

# ADDENDUM 1 TO THE VILLAGE 7 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2005062001)

Prepared for  
City of Lincoln  
Community Development Department  
600 6th Street  
Lincoln, CA 95648

August 2021





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## Introduction and Background

This addendum is prepared in accordance with the California Environmental Quality Act (CEQA) Statute and Guidelines. This addendum to the previously certified Village 7 Specific Plan Environmental Impact Report (EIR) (State Clearinghouse [SCH] No. 2005062001) analyzes potential environmental impacts that could result from annexation of remaining unincorporated parcels within the Village 7 Specific Plan area into the City of Lincoln. This document evaluates previously certified and approved CEQA documentation for the Village 7 Specific Plan project to determine if the documentation is suitable for use by the Placer County Local Area Formation Commission (LAFCO) in its consideration regarding the annexation. The City of Lincoln will also consider this addendum as part the pre-zoning process for the annexation areas and in the application to LAFCO.

### ***Village 7 Specific Plan and EIR***

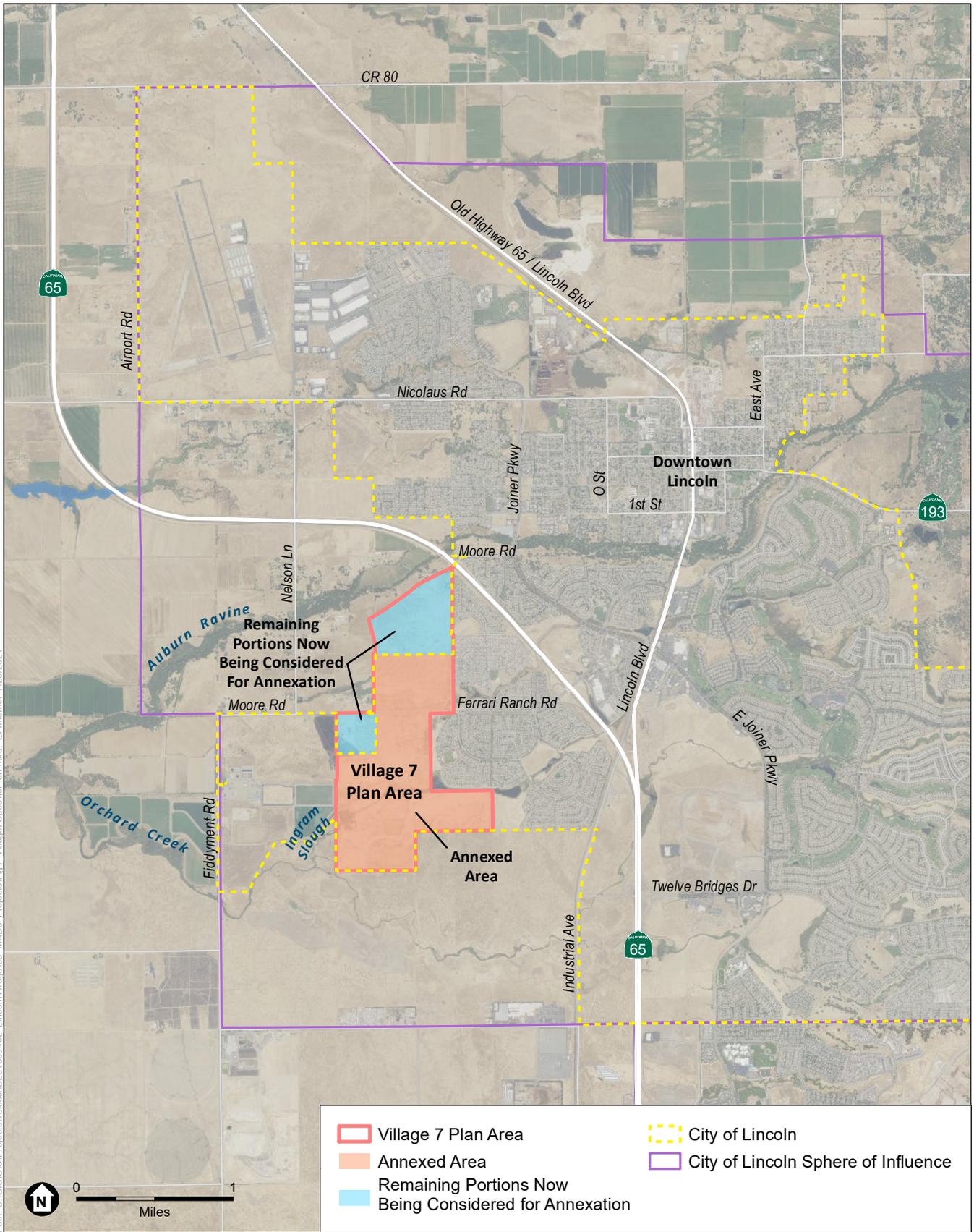
The Village 7 Specific Plan area encompasses an approximately 703-acre area in western Placer County, which, at present, exists partially within the City of Lincoln and partially within unincorporated Placer County (see **Figure 1**). The City of Lincoln approved the Village 7 Specific Plan and certified the Village 7 Specific Plan EIR in June 2010, incorporated herein by reference, which established pre-zoning and a tentative land use plan for a residential community with associated park, neighborhood-serving retail, school, public, and other community-supporting uses, pending approval of annexation by the Placer County LAFCO.

The project evaluated in the Village 7 Specific Plan EIR is the entirety of the Village 7 Specific Plan, which comprises four planning areas for future development: The Lewis Property, the Aitken Ranch II Property, the Scheiber Property, and the Remainder Area. The Lewis Property portion of the project is analyzed at a project level in the EIR, while the balance of the Village 7 Specific Plan (Aitken Ranch II, Scheiber, and the Remainder Area) is analyzed at a program level. Throughout the impact analysis, the remaining three areas of the Specific Plan that are analyzed at the program level are collectively referred to as the “Village 7 Programmatic Portion.” For the most part, the impact analyses distinguish between Lewis Property impacts and Programmatic Portion impacts. Mitigation measures specific to the Lewis Property and Programmatic Portion are also identified. In some instances (e.g., Transportation and Circulation), impacts are evaluated for the Village 7 Specific Plan in its entirety. Where the analysis is combined, it is noted and an explanation provided.

### ***Annexation of the Lewis Property***

Subsequent to approval of the Village 7 Specific Plan and certification of the EIR, the Placer County LAFCO proceeded with annexation of the 516-acre Lewis Property into the City of Lincoln. As described above, the unincorporated areas that comprise the Programmatic Portion of the Village 7 Specific Plan EIR are the following:

- 121-acre Aitken Ranch II Property, located north of Moore Road;
- 26-acre Scheiber Property, located north of the Aitken Ranch II Property; and
- 40-acre Remainder Area located to the west and north of the Lewis Property.



SOURCE: Esri, 2012; USDA, 2018; SACOG, 2020; ESA, 2021

Village 7 Specific Plan

**Figure 1**  
Village 7 Specific Plan

## **2016 Amendment to the Village 7 Specific Plan**

In 2016, the City of Lincoln approved the first amendment to the Village 7 Specific Plan and associated Phase 1 Vesting Tentative Map. The amendment to the specific plan involved the distribution of residential densities and parks within the previously annexed Lewis Property portion of the specific plan area. Specifically, the amendment included the transfer of single-family and multi-family residential uses as follows:

- 176 multi-family dwelling units replaced by 81 single-family dwelling units south of Ferrari Ranch Road; and
- 81 single-family dwelling units replaced by 176 multi-family dwelling units north of Ferrari Ranch Road.

The residential transfer did not result in a net change in the number of single-family or multi-family residential units in the specific plan area, but only changed the location of those units. The amendment also consolidated four mini-parks assumed under the EIR (and also within the previously annexed Lewis Property) into two larger mini-parks, and included a proposed Vesting Tentative Subdivision Map that would allow the creation of 539 single family residential lots consistent with the approved specific plan.

The City's CEQA review of the revisions to the specific plan under the amendment and the Vesting Tentative Subdivision Map determined that the actions would not substantially change the circumstances under which the Village 7 Specific Plan was approved and would not result in new significant impacts or increase the severity of any significant impacts identified in the Village 7 Specific Plan EIR. Accordingly, pursuant to CEQA Guidelines Sections 15162 and 15182, the revisions to the specific plan under the amendment were determined to be exempt from further environmental analysis.<sup>1</sup> Based on these findings, the City of Lincoln approved the specific plan amendment and Vesting Tentative Subdivision Map in October 2016.

