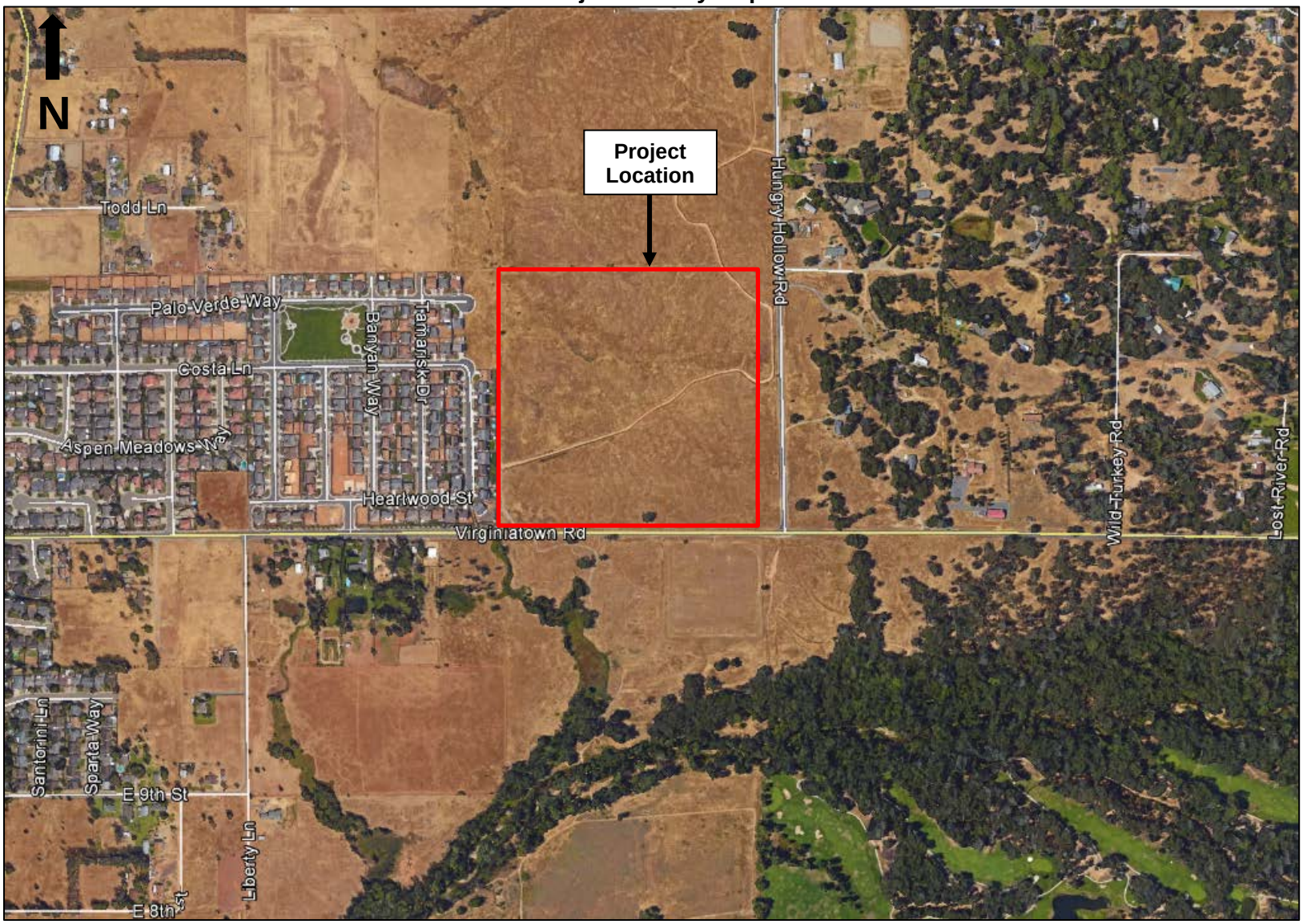


Figure 2
Existing and Proposed General Plan Land Use Designations

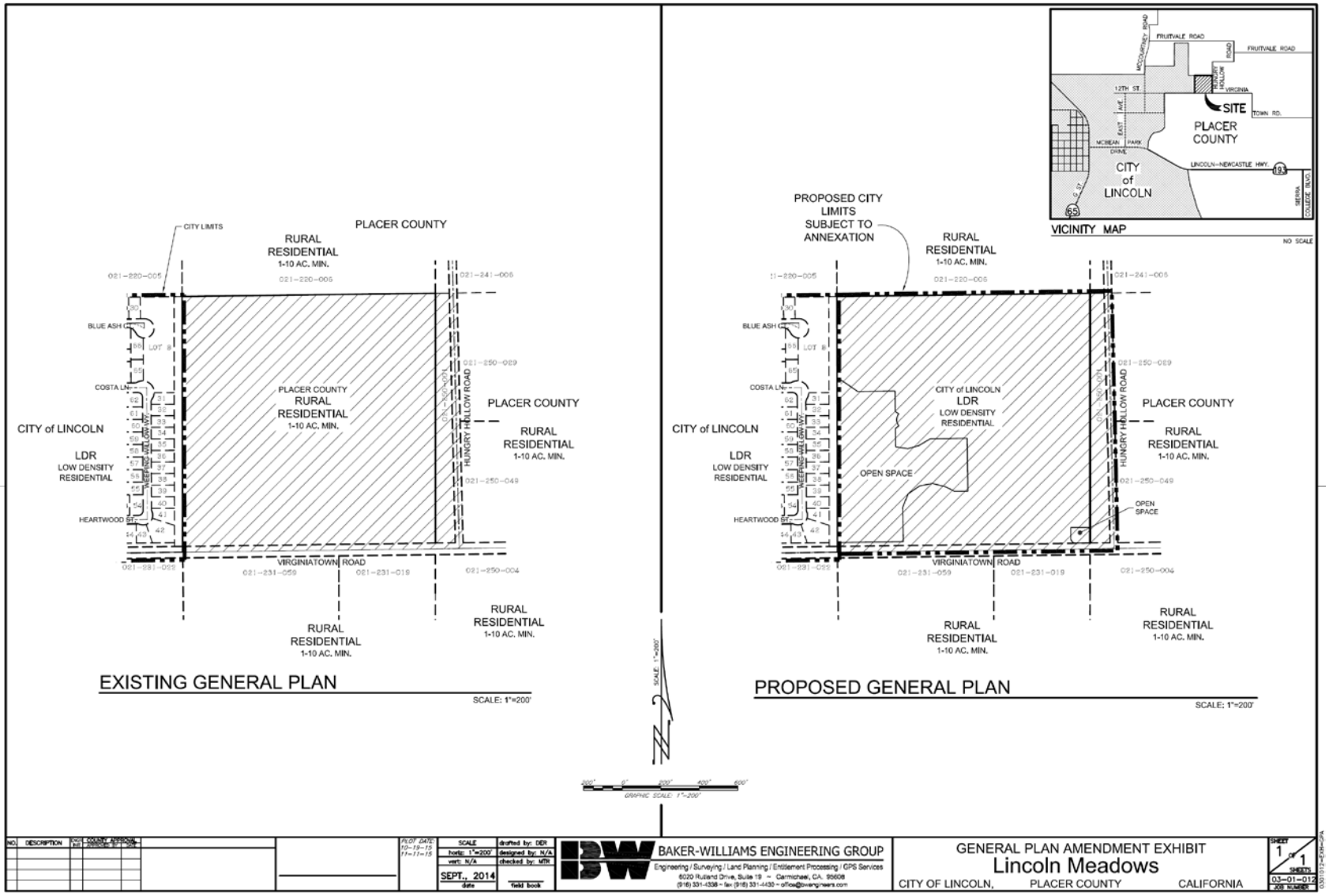
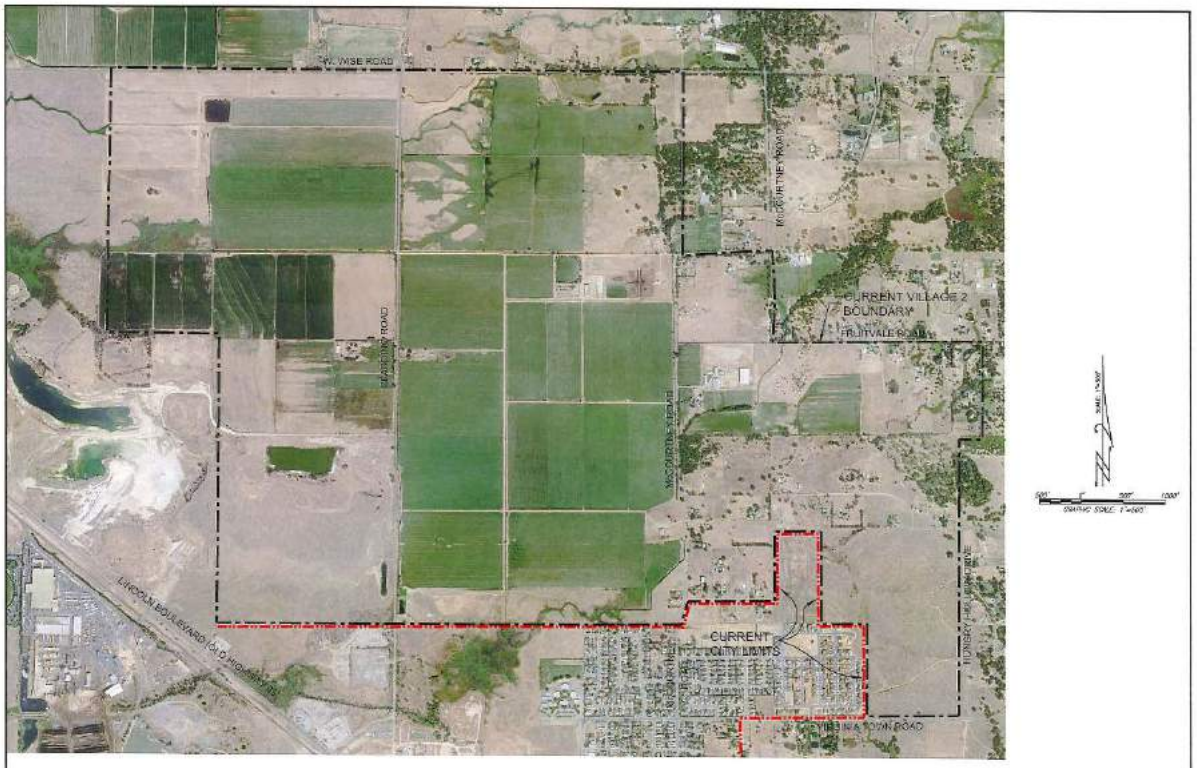
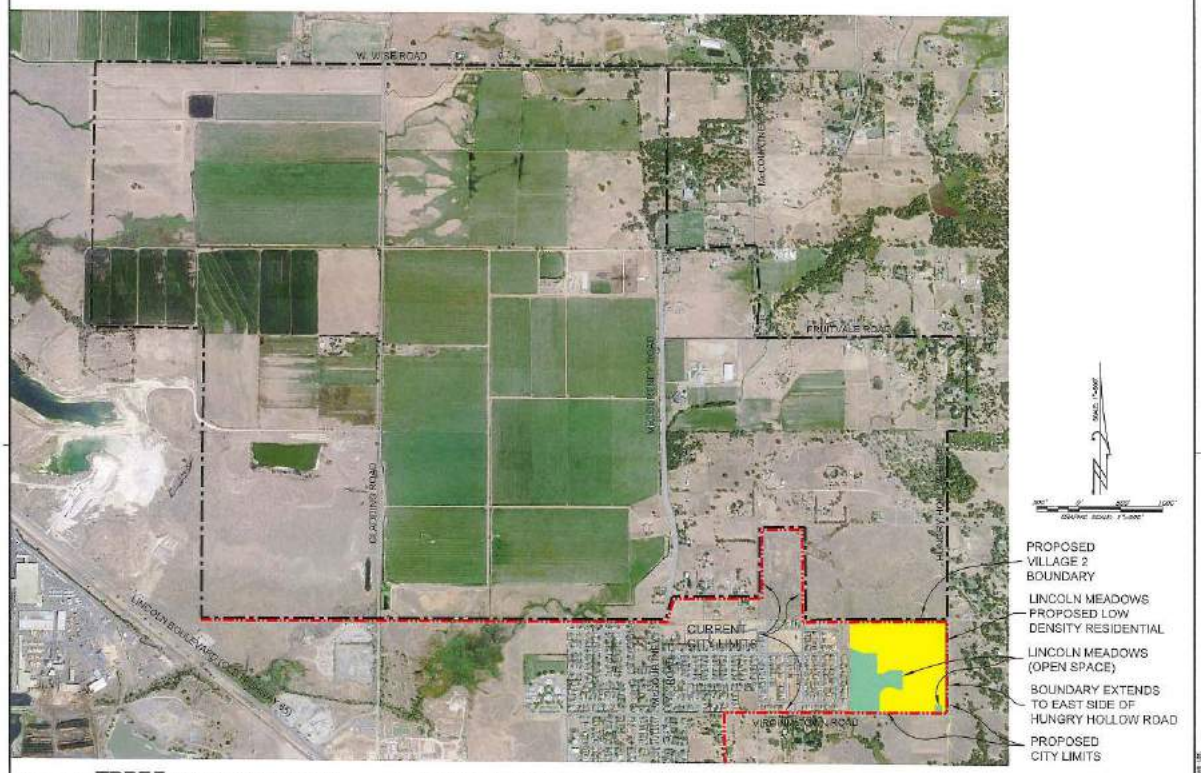


Figure 3
Proposed General Plan Amendment (Removal from Village 2)



