



Notice of Preparation of a Supplemental Environmental Impact Report

To: All Interested Persons and Agencies
From: City of Lincoln Engineering Department
Date: November 22, 2017
Project Title: Tanks #3 and #4 at Verdera North Reservoir Site, Associated Infrastructure, and Residential Development Project

The City of Lincoln, acting as the Lead Agency under the California Environmental Quality Act (CEQA), publicly announces its intent to initiate the preparation of a Supplemental Environmental Impact Report (Supplemental EIR) for the Tanks #3 and #4 at Verdera North Reservoir Site, Associated Infrastructure, and Residential Development Project (proposed project). The Supplemental EIR is a continuation of the Final EIR prepared for the Twelve Bridges Specific Plan Subsequent EIR (State Clearinghouse No. 97022074) and associated Addendums. The Supplemental EIR will contain only the information necessary to make the previous EIR adequate for the Twelve Bridges Specific Plan (TBSP) as revised. This focus meets the requirements for supplemental analysis under Section 15163 of the CEQA Guidelines.

Background

The TBSP, adopted in 1994 and substantially revised in 1997 and again in 2000, provides for a variety of land uses on approximately 6,100 acres. An EIR was prepared for the 1994 TBSP, a Subsequent EIR was prepared for the 1997 Revised TBSP, and a Supplement was prepared in 2000 to address primarily the addition of approximately 400 acres to the plan area. In addition, two Addendums were prepared to address changes in the original water conveyance infrastructure; in 1999 an Addendum addressed the 5 MG Tank #2 and 30-inch water pipeline located at Conspiracy Point, and in June 2017 an Addendum was prepared for a 32-inch water pipeline, which is related to the proposed project.

The TBSP provided for two water tanks to be located in the southeast corner of the City. The tanks were to be connected to the Placer County Water Agency (PCWA) Sunset Water Treatment Plant via an existing PCWA water transmission pipeline. A 36-inch pipeline would convey water from these tanks to TBSP water lines. Therefore, the connection to this source of PCWA water was anticipated in the TBSP EIR, although at a different location.

The City's predicted buildout maximum day demand is 57 million gallons (MG), meaning this volume of water must be able to move through the City's system during the highest use day when the City reaches buildout conditions and 28MG of water storage capacity. The City has identified the need for two 5 MG water storage tanks at the Verdera North Reservoir Site at buildout.

Purpose of the Notice of Preparation

The City has prepared this Notice of Preparation (NOP) for the Supplemental EIR to initiate early consultation and provide opportunity for comment from public agencies, stakeholders, organizations, and interested individuals on the scope of the environmental analysis addressing the potential effects of the proposed project. In accordance with the CEQA Guidelines, 14 CCR Section 15000 et seq., the City acting as Lead Agency is requesting written comments from public agencies, stakeholders, organizations and interested individuals on the scope and content of the environmental information that should be addressed in the Supplemental EIR. Responsible Agencies, as defined by CEQA Guidelines, Section 15381, will need to use the Supplemental EIR when considering permits or other approvals for the proposed project.



Project Site and Location

The Project site is 9-acres located in the southeastern portion of the TBSP area, south of Twelve Bridges Drive and Sierra College Boulevard, within the City of Lincoln, Placer County, California (Figure 1, Site and Vicinity Map).

Project Description

The Proposed Project includes two 5 MG water storage tanks that would provide a portion of water storage needed to serve the TBSP area and other approved development in the City of Lincoln. The infrastructure needed to connect the water tank to the City's water conveyance system. The existing informal trail would be realigned to accommodate the tanks. An existing City-owned pond site, previously used for raw water storage, would be filled and graded for the future development of eight residential lots (Figure 2, Proposed Site Plan).

Water Tanks

The two 5 MG proposed water tanks and associated infrastructure would be located on a 5-acre City-owned parcel within the TBSP area. The paved area for the water tanks, metering station and access road would be approximately 0.88 acres. The tanks would be constructed in two phases; Tank #3 (the eastern tank) would be constructed immediately, while Tank #4 would be constructed as needed in approximately 10 to 15 years. The tank site would be graded and excavated for both tanks immediately. The tanks would be connected to the recently constructed 36-inch water pipeline, which connects to an existing 30-inch water pipeline located within Twelve Bridges Drive right-of-way.