### **Existing Context**

Under existing conditions, the properties identified as the Programmatic Portion of the Village 7 Specific Plan area, remain in agricultural use or undeveloped, and have not been annexed to the City of Lincoln. In addition, some of those parcels are currently under active Williamson Act contracts. The timeline for annexation and development of the unincorporated areas that comprise the Programmatic Portion of the Village 7 Specific Plan area was open-ended, as the timeline for development of those properties was not known. For the purposes of providing conservative analysis, the Village 7 Specific Plan EIR assumed buildout of the programmatic portion as part of the proposed project phasing (see Village 7 Specific Plan EIR, page 2-26, Table 2-2). The 121-acre Aitken Ranch II Property was assumed to be built out between 2011 and 2018, as Phase 7 of the 9-phase buildout plan. The 26-acre Scheiber Property and the 40-acre Remainder Area were assumed to be built out between 2018 and 2020, as Phases 8 and 9, respectively.

<sup>1</sup> Michael Baker International, 2016. *Environmental Documentation for the Proposed Village 7 Specific Plan Land Use Change*. Prepared for the City of Lincoln Community Development Department. September 12, 2016.

In a separate process, the City of Lincoln approved the Village 5 Specific Plan, in December 2017, and is currently in the process of recirculating the Village 5 Specific Plan EIR (SCH No. 2014052071). The project includes annexation and development of 4,775 acres of land located within the City's Sphere of Influence (SOI) within unincorporated Placer County, immediately west and northwest of the Village 7 Specific Plan area.

An obstacle to implementation of the Village 5 Specific Plan is the LAFCO rules for incorporation, which prohibit the creation of islands of unincorporated County land, surrounded by the City of Lincoln. If the remaining Programmatic Portion of the Village 7 Specific Plan area were to remain part of unincorporated Placer County, and the Village 5 Specific Plan area were to be annexed to the City of Lincoln for development, the Programmatic Portion of the Village 7 Specific Plan area would be an island of unincorporated land within the City of Lincoln. Therefore, LAFCO processes require the annexation of the remaining areas within the Village 7 Specific Plan area prior to, or concurrent with annexation of the Village 5 Specific Plan area. For this reason, it is the City's intention to proceed with the annexation of the remaining unincorporated areas of the Village 7 Specific Plan area.

## **Current Proposed Action**

To facilitate the annexation of the remaining unincorporated parcels within the Village 7 Specific Plan area, the City proposes to amend the general development plan for the Village 7 Specific Plan area, to add an appendix that applies an Agricultural Overlay (AO) zoning District to the rezoning that would be applied pursuant to the Village 7 Specific Plan when subject parcels are annexed to the City of Lincoln.

The Agricultural Overlay (AO) zone would be applicable to all properties within the Village 7 Specific Plan area, and would allow for agricultural uses and operations by right in accordance with the setbacks and buffers required in Section 4.5 of the GDP. To the extent that an agricultural use existing at the time of annexation does not conform to the Agricultural Overlay Zone requirements, that existing agricultural use would become non-conforming. However, it would and could operate in perpetuity so long as the nonconforming use was not expanded or enlarged. The AO zone would require buffers between urban and rural uses (e.g., homes and farms) to reduce common noise, odors, and other potential nuisance issues, and ensure land use compatibility. Thus, if an owner wanted to develop a subdivision adjacent to an existing agricultural use or operation, the subdivision developer would be required to employ the buffers and setbacks outlined in Section 4.5 of the GDP. Similarly, if an owner wanted to establish a new agricultural use adjacent to a subdivision, that owner would be required to comply with the buffers and setbacks outlined in Section 4.5 of the GDP.

The application of the AO zone would allow for the annexation of the remaining properties within the Village 7 Specific Plan area to the City of Lincoln, while allowing those land owners to continue existing agricultural operations in perpetuity or to redevelop their land consistent with the Village 7 Specific Plan. For parcels under active Williamson Act contract, the AO zone would also allow for the continuation and renewal of those contracts until cancellation of those contracts is initiated.

Unless and until the parcels are no longer subject to a Williamson Act contract, the parcels cannot be developed as proposed under the Village 7 Specific Plan. Land under a Williamson Act contract would not be developed until the contract is cancelled and all agricultural uses existing at the time of annexation would remain viable and valid uses under the GDP's AO zone.

The amendments proposed for the General Development Plan would not involve changes to the Village 7 Specific Plan. The proposed changes to the General Development Plan would assist the implementation of the Village 7 Specific Plan by facilitating the annexation of the existing remaining unincorporated parcels within the Plan Area, without requiring the owners of the subject properties to alter land uses. There are no proposed changes or revisions to the Village 7 Specific Plan subsequent to the specific plan amendment and Vesting Tentative Subdivision Map approved October 2016, as described above.

## Scope of Analysis in this Document

As described above, under the current proposed action, the City of Lincoln intends to request approval from the Placer County LAFCO for annexation of the remaining unincorporated parcels within the Village 7 Specific Plan area. Accordingly, in its annexation decision the Placer County LAFCO needs to consider the adequacy of the Village 7 Specific Plan EIR. More specifically, the Placer County LAFCO must determine if there are changes to the project, substantial changes in circumstances, or new information of substantial importance subsequent to the approval of the Village 7 Specific Plan EIR that warrant preparation of an addendum to the EIR pursuant to CEQA Guidelines Section 15164 (*Addendum to an EIR or Negative Declaration*) or preparation of a subsequent or supplemental EIR pursuant to CEQA Guidelines Section 15162 (*Subsequent EIRs and Negative Declarations*).

There are no proposed changes or revisions to the Village 7 Specific Plan as amended in October 2016 (described above). Consequently, the primary impetus for LAFCO's review is the question of whether changes in cumulative conditions that have occurred since certification of Village 7 Specific Plan EIR in 2010 could comprise substantial changes in circumstances or new information of substantial importance that result in new or more substantially more severe significant effects or new feasible mitigation measure or alternatives.

This addendum also evaluates the current proposed action in relation to CEQA Guidelines Section 15168(c), which specifies that later activities in a program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

This addendum also evaluates the current proposed action in relation to CEQA Guidelines Section 15182, which addresses the applicability of CEQA to projects pursuant to a specific plan. Specifically, certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA

The aforementioned CEQA requirements that are relevant to the current proposed action are detailed below.

## **CEQA Requirements**

CEQA Guidelines Section 15162 specifies the following conditions related to preparation of subsequent EIR (or negative declaration):

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
  - 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
  - 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.
- b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.
- c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

- d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

CEQA Guidelines Section 15164 specifies the following conditions related to preparation of an addendum to an EIR (or negative declaration):

- a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

CEQA Guidelines Section 15168(c) specifies the following conditions relevant here and related to the use of a program EIR on later activities:

- c) Use with Later Activities. Later activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.  
 ... (2) If the agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record. Factors that an agency may consider in making that determination include, but are not limited to, consistency of the later activity with the type of allowable land use, overall planned density and building intensity, geographic area analyzed for environmental impacts, and covered infrastructure, as described in the program EIR.

CEQA Guidelines Section 15182 addresses the applicability of CEQA to projects pursuant to a specific plan:

- a) General. Certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA, as described in subdivisions (b) and (c) of this section.
- b) Projects Proximate to Transit.
  - 1) Eligibility. A residential or mixed-use project, or a project with a floor area ratio of at least 0.75 on commercially-zoned property, including any required subdivision or zoning approvals, is exempt if the project satisfies the following criteria:

- A. It is located within a transit priority area as defined in Public Resources Code section 21099(a)(7);
  - B. It is consistent with a specific plan for which an environmental impact report was certified; and
  - C. It is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets.
- 2) Limitation. Additional environmental review shall not be required for a project described in this subdivision unless one of the events in section 15162 occurs with respect to that project.
  - 3) Statute of Limitations. A challenge to a project described in this subdivision is subject to the statute of limitations periods described in section 15112.
- c) Residential Projects Implementing Specific Plans.
- 1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.
  - 2) Limitation. If after the adoption of the specific plan, an event described in Section 15162 occurs, the exemption in this subdivision shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.
  - 3) Statute of Limitations. A court action challenging the approval of a project under this subdivision for failure to prepare a supplemental EIR shall be commenced within 30 days after the lead agency's decision to carry out or approve the project in accordance with the specific plan.
- d) Fees. The Lead Agency has authority to charge fees to applicants for projects which benefit from this section. The fees shall be calculated in the aggregate to defray but not to exceed the cost of developing and adopting the specific plan including the cost of preparing the EIR.