CURRENT VILLAGE 2 BOUNDARY and CITY LIMITS



Prepared by: BAKER-WILLIAMS ENGINEERING GROUP

PROPOSED VILLAGE 2 BOUNDARY and CITY LIMITS

LAND USE EXHIBIT

Figure 4
Existing and Proposed Zoning

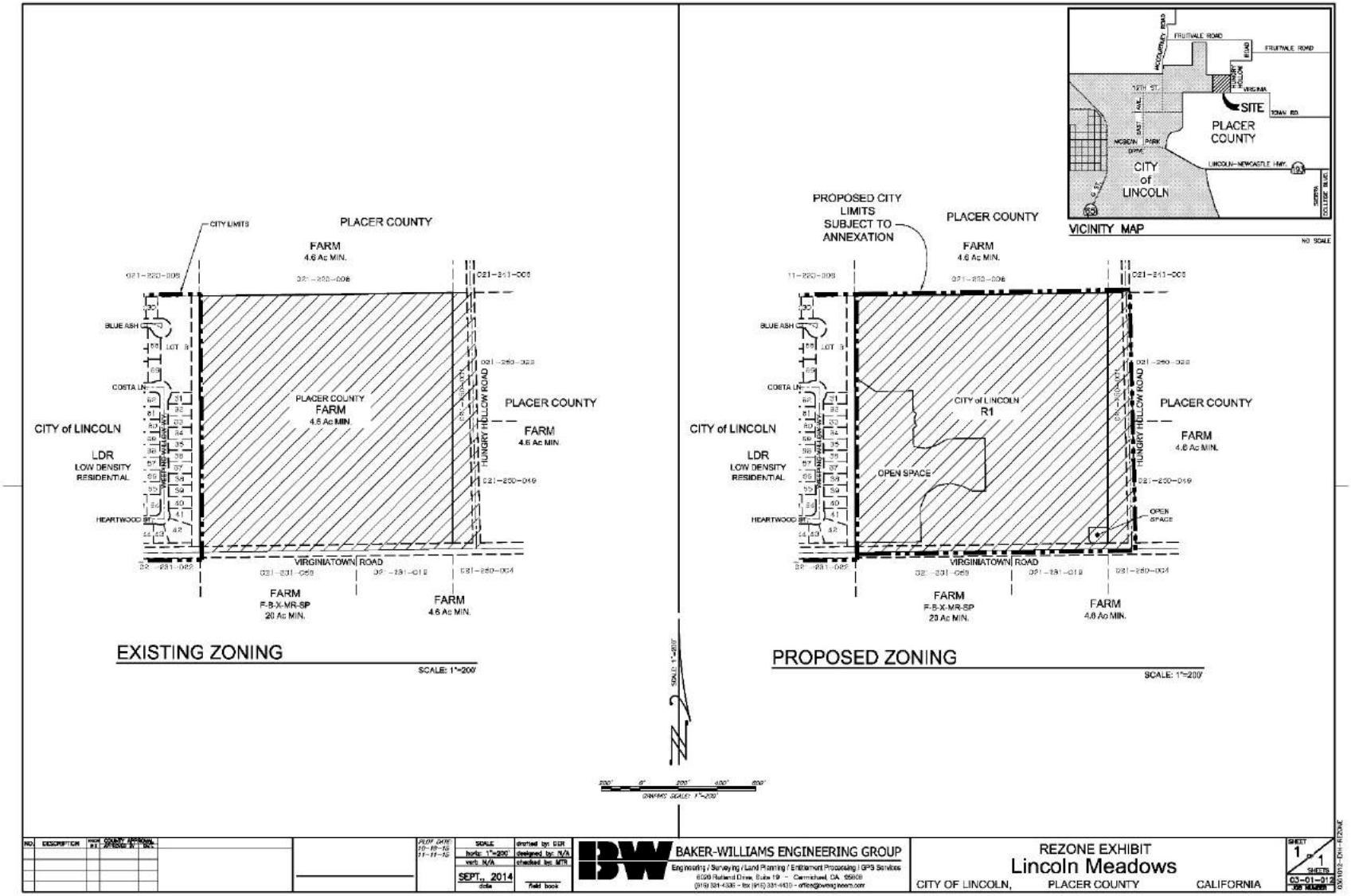


Figure 5
Tentative Subdivision Map

APPENDIX B

Jacob Byrne

From: Nick Pappani
Sent: Wednesday, August 31, 2016 9:23 AM
To: Angela DaRosa; Ariel Calvert
Subject: FW: City of Lincoln - Lincoln Meadows Project NOP

Hi – please save the below NOP comment to the server.

Thanks,

Nick

From: Junker, Paul [mailto:PJunker@mbakerintl.com]
Sent: Wednesday, August 31, 2016 8:28 AM
To: Nick Pappani <npappani@raneymanagement.com>
Subject: FW: City of Lincoln - Lincoln Meadows Project NOP

Morning Nick. Also received this message regarding Lincoln Meadows NOP.

Paul Junker | Associate Vice President | Michael Baker International
2729 Prospect Park Drive, Suite 220 | Rancho Cordova, CA 95670 | [O] 916 231-3366 | [M] 916 838-8384
pjunker@mbakerintl.com | www.mbakerintl.com

From: JOHNSEN, JIM [mailto:jj4254@att.com]
Sent: Monday, August 01, 2016 6:35 AM
To: Junker, Paul <PJunker@mbakerintl.com>
Subject: RE: City of Lincoln - Lincoln Meadows Project NOP

AT&T will serve this future development with our fiber Optic network FTTP that will place fiber optic cables to every home.

Jim Johnsen
Design Engineer
AT&T California
3545 Industrial ave., Rm 104
Rocklin
916-409-1370
Turfs: Rocklin, Stanford Ranch, Lincoln, Northwest Roseville

From: Junker, Paul [mailto:PJunker@mbakerintl.com]
Sent: Thursday, July 28, 2016 2:09 PM
Subject: City of Lincoln - Lincoln Meadows Project NOP

Dear Local Affected and Responsible Agencies and Interested Parties:

The City of Lincoln is processing a development application for the Lincoln Meadows project. A Notice of Preparation (NOP) for this project was filed with the State Clearinghouse on July 20, 2016. Please find attached the NOP for your review and comment. The City will hold a scoping on **August 17, 2016, from 4:00 PM to 6:00 PM.** This meeting will be held in the First Floor Meeting Room at City Hall 600 Sixth Street, Lincoln, CA.

If you have any questions regarding the project or this scoping meeting, please contact me at pjunker@mbakerintl.com, or (916) 231-3366.

Regards,
Paul Junker

Paul Junker | Senior Associate | Michael Baker International
2729 Prospect Park Drive, Suite 220 | Rancho Cordova, CA 95670 | [O] 916 231-3366 | [M] 916 838-8384
pjunker@mbakerintl.com | www.mbakerintl.com

LINCOLN MEADOWS PROJECT
NOTICE OF PREPARATION (NOP) SCOPING MEETING

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: Irene Anderson

Address: 834 Heartford St

Organization (if applicable): Homeowner

Please provide us with your written comments on the NOP by **5:00 pm, on August 18, 2016**.

(1) Main Concern: Traffic is crazy off of Orginatoria from 4:00 A.M and - it is very loud of Noisy - Trucks, Construction

(2) Only way out - if emergency happens - what then?

(3) Bottleneck - School Season - traffic a mess.

(4) Traffic also coming from McCourtney getting onto Orginatoria

(5) Reason for moving onto Country setting is getting some quiet - it is already like a very busy freeway in our backyard - add another 144 homes you all do the math

Send comments to:

Paul Junker
Project Planner
City of Lincoln Community Development Department
600 Sixth Street
Lincoln, CA 95648

LINCOLN MEADOWS PROJECT
NOTICE OF PREPARATION (NOP) SCOPING MEETING

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: James & Shelby Ayer

Address: 839 Heartwood St, Lincoln (Sierra Vista)

Organization (if applicable): _____

Please provide us with your written comments on the NOP by **5:00 pm, on August 18, 2016.**

We are both concerned with the increased traffic with the addition of the this development. There are only two roads to Virginiatown (East & Twelve); they are very far apart from one another. East gets very backed up right now as it is due to the traffic for the elementary School and even the high School.

It is already a long way around just to get to Virginiatown. A more direct road is DEFINITELY needed to guarantee both access to this area just being developed.

Also, a very large church is being built on Virginiatown that will also have an impact on traffic problems. Had we received notice prior to this construction we would have spoken up at that time.

Send comments to:

Paul Junker
Project Planner
City of Lincoln Community Development Department
600 Sixth Street
Lincoln, CA 95648
pjunker@mbakerintl.com

CALIFORNIA
Water Boards

EDMUND G. BROWN JR.
GOVERNOR

MATTHEW RODRIQUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

11 August 2016

Paul Junker
City of Lincoln
640 Fifth Street
Lincoln, CA 95648

CERTIFIED MAIL
91 7199 9991 7035 8422 2904

COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, LINCOLN MEADOWS PROJECT, SCH# 2016072046, PLACER COUNTY

Pursuant to the State Clearinghouse's 20 July 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environment Impact Report* for the Lincoln Meadows 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 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/.

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 Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.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.

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 Activities (Construction General Permit), Construction General Permit Order No. 2009-009-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 State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]

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.

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/.

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

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.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 (USACOE). If a Section 404 permit is required by the USACOE, 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

[1] 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.

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 USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE 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 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.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE 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 Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

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 Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. 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.

For more information regarding the Low Risk 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

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

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.

2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100**. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently $1,084 + $6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or 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 *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

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/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the 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:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.

Stephanie Tadlock

Stephanie Tadlock
Environmental Scientist

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

LINCOLN MEADOWS PROJECT
NOTICE OF PREPARATION (NOP) SCOPING MEETING

COMMENT FORM

To document the author of comments received, please provide the following information. Thank you.

Name: Aleshia Huerta

Address: 842 HEARTWOOD ST.

Organization (if applicable): SELF

Please provide us with your written comments on the NOP by **5:00 pm, on August 18, 2016**.

My concern with building these additional homes is the traffic. Our home is to the back of Virginiatown & as it is we are hearing traffic from approx 4 a.m. to 8 a.m. & we hear big trucks that come barreling thru & because the road is in bad shape its a big thunk like the truck hit a pothole very annoying. also, cars & trucks come speeding thru the road. Because Virginia town is an old 2 way road building more houses will cause backups due to the school at the end of the street & there is only one way out which is not good in the event of an emergency. In the morning the traffic backs up quite a lot for long periods of time when school is in session. Having all the additional traffic will also not help our quality in our area either. However #1 issue is there is only one way out to get out of Lincoln from where we live. I would also like to comment that one of reasons we chose to live here is the country like atmosphere now that is at risk of going away.

Send comments to:

Paul Junker
Project Planner
City of Lincoln Community Development Department
600 Sixth Street
Lincoln, CA 95648
pjunker@mbakerintl.com

Date: August 18, 2016

To: Paul Junker, Project Planner
pjunker@lincolnca.gov
pjunker@mbakerintl.com
City of Lincoln
600 Sixth St, Lincoln, CA 95648

From: Karla McAnally, Owner APN 021-241-040-000
1550 Hungry Hollow Rd
Lincoln, CA 95648
(916) 996-2873
karla0561@att.net

Re: Lincoln Meadows Project – NOP Comments

Thank you for the opportunity to provide comment on the above referenced project. Understanding this is preliminary to the EIR, my comments/areas of concern will be brief.

The small-size nature of the individually-owned properties east of the proposed project, make those properties unlikely to be purchased for future large-scaled development. This effectively defaults Hungry Hollow Rd as the "stopping line" for eastward expansion of the City's sphere of influence. As such, it is important that the design of the Lincoln Meadows project transitions to and complements these existing properties and their county-zoned uses.

Areas of particular concern include:

1. Street and pathway lighting
    - Dark Sky Compliant, minimal use of street lights no taller than 18' interspersed with bollard lights
2. Greenbelt buffer and wildlife corridor to the Auburn Ravine
    - On the east side of the project & sized not to include County-owned APN 021-250-001
3. Perimeter fence and entrance signage
    - Follow the Placer County Rural Design Guideline
4. Placer County's Right to Farm
    - Notice to all buyer's within the project (recorded w/the County)
5. Noise standards
    - Meet or exceed Placer County's Noise Ordinance

With good planning, I am hopeful most of the conflict inherent between urban and rural uses can be avoided.

Placer County
AIR POLLUTION CONTROL DISTRICT

110 Maple Street, Auburn, CA 95603 • (530) 745-2330 • Fax (530) 745-2373 • www.placer.ca.gov/apcd

Erik C. White, Air Pollution Control Officer

August 18, 2016

Jim Burmudez
Development Services Division
City of Lincoln
600 Sixth Street
Lincoln, CA 95648
SENT VIA : jim.bermudez@lincoln.ca.gov
pjunker@mbakerintl.com

SUBJECT: Lincoln Meadows Project, Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Planning Staff,

Thank you for submitting the **NOP of a DEIR for the Lincoln Meadows Project** (Project) to the Placer County Air Pollution Control District (District) for review. The applicant is requesting approval for a Tentative Subdivision Map for 144 single family residential lots, three landscape lots, and 7.5 acres of open space on 43 acres. Requested entitlements include an annexation from Placer County, a GPA, a Rezone, and a Tentative Map. The District provides the following comments for consideration.

Environmental Review

The District developed a California Environmental Quality Act (CEQA) Air Quality Handbook (Handbook) to assist public agencies with the preparation of air quality analyses for land use projects within Placer County. This Handbook provides recommended analytical approaches and feasible mitigation measures when preparing air quality analyses for land use projects. The Handbook is available via the District's website at http://www.placer.ca.gov/departments/air/landusecega. Additional detail relating to the following recommended items can be found within the Handbook.

1. The Project is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the District. The SVAB is designated as nonattainment for federal and state ozone (O_3) standards, nonattainment for the state particulate matter standard (PM_{10}). Within the Air Quality section of the Initial Study, the District recommends the discussion include the area designations for the federal and state standards for the SVAB.

2. The District recommends the following Project-level Thresholds of Significance when analyzing the Project related construction and operational activities to determine potential air quality impacts.