The tanks would be Type 1 D110 pre-stressed concrete, each approximately 40 feet tall and 163 feet in diameter. The tanks would be built on a hill side, with the bottom elevation below the existing grade on the uphill side, exposing approximately 27 feet of the tanks, and fully exposed on the downhill side. Grading around the tank would partially encircle the tanks, rising from 532-ft elevation to 575-ft elevation from the fill line below the tank to catchline above the tank, similar to the City's Tank #2 (5 MG). The tank site would be landscaped with native vegetation (including oak trees) and fenced, with a decorative wall between the tank site and the homes along Fuente Place and Bella Circle. The wall would be 8 feet tall and match other decorative walls in the Verdera community (stucco with Spanish style terra cotta colored roof tiles on top). Once constructed, the water tanks would require periodic maintenance.

Access Road and Trail

Access to the tank site would be provided by adding 290 feet to the existing aggregate base gravel road. The road would be 14 feet wide. The existing informal trail would be realigned around the tank site and reconnect on the south side of the tanks. The access road and trail would be constructed over or alongside the water lines. In addition, an open space access/utility easement would be provided in between the existing residence and future residence on Bella Circle.

Residential Lots

The City's 4.5-acre abandoned raw water pond would be filled and regraded to accommodate eight residential lots on 3.2 acres, at a grade similar to the adjoining home sites. The site would be re-designated and zoned for single-family residential uses and sold to a home builder for future development.





Conveyance Facilities

A new 957-foot 16-inch water line would connect the water service from a metering station to an existing 12-inch water line. The metering station, to be constructed and maintained by PCWA, will be located between the tank site and the Caperton Canal.

In addition, the City would construct a sewer pump station that would transport wastewater from the PCWA metering station, as well as chlorine analyzer water used for testing. The pump station would be a small underground wet well storage with submersible pumps. A new 4-inch force main is proposed to run west through the project site and connect to an existing City gravity sewer collector in Bella Circle.

Potential Environmental Effects

It is anticipated that most of the environmental effects of the proposed project will be similar to those of the water-related infrastructure assumed in the TBSP Subsequent EIR because the design of the facilities and construction activities would be similar regardless of where construction occurs. Creation of the eight residential lots, however, was not addressed in the TBSP Subsequent EIR.

Environmental effects are anticipated for the following resource areas: Visual Resources; Biological Resources; and Cultural Resources. An Initial Study was not prepared for this project since preliminary review of the project scope indicated the necessity to prepare a Supplemental EIR. The Supplemental EIR will focus on the three resource areas anticipated to be affected by the proposed project, but will also include discussion of other resource areas in terms of how the previously adopted environmental documents adequately address those resources.

The Supplemental EIR will seek to identify and analyze the significant impacts of the proposed project and recommend possible mitigation measures, when necessary, to eliminate or substantially reduce any identified impacts.