***There are no Changes or Revisions to the Village 7 Specific Plan***

Annexation is a component of the Village 7 Specific Plan. There are no proposed changes or revisions to the Village 7 Specific Plan subsequent to the specific plan amendment and Vesting Tentative Subdivision Map approved October 2016, as described above. Therefore, no substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect. Consequently, the conditions requiring preparation of a

subsequent EIR specified in CEQA Guidelines Section 15162 (a) (1) are not present, and this item is not a category of analysis in this document.

### ***Substantial Changes in Circumstances or New Information of Substantial Importance***

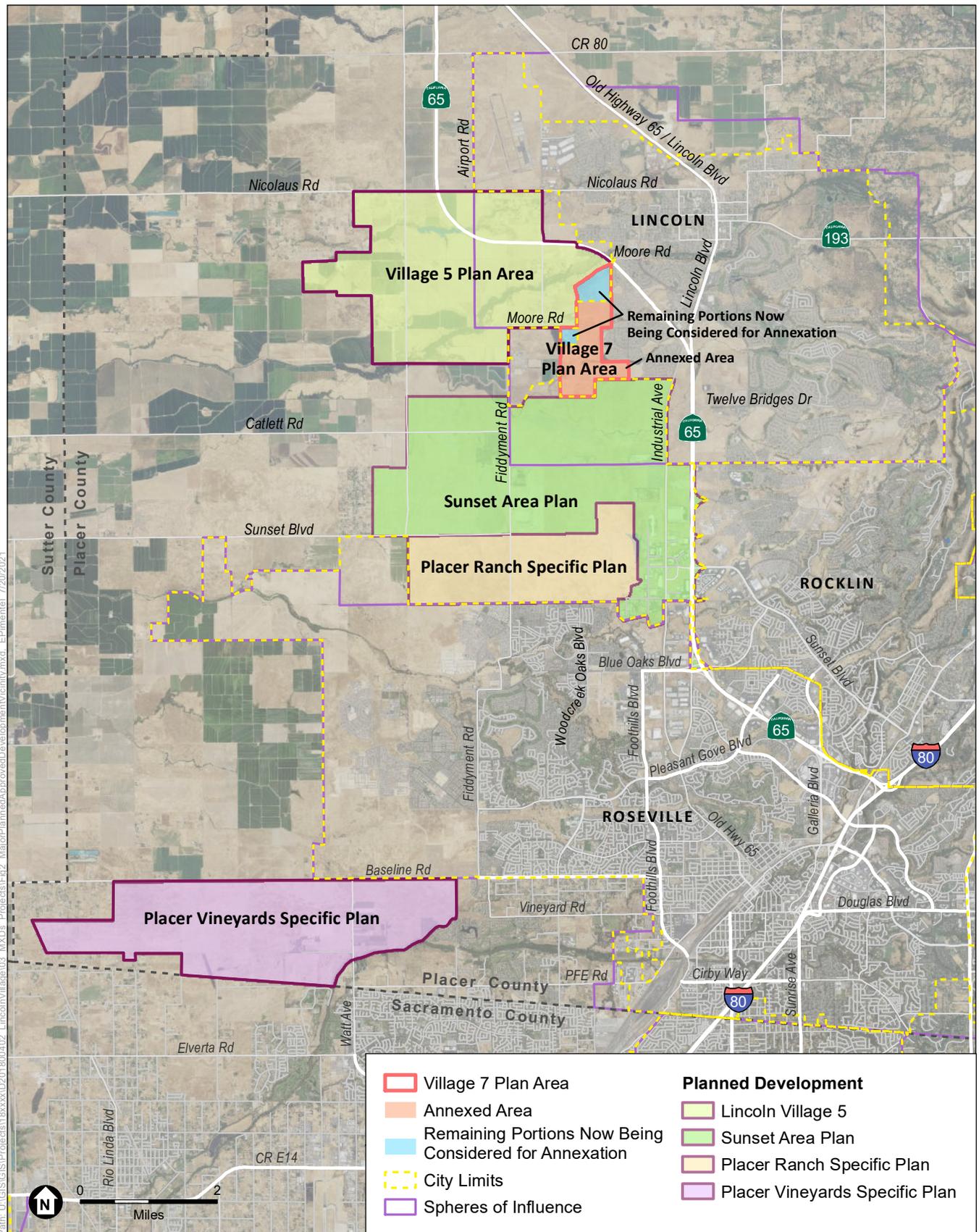
Planned and approved development in proximity to the Village 7 Plan Area, which constitutes the cumulative development setting within which the Village 7 Specific Plan would be implemented, has evolved or become more defined since preparation and approval of the Village 7 Specific Plan EIR in June 2010. Specifically identified major development projects identified in this consideration include the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards. These major development projects are shown on **Figure 2** and are described below.

- **Village 5 Specific Plan.** The City of Lincoln approved the Village 5 Specific Plan and certified the Village 5 Specific Plan EIR in December 2017 (SCH No. 2014052071). The project includes development of 4,775 acres of residential and commercial development, associated parks, open space, and supporting infrastructure improvements located within the City's Sphere of Influence (SOI) within unincorporated Placer County, immediately west and northwest of the Village 7 Specific Plan area (see Figure 2). The Village 5 Specific Plan provides for 8,244 dwelling units of various densities, 7.5 acres of mixed-use, approximately 436 acres of commercial and office, 1,559 acres of parks and open space, and 118.2 acres of public uses (school sites and public/quasi-public facilities).

The Village 5 Specific Plan was not an active development proposal at the time the Village 7 Specific Plan EIR was prepared and certified. The City's current 2050 General Plan (adopted in 2008), which was in effect at the time the Village 7 Specific Plan EIR was certified in 2010, identifies the Village 5 Specific Plan area as a "village" designated for future development as part of a specific plan proposal. At the time the Village 7 Specific Plan EIR was prepared and certified, land uses on the Village 5 Specific Plan area comprised, and continue to comprise, grazing, rice farming, small ranches, and rural residences.

- **Sunset Area Plan and Placer Ranch Specific Plan.** In December 2019, approximately 10 years subsequent to the certification of the Village 7 Specific Plan EIR, Placer County adopted the Sunset Area Plan (SAP), establishing an updated and renewed policy framework for the management of land use, economic development, infrastructure improvements, and resource conservation on approximately 8,500 acres in South Placer County. The Plan is based on the County's vision of establishing the Sunset Area as a prosperous and thriving regional center with primary wage-earner employment, but with a refined emphasis on creating region-serving entertainment facilities and providing access to higher education opportunities for area residents. The SAP is a Placer County-initiated update to its 1997 Sunset Industrial Area Plan.

In conjunction with adoption of the SAP, Placer County approved the Placer Ranch Specific Plan (PRSP), which establishes detailed commitments to implementation of the SAP for approximately 2,200 acres in the southern part of the plan area. The approximately 2,200-acre Placer Ranch property is located entirely within the boundaries of the SAP Plan Area and includes a wide range of land uses, including various types of residential, commercial, light industrial, and park/open space areas. The cornerstone of the PRSP project is a 300-acre satellite campus of California State University Sacramento. When completely developed, the PRSP is programmed to include up to 8.5 million square feet of



SOURCE: Esri, 2012; USDA, 2018; SACOG, 2020; ESA, 2021

Village 7 Specific Plan

**Figure 2**  
Major Planned and Approved Development in Proximity to the Village 7 Specific Plan Area



university, employment, and commercial uses; approximately 375 acres of parks and open space; and approximately 800 acres of housing, including 2,210 single-family units, 1,050 units of age-restricted single-family housing; 870 units of medium-density residential, and 1,500 units of high-density residential.