PCAPCD Recommended Project-Level Thresholds	
82 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG) Particulate Matter (PM_{10})

3. The District recommends the following Cumulative-level Thresholds for the purposes of identifying if additional mitigation measures are necessary. Additional information on the District's Cumulative Threshold can be found in Chapter 2 of the District's CEQA Handbook (October, 2012)[1].

PCAPCD Recommended Cumulative-Level Thresholds	
10 lbs/day	Nitrogen Oxide (NOx) Reactive Organic Gas (ROG)

4. Although the District has not formally adopted or approved a (GHG) threshold, the District continues to recommend lead agencies consider use of an adopted or approved threshold when analyzing a project's related GHG impacts and potential to interfere with the Global Warming Solutions Act (AB32) GHG reduction goals, including but not limited to the Sacramento Metropolitan Air Quality Management District's (SMAQMD) GHG thresholds adopted October 24, 2014. Additional information on the SMAQMD's GHG Threshold, including screening tables, recommended methodology, and mitigation measures can be found by visiting their webpage at http://airquality.org/ceqa/ceqaguideupdate.shtml. Additionally, the CAPCOA guidance document "Quantifying Greenhouse Gas Mitigation Measures" provides additional resources to identify feasible mitigation measures and quantification of emission reductions[1].

5. The California Emissions Estimator Model (CalEEMod) is recommended when estimating the Project related construction and operational emissions. CalEEMod quantifies criteria pollutant emissions, including greenhouse gases (GHGs) from construction and operation (including vehicle use), as well as GHG emissions from energy production, solid waste handling, vegetation planting and/or removal, and water conveyance. In addition, CalEEMod calculates the benefits from implementing mitigation measures, including GHG mitigation measures, developed and approved by CAPCOA. Please contact the District for information on appropriate default settings applicable to the project area. A free download of CalEEMod is available at http://www.capcoa.org/caleemod/.

6. In the event that the air quality analysis demonstrates the potential for the Project to cause or generate significant adverse air quality impacts, CEQA requires that all feasible

1 http://www.placer.ca.gov/~/media/apc/documents/Planning/CEQAHandbook/Final/PCAPCDCEQAHandbook2.ashx

mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. Additional mitigation measures can be found in the District's CEQA Handbook within the related appendices.

7. The District recommends that if either of the following criteria is associated with of any intersection or roundabout is determined by the traffic study to degrade to a level of service "E" or "F" as a result of this project, alone or cumulatively:

   - A traffic study for the project indicates that the peak-hour Level of Service (LOS) on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity will be degraded from an acceptable LOS (e.g., A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F); or where the total project-level CO emissions exceed 550 lbs/day; **or**

   - A traffic study indicates that the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes situations where delay would increase by 10 seconds or more when project-generated traffic is included.

If either of these criteria is true of any intersection affected by the project with traffic mitigation incorporated, the District recommends that the applicant/consultant conduct a CO dispersion modeling analysis using a program such as CALINE-4. The CALINE-4 dispersion model used to estimate local CO concentrations resulting from motor vehicle emissions was developed by California Department of Transportation (Caltrans) and is available from Caltrans Environmental Division's web page at http://www.dot.ca.gov/hq/env/air/main_sections/analysistools.htm.

CALINE-4 requires the user to supply certain input parameters. The inputs should be as recommended in the CO Protocol. If inputs other than those recommended in the Caltrans CO Protocol are used, they should be documented in the environmental document.

8. If existing or future sensitive receptors are located within close proximity to the Project area, where there is the potential for exposure to toxic air contaminants (TAC) and other hazardous air pollutants (e.g., such as diesel particulate matter (DPM) from diesel exhaust), the District recommends the environmental document describe the level of analysis, such as a Health Risk Assessment (HRA) or other modeling analysis, necessary to determine if the Project will have the potential to cause adverse health impacts.

Construction Related Conditions of Approval

1a) Prior to approval of Grading or Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan (DCP) to the Placer County Air Pollution Control District. The applicant shall not break ground prior to receiving District approval of the DCP, and delivering that approval to the local jurisdiction issuing the permit. The DCP is available online and can be submitted via the District's website[2].

2 http://www.placer.ca.gov/departments/air/dustctrlreqs

1b) The prime contractor shall submit to the District a comprehensive inventory (Model Equipment List (XLS))[3] of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

1c) Prior to approval of Grading or Improvement Plans, the applicant shall submit to the District a Construction Mitigation Calculation (Construction Mitigation Calculator (XLS 4.4 Mb)[4] demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average of 20% of NOx and 45% of DPM reduction as compared to CARB statewide fleet average emissions. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.

2. The following standard notes shall be listed on the Improvement/Grading Plan, or as an attached form:

    a. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.
    b. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
    c. Idling of construction related equipment and construction related vehicles should not occur within 1,000 feet of any sensitive receptor.

3. The District's Rules and Regulations shall be listed as standard notes, or as an attached form to all subsequent Grading/Improvement Plans. A list of the District's Rules and Regulations can be found in Appendix B of the District's CEQA Handbook[5].

Operational Related Conditions of Approval

4. As previously stated, the Project is located within the SVAB and is designated nonattainment for the PM_{10} standard. PM has been linked to a range of serious respiratory and cardiovascular health problems[6]. Wood burning devices are a source of PM emissions which contribute to the region's air pollution. The District, therefore, strongly recommends the City prohibit the construction or use of wood burning devices within the proposed development.

    Wood burning or Pellet appliances are not permitted. Only natural gas or propane fired fireplace appliances shall be allowed. These appliances

3 http://airquality.org/ceqa/modelequipmentlist3-3-16.xls
4 http://airquality.org/ceqa/ConstructionEmissionsMitigationCalculator_v6_2012Jan.xls
5 http://www.placer.ca.gov/departments/air/landuseceqa
6 http://www.epa.gov/ncer/science/pm/

shall be clearly delineated on the Floor Plans submitted in conjunction with the Building Permit application.

5. In compliance with District Rule 501[7], an Authority to Construct (ATC) permit must be obtained from the District for any stationary sources or processes (e.g., certain types of engines, back-up generators, boilers, heaters, etc.) consisting of 1) Any engine greater than 50 brake horsepower, 2) Any boiler that produces heat in excess of 1,000,000 Btu per hour, or 3) Any equipment or process which discharges 2 pounds per day or more of pollutants (California Health & Safety Code § 39013).

6. The District's Rules and Regulations shall be listed as standard notes or as an attached form to all subsequent Building Permits for the operational phase of the Project. A list of the District's Rules and Regulations can be found in Appendix D of the District's CEQA Handbook.

Thank you for allowing the District this opportunity to review the project proposal. Please do not hesitate to contact me at 530.745.2333 or agreen@placer.ca.gov if you have any questions.

Sincerely,

Angel Green
Associate Planner
Planning & Monitoring Section

cc: Yu-Shuo Chang, Planning & Monitoring Section Supervisor

7 http://www.placer.ca.gov/~/media/apc/documents/rules/reg%205/rule501generalpermitrequirements.pdf?la=en

August 18, 2016

City of Lincoln, Community Development Department
ATTN: Paul Junker, Project Planner
600 Sixth Street
Lincoln, CA 95648

Email: pjunker@mbakerintl.com
matthew.wheeler@lincolnca.gov

Subject: Lincoln Meadows Notice of Preparation of EIR

Dear Mr. Junker:

Placer County appreciates the opportunity to review and comment on the "Lincoln Meadows" Notice of Preparation of an Environmental Impact Report. After reviewing the submitted information, the County offers the following comments for your consideration regarding the proposed project:

Engineering and Surveying Division and Department of Public Works and Facilities
The annexation area should extend to the south side of Virginiatown Road to match the City Limit line to the west of this project area as depicted on Figure 4 and should also include the intersection of Virginiatown Road and Hungry Hollow Road.

Flood Control and Water Conservation District
The proposed development has the potential to create the following impacts:

a.) Higher runoff peak flow rates at downstream locations.
b.) Increased volume of runoff at downstream locations.
c.) Overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities.

Future EIRs must specifically quantify the incremental effects of each of the above impacts due to this development, and must propose mitigation measures where appropriate.

County Executive Office, Principal Management Analyst
Please be advised that discussions for the apportionment of property between the City and County have not yet begun. The County will need to review fiscal studies and absorption information as part of these discussions to ascertain any potential impacts to existing and future delivery of Countywide services. It is important to note that property and sales taxes generated from the proposed project are also expected to fund important Countywide services.

Thank you again for the opportunity to comment on the Draft Environmental Impact Report for the Village at Loomis project.

Should you have any questions, please contact Crystal Jacobsen, Environmental Coordinator at cjacobse@placer.ca.gov or 530-745-3085.

Sincerely,

CRYSTAL JACOBSEN, PRINCIPAL PLANNER
ENVIRONMENTAL COORDINATOR

APPENDIX C

CITY OF LINCOLN
COMMUNITY DEVELOPMENT DEPARTMENT

LINCOLN MEADOWS PROJECT

INITIAL STUDY

March 2017

RANEY
1501 Sports Drive • Suite A • Sacramento • CA • 95834
Office 916.372.6100 • Fax 916.419.6108

TABLE OF CONTENTS

INITIAL STUDY

March 2017

A. PROJECT OVERVIEW

1. Project Title: Lincoln Meadows Project

2. Lead Agency Name and Address: City of Lincoln
Community Development Department
600 6th Street
Lincoln, CA 95648

3. Contact Person and Phone Number: Paul Junker
Project Planner
(916) 434-2400

4. Project Location: North of Virginiatown Road, west of Hungry Hollow Road
Assessor's Parcel Numbers (APNs) 021-231-018 and 021-250-001
Placer County, CA

5. Project Sponsor's Name and Address: Mike Brumbaugh
RBM Land Company, LLC
P.O. Box 548
Rocklin, CA 95677

6. City General Plan Designation: Village

7. County General Plan Designation: Rural Residential (RR)

8. County Zoning Designation: Farmland (F)

9. Project Description Summary:

The proposed project site is located north of Virginiatown Road, west of Hungry Hollow Road, in unincorporated Placer County, California. The proposed project would consist of 144 single-family lots, two landscape lots, a 7.67-acre wetland open space lot with two stormwater detention basins, a 0.28-acre open space lot, and roadway and utility improvements. Land use entitlements would include annexation, pre-zoning, and a General Plan amendment for the entire 43.87-acre site, as well as a tentative subdivision map for the 40-acre parcel (APN 021-231-018). A Development Agreement may also be sought for purposes of vesting entitlements and establishing specific obligations and commitments by both the City and the applicant.

B. SOURCES

All the technical reports used for the purposes of this analysis are available upon request at the City of Lincoln Community Development Department, located at 600 6th Street, Lincoln, California. The following documents are referenced information sources utilized for purposes of this Initial Study:

1. CAL FIRE. *Fire Hazard Severity Zones in State Responsibility Areas*. November 7, 2007.
2. California Department of Conservation. *Placer County Important Farmland 2012.* November 2014.
3. California Department of Conservation. *Placer County Williamson Act FY 2013/2014.* 2013.
4. California Department of Finance. *Report E-1 Population Estimates for Cities, Counties, and the State – January 1, 2014 and 2015*. May 1, 2015.
5. California Department of Toxic Substances Control. *EnviroStor*. 2007. Available at: http://www.envirostor.dtsc.ca.gov/public/. Accessed January 2016.
6. California Department of Transportation. *California Scenic Highway Mapping System – Placer County*. Updated September 7, 2011.
7. City of Lincoln. *City of Lincoln 2050 General Plan*. March 2008.
8. CTE CAL Inc. *Preliminary Geotechnical Engineering Investigation, Lincoln Meadows Subdivision, NWC Virginiatown and Hungry Hollow Roads, Lincoln, California.* February 27, 2015.
9. CTE CAL Inc. *Phase I Environmental Site Assessment Proposed Lincoln Meadows Subdivision, NWC Virginiatown and Hungry Hollow Roads, Lincoln, California, APN NO 021-231-018.* February 27, 2015.
10. Federal Emergency Management Act, National Flood Insurance Program. *Flood Insurance Rate Map 06061C0402F*. Effective Date: June 8, 1998.
11. Sierra Nevada Arborists. *Arborist Report and Native Oak Inventory, Lincoln Meadows Project Site, City of Lincoln, California*. October 8, 2014.

C. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

✖ **Aesthetics**	✖ **Agriculture and Forest Resources**	✖ **Air Quality**
✖ **Biological Resources**	✖ **Cultural Resources**	✖ **Geology and Soils**
✖ **Greenhouse Gas Emissions**	☐ **Hazards and Hazardous Materials**	✖ **Hydrology and Water Quality**
✖ **Land Use and Planning**	☐ **Mineral Resources**	✖ **Noise**
✖ **Population and Housing**	✖ **Public Services**	✖ **Recreation**
✖ **Transportation & Circulation**	✖ **Tribal Cultural Resources**	✖ **Utilities and Service Systems**
✖ **Mandatory Findings of Significance**		

D. DETERMINATION

On the basis of this initial study:

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

✖ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier Environmental Impact Report (EIR) pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Paul Junker, Project Planner	City of Lincoln
Printed Name	For

E. BACKGROUND AND INTRODUCTION

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an Environmental Impact Report (EIR), use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less-than-significant effect, a Mitigated Negative Declaration shall be prepared.

This Initial Study identifies and analyzes the potential environmental impacts of the Lincoln Meadows Project (proposed project) and is intended to serve as a useful guideline for focusing the content of the EIR onto the most significant aspects of the project (Public Resources Code, Section 21002.1). The information and analysis presented in this document is organized in accordance with the order of the California Environmental Quality Act (CEQA) checklist in Appendix G of the CEQA Guidelines. Where the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures are prescribed to reduce such impacts to less-than-significant levels where possible. The mitigation measures prescribed for environmental effects described in this Initial Study would be implemented in conjunction with the project, as required by CEQA. The mitigation measures would be incorporated into the project through project conditions of approval. The City would adopt findings and a Mitigation Monitoring/Reporting Program for the project in conjunction with approval of the project.