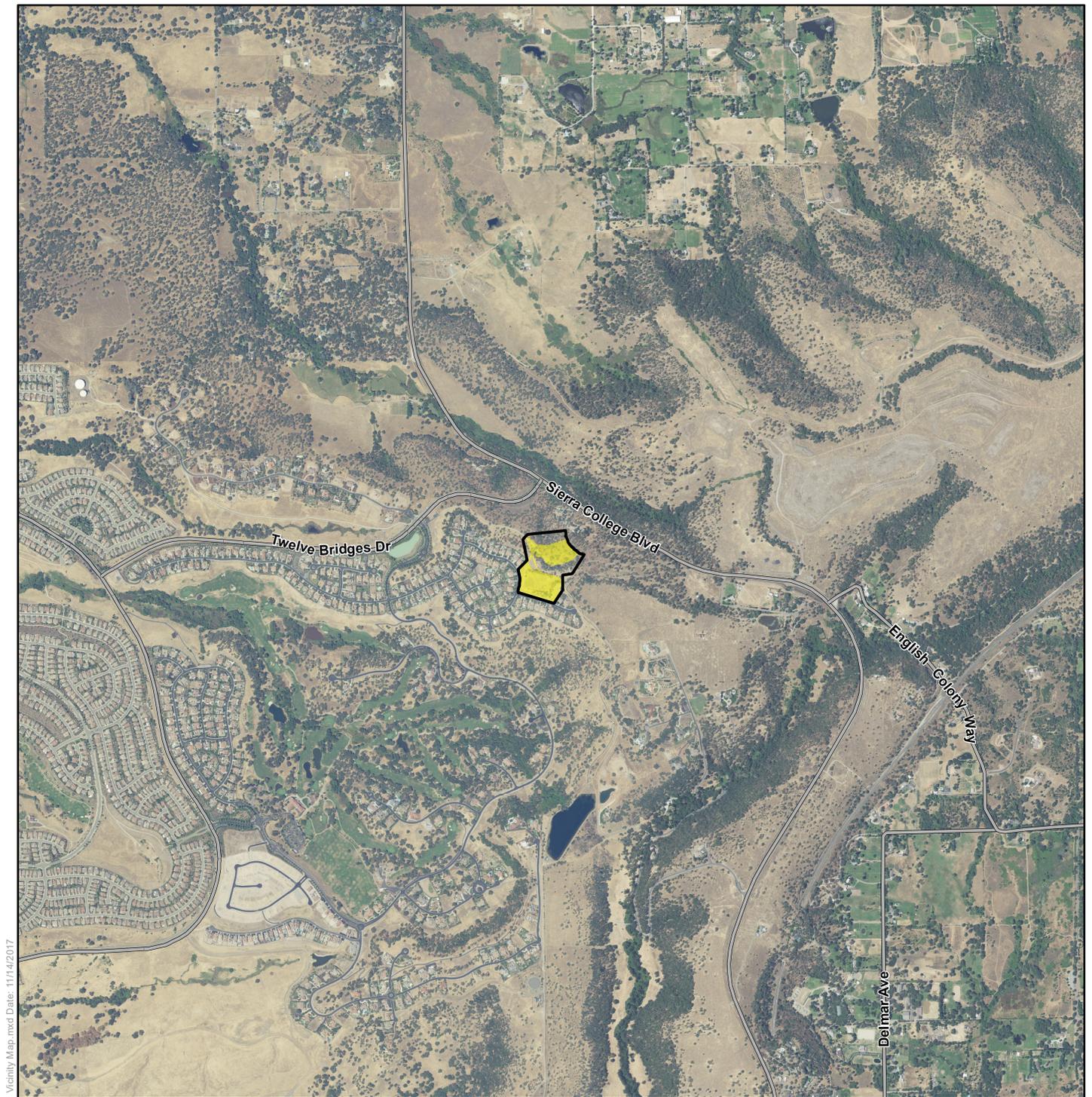
How to Comment

This NOP is being circulated for a period of 30 days, beginning November 27, 2017, and ending December 28, 2017. Comments regarding the scope of the environmental analysis to be conducted for the proposed project may be submitted during this timeframe. When submitting a comment, please include the name of a contact person in your agency or organization. Comments can be received by mail, e-mail, or fax to the address below:

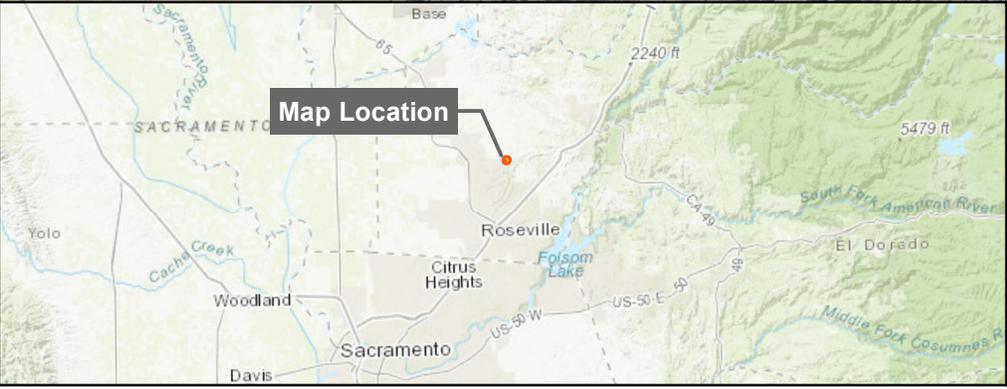
Dane Schilling
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All comments must be received by December 28, 2017. The City will also host a scoping meeting at 6pm on December 20, 2017, at the regularly scheduled Planning Commission at 600 Sixth Street, where interested persons may also submit comments.



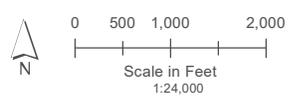


C:\share\gis\Lincoln Tank\mxd\CEQA\Figure1 Tank - Site and Vicinity Map.mxd Date: 11/14/2017



LEGEND

- Study Area (13.88 ac.)
- Project Area (8.57 ac.)



TANKS #3 AND #4 AT VERDERA NORTH RESERVOIR SITE, ASSOCIATED INFRASTRUCTURE, AND RESIDENTIAL DEVELOPMENT PROJECT

Figure 1
Site and Vicinity