With adoption of the Sunset Area Plan, the Placer County also certified a joint EIR for the Sunset Area Plan and Placer Ranch Specific Plan. The EIR provides a programmatic level of analysis of the broader Sunset Area and project-level environmental analysis of the area covered by Placer Ranch Specific Plan.<sup>2</sup>

The discussion of cumulative impacts on pages 5-3 through 5-8 of Village 7 Specific Plan Draft EIR (June 2009) identified the Placer Ranch Specific Plan as a potential future development adjacent to the City of Lincoln (see Figure 2). Located approximately 2 miles south of the Village 7 Specific Plan area, the Placer Ranch Specific Plan is primarily within the unincorporated areas of Placer County and within the 1997 Sunset Industrial Area Plan, which was subsequently revised and updated as the Sunset Area Plan (as described above). At buildout, the Draft EIR, identified that the Placer Ranch Specific Plan area would consist of approximately 6,793 dwelling units, 527 acres of business park and light industrial uses, 150 acres of office professional uses, 99 acres for commercial uses, 275 acres for parks, landscape corridors and open space, two new elementary schools and a new middle school. In addition, the discussion identified that the Placer Ranch would include a 300-acre branch campus of California State University, Sacramento, with an estimated total enrollment of 25,000 students.

The Village 7 Specific Plan Project Draft EIR concluded that, as of the date of publication of the Draft EIR, the County had ceased processing of the Placer Ranch Specific Plan Project, and land use assumptions would be speculative at that time.<sup>3</sup> In addition, the discussion of cumulative traffic impacts in unincorporated Placer County on page 4.3-23 in section 4.3, *Transportation and Circulation*, of the Village 7 Specific Plan Draft EIR noted that the potential impacts of the Village 7 Specific Plan within Placer County were analyzed using the recently (as of 2009) re-calibrated Placer County Travel Demand Model which did not assume development of the Placer Ranch Specific Plan, which was determined as reasonable since processing of the Placer Ranch project had ceased and land use assumptions would have been speculative at that time.<sup>4</sup>

Consequently, it can be reasonably surmised that the consideration of cumulative impacts in the Village 7 Specific Plan Draft EIR identified the Placer Ranch Specific Plan (as proposed in 2009) as a potential future development project adjacent to the City of Lincoln, primarily within the unincorporated areas of Placer County, but the analysis excluded the Placer Ranch Specific Plan from substantive consideration due to the fact that processing of the project had been ceased by the County at the time the Village 7 Specific Plan Draft EIR was prepared.

- **Placer Vineyards.** The Placer Vineyards project was originally approved by the Placer County Board of Supervisors on July 16, 2007. The project is located in southwestern Placer County, approximately 7 miles south of the Village 7 Specific Plan area (see Figure 2). The Placer Vineyards project contains approximately 5,230 acres. Development includes a mixed-use planned community including 14,132 residential units, 274 acres of commercial uses, 919

<sup>2</sup> County of Placer, 2019. Sunset Area Plan, Executive Summary. Available: [https://www.placer.ca.gov/DocumentCenter/View/47888/Sunset\\_Executive-Summary\\_Final?bidId=](https://www.placer.ca.gov/DocumentCenter/View/47888/Sunset_Executive-Summary_Final?bidId=). Accessed December 3, 2020.

<sup>3</sup> City of Lincoln, 2009. Draft Environmental Impact Report for the Village 7 Specific Plan Project. State Clearinghouse No. 2005062001. June 2009.

<sup>4</sup> City of Lincoln, 2009. Draft Environmental Impact Report for the Village 7 Specific Plan Project. State Clearinghouse No. 2005062001. June 2009.

acres of park and open space land, and 851 acres of quasi-public uses (i.e. public facilities/services, schools, roadways, religious facilities).

The first development phase of the Placer Vineyards project was approved by the Placer County Planning Commission on June 8, 2017 and includes development of approximately 1,536 acres, or approximately one third of the plan area, and will include construction of 42 acres of retail, commercial and office/professional uses; schools, parks, open space and other public serving land uses; and up to 5,266 residential units.

The discussion of cumulative impacts on pages 5-3 through 5-8 of Village 7 Specific Plan Draft EIR identified the Placer Vineyards project (along with the Regional University Specific Plan and the Placer Ranch Specific Plan) as a potential future development adjacent to the City of Lincoln, primarily within the unincorporated areas of Placer County. Although the Placer Vineyards project had been approved by the Placer County Board of Supervisors in 2007, the discussion of cumulative impacts in the Village 7 Specific Plan Draft EIR noted that the Placer Vineyards project was considered possible, but speculative.<sup>5</sup>

Nevertheless, the discussion of cumulative impacts and mitigation measures on page 4.4-36 in section 4.4, *Air Quality*, of the Village 7 Specific Plan Draft EIR includes the Placer Vineyards project in its consideration of cumulative construction-related pollutant emissions.<sup>6</sup>

For the purposes of the analysis in this document, it is conservatively assumed that the Placer Vineyards project was not substantively and comprehensively considered in the evaluation of cumulative impacts in the Village 7 Specific Plan EIR.

The above list of major planned development projects located in proximity to the Village 7 Plan Area comprise the relevant cumulative setting that has emerged since the 2010 Village 7 Specific Plan EIR.

As part of its consideration of the Village 7 Specific Plan EIR in processing of the City's request for annexation of the remaining portions of the Village 7 Specific Plan Area, the Placer County LAFCO must determine if the EIR sufficiently discloses the cumulative environmental effects of buildout of the Village 7 Specific Plan and cumulative development. The purpose of this environmental checklist is to evaluate the evolution of cumulative development and planned development subsequent to approval of the Village 7 Specific Plan EIR, to determine if the changes in cumulative planned or completed development will require major revisions to the Village 7 Specific Plan EIR due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects, or if the changes in cumulative development constitute new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time of approval of the Village 7 Specific Plan EIR, as defined in CEQA Guidelines Section 15162 (a)(2), (3). The City of Lincoln will also consider this addendum as part the pre-zoning process for the annexation areas and in the application to LAFCO.

<sup>5</sup> City of Lincoln, 2009. Draft Environmental Impact Report for the Village 7 Specific Plan Project. State Clearinghouse No. 2005062001. June 2009.

<sup>6</sup> City of Lincoln, 2009. Draft Environmental Impact Report for the Village 7 Specific Plan Project. State Clearinghouse No. 2005062001. June 2009.

### ***Use of a Program EIR with Later Activities***

Based on the discussion above and the analysis and conclusions of this addendum, pursuant to Section 15162 of the CEQA Guidelines, the City is not required to prepare a subsequent EIR to the Village 7 Specific Plan EIR. There are no proposed changes or revisions to the Village 7 Specific Plan subsequent to the specific plan amendment and Vesting Tentative Subdivision Map approved October 2016, as described above. The City's current action would prezone the remaining Village 7 Specific Plan properties to be annexed into the City of Lincoln with zoning and land use designations as identified in the Village 7 Specific Plan. The rezoning action would also add agricultural overlay zoning where applicable, which allows for ongoing agricultural uses in perpetuity on the subject properties. There are no new activities proposed that could be inconsistent with the type of allowable land use described in the Village 7 Specific Plan. There are no proposed changes to the overall planned density and building intensity for the plan area, no change to the geographic area analyzed for environmental impacts, and no changes to proposed infrastructure improvements as described in the Village 7 Specific Plan EIR. Therefore, anticipated future actions related to the Village 7 Specific Plan, including approval by LAFCO of the application for annexation of the remaining areas of the Village 7 Specific Plan Area into the City, would meet the criteria identified in Section 15168(c) of the CEQA Guidelines, that would allow for use of the Village 7 Specific Plan EIR on anticipated later activities. As the criteria in Section 15168(c) requires that the City find pursuant to Section 15162 that no subsequent EIR would be required, and all other conditions in 15168(c) have been met, the description in this addendum of how the conditions identified in Section 15162 are not met, also confirms that the criteria in Section 15168(c) for use of the Village 7 Specific Plan EIR for later activities are met. For this reason, Section 15168(c) is not discussed further in this document.