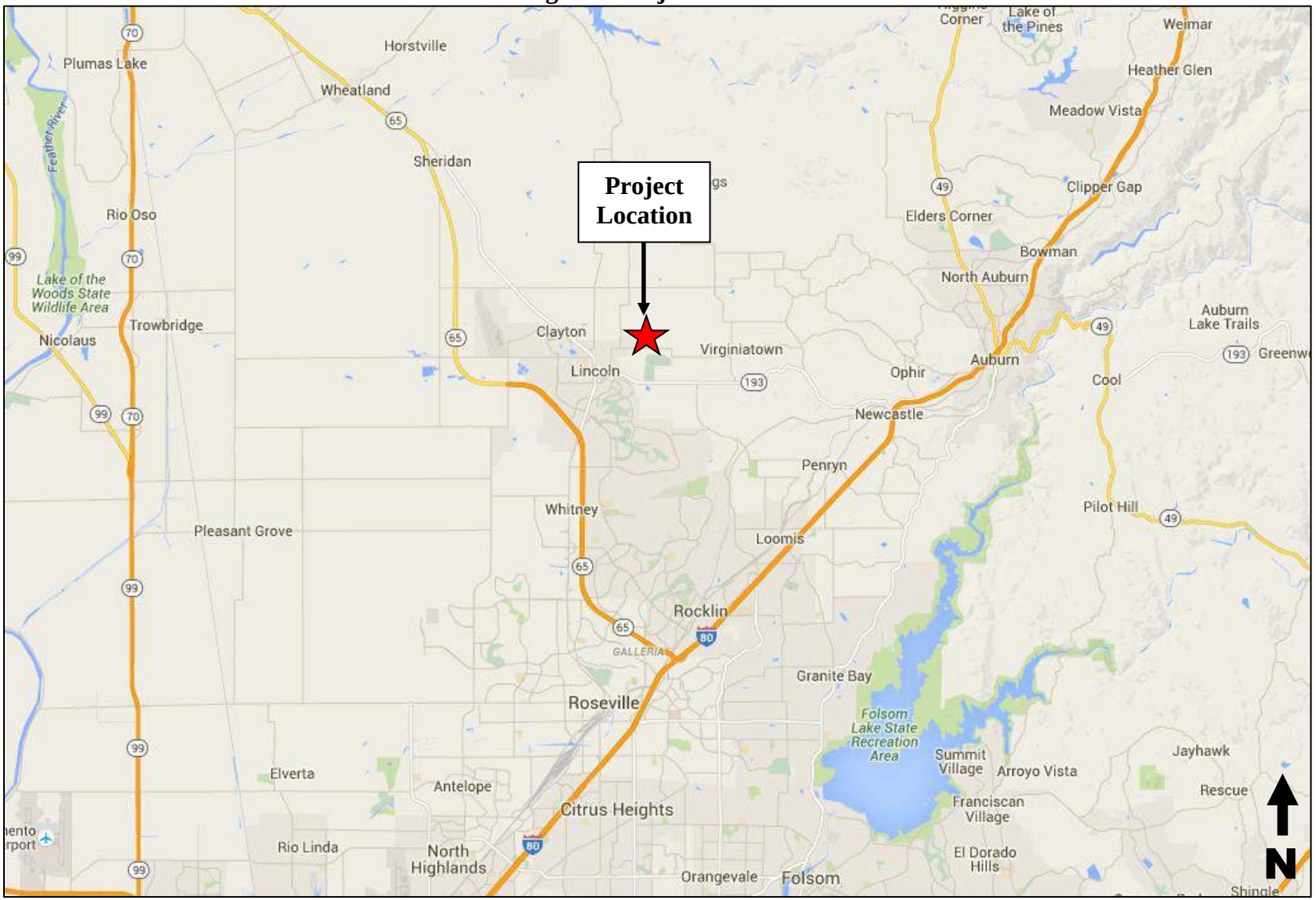
F. PROJECT DESCRIPTION

The following provides a description of the project location and current environmental setting, as well as the entitlements required for the proposed project and the proposed project components.

Project Location and Setting

The proposed project site is located north of Virginiatown Road and west of Hungry Hollow Road within an unincorporated area of Placer County, northeast of the City of Lincoln (see Figure 1, Regional Project Location). The site consists of a total of approximately 43.87 acres, including the 40-acre tentative map site (APN 021-231-018), an approximately 2.15-acre linear parcel between the tentative map site and Hungry Hollow Road (APN 021-250-001), a 1.2-acre

Figure 1
Regional Project Location



portion of Hungry Hollow Road fronting APN 021-250-001, and the northern portion of Virginiatown Road fronting APN 021-231-018.

The project site is located within the City of Lincoln Sphere of Influence (SOI), within the Village 2 planning area of the 2008 City of Lincoln General Plan.

The project site consists of undeveloped rolling annual grassland, approximately 0.85-acre of vernal pools and seasonal wetlands, and one valley oak tree (*Quercus lobata*). The site consists of low- to moderately-sloping terrain at 200 feet above mean sea level (msl) within the Auburn Ravine watershed to the south and Markham Ravine watershed to the northwest. The natural slope of the terrain ranges, on average, between two and five percent gradient, sloping gently towards the northwest.

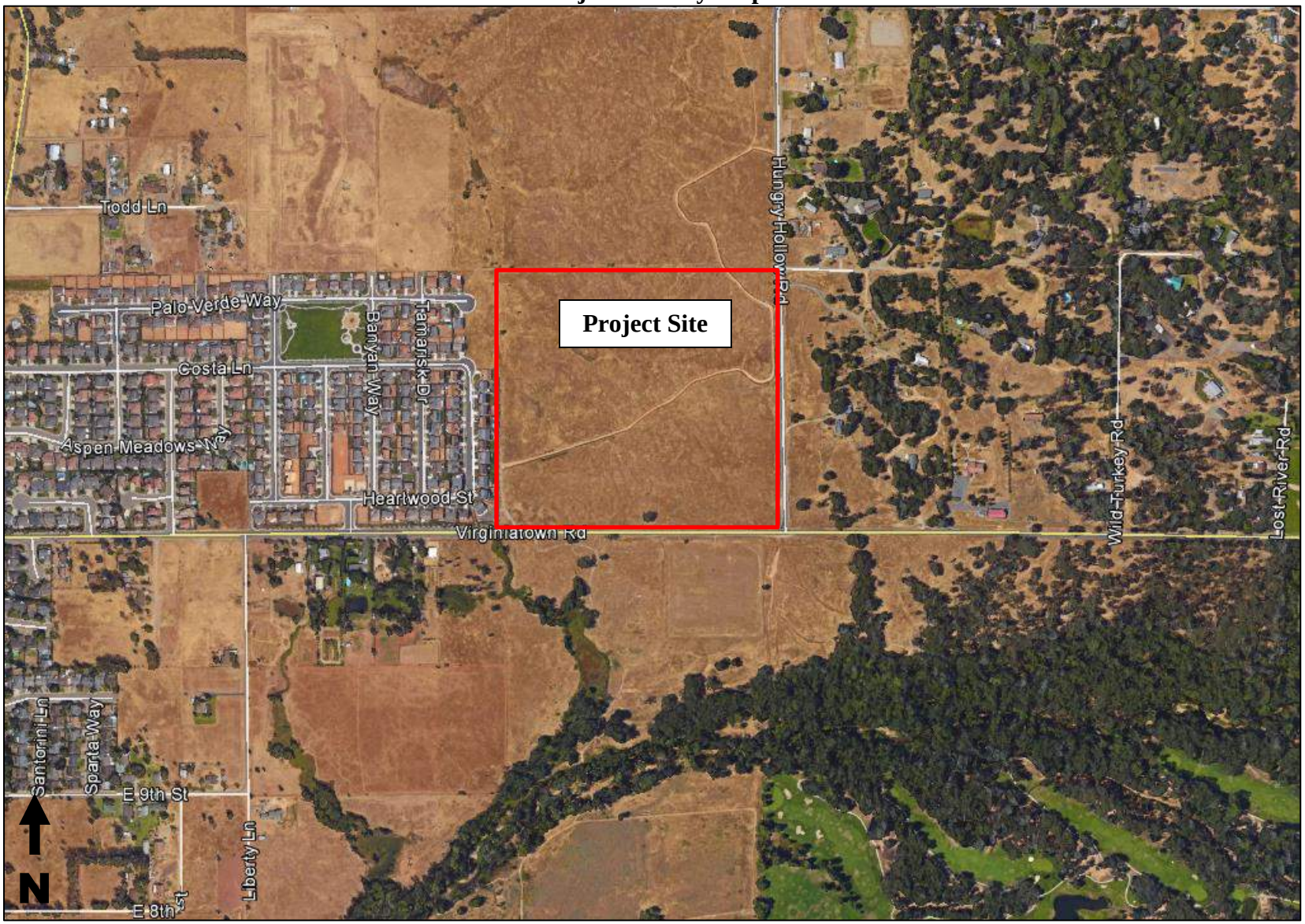
An existing Nevada Irrigation District (NID) canal, referred to as the "Lincoln Canal," bisects the site from east to west. The portion of the Lincoln Canal that traverses through the site ranges between five and seven feet in width and has an average depth of 18 inches. The Lincoln Canal supplies a portion of the City of Lincoln's agricultural water needs. Remnants of an earthen dam, historically used to contain water for agricultural uses in the project area, are present along the eastern property boundary.

The 1.2-acre portion of Hungry Hollow Road that is part of the proposed project site includes the existing two-lane roadway and adjoining unpaved shoulders. Similarly, the Virginiatown Road portion of the project site includes the northern portion of the existing two-lane roadway and adjoining unpaved shoulder. There are no sidewalks or bicycle lanes along the aforementioned portions of Hungry Hollow Road or Virginiatown Road.

Surrounding Land Uses

The general project vicinity map shows the existing land uses in the vicinity of the project site (see Figure 2). The western edge of the property is bordered by a 40-foot NID easement, then a 7-foot-high masonry block wall, after which is the Lincoln Highlands single-family residential subdivision. The southern edge is bordered by Virginiatown Road, a portion of which is included in the overall project site. The eastern edge of the project site is bordered by rural residential uses and undeveloped lands (note that Hungry Hollow Road is included in the overall project site). The northern edge of the site adjoins undeveloped and unincorporated land similar to the proposed project location. Land uses in the vicinity of the project site are characterized primarily by single-family residences and farmland. Carlin C. Coppin Elementary School is located approximately one mile west of the site, along Virginiatown Road.

Figure 2
Project Vicinity Map



Proposed Project Components

City of Lincoln Approvals

The following City of Lincoln approvals would be required for the proposed project.

Annexation Resolution

The proposed project site is located within the City of Lincoln Sphere of Influence (SOI), within the Village 2 planning area of the 2008 City of Lincoln General Plan. Implementation of the project would require City of Lincoln approval of an annexation resolution authorizing submittal of an annexation application to Placer County LAFCo.

General Plan Amendment

The proposed project site currently has a Placer County General Plan Land Use designation of Rural Residential. According to the City's General Plan Land Use Diagram, the project site is currently designated Village, and is within the Village 2 planning area. The project includes a request to amend the City of Lincoln General Plan Land Use Diagram to remove the project site from Village 2 and re-designate 7.95 acres of the project site as Open Space and 35.92 acres as Low Density Residential (LDR).

Prezone

The proposed project site is currently zoned by Placer County as Farm, 4.6-acre minimum. According to Government Code Section 56375(a)(4)(C)(7), LAFCo shall require, as a condition to annexation, that a city prezone any territory to be annexed. The proposed City prezoning designation for the project site is 7.95 acres of Open Space and 35.92 acres of R-1 Single Family Residential.

Tentative Subdivision Map

The proposed project would include the subdivision and development of 144 one- and two-story single-family homes, two landscape lots, and a 7.67-acre wetland open space lot with two stormwater detention basins, and a 0.28-acre open space lot. Residential lots would range in size from 6,000 square feet to 12,787 square feet, with an average lot size of 9,394 square feet.

Access and Circulation

Primary access to the project site, for Phase 1, would be provided by one access point from Virginiatown Road. In addition, one temporary emergency access point would be provided to the site from Virginiatown Road until such time that the future roadway connection to Hungry Hollow Road is constructed on a portion of the 2.15-acre linear parcel (see Figure 3).

Figure 3
Tentative Subdivision Map

As part of the project's frontage improvements (see Figure 4), Hungry Hollow Road would be widened from 22 feet to 24 feet and four-foot paved shoulders would be added to either side of the roadway along the project frontage. Virginiatown Road would also be widened along the project frontage to include six-foot planters, curbs and gutters, and a concrete sidewalk. The proposed sidewalk would connect to the existing Virginiatown Road sidewalk which currently ends at the site's southwestern corner.

On-site circulation for the project would be provided by proposed 48-foot-wide and 54-foot-wide roadways. The roadways would be lined on both sides by street trees and sidewalks. Phase 2 of the proposed project would include a roundabout in the center of the site to assist with on-site circulation.

Landscaping and Open Space

The 7.67-acre open space area would be located in the southwestern corner of the site (see Lot A in Figure 3). The open space area would include two detention basins for stormwater quality and detention purposes with portions intended to serve as a wetland and vernal pool preserve. In addition, two landscape lots would be provided near the entryways to the subdivision. Two narrow landscaping strips, including a 0.31-acre landscape lot and a 0.27-acre landscape lot, would be provided along the southern project frontage adjacent to Virginiatown Road (see Lots B and C in Figure 3). In addition, the applicant proposes a 0.28-acre open space lot that would be located at the southeastern corner of the 40-acre tentative map site adjacent to Virginiatown Road and Hungry Hollow Road (see Lot D in Figure 3).