### ***Applicability of CEQA to Projects Pursuant to a Specific Plan***

CEQA provides an exemption to residential, commercial, and mixed-use projects that are consistent with a specific plan, as described in Section 15182 of the CEQA Guidelines. Section 15182(c)(2) of the CEQA Guidelines provides a limitation to that exemption if an event described in Section 15162 of the CEQA Guidelines occurs after adoption of the specific plan, in which case the exemption provided by Section 15182 would not be valid until the lead agency has completed a subsequent EIR or supplemental EIR to address those conditions. For the purposes of this analysis, the description in this addendum of how the conditions identified in Section 15162 have not occurred also serves an additional purpose. The description also confirms that the limitation to the exemption from CEQA provided in Section 15182(c)(2) for residential projects that are consistent with the Village 7 Specific Plan is not applicable.

Based on the discussion above and the analysis and conclusions of this addendum, pursuant to Section 15162 of the CEQA Guidelines, the City is not required to prepare a subsequent EIR to the Village 7 Specific Plan EIR. Therefore, the limitation to the use of the CEQA exemption for projects pursuant to a specific plan, as identified in Section 15182(c)(2) of the CEQA Guidelines, does not apply to the Village 7 Specific Plan, and residential projects that are consistent with the Village 7 Specific Plan are exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines.

# Environmental Checklist

## Explanation of Checklist Evaluation Categories

The purpose of this checklist is to identify any “changed condition” (i.e., changed circumstances or new information of substantial importance) that may result in new information of substantial importance. The row titles of the checklist include the applicable environmental topics, as presented in Appendix G of the CEQA Guidelines. The column titles of the checklist have been modified to help answer the questions to be addressed pursuant to CEQA Section 21166 and the applicable portions of CEQA Guidelines Section 15162. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but rather that there is no new information of substantial importance relative to the impact since it was analyzed and addressed with mitigation measures in the 2010 Village 7 Specific Plan EIR. The purpose of each column of the checklist is described below.

Note that since certification of the 2010 Village 7 Specific Plan EIR, CEQA Guidelines have undergone several changes, including a comprehensive update, effective December 28, 2018.<sup>7</sup> Although not required,<sup>8</sup> the checklist categories in this document follow the updated Appendix G of the CEQA Guidelines in a good-faith effort to provide the most updated information to decision makers.<sup>9</sup>

### **Any New Circumstances Involving New or Substantially More Severe Significant Impacts?**

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been substantial changes to the plan area or the vicinity (circumstances under which the project is undertaken) that have occurred subsequent to the prior environmental documents, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental documents or that substantially increase the severity of a previously identified impact.

### **Any New Information of Substantial Importance Requiring New Analysis?**

Pursuant to Section 15162(a) (3) (A-D) of the CEQA Guidelines, this column indicates whether new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental documents were certified as complete is available requiring an update to the analysis of the previous environmental documents to verify that the environmental conclusions and mitigations remain

<sup>7</sup> See Senate Bill 743 (2018).

<sup>8</sup> See *Cleveland National Forest Foundation v. San Diego Assn. of Governments* (2017) 17 Cal.App.5th 413, 426 [“once an EIR is finally approved, a court generally cannot...compel an agency to perform further environmental review if new regulations or guidelines for evaluating the project’s impacts are adopted in the future”]; *Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788, 808 [CEQA Guidelines enacted after an EIR is certified are not “new information within the meaning of [PRC] section 21166, subdivision (c)” and therefore do not trigger preparation of a subsequent EIR nor require consideration in an addendum].

<sup>9</sup> See PRC §§ 21002.1(e), 210065; CEQA Guidelines §§ 15002(a)(1), 15003(c).

valid. If the new information shows that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; or (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects or the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, the question would be answered ‘Yes’ requiring the preparation of a subsequent EIR or supplement to the EIR. However, if the additional analysis completed as part of this Environmental Checklist Review finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified significant environmental impacts are not found to be substantially more severe, the question would be answered ‘No’ and no additional EIR documentation (supplement to the EIR or subsequent EIR) would be required. Notably, where the only basis for preparing a subsequent EIR or a supplement to an EIR is a new significant impact or a substantial increase in the severity of a previously identified impact, the need for the new EIR can be avoided if the project applicant agrees to one or more mitigation measures that can reduce the significant effect(s) at issue to less than significant levels. (See *River Valley Preservation Project v. Metropolitan Transit Development Board* (1995) 37 Cal.App.4th 154, 168.)

## Discussions and Mitigation Sections

### Discussion

A discussion of the elements of the checklist is provided under each environmental category to clarify the answers. The discussion provides information about the environmental issue, how the project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

### Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category. New mitigation measures are included, if needed.

### Conclusions

A discussion of the conclusion relating to the need for additional environmental documentation is contained in each section.

# Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>1. AESTHETICS</b> — Except as provided in Public Resources Code Section 21099, would the project:		
a) Have a substantial adverse effect on a scenic vista?	No	No
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	No	No
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No	No
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	No	No

## Discussion

### **Scenic Resources**

As described in section 4.10, Visual Resources, of the Village 7 Specific Plan EIR (pages 4.10-1 through 4.10-22) and as remains the condition, the plan area is not located in an area of a scenic vista or within a state scenic highway; therefore, the project would not have a substantial adverse effect on a scenic resource or result in substantial damage to scenic resources visible from a state highway. There are no new circumstances involving new significant impacts or substantially more severe impacts related to scenic resource or any new information of substantial importance.

### **Visual Character**

As described in the Village 7 Specific Plan EIR and as remains the condition, the plan area is generally flat with some undulating terrain and contains grassland and some cultivated cropland, so the appearance of portions of the site varies from vegetated to disked, bare ground, according to the season. Ingram Slough and a tributary to Orchard Creek traverse the site, generally from east to southwest. Auburn Ravine is adjacent to the northern border of the plan area. The site contains a limited number of trees around the residences on the site and along Ingram Slough and Auburn Ravine.

The analysis of cumulative impacts related to visual character conducted for the Village 7 Specific Plan EIR determined that development of the Village 7 Specific Plan, in conjunction with other development in the vicinity, would continue the trend of replacing the rural character of the area with suburban development.

When the Village 7 Specific Plan is considered in the context of approved development within the City of Lincoln along the SR 65 corridor, the analyses stated, the cumulative visual impacts would be consistent with future development trends, and conversion of the City from a rural area to a more suburban setting would include the inclusion of open space areas and the long-term growth of new trees. The analysis identified that new development in the Village 7 Specific Plan

area and the surrounding vicinity would alter the existing open space views of surrounding visible areas and contrast with the surrounding open space/agricultural environment at the edge of these new development areas. The analysis identified that the City of Lincoln will adopt and continue to implement a variety of policies and implementation measures designed to preserve the existing visual character or quality of the City and its surroundings. However, even with implementation of the policies and implementation measures, the analysis determined that new development along the periphery of the existing City boundary would substantially degrade the existing visual character or quality of the site and its surroundings through the introduction of developed uses within areas currently used for open space/agricultural activities. The analysis identified that the Village 7 Specific Plan would contribute substantially to those changes, and the impact would be cumulatively significant. The analysis concluded that, while the Village 7 Specific Plan includes numerous design features to mitigate visual impacts, there are no additional feasible mitigation measures that would reduce the cumulative impact, which would remain significant and unavoidable.

While the cumulative analysis of impacts related to visual character conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered cumulative development along the periphery of the existing City boundary, which the analysis concluded would substantially degrade the existing visual character or quality of the site and its surroundings through the introduction of developed uses within areas currently used for open space/agricultural activities. The Village 5 Specific Plan and the Sunset Area Plan and Placer Ranch Specific Plan comprise the type of cumulative development along the periphery of the existing City boundary that the cumulative analysis in the Village 7 Specific Plan EIR concluded would substantially degrade the existing visual character or quality of the site and its surroundings. Development of urban uses within Placer Vineyards, which is located approximately 7 miles south of the Village 7 Specific Plan area (see Figure 2), would not result in new or more severe cumulative aesthetic impacts than already analyzed in the Village 7 Specific Plan EIR. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to visual character.

### ***Light and Glare***

The analysis of cumulative impacts related to light and glare conducted for the Village 7 Specific Plan EIR identified that development plans have been approved along the State Route 65 (SR 65) corridor between the cities of Roseville and Rocklin and the City of Lincoln. These development plans include residential, commercial, and industrial uses, all of which will contribute to lighting in the region, which, together, create a sky glow that partially obscures views of the night sky. The analysis identified that, as planned growth occurs through buildout of the City of Lincoln General Plan, additional lighting will be required to provide nighttime street and building illumination, security lighting, nighttime traffic lights, and light associated with new recreation

areas. The analysis states that new “Village” development on the City of Lincoln General Plan planning area periphery will result in the addition of several new sources of illumination within the western, northern and eastern portions of the City. The analysis stated that, while the General Plan Community Design Element and Open Space and Conservation Element provide various policies addressing lighting impacts, overall buildout of the General Plan would increase the amount of spill light and glare onto adjacent areas and result in a potentially significant cumulative impact. The analysis determined that implementation of the Village 7 Specific Plan would represent a cumulatively considerable contribution to that impact. The analysis stated that the City will adopt and continue to implement a variety of policies and implementation measures designed to preserve the existing visual character or quality of the study area and its surroundings. However, the analysis concluded that, even with implementation of the policies and implementation measures, new development along the periphery of the existing City boundary, which includes the Village 7 Specific Plan, would still result in substantial new sources of light and glare within areas currently used for a variety of open space/agricultural activities. The analysis determined that no additional feasible mitigation is currently available, and the cumulative impact would be significant and unavoidable.

While the cumulative analysis of impacts related to light and glare conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered cumulative development comparable in scope along the periphery of the existing City boundary and concluded would result in the addition of several new sources of illumination within the western, northern and eastern portions of the City and the cumulative impact would be significant. The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses consistent with what was considered cumulative analysis of impacts related to light and glare conducted for the Village 7 Specific Plan EIR. The formal implementation of these previously considered urban uses does not change the finding or increase the severity of Village 7 Specific Plan’s contribution to the significant cumulative impact to light and glare. As noted above, there are no changes proposed in the project which would result in significant environmental effects or a substantial increase in the severity of previously identified significant effects. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to light and glare.

## **Applicable Mitigation Measures from the Village 7 EIR**

**Mitigation Measure 4.10-2(B)** All light standards shall be shielded and directed such that adjacent properties are not illuminated.

## Conclusion

Annexation is a component of the Village 7 Specific Plan. There are no changes proposed in the project. Therefore, no major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to aesthetics, would be required. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, or that any new feasible mitigation measures or alternatives exist, and would substantially reduce one or more significant effects of the project.

# Agriculture and Forestry Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>2. AGRICULTURE AND FORESTRY RESOURCES —</b>		
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>		
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	No	No
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No	No
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))?	No	No
d) Result in the loss of forest land or conversion of forest land to non-forest use?	No	No
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	No	No

## Discussion

As described in section 4.10, Visual Resources, of the Village 7 Specific Plan EIR (pages 4.10-1 through 4.10-22) The cumulative context for the loss of agricultural resources evaluated in the Village 7 Specific Plan EIR includes buildout within the City of Lincoln’s sphere of influence and other development in western Placer County, including lands in and surrounding the cities of Rocklin and Roseville. The EIR identifies that the area to the east of the plan area is single-family residential developed land. The area to the north and west of the site includes lands designated as Prime Farmland, Farmland of Statewide Importance, and Farmland of Local Importance. In addition, there are areas in the eastern portion of the City of Lincoln’s Sphere of Influence that are listed as Farmland of Local Importance. A small portion of the plan area is under Williamson Act contract, as well as the lands directly to the north of the plan area.

The analysis identifies that future development plans in the City include the annexation of land that is currently outside of the City limits, but within the City’s Sphere of Influence. In addition to lands within the City of Lincoln’s Sphere of Influence are other areas of western Placer County, which are currently planned for development, most notably in and surrounding the City of Roseville, which would remove significant portions of the County from agricultural production. The analysis identifies that development of the Village 7 Specific Plan would result in additional conversion of agricultural resources, including Important Farmland and land protected by the Williamson Act. The EIR identifies that development of the Village 7 Specific Plan would result

in the conversion of a total of approximately 186 acres of Prime Farmland, approximately 7.7 acres of Farmland of Statewide Importance, and approximately 504 acres of Farmland of Local Importance.

The analysis identified a 26.5-acre portion of APN 021-350-007 located south of Auburn Ravine and part of the Village 7 Programmatic Portion site (Scheiber Property) is under active Williamson Act contract. To prevent the conversion of land under Williamson Act contract to non-agricultural uses, the Village 7 Specific Plan EIR includes Mitigation Measure, 4.1-6(B), the implementation of which would prohibit the rezoning of land under Williamson Act contract until the contract has expired or been cancelled. Under the City's proposed action, the General Development Plan would be revised to apply Agriculture Overlay zoning to the Village 7 Specific Plan area. The AO zoning would permit existing agricultural uses on subject properties to continue in perpetuity. The AO zoning would not conflict with or constrain agricultural operations that are protected through the establishment of Williamson Act Contracts, hinder the benefits of those existing contracts, or prohibit renewal of those contracts. Land owners with property under Williamson Act contract, who wish to develop their land pursuant to the Village 7 Specific Plan, would be required to initiate the process of cancelling their Williamson Act contract or allow it to expire. Under the City's proposed action annexation and eventual development of the remaining unincorporated areas of the Village 5 Specific Plan would not conflict with zoning for agricultural use or conflict with a Williamson Act contract, and this impact would be less than significant. Further, Mitigation Measure 4.1-6(B), which prevents the rezoning of land under Williamson Act contract, is no longer required.

The analysis determined that development of the Village 7 Specific Plan would convert this land from agricultural uses. Although the plan area has not been actively used for agricultural production, the EIR concluded that the loss of this Important Farmland would result in a considerable contribution to a significant cumulative impact.

Since approval of the Village 7 Specific Plan EIR, Placer County has developed and adopted the Placer County Conservation Program (PCCP) to coordinate and streamline state and federal natural resources regulatory permitting processes. The City of Lincoln is a participating jurisdiction in the PCCP as a Permittee. The PCCP administers a Habitat Conservation Plan (HCP) pursuant to Section 10 of the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. Agricultural lands are considered under the PCCP. For instance, land used for rice cultivation is mapped as a community because of its large extent, its relationship to historic vernal pool complex lands, and its potential for wetland restoration. Orchards and vineyards are considered agricultural lands but are identified as a separate agricultural community due to their value to species covered by the HCP (e.g., birds) (PCCP, Pages 1-11, 2-62, 2-71, 3-30, 3-59, 3-107, 4-26, 4-54). It is anticipated that the PCCP will protect 8,240 acres of agricultural lands (PCCP, Executive Summary, page 18).

According to the PCCP, agricultural land is best served by large, contiguous blocks of land that can minimize edge effects from surrounding urbanization.<sup>10</sup> Preservation of large tracts of land that are used for active agricultural production can also provide biological habitat for sensitive species. Impacts to agricultural land and biological resources can be concurrently addressed by designating large areas for preservation. This strategy is intended to mitigate for irreversible land conversion through permanent preservation of large tracts of land with similar land cover, habitat, soil types, agricultural productivity, and agricultural value. The PCCP calls for the preservation of 8,240 acres, in addition to the existing 601 acres of agricultural land within the Reserve Acquisition Areas, to be preserved in perpetuity to serve as mitigation for loss of agricultural resources and farmland and associated biological resources on agricultural land (PCCP, Executive Summary, page 18). This approach, articulated in the discussion of *Biological Resources* below, under **Mitigation Measure Biological Resources-1**, is compatible with the overall preservation strategy included in the adopted PCCP.

Implementation of Mitigation Measure Biological Resources-1 implements a preservation strategy consistent with the PCCP through the protection and restoration of sensitive habitats. Based on a review of the large tracts of land anticipated for preservation within the PCCP Reserve Acquisition Area, implementation of Mitigation Measure Biological Resources-1 ensures that agricultural land that is similar in character to that which would be lost in the Plan Area is preserved at a ratio consistent with the PCCP, particularly since agricultural land provides foraging habitat for many species that would be covered by the PCCP. Although the land preserved and restored is required to have similar physical characteristics and may be used for similar agricultural production as those lands converted to urban in the Plan Area, it is not possible at this point to guarantee that comparable amounts of Important Farmland that would have the same soil characteristics as those areas in the Plan Area would be preserved. Furthermore, there is no viable way to recreate new farmland in the amount converted, and while conservation easements to protect remaining farmland from conversion is helpful, such easements cannot save the lands being converted. Consequently, the loss of this Important Farmland that would result from implementation of the Village 7 Specific Plan would continue to result in a considerable contribution to a significant cumulative impact. However, implementation of Mitigation Measure Biological Resources-1 would result in preservation of farmland, which would lessen the severity of the significant and unavoidable cumulative impact, even though it would still remain significant and unavoidable.