City of Lincoln Utilities

The proposed project would require improvements to the following utility systems in order to support the operation of the project (see Figure 5).

Sewer Service

Sanitary sewer service would be provided to the project site by the City of Lincoln. The nearest sanitary sewer line is the 10-inch line located in Virginiatown Road; however, the line is capped at the City boundary near the southwestern corner of the site. The proposed project would include the extension of the 10-inch sanitary sewer line in Virginiatown Road to the southeastern corner of the site to serve the proposed project. Eight-inch sanitary sewer lines would be constructed in the proposed on-site roadways and connect to the extended Virginiatown Road sewer lines.

Figure 4
Street Section Improvements

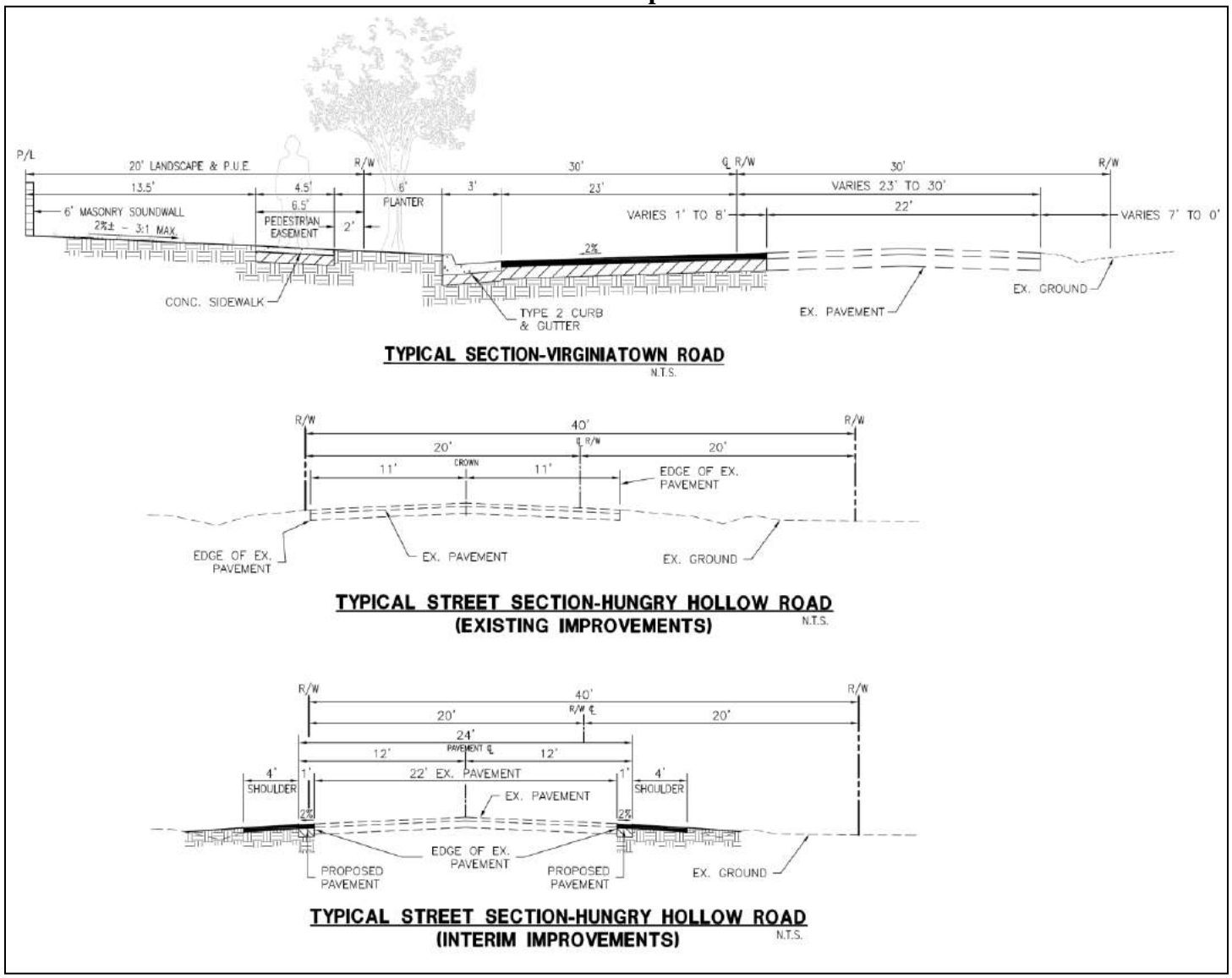
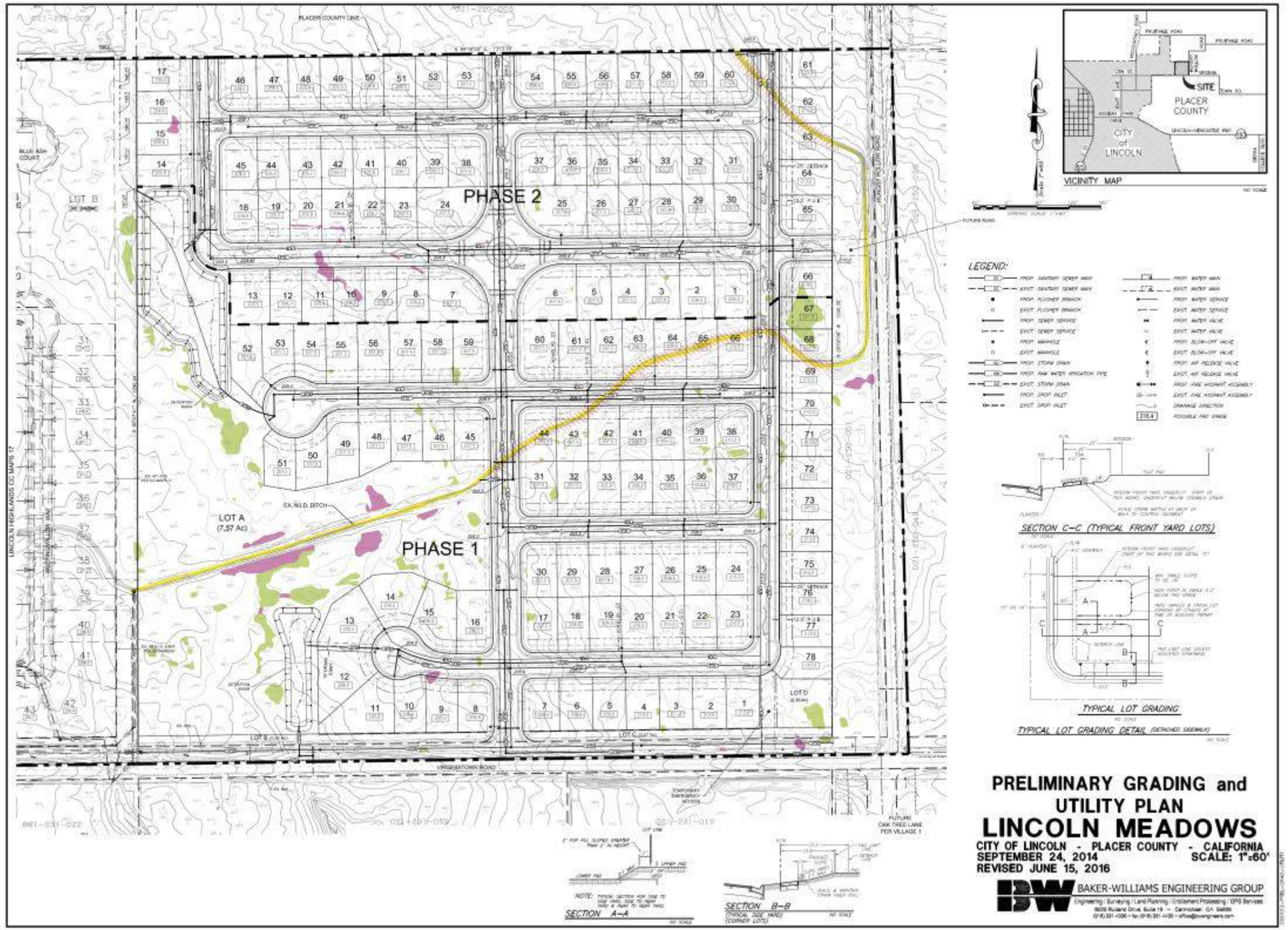


Figure 5
Preliminary Grading and Utility Plan



Water

Water service for the proposed project would be provided by the City of Lincoln. As part of the project, the existing 18-inch water line, which is stubbed at the project site's southwestern boundary, will be extended along Virginiatown Road to the southeastern corner of the site to serve the proposed project. From this 18-inch line, both a 12-inch water line and an eight-inch water line would be extended to the project site and within on-site roadways to transport water from City water lines to the proposed homes.

Drainage

The property lies within two watersheds, with the northern portion of the property, approximately 30 acres, draining toward Markham Ravine the southern portion of the property, approximately 12 acres, draining toward Auburn Ravine. With development of Lincoln Meadows, onsite runoff will continue to drain to both Markham Ravine and Auburn Ravine. The project grading has been designed to keep the overall area draining to each of the major watersheds as close to the existing split as possible. Under post-project conditions, 29 acres of the project site will drain north to Markham Ravine and 13 acres will drain south to Auburn Ravine. To mitigate for the potential increases in runoff due to development, two detention basins are proposed to be constructed with the project, one for each of the major watersheds.

Nevada Irrigation District Canal

The proposed project includes the realignment and undergrounding of the existing NID canal that traverses generally through the center of the site. A 10-inch raw water line would be constructed within on-site roadways to reroute NID water from the northern boundary of the project site to an existing portion of the canal that would remain as part of the 7.67-acre open space lot (see Figure 5). Portions of the existing canal located within the proposed development area would then be filled in during grading (see red hashing in Figure 5).

Phasing

The proposed project is anticipated to be developed in two phases.

Phase 1 (Southern Portion)

According to the Vesting Tentative Map, Phase 1 includes development of the southern portion of the proposed project, nearest to Virginiatown Road (see Figure 3). Phase 1 would include the construction of 78 single-family homes, two water detention basins within the open space lot, frontage improvements to Virginiatown Road, the two landscaping lots, and all accompanying internal roadways and utilities.

Phase 2 (Northern Portion)

The northern portion of the proposed project includes 66 single-family homes, the connection of internal roadways to Hungry Hollow Road all accompanying internal roadways and utilities, and one roundabout in the center of the site to assist with internal roadway circulation.

Placer County LAFCo Approvals

Annexation

The proposed project includes a request for annexation of the approximately 40-acre tentative map site (APN 021-231-018); the approximately 2.15-acre linear parcel (APN 021-250-001), between the tentative map site and Hungry Hollow Road; the 1.2-acre portion of Hungry Hollow Road fronting APN 021-250-001; and the northern portion of Virginiatown Road fronting the tentative map site, into the City of Lincoln. Thus, the total annexation area is approximately 43.87 acres. The proposed annexation area is located directly outside to the City's northeastern border in unincorporated Placer County, within the City's Sphere of Influence (SOI). The 2.15-acre parcel is included in the annexation area, but no development is proposed for this parcel as part of the Lincoln Meadows Project.

Detachment from the Western Placer Fire County Service Area (CSA) 28 Zone 76

The 43.87-acre project site is currently located within the Western Placer Fire CSA 28 Zone 76. Within the Western Placer Fire CSA, Placer County provides fire protection services to the project site and surrounding area through a contract with CAL FIRE. Annexation of the project site to the City of Lincoln would require Placer County LAFCo approval of the detachment of the project site from Western Placer Fire CSA 28 Zone 76, as the City of Lincoln Fire Department would provide fire protection services to the proposed project upon annexation.

Required Public Approvals

The proposed project requires approval of the following discretionary entitlements.

Lead Agency Approvals - City of Lincoln

- Annexation Resolution authorizing submittal of an annexation application to Placer County LAFCo;
- General Plan Amendment to redesignate the project site Low Density Residential and remove the site from the Village 2 planning area;
- Prezoning of the project site to Single-Family Residential (R-1) and Open Space; and
- Tentative Subdivision Map to subdivide the existing parcel into 144 single-family lots, three landscape lots, and one open space lot.

In addition, the project must undergo a design review as part of the project evaluation, in compliance with the Zoning Ordinance. A Development Agreement may also be sought for

purposes of vesting entitlements and establishing specific obligations and commitments by both the City and the applicant.

Responsible Agency[1] Approvals – Placer County LAFCo

- Annexation of the entire 43.87-acre project site (comprised of APNs 021-231-018 and 021-250-001, the portion of Hungry Hollow Road fronting APN 021-250-001, and the portion of Virginiatown Road fronting APN 021-231-018) into the City of Lincoln; and
- Detachment of the project site from the Western Placer Fire County Service Area (CSA) 28 Zone 76 for fire protection services.

Other Agency Approvals and Permits

The proposed project is anticipated to require other agency approvals, as follows:

- U.S. Army Corps of Engineers - Section 404 permit;
- California Regional Water Quality Control Board - 401 Water Quality Certification and National Pollutant Discharge Elimination System (NPDES) Permit; and
- Nevada Irrigation District - permission for irrigation ditch re-alignment.

G. ENVIRONMENTAL CHECKLIST

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended, as appropriate, as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Less Than Significant with Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than-significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

[1] Per CEQA Guidelines Section 15381, a "Responsible Agency" means a public agency which proposes to carry out or approve a project, for which lead agency is preparing or has prepared an EIR. For the purposes of CEQA, the term "responsible agency" includes all public agencies other than the lead agency which have discretionary approval power over the project.

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	✖	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	✖	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	✖	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✖	☐	☐	☐

Discussion

a. A scenic vista is an area that is designated, signed, and accessible to the public for the express purpose of viewing and sightseeing. A scenic vista includes any such areas designated by a federal, State, or local agency. The Sierra Nevada mountain range is visible from many locations and provides a visual backdrop to the east of the City. The Sutter Buttes are located to the north of the City, but are visible from many locations within the City and the surrounding area. The project site and areas to the north, east, and south are primarily undeveloped lands. Accordingly, development of the proposed project, which include the development of 144 single-family lots, could have an adverse effect on a scenic vista. Therefore, a ***potentially significant*** impact could occur. *Further analysis of this impact will be discussed in the Aesthetics chapter of the Lincoln Meadows Project EIR.*

b. According to the California Department of Transportation (Caltrans) map of designated and eligible scenic routes under the California Scenic Highway Program, officially-designated State scenic highways are not located in the vicinity of the project site or in Placer County. Several routes in the County are currently listed as eligible State scenic highways. The nearest route that is currently eligible would be SR 49, which is located over approximately nine miles northeast of the project site. Due to the distance from the project site, viewers traveling along SR 49 are unable to see the project site and would not experience any changes in views. Accordingly, development of the proposed project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway, and impacts would be ***less than significant***.

c. The combined approximately 40-acre tentative map site and 2.15-acre linear parcel consist of undeveloped rolling annual grassland, approximately 1.39 acres of wetlands and other water bodies, one large (33-inch diameter at breast height) valley oak tree, and several smaller trees along the on-site irrigation canal. An existing NID canal bisects the site from east to west. A dirt service road parallels the canal through the project site. As

stated above, the areas to the north, east, and south of the project site are primarily undeveloped lands. The Lincoln Highlands residential subdivision is located to the west of the site, and scattered residences are located to the east. While the proposed project would be visually consistent with the adjacent residential subdivision to the west, the project would introduce 144 single-family units, associated structures, and access roads to the area, which would be considered a change in the visual character of the site and surrounding area. Therefore, the proposed project could result in a ***potentially significant*** impact related to substantially degrading the existing visual character or quality of the site and its surroundings. *Further analysis of this impact will be discussed in the Aesthetics chapter of the Lincoln Meadows Project EIR.*

d. Existing sources of light and glare in the project area are primarily associated with the Lincoln Highlands single-family residential subdivision located to the west of the project site, as well as vehicles traveling along adjacent roadways. The project site is currently undeveloped. Accordingly, development of 144 single-family units on the project site would create new sources of light and glare where none currently exist. Therefore, the proposed project could adversely affect day or nighttime views in the area, and impacts would be considered ***potentially significant***. *Further analysis of this impact will be discussed in the Aesthetics chapter of the Lincoln Meadows Project EIR.*

II. AGRICULTURE AND FOREST RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping Program of the California Resources Agency, to non-agricultural use?	✖	☐	☐	☐
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	✖	☐	☐	☐
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	✖
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	✖
e. Involve other changes in the existing environment which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use?	✖	☐	☐	☐

Discussion

a,e. The proposed project site has historically been used as a small water reservoir and as a grazing pasture. The site currently consists of annual grasses, approximately 1.39 acres of wetlands and other waters of the U.S., a portion of the NID "Lincoln Canal," and an earthen dam, indicating the possible presence of a former stock pond on-site. Due to the historic and current uses on the site, the site may not be considered suitable for agricultural use. Further analysis will be conducted in the Lincoln Meadows EIR to determine if the project site could be considered important Farmland per Farmland Mapping Monitoring Program or Placer County LAFCo under Government Code 56064. Because the proposed project could potentially convert Farmland to non-agricultural uses or result in the loss of Farmland to non-agricultural use, a ***potentially significant*** impact could occur. *Further analysis of these impacts will be discussed in the Land Use and Planning / Agricultural Resources chapter of the Lincoln Meadows Project EIR.*

b. Williamson Act contract lands do not exist within the project area. However, the site is currently zoned Farm by Placer County. While the proposed project would not conflict with an existing Williamson Act contract, the proposed project would conflict with existing zoning for agricultural use. Therefore, impacts would be considered ***potentially significant***. *Further analysis of these impacts will be discussed in the Land Use and Planning / Agricultural Resources chapter of the Lincoln Meadows Project EIR.*

c,d. Forest lands are not located within the project area, nor does the project site contain any portions zoned for forest land or Timberland Production. Therefore, the proposed project

would have ***no impact*** with regard to conversion of forest land or any potential conflict with forest land, timberland, or Timberland Production zoning.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✖	☐	☐	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✖	☐	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✖	☐	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	✖	☐	☐	☐
e. Create objectionable odors affecting a substantial number of people?	✖	☐	☐	☐

Discussion

a-c. The City of Lincoln is within the jurisdiction of the Placer County Air Pollution Control District (PCAPCD), which regulates air quality throughout Placer County, and is located in the Sacramento Valley Air Basin (SVAB). Placer County has been designated nonattainment for the State one-hour ozone, State and federal eight-hour ozone, State respirable particulate matter (PM_{10}), and federal 24-hour fine particulate matter ($PM_{2.5}$) standard. The County is designated attainment or unclassified for all other ambient air quality standards (AAQS). Due to the nonattainment designations, the PCAPCD, along with the other air districts in the SVAB region, is required to develop plans to attain the federal and State standards for ozone and particulate matter. The air quality plans include emissions inventories to measure the sources of air pollutants, to evaluate how well different control measures have worked, and show how air pollution would be reduced. In addition, the plans include the estimated future levels of pollution to ensure that the area would meet air quality goals.

Adopted PCAPCD rules and regulations, as well as the thresholds of significance, have been developed with the intent to ensure continued attainment of AAQS, or to work towards attainment of AAQS for which the area is currently designated nonattainment, consistent with the applicable air quality plan. Thus, if a project's operational emissions exceed the PCAPCD's mass emission thresholds, a project would be considered to conflict with or obstruct implementation of the PCAPCD's air quality planning efforts.

Development of the proposed project would result in an increased number of vehicle trips associated with traffic to, from, and within the proposed 144-unit residential subdivision. In addition, operation of the proposed project would result in emissions associated with area sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning

products, spray paint, etc.). The additional traffic and operations associated with the proposed project could result in increases in criteria pollutant emissions in the project vicinity above thresholds established by the PCAPCD. Therefore, the proposed project could violate an air quality standard or contribute substantially to an existing or projected air quality violation and, thus, may conflict with or obstruct implementation of the applicable air quality plan.

The growth and combined population, vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within the City of Lincoln and surrounding areas, could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

Based on the above, the proposed project could result in a ***potentially significant*** impact with regards to air quality. *Further analysis of these impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Lincoln Meadows Project EIR.*

d. The major pollutants of concern are localized carbon monoxide (CO) emissions and toxic air contaminant (TAC) emissions. Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. Further analysis is required to determine whether the levels of service at area intersections would be substantially degraded as a result of the proposed project such that the concentrations of CO at the intersections would be considered a significant increase. However, the primary source of TAC emissions associated with the project development would be construction equipment and motor vehicle exhaust.

Because the proposed project would cause an increase in the localized CO concentrations at area intersections, would involve temporary TAC emission associated with construction equipment and activities, and would increase vehicle traffic in the area that would cause an increase in TAC emissions, the proposed project could expose existing sensitive receptors to substantial pollutant concentrations. In addition, because the proposed project would introduce new sensitive receptors to the site, the proposed project has the potential to expose the future sensitive receptors to substantial pollutant concentrations as well. Accordingly, impacts related to exposure of sensitive receptors to substantial pollutant concentrations could be ***potentially significant***. *Further analysis of these impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Lincoln Meadows Project EIR.*

e. Examples of common land use types that typically generate significant odor impacts include, but are not limited to wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. The proposed

project would not involve or be located in the vicinity of any such uses. However, because the proposed project would be considered a sensitive receptor and located in the vicinity of other existing sensitive receptors, the proposed project could create odors that may be considered objectionable to the sensitive receptors. Therefore, impacts related to objectionable odors affecting a substantial number of people could be considered ***potentially significant***. *Further analysis of these impacts will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Lincoln Meadows Project EIR.*

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	✖	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	✖	☐	☐	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	✖	☐	☐	☐
d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	✖	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✖	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	✖

Discussion

a. According to the Biological and Wetland Resources Assessment prepared for the proposed project site by Barnett Environmental Consulting, the project site consists of annual grassland with vernal pool and wetland habitats and several trees. The project site contains approximately 1.39 acres of U.S. Army Corps of Engineers-verified wetlands and other water bodies regulated under Section 404 of the Clean Water Act. Based on the location and habitat features of the project site, the Biological and Wetland Resources Assessment found that three special-status plant species and 16 special-status animal species have the potential to occupy the site.

As a result, development of the proposed project could have a substantial adverse effect, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by

the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, the development of the project site could have a ***potentially significant*** impact. *Further analysis of these impacts will be discussed in the Biological Resources chapter of the Lincoln Meadows Project EIR.*

b,c. According to the Biological and Wetland Resources Assessment prepared for the proposed project site by Barnett Environmental Consulting, the project site contains approximately 1.39 acres of U.S. Army Corps of Engineers-verified wetlands and other water bodies regulated under Section 404 of the Clean Water Act. The proposed project includes a 7.67-acre wetland open space lot with two stormwater detention basins intended to preserve a majority of the jurisdictional waters. Nonetheless, the proposed project would involve effects on federally protected wetland, riparian habitat, or other sensitive natural communities. Therefore, a ***potentially significant*** impact could occur. *Further analysis of these impacts will be discussed in the Biological Resources chapter of the Lincoln Meadows Project EIR.*

d. Open lands adjoin the site to the north and south. In addition, both the Markham Ravine and the Auburn Ravine lie within close proximity to the site, on the northern and southern sides, respectively. The combined 40-acre tentative map site and 2.15-acre linear parcel consist of undeveloped rolling annual grassland, approximately 1.39 acres of wetlands and other water bodies, a large oak tree, and a several smaller trees along the on-site irrigation canal. The nearby and on-site open lands could potentially support wildlife movement through the area, and implementation of the proposed project could potentially impede such movement of wildlife through the area. Therefore, the proposed project could interfere with the movement of resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, and impacts would be a ***potentially significant***. *Further analysis of these impacts will be discussed in the Biological Resources chapter of the Lincoln Meadows Project EIR.*

e. The project site is currently vacant and undeveloped. Chapter 18.69 of the City of Lincoln Municipal Code regulates all projects with the potential to affect protected trees. Section 18.69.010 (Guidelines) describes guidelines for development around existing oak trees in order to protect those trees from harm during and after construction. Section 18.69.020 (Enforcement) establishes the City's authority to inspect construction sites for violations of the tree protection guidelines and enforce those regulations. Section 18.69.030 (Restoration and Replacement of Oak Trees) provides that if an oak tree has been removed or irrevocably harmed in violation of the conditions of individual project approval, the City may require the planting of replacement trees or fee payment to the City.

According to the Arborist Report and Native Tree Inventory prepared for the project site by Sierra Nevada Arborists, one "protected tree," as defined by the City of Lincoln Municipal Code, is located on-site. The tree, a 33-inch diameter-at-breast-height valley oak (*Quercus lobata*), is located near the center of the southern project boundary. Although the tree is not anticipated to be removed as part of the proposed project,

construction activities have the potential to impact the tree without implementation of appropriate protection measures. Therefore, the proposed project could conflict with local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would be ***potentially significant***. *Further analysis of these impacts will be discussed in the Biological Resources chapter of the Lincoln Meadows Project EIR.*

f. The Placer County Conservation Plan (PCCP) is a County-proposed solution to coordinate and streamline the permitting process by allowing local entities to issue state and federal permits. The proposed PCCP is a habitat conservation plan (HCP) under the Endangered Species Act and a natural community conservation plan (NCCP) under the California Natural Community Conservation Planning Act. As proposed, the PCCP would include the County Aquatic Resources Program to issue permits related to the Federal Clean Water Act and the California Fish and Game Code. The City of Lincoln is currently involved in the development of the PCCP. Although the PCCP has not been finalized or approved, the project is within the potential future growth area and no areas proposed for preservation are located within the project site. Therefore, the project would have ***no impact*** with respect to conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

V. CULTURAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	✖	☐	☐	☐
b. Cause a substantial adverse change in the significance of a unique archaeological resource pursuant to Section 15064.5?	✖	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource on site or unique geologic features?	✖	☐	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	✖	☐	☐	☐

Discussion

a-d. The 43.87-acre project site is currently vacant and undeveloped with the exception of the portions of Hungry Hollow Road and Virginiatown Road along the site's eastern and southern boundaries. In addition, the proposed project site is bisected by the Lincoln Canal. The canal represents a unique feature of the landscape. Further analysis is required to determine whether the canal could be considered a historical resource. The City of Lincoln General Plan does not identify any cultural resources existing in the project area. However, according to the General Plan, the planning area lies within an archaeologically and historically rich region of the West Slope of the Sierra Nevada. The cultural history of the Lincoln area includes the aboriginal inhabitance by the Nisenan, also known as the Southern Maidu. Given the prehistoric and historic activity that occurred over time in the project area, the potential exists for the project to cause an adverse change in the significance of a historical or archaeological resource, destroy a unique paleontological resource, site, or unique geologic feature, or disturb any human remains. Therefore, a ***potentially significant*** impact could occur. *Further analysis of these impacts will be discussed in the Cultural Resources chapter of the Lincoln Meadows Project EIR.*

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on other substantial evidence of a known fault?	✖	☐	☐	☐
ii. Strong seismic ground shaking?	✖	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	✖	☐	☐	☐
iv. Landslides?	☐	☐	✖	☐
b. Result in substantial soil erosion or the loss of topsoil?	✖	☐	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✖	☐	☐	☐
d. Be located on expansive soil, as defined in Section 1803.5.3 of the Uniform Building Code?	✖	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	✖