While the cumulative analysis of impacts related to loss of agricultural resources conducted for the Village 7 Specific Plan EIR did not specifically contemplate the current iterations of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered the cumulative loss of agricultural resources that would result from development of the Village 7 Specific Plan combined with buildout within the City of Lincoln's sphere of influence, which includes the Village 5 Specific Plan area, and other development in western Placer County. The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will

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<sup>10</sup> Placer County, 2018. Placer County Conservation Plan. Executive Summary, September 2018.

develop urban uses consistent with what was considered in the cumulative analysis of impacts related to loss of agricultural resources conducted for the Village 7 Specific Plan EIR. The formal implementation of these urban uses does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact related to loss of agricultural resources. However, the establishment of the PCCP participation in which is a part of Mitigation Measure Biological Resources-1, provides a resource for the preservation of important farmland, which was not anticipated in the Village 7 Specific Plan EIR. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to loss of agricultural resources.

## Applicable Mitigation Measures from the Village 7 EIR

### Mitigation Measure 4.1-1(B)

- a) The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas within the open space areas.
- b) The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404/401 permits, incidental take permits and Streambed Alteration Agreements.
- c) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.

### Mitigation Measure 4.1-2(B)

- b) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.
- c) Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land Use Compatibility Plan and California Business and Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.

**Mitigation Measure 4.1-6(B)** No land under Williamson Act contract will be rezoned until the contract has expired or been cancelled.

## Proposed Mitigation Measures

Implement Mitigation Measure Biological Resources-1, as described in the *Biological Resources* discussion below.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions of the EIR, are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to agriculture and forestry resources. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As explained above, Mitigation Measure Biological Resources-1 (participation in the PCCP) was not available at the time of EIR preparation in 2010; but is now available. The availability and implementation of this measure is not considered “new information of substantial importance” nor does it qualify as “major revisions,” as identified in Section 15162 of the CEQA Guidelines, because it does not result in new or substantially more severe significant impacts. In fact, implementation of this measure would lessen the severity of the significant and unavoidable cumulative impact associated with the loss of important farmland in a manner that did not, and could not, occur under the 2010 EIR, although it would still remain significant and unavoidable.

## Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>3. AIR QUALITY —</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	No	No
a) Conflict with or obstruct implementation of the applicable air quality plan?	No	No
b) 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?	No	No
c) Expose sensitive receptors to substantial pollutant concentrations?	No	No
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	No	No

## Discussion

The evaluation of cumulative air quality impacts in the Village 7 Specific Plan EIR identified that the cumulative setting would depend on the pollutant being evaluated. For regional pollutants, the cumulative setting extends over the entire Sacramento Valley Air Basin (SVAB). For pollutants with localized impacts, such as carbon monoxide (CO), the cumulative context would include other sources of the pollutant in the area in the immediate vicinity of the plan area.

The EIR noted that ozone is a regional pollutant. This means that ozone precursors generated in one location do not necessarily have ozone impacts in that area. Instead, precursors from across the region can combine in the upper atmosphere and be transported by winds to various portions of the air basin. Consequently, all ozone precursors generated throughout the air basin are part of the cumulative context for ozone.

The EIR identified that particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>) generated during construction would include other construction, such as that associated with the Lincoln Crossing, Sorrento 3D, and other development in Lincoln, Roseville, and south Placer County, and agricultural activity in the vicinity of project-related construction. PM<sub>10</sub> (and PM<sub>2.5</sub>) is a problem regionally, but unlike ozone, PM<sub>10</sub> (and PM<sub>2.5</sub>) is directly emitted. As such, it does not travel over very long distances. Because PM<sub>10</sub> (and PM<sub>2.5</sub>) are localized pollutants, the cumulative context for these pollutants would not cover other areas of the region. PM<sub>10</sub> (and PM<sub>2.5</sub>) generated in other parts of the region would not travel to the portion of the region containing the Village 7 Specific Plan area. The localized nature of PM<sub>10</sub> (and PM<sub>2.5</sub>) means that emissions generated by project-related activity would only affect the area in, and directly around, the plan area. Consequently, only PM<sub>10</sub> (and PM<sub>2.5</sub>) emissions from non-project sources near the plan area could conceivably combine with project-emitted PM<sub>10</sub> (and PM<sub>2.5</sub>) emissions and create a cumulative impact. As stated in the EIR, the construction that could occur simultaneously with project construction would be construction related to nearby development projects. These developments are large in size. Much of the construction activity would be too far from the plan area to create a cumulative effect. However, construction occurring near the borders of the properties, near the plan area, could have the potential to combine with plan area emissions to have a cumulative effect.

For CO, which is the product of fuel combustion, the EIR identified that the cumulative context would be all existing and future traffic on local roads in the vicinity of the plan area. This existing and future traffic would include all the development currently contributing to traffic volumes on the local roads analyzed in the traffic study prepared for the project, as well as all reasonably foreseeable future development, including the plan area, that would contribute to traffic volumes on the local roads analyzed in the traffic study. The EIR noted that this traffic is accounted for in the traffic study, and CO modeling at intersections uses the cumulative numbers in the traffic study.

## **Construction**

### **Cumulative Emissions of PM<sub>10</sub> and PM<sub>2.5</sub>**

The EIR identified that the construction of the development within the Village 7 Specific Plan area would have emissions of PM<sub>10</sub>, PM<sub>2.5</sub> that would exceed Placer County Air Pollution Control District (PCAPCD) thresholds of significance. Even with implementation of EIR Mitigation Measure 4.4-1, the individual project impacts would remain above significant levels.

Because PM<sub>10</sub> and PM<sub>2.5</sub> are localized pollutants, the cumulative context would include other PM<sub>10</sub> and PM<sub>2.5</sub> sources in the vicinity of the Village 7 Specific Plan construction activity. The EIR identified that it is reasonably foreseeable that other construction activity in the vicinity of the Village 7 Specific Plan would occur at the same time as project construction. Depending on meteorological conditions during project construction, it is possible that surrounding construction emissions (in addition to other activities) could combine with those from the project to adversely affect neighboring sensitive receptors. While data from the CARB monitoring station indicates that background levels of PM<sub>10</sub> in the area of the Village 7 Specific Plan area are not high, the monitoring station does not account for localized concentrations (which could be higher or lower than measured levels). Due to the close proximity of sensitive receptors, the length of the construction schedule, and the fact that project-specific levels are above established thresholds, the impact would be considered significant. Considering sources of PM<sub>10</sub> and PM<sub>2.5</sub> that could combine with project-related emissions, such as re-suspended roadway dust and small construction projects, the EIR determined that construction of the Village 7 Specific Plan would have a cumulatively considerable effect on ambient level, and thus would be considered cumulatively significant. The EIR stated that Mitigation Measure 4.4-7 would substantially lessen the Village 7 Specific Plan's incremental contribution to the significant cumulative PM<sub>10</sub> impacts, but the incremental contribution would remain significant and unavoidable. Implementation of Mitigation Measure 4.4-7 (which re-imposes implementation of Mitigation Measure 4.4-1 for this specific impact category) would also help reduce PM<sub>2.5</sub> emissions as well.

While the analysis of cumulative emissions of PM<sub>10</sub> and PM<sub>2.5</sub> conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the EIR concluded that project emissions, when combined with other construction activity in the vicinity of the Village 7 Specific Plan area would be cumulatively considerable, and the plan's incremental contribution to the significant cumulative impact would remain significant and unavoidable even with implementation of mitigation. The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses

consistent with what was considered in the analysis of cumulative emissions of PM<sub>10</sub> and PM<sub>2.5</sub> conducted for the Village 7 Specific Plan EIR. As described on page 4.4-36 of the Village 7 specific Plan EIR, construction occurring near the borders of properties, near the plan area, could have the potential to combine with plan area emissions to have cumulative effects. The implementation of these urban uses as they are understood today does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact. The Village 7 Specific Plan EIR contemplated the potential for PM<sub>10</sub> and PM<sub>2.5</sub> emissions to combine with nearby construction projects, as would primarily be anticipated to occur if concurrent construction were to take place in the Village 5 Specific Plan, Sunset Area Plan, or Placer Ranch Specific Plan areas. The Placer Vineyards Specific Plan emissions would be considered less of a contributing factor due to its distance from the Village 7 Specific Plan area. Under these cumulative conditions the project emissions would be anticipated to continue to be cumulatively considerable. Mitigation Measure 4.4-7 would remain applicable in reducing project contributions to significant cumulative PM<sub>10</sub> and PM<sub>2.5</sub> emissions, but the incremental contribution to these impacts would remain significant and unavoidable. Consequently, there are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

### **Cumulative Emissions of Ozone Precursors**

The EIR identified that project construction activities would generate emissions of reactive organic gases (ROG) and nitrogen oxides (NO<sub>x</sub>). While these emissions would be temporary during the construction period, they would nevertheless be a part of overall ozone precursor emissions in the Sacramento metropolitan region. Western Placer County is in nonattainment of State and Federal ozone standards, and the region is especially prone to experiencing ozone exceedances during the summer months. During these high ozone periods, the construction emissions in the Village 7 Specific Plan area would add to the total amount of ozone precursors available for ozone production.

The EIR stated that on any given day in Placer County and the greater Sacramento region, ozone precursors are generated by a large number of different sources. These sources include fuel combustion, waste disposal, architectural coatings, solvent evaporation, industrial processes, and natural sources. Ozone precursors from construction of the Village 7 Specific Plan would combine with these other sources in the region to create a cumulative effect. Because the region is in nonattainment of applicable ozone standards, this cumulative effect would be significant. The construction emissions associated with the Village 7 Specific Plan would be above PCAPCD thresholds of significance for construction. The EIR identified that the plan's contribution to the cumulative impact would be considerable; consequently, the Village 7 Specific Plan would result in a cumulatively significant impact. The EIR determined that implementation of Mitigation Measure 4.4-2 would reduce emissions of ozone precursors during construction. However, these mitigation measures would not reduce emissions to levels below PCAPCD thresholds of significance, and the cumulative impact would be significant and unavoidable.

While the analysis of cumulative emissions of ozone precursors conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, page 4.4-36 in the EIR identified that ozone is a regional pollutant and all ozone precursors generated throughout the Sacramento Valley Air Basin (SVAB) are part of the cumulative context for ozone. The Village 7 Specific Plan EIR (page 4.4-38) identified the Sacramento Region as being in nonattainment of State and federal ozone standards, which “demonstrates that the many ozone precursors in the region, including the Proposed Project, combine to create a cumulative significant impact.” The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses consistent with what was considered in the analysis of regional cumulative emissions of ozone precursors conducted for the Village 7 Specific Plan EIR and would also contribute to the net increase of ozone precursor emission, resulting in a cumulative significant impact. As with the Village 7 Specific Plan, these contributing projects would also be required to apply feasible mitigation to reduce their project-specific emissions of ozone precursors. As an example, the Village 5 Specific Plan EIR includes Mitigation Measure 3.3-3 (Village 5 Specific Plan EIR, page 3.3-38), which requires the implementation of PCAPCD Standard Operational Air Quality Mitigation Measures for the reduction of operational emission of ozone precursors. However, Village 5 contributions would still be anticipated to exceed PCAPCD thresholds and contribute to the significant cumulative impact. The formal implementation of these urban uses does not change the finding or increase the severity of Village 7 Specific Plan’s contribution to the significant cumulative impact. Consequently, there are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cumulative emissions of ozone precursors.

## ***Operation***

### **Operational Emissions of Criteria Air Pollutants**

The EIR identified that the Village 7 Specific Plan would generate emissions of criteria pollutants in excess of PCAPCD thresholds of significance. The EIR identified that the Sacramento Region, in which the Village 7 Specific Plan is located, is in nonattainment of state and federal ozone standards. This demonstrates that the many sources of ozone precursors in the region, including those generated by uses in the Village 7 Specific Plan, combine to create a cumulative significant impact. The EIR stated that although development of the Village 7 Specific Plan was accounted for in the General Plan and would not result in an intensification of land use not previously considered by the City, the Village 7 Specific Plan would contribute air emissions at levels that cannot be reduced to a level of insignificance. Consequently, the EIR determined that the Village 7 Specific Plan’s contribution to the existing significant cumulative impact would be considerable, and the impact would be considered cumulatively significant. The EIR determined that implementation of Mitigation Measure 4.4-3(B) would reduce operational emissions of ozone precursors. However, these mitigation measures would not reduce emissions from the Village 7 Specific Plan to levels below PCAPCD numerical thresholds of significance. Thus, ozone

precursor emissions from operation of the Village 7 Specific Plan would incrementally contribute to a net increase of a criteria air pollutant for which the region is non-attainment under federal and state standards. Therefore, the Village 7 Specific Plan's contribution to the existing cumulative impact would remain significant and unavoidable.

While the analysis of cumulative operational emissions of criteria air pollutants conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the EIR identified that the Sacramento Region, in which the Village 7 Specific Plan is located, is in nonattainment of state and federal ozone standards, and the many sources of ozone precursors in the region, including the Village 7 Specific Plan, combine to create a cumulative significant impact. The Village 7 Specific Plan EIR (page 4.4-38) identified contributing sources of ozone precursors to the significant cumulative impact throughout the Sacramento region, to include fuel combustion, waste disposal, architectural coatings, solvent evaporation, industrial processes, and natural sources. The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses and associated operational emissions of criteria air pollutants consistent with the sources of ozone precursors considered in the analysis of regional cumulative emissions of ozone precursors conducted for the Village 7 Specific Plan EIR. The formal implementation of these urban uses does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact. Consequently, there are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to operational emissions of criteria air pollutants.

### **Operational CO Emissions**

The EIR determined that project-related CO emissions would combine with CO emissions generated by other existing and future projects. Future CO emissions were modeled using the simplified CALINE4 model and the traffic volume data included in Appendix C of the Draft EIR. The results of this modeling are shown in Table 4.4-11 of the Draft EIR. The table shows that CO levels at the most congested intersections would not approach exceeding the California Ambient Air Quality Standards (CAAQS) for CO under cumulative plus project conditions. Therefore, the cumulative impact would be less than significant and no mitigation is required.

While the analysis of cumulative operational CO emissions of criteria air pollutants conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the EIR identified that the cumulative context for CO emissions would be all existing and future traffic on local roads in the vicinity of the plan area. This existing and future traffic would include all the development currently contributing to traffic volumes on the local roads analyzed in the traffic study prepared for the project, as well as all reasonably foreseeable future development, including the plan area, that would contribute to traffic volumes

on the local roads analyzed in the traffic study. The Village 5 Specific Plan and Placer Vineyards will develop urban uses and associated CO emissions consistent with what was considered in the analysis of regional CO emissions conducted for the Village 7 Specific Plan EIR. The Sunset Area Plan and Placer Ranch Specific Plan was not considered in the analysis of regional CO emissions conducted for the Village 7 Specific Plan EIR. Formal implementation of these plans would develop urban uses and associated CO emissions that would add to the estimated CO concentrations along roadways within and near the Village 7 Specific Plan area. As is demonstrated in the cumulative analysis of mobile-source CO concentrations in both the Village 5 Specific Plan EIR (page 3.3-41) and the Sunset Area Plan and Placer Ranch Specific Plan EIR (page 4.3-41), CO levels at the most congested intersections within each development plan area would fall substantially below CAAQS for CO. With the addition of traffic from the Sunset Area Plan and Placer Ranch Specific Plan to roadways in the vicinity of the Village 7 Specific Plan, cumulative CO concentrations would still be anticipated to be far below CAAQS for CO. The formal implementation of these urban uses does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact. Consequently, there are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to CO emissions.

### **Odors**

The EIR determined that the Village 7 Specific Plan would not be a source of odors that could affect occupants within or adjacent to the Village 7 Specific Plan area. Potential buyers would be informed of the City's wastewater treatment and reclamation facility (WWTRF), the Western Regional Sanitary Landfill (WRSL), the Material Recovery Facility (MRF), and agricultural operations and their possible odor impacts. Adjoining residential development to the east and conservation lands to the south are not sources of odors. As such, there would be no cumulative impact. Although not required because no project or significant effects were identified, EIR included Improvement Measure 4.4-5(B) to