Discussion

The following discussion is based, in part, on a Preliminary Geotechnical Engineering Investigation (PGEI) prepared for the proposed project by CTE Cal, Inc.[2]

ai-iii,

c. The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest portion of an Alquist-Priolo active fault to the project site is the Cleveland Hill Fault (approximately 60 kilometers, or 37.3 miles, to the north). The fault zone is indicated to be capable of generating an earthquake on the order of magnitude 5.7. The potential for fault rupture or damage from fault displacement or fault movement directly below the site is considered to be very low. However, the site is located within an area where shaking from earthquake-generated ground motion waves would be considered likely. Therefore, the proposed project could expose on-site people or structures to effects involving rupture of an earthquake fault, seismic ground shaking, or other seismic-related

[2] CTE Cal, Inc. *Preliminary Geotechnical Engineering Investigation, Lincoln Meadows Subdivision, NWC Virginiatown and Hungry Hollow Roads, Lincoln, California.* February 27, 2015.

ground failure, such as liquefaction. Accordingly, impacts related to such could be considered ***potentially significant***. *Further analysis of these impacts will be discussed in the Soils, Geology, and Seismicity chapter of the Lincoln Meadows Project EIR.*

aiv. Based on information available on the California Geological Survey website, the project site is not currently within a State of California Seismic Hazard Zone for seismically-induced landsliding. In addition, the site and surrounding areas are defined by relatively flat topography with a very low potential for landslide occurrence. Therefore, the proposed project would not expose people or structures to potential substantial adverse effects involving landslides, and a ***less-than-significant*** impact would occur.

b. Approximately 33 acres would be disturbed as a result of the proposed project. The remaining acreage would be set aside as open space areas. Construction of the single-family residences would cause ground disturbance of mostly top soil related to construction activity. The ground disturbance would be limited to the areas proposed for grading and excavation, including the residential building pad, access driveway, and sewer and water infrastructure improvements. After grading and excavation and prior to overlaying the disturbed ground surfaces with impervious surfaces (residence and paved driveway) and vegetative cover (detention basin), the potential exists for wind and water erosion to occur, which could adversely affect downstream storm drainage facilities. Thus, the potential exists for the proposed project to result in a ***potentially significant*** impact to soil erosion. *Further analysis of these impacts will be discussed in the Soils, Geology, and Seismicity chapter of the Lincoln Meadows Project EIR.*

c. The site is partially composed of compressible materials such as surficial organic material, loose soils, undocumented fills, debris, rubble, or rubbish, which are considered unsuitable materials for structure support and improvements. As such, the removal and recompaction of all fill materials existing at the site would be required. In addition, remedial grading would be required in areas where loose, wet soils would be removed or where trees would be cleared. Therefore, a ***potentially significant*** impact could result relating to a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. *Further analysis of these impacts will be discussed in the Soils, Geology, and Seismicity chapter of the Lincoln Meadows Project EIR.*

d. According to plasticity test results and expansion index tests, the clayey surficial deposits and the granular soils, where encountered, have very low to low expansion potential. Because the PGEI was not able to test the entirety of the site's soils, the PGEI reports that moderately expansive clays could be found on the project site. Due to the potential for expansive soils to be present within the site, a ***potentially significant*** impact could occur. *Further analysis of these impacts will be discussed in the Soils, Geology, and Seismicity chapter of the Lincoln Meadows Project EIR.*

e. The proposed project would connect to the City's existing sewer infrastructure and would receive sewer service from the City. Accordingly, the proposed project would not use septic systems or other alternative disposal systems. Therefore, ***no impact*** would occur related to having soils incapable of adequately supporting the use of such systems.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✖	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	✖	☐	☐	☐

Discussion

a,b. Future development of the proposed annexation area would cumulatively contribute to increases of greenhouse gas (GHG) emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO_2) and, to a lesser extent, other GHG pollutants, such as methane (CH_4) and nitrous oxide (N_2O). Sources of GHG emissions include area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because the proposed project could generate GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation, a ***potentially significant*** impact could occur. *Further analysis of this impact will be discussed in the Air Quality and Greenhouse Gas Emissions chapter of the Lincoln Meadows Project EIR.*

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	✖	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	☐	☐	✖	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	✖	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	✖
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✖
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	✖
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	✖	☐
h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	✖	☐

Discussion

a. Development of the majority of the project site with residential uses would not be anticipated to result in new sources or the generation of hazardous materials. Residential land uses are not typically associated with the routine transport, use, disposal, or generation of substantial amounts of hazardous materials. Future residents may use common household cleaning products, fertilizers, and herbicides on-site, any of which could contain potentially hazardous chemicals; however, due to the regulations governing use of such products and the small quantities that would be used on the site, routine use of such products would not represent a substantial risk to public health or the environment.

The proposed project site includes the approximately 2.15-acre linear parcel between the tentative map site and Hungry Hollow Road (APN 021-250-001), which may be used to widen Hungry Hollow Road in the future, but is not currently a part of the project. However, routine transport of hazardous materials along Hungry Hollow Road is not expected to occur as a result of the proposed project. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and a ***less-than-significant*** impact would occur.

b. Construction activities associated with the proposed project would involve the use of heavy equipment, which would contain fuels and oils, and various other products such as concrete, paints, and adhesives. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used and removed from the project site and transported to and from the site during construction. Construction of the proposed project could expose construction workers, the public, or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

However, the project contractor is required to comply with all California Health and Safety Codes and local County ordinances regulating the handling, storage, and transportation of hazardous and toxic materials. Pursuant to California Health and Safety Code Section 25510(a), except as provided in subdivision (b), the handler or an employee, authorized representative, agent, or designee of a handler, shall, upon discovery, immediately report any release or threatened release of a hazardous material to the unified program agency, and to the office, in accordance with the regulations adopted pursuant to this section. The handler or an employee, authorized representative, agent, or designee of the handler shall provide all State, city, or county fire or public health or safety personnel and emergency response personnel with access to the handler's facilities.

A Phase I Environmental Site Assessment (ESA) was prepared for the proposed project by CTE CAL, Inc. in February, 2016. According to the Phase I ESA, the site has essentially remained in the same condition since as far back as 1938. As such, historical uses of the site do not involve any use or storage of hazardous materials. Two sites identified as hazardous sites were identified within the project vicinity; however, both sites are closed sites, including the adjacent closed landfill to the south of Virginatown Road, that are not considered to pose any potential threats to the project site. Based on the findings, the Phase I ESA concluded that potential recognized environmental concerns are not present at the project site.[3]

The proposed project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment, and impacts would be ***less than significant***.

[3] CTE Cal, Inc. *Phase I Environmental Site Assessment, Lincoln Meadows Subdivision, NWC Virginiatown and Hungry Hollow Roads, Lincoln, California.* February 4, 2016.

c. The nearest school to the proposed project site, Carlin C. Coppin Elementary School, is located approximately one mile west of the site, north of the intersection of Virginiatown Road and East Avenue. Therefore, development of the proposed project would result in a ***less-than-significant*** impact related to the emission of hazardous materials within one-quarter mile of a school.

d. According to the list of hazardous materials sites complied pursuant to Government Code Section 65962.5, the project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[4] Therefore, the project would not create a significant hazard to the public or the environment, and ***no impact*** would occur.

e. The western boundary of the proposed project site lies approximately 3.9 miles east of the Lincoln Regional Airport. According to the Lincoln Regional Airport Land Use Compatibility Plan (ALUCP), the project site is approximately 1.7 miles outside of the Airport Influence Area, and is consequently exempt from any of the policies and regulations prescribed in the ALUCP. Therefore, the proposed project would not result in any safety hazards for people residing or working in the project area related to air traffic, and there would be ***no impact***.

f. The project site is not located within two miles of a private airstrip, and does not fall within an airport land use plan area associated with such. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area related to air traffic, and ***no impact*** would occur.

g. The City of Lincoln maintains a coordinated system of hazard mitigation planning on a more regional level with the Placer County Local Hazard Mitigation Plan (LHMP), which was last adopted in 2010 and is anticipated to be updated in early 2017. The Placer County LHMP provides the City of Lincoln with detailed and unified guidance for mitigating hazard events, and ensures a coordinated response on a more local, Placer County-wide level with surrounding jurisdictions in the event of an emergency related to hazards. In addition, the 2006 Emergency Operations Plan (EOP) provides the City of Lincoln with a City-specific planning framework through which agencies that serve the City can mitigate and respond to disasters and emergencies that occur within the City.

The proposed project would provide emergency access to the project site by way of a main driveway connecting to Virginiatown Road and a secondary driveway connecting to Virginatown Road exclusively for emergency vehicles, bicycles, and pedestrians. Both driveways would be open during Phase I of project buildout. It should be noted that Virginiatown Road is not a designated evacuation route. In addition, at full buildout, the project would include a driveway linking to Hungry Hollow Road. Accordingly, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan. Therefore, the proposed project

[4] California Department of Toxic Substances Control. *Hazardous Waste and Substances Site List*. Available at: http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm. Accessed February 2017.

would have a ***less-than-significant*** impact with respect to impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

h. According to the CAL FIRE Fire Hazard Severity Zone Map for Placer County, the proposed project site is located within the "Moderate" zone. The site consists primarily of short annual grasses and is surrounded to the north, south, and east by similar vegetation. Dry, potentially-flammable, vegetation currently exists on the site and in the site's vicinity; however, much of the site's existing vegetation would be removed as part of the proposed project. In addition, the proposed residential development area would be bordered on the eastern side by Hungry Hollow Road and on the southern side by Virginiatown Road. Both roads essentially serve as fuel breaks, and would greatly reduce the wildfire danger within the proposed project area, as only the open area to the north would be considered ignitable. Upon annexation, the project site would be served by the Lincoln Fire Department (Station 33) at East Avenue/McBean Park Drive, which is less than two miles from the project site.

Given that the proposed project would remove a substantial portion of the existing on-site vegetation, and the proposed subdivision would be bordered by existing roads that would act as fuel breaks, the threat of wildland fire at the project site is likely to be minimal. In addition, construction equipment would be required to be equipped with fire preventative devices, such as spark arrestors. Thus, the proposed project would result in a ***less-than-significant*** impact related to exposing people or structures to the risk of loss, injury or death involving wildland fires.

IX. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	✖	☐	☐	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	✖	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	✖	☐	☐	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	✖	☐	☐	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✖	☐	☐	☐
f. Otherwise substantially degrade water quality?	✖	☐	☐	☐
g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	✖
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	☐	✖
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.	✖	☐	☐	☐
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	✖	☐

Discussion

a,f. Buildout of the proposed project would involve construction-related activities. During the early stages of construction, topsoil would be exposed due to grading and leveling of the site. Therefore, after grading and leveling and prior to overlaying the ground with impervious surfaces and structures, the potential exists for wind and water erosion to discharge sediment and/or urban pollutants into stormwater runoff, which would

adversely affect water quality. In addition, the proposed project would result in the generation of increased urban runoff from the creation of substantial impervious areas, which could contribute urban runoff constituents to downstream surface waters. The increased amount of stormwater runoff, if not appropriately controlled, could contribute to water pollution constituents in surface waters downstream. Therefore, the proposed project could result in the degradation of downstream water quality and/or violate water quality standards or waste discharge requirements, and a ***potentially significant*** impact could occur. *Further analysis of these impacts will be discussed in the Hydrology and Water Quality chapter of the Lincoln Meadows Project EIR.*

b. In addition to the City's primary surface water supply, the City owns and operates five groundwater wells. The groundwater wells supply about 10 percent of the annual demand during normal years, and are able to supply more than 30 percent of the City's demand during daily shortages related to seasonal peaks and emergency outages. Water demand for the proposed project would be met by drawing from the City's water supply, thereby increasing overall demand for groundwater. As a result, the proposed project could contribute to the depletion of groundwater supply, and impacts on groundwater could be considered ***potentially significant***. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

c-e. Development of the site with residential uses would introduce impervious surfaces where none currently exist. Therefore, future development could alter the existing drainage pattern of the site or area, create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems, or provide substantial additional sources of polluted runoff. As a result, the project could have a ***potentially significant*** impact. *Further analysis of these impacts will be discussed in the Hydrology and Water Quality chapter of the Lincoln Meadows Project EIR.*

g-h. According to the most recently approved National Flood Insurance Rate Map (FIRM) for the project area, Map Number 06061C0402, the entirety of the proposed project site is identified by FEMA as Flood Hazard Zone X. Flood Hazard Zone X, which is described by FEMA as an area of minimal flood hazard, usually above the 500-year flood level.[5] On December 28, 2015, FEMA released a draft update to the FIRM for the project area, Map Number 06061C0719H. The draft FIRM maintains the designation of the project site as being in Flood Hazard Zone X. The nearest flood hazard zone to the project site is over 750 feet to the south, connected with Auburn Ravie.[6] Thus, development of the proposed project would not place housing within a 100-year flood hazard zone nor place structures within a 100-year floodplain that would impede or redirect flood flows, and restrictions on development or special requirements associated with flooding are not requisite for the project. Therefore, the project would not expose people or structures to a risk of loss, injury, or death involving flooding within a 100-year floodplain. As a result, ***no impact*** would occur.

[5] Federal Emergency Management Agency. *Flood Insurance Rate Map Number 06061C0402*. June 8, 1998.
[6] Federal Emergency Management Agency. *Flood Insurance Rate Map Number 06061C0719H.* December 12, 2015.

i. The proposed project site is not located within a dam failure inundation hazard area, as defined by the Sacramento Area Council of Governments. Nevertheless, the project site includes a portion of the Lincoln Canal and is in close proximity to Markham Ravine and Auburn Ravine, and the Placer County Local Hazard Mitigation Plan identifies areas along streams and drainages as being the most vulnerable to flooding from dam failures.[7] As a result, the proposed project could expose people or structures to a significant risk of loss, injury or death involving dam failure. Therefore, a ***potentially significant*** impact would result. *Further analysis of these impacts will be discussed in the Hydrology and Water Quality chapter of the Lincoln Meadows Project EIR.*

j. Seiches and tsunamis pose the greatest risk to low-lying areas in close proximity to coastlines or enclosed bodies of water. The project site is located inland, and the nearest enclosed body of water relative to the proposed project site is the Camp Far West Reservoir, located approximately 8.5 miles north of the project site. Due to the site's distance from the nearest ocean, the project site would not be subject to inundation due to a tsunami. Similarly, due to the distance of the proposed project site to the Camp Far West Reservoir, the risk of a seiche impacting the project site is negligible. In addition, the relatively flat topography and undisturbed grasslands surrounding the proposed project site do not pose a significant mudflow risk. Therefore, a ***less-than-significant*** impact would occur related to inundation by seiche, tsunami, or mudflow.

[7] County of Placer. *Local Hazard Mitigation Plan Update*. March 2016.

X. LAND USE AND PLANNING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	✖
b. Conflict with any applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	✖	☐	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community's conservation plan?	☐	☐	✖	☐

Discussion

a. The proposed project includes development of 144 residential units on an undeveloped site. Existing residential development exists immediately west of the site, while the remainder of the site is bordered by open areas and scattered rural residences. As such, the proposed project would be adjacent to the City of Lincoln's easternmost residential neighborhood and would not divide any existing established communities. The proposed project would not remove or impair access to existing development that would physically divided such communities. Therefore, the proposed project would result in ***no impact*** regarding physically dividing an established community.

b. The proposed project includes a General Plan Amendment (GPA) to change the General Plan designation of the site from Village to Low-Density Residential and Open Space. *Further analysis of this impact will be discussed in the Land Use and Planning / Agricultural Resources chapter of the Lincoln Meadows Project EIR.*

c. The Placer County Conservation Plan (PCCP) is a County-proposed solution to coordinate and streamline the permitting process by allowing local entities to issue state and federal permits. The proposed PCCP is a habitat conservation plan (HCP) under the Endangered Species Act and a natural community conservation plan (NCCP) under the California Natural Community Conservation Planning Act. As proposed, the PCCP would include the County Aquatic Resources Program to issue permits related to the Federal Clean Water Act and the California Fish and Game Code. The City of Lincoln is currently involved in the development of the PCCP. Although the PCCP has not been finalized or approved, the project is within the potential future growth area, and no areas proposed for preservation are located within the project site. Therefore, there would be ***no impact*** with respect to a conflict with an applicable habitat conservation plan or natural community's conservation plan.

XI. MINERAL RESOURCES. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	✖
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	✖

Discussion

a,b. According to Chapter 7 of the Existing Conditions Report for the General Plan, the planning area is designated as Mineral Resource Zone (MRZ) 4. Areas designated MRZ-4 are areas considered inadequate for mineral resources potential classification due to a lack of available information. Although the planning area is designated MRZ-4, mineral resources located within the City's planning area include clay deposits, granite deposits, and sand and gravel resources. Clay resource extraction operations are located north of Ninth Street and are stockpiled for use in their clay products. The project site is not located near the City's clay resources extraction operations and the available information does not indicate that any regionally or locally important mineral resources are located within or adjacent to the site. Therefore, ***no impact*** to mineral resources would occur as a result of development of the project.

XII. NOISE. *Would the project result in:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✖	☐	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✖	☐	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✖	☐	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✖	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	✖

Discussion

a,c. The existing noise environment in the project vicinity is defined primarily by vehicle noise from Virginiatown Road. Project operation may result in an increase in noise associated with increased traffic to and from the site. If the noise level increases attributable to the project's traffic exceeds the standards in the City's General Plan, an adverse noise impact could result. Therefore, the proposed project could expose persons to or generate noise levels in excess of standards or result in permanent increases in ambient noise levels, and a ***potentially significant*** impact could occur. *Further analysis of this impact will be discussed in the Noise chapter of the Lincoln Meadows Project EIR.*

b,d. Vibration-generating activities are anticipated during construction of the proposed project. The sensitive receptors in the nearby vicinity could be impacted by construction-related vibrations, especially vibratory compactors/rollers. In addition, temporary noise sources would be produced on-site during project construction. Earthmoving activities, materials handling, stationary equipment, and construction vehicles would generate noise during site preparation, excavation, grading, and construction. Therefore, the proposed project could have a ***potentially significant*** impact with regard to a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project or exposure of persons to or generation of excessive groundborne

vibration or groundborne noise levels. *Further analysis of this impact will be discussed in the Noise chapter of the Lincoln Meadows Project EIR.*

e. As discussed previously, the proposed project is located approximately 3.9 miles east of the Lincoln Regional Airport, and is not included in the Airport Influence area designated by the ALUCP. Excessive air traffic-related noise is generally a safety concern only for noise-sensitive receptors in the immediate vicinity of an airport, as noise levels decrease substantially as distance from the sensitive receptor to the airport increases. Given the substantial distance between the proposed project site and the airport, in addition to the noise contours outlined in the ALUCP, the proposed project would not expose people residing or working in the project area to excessive air traffic-related noise levels, and there would be ***no impact***.

f. The project area is not located within the vicinity a private airstrip. Therefore, the proposed project would not expose people residing or working in the project area to excessive air traffic-related noise levels, and ***no impact*** would occur.

XIII. POPULATION AND HOUSING. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	✖	☐	☐	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✖
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	✖

Discussion

a. The project site is currently designated as RR by the Placer County General Plan and Village by the City of Lincoln General Plan, and is located within the City's Sphere of Influence. The proposed project includes a General Plan Amendment (GPA) to change the General Plan designation of the site from Village to Low-Density Residential and Open Space. The proposed project will require infrastructure improvements to serve the 144 proposed homes. *Further analysis of growth inducement potential will be discussed in Chapter 5, Statutorily Required Sections, of the EIR.*

b,c. The project site is currently undeveloped. As such, housing or people would not be displaced as part of the proposed project. Therefore, the project would have ***no impact*** related to the displacement of substantial numbers of existing housing or people.

XIV. PUBLIC SERVICES *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Fire protection?	✖	☐	☐	☐
b. Police protection?	✖	☐	☐	☐
c. Schools?	✖	☐	☐	☐
d. Parks?	✖	☐	☐	☐
e. Other Public Facilities?	☐	☐	✖	☐

Discussion

a. The proposed project site is currently within the Western Placer Fire County Service Area (CSA) 28, Zone 76. Placer County currently provides fire protection services to the project site and surrounding area through a contract with CAL FIRE. Upon annexation into the City, fire protection services would be provided to the project site by the City of Lincoln Fire Department. The increased demand on the Lincoln Fire Department could negatively impact the service ratios, response times, or budgetary constraints of the City's fire protection services, necessitating the construction or expansion of government facilities and, consequently, causing significant environmental impacts. Therefore, a ***potentially significant*** impact could occur. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of Lincoln Meadows Project EIR.*

b. The proposed project site and surrounding areas are currently provided law enforcement services by the Placer County Sheriff's Department. Upon annexation of the project site into the City, law enforcement services would be provided to the project by the City of Lincoln Police Department. The proposed project would increase the Lincoln Police Department's demand for law enforcement services, which may potentially place a financial or operational burden on the City's police protection services, resulting in the construction or expansion of police facilities. Such construction or expansion could potentially result in significant environmental impacts. Therefore, the proposed project could have a ***potentially significant*** impact related to police protection services. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

c. The project site is located within the Western Placer Unified School District (WPUSD). Development of the proposed project would increase the number of students attending local schools within the WPUSD. Therefore, the project could result in a ***potentially significant*** impact on school facilities. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

d. The project includes development of 144 single-family lots. The resultant increase in residents in the community could result in the need for new or physically altered City parks, which could result in a ***potentially significant*** impact. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

e. The Lincoln Public Library, located at 485 Twelve Bridges Drive, provides public library services to the City of Lincoln residents. The library is 43,000 square feet in size. Policy PFS-9.3 of the City's General Plan applies a 0.7-square-foot-per-capita factor on the population in order to determine the required library space for the City of Lincoln. As discussed above, the proposed project could introduce approximately 373 new residents to the area. As such, an additional approximately 261 square feet of library space may be necessary. However, the proposed project would be required to pay the appropriate fair share fees towards library impacts to offset the impact of new developments on the public library system. Therefore, because the proposed project would be required to pay the appropriate library impact fees, the project would not place an undue burden on the City's public library system that would require the need for new facilities, the construction of which could result in environmental impacts, and a ***less-than-significant*** impact would occur related to libraries or other public facilities.

XV. RECREATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✖	☐	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✖	☐	☐	☐

Discussion

a,b. The project includes development of 144 single-family lots. The resultant increase in residents in the community could result in an increase in the use of existing neighborhood and regional parks or other recreational facilities and may require the construction or expansion of recreational facilities, which could have an adverse physical effect on the environment. Therefore, impacts related to recreation would be considered ***potentially significant***. *Further analysis of this impact will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

XVI. TRANSPORTATION AND CIRCULATION. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	✖	☐	☐	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	✖	☐	☐	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	✖
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✖	☐	☐	☐
e. Result in inadequate emergency access?	✖	☐	☐	☐
f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	✖	☐	☐	☐

Discussion

a,b. The development of 144 single-family residential units would result in an increase in vehicle traffic on the street system surrounding the project area. The increase in traffic volume on the surrounding roadway system could cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system or conflict with an applicable congestion management program. Therefore, impacts would be ***potentially significant***. *Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Lincoln Meadows Project EIR.*

c. The western boundary of the proposed project site lies approximately 3.9 miles east of the Lincoln Regional Airport. According to the Lincoln Regional Airport Land Use Compatibility Plan (ALUCP), the project falls approximately 1.7 miles outside of the Airport Influence Area, and is consequently exempt from any of the policies and regulations prescribed in the ALUCP. In addition, the proposed project would not involve any buildings or structures of excessive heights that could potentially affect air traffic.

Furthermore, the proposed project would not involve any operations that would increase air traffic levels, involve a change in location that could result in substantial safety risks, or any other changes to air traffic patterns. There would be ***no impact***.

d,e. The proposed project would involve buildout of a single-family residential development, including associated utility and roadway improvements. An existing residential subdivision is located immediately west of the site and scattered rural residences are located east of the site; however, the remainder of the surrounding area is predominantly characterized by vacant land. Although the proposed project would be compatible with the existing adjacent residential development, development of the area associated with the proposed project could result in an increase in hazards due to design features such as new connections to existing roadways. Although the proposed project would provide emergency access to the project site, the increased development in the area could affect emergency access in the area. Therefore, the proposed project could result in a ***potentially significant*** impact related to an increase in hazards from a design feature or incompatible uses, or inadequate emergency access. *Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Lincoln Meadows Project EIR.*

f. The future development of the proposed project would increase demand for alternative transportation. A technical traffic impact analysis will be conducted for the proposed project site and will address potential impacts related to transit service, bicycle and pedestrian activity. Impacts could occur associated with the increase in demand and/or adequacy of existing transit service, bicycle and pedestrian facilities. Therefore, the proposed project could have a ***potentially significant*** impact on alternative transportation. *Further analysis of these impacts will be discussed in the Transportation and Circulation chapter of the Lincoln Meadows Project EIR.*

XVII. TRIBAL CULTURAL RESOURCES. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	✖	☐	☐	☐
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✖	☐	☐	☐

Discussion

a,b. The proposed project site does not contain any existing permanent structures or any other known resources listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), and does not contain known resources that could be considered historic pursuant to the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. However, as discussed in Section V, Cultural Resources, of this IS/MND, the project site lies within an archaeologically and historically rich region of the West Slope of the Sierra Nevada. The cultural history of the Lincoln area includes the aboriginal inhabitance by the Nisenan, one of many native tribes in the California Central Valley. Given that previously undiscovered tribal artifacts associated with the Nisenan or other local tribes could exist on the project site, the possibility exists that construction of the proposed project could result in a substantial adverse change in the significance of a tribal cultural resource if previously unknown cultural resources are uncovered during grading or other ground-disturbing activities. Thus, a ***potentially significant*** impact to tribal cultural resources could occur. *Further analysis of these impacts will be discussed in the Cultural Resources chapter of the Lincoln Meadows Project EIR.*

XVIII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✖	☐	☐	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✖	☐	☐	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✖	☐	☐	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✖	☐	☐	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✖	☐	☐	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✖	☐	☐	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	✖	☐	☐	☐

Discussion

a,b,d,e. The City of Lincoln would provide water and wastewater service to the project site upon annexation and development. The proposed project would generate new demand for water and wastewater and would need to connect to existing infrastructure in nearby roadways. Consequently, the proposed project could result a ***potentially significant*** impact related to the City's water and wastewater systems. *Further analysis of these impacts will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

c. The proposed project would increase impervious surfaces on the site, increasing the volume of stormwater runoff. Facilities for stormwater runoff drainage management and disposal are in the preliminary design stages. Therefore, the proposed project could result in a ***potentially significant*** impact related to stormwater drainage facilities. *Further analysis of these impacts will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

f,g. The proposed project would generate solid waste during construction and operation that would require disposal at a landfill, thus placing additional demand on the receiving landfill. Therefore, a ***potentially significant*** impact related to solid waste could occur. *Further analysis of these impacts will be discussed in the Public Services and Utilities chapter of the Lincoln Meadows Project EIR.*

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less-Than-Significant with Mitigation Incorporated	Less-Than-Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✖	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✖	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✖	☐	☐	☐

Discussion

a. The proposed project has the potential to degrade the quality of the environment, reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. As a result of the above, the proposed project would have a ***potentially significant*** impact. *Further analysis of this impact will be discussed in the Biological Resources and Cultural Resources chapters of the Lincoln Meadows Project EIR.*

b,c. This Initial Study demonstrates that the proposed project could result in adverse impacts to human beings, either directly or indirectly. In addition, all project impacts identified in this Initial Study could be potentially significant and the project's incremental contribution to potential cumulative impacts could be cumulatively considerable. Therefore, the project's impact would be considered ***potentially significant***. *Further analysis of these impacts will be discussed in applicable sections of the Lincoln Meadows Project EIR.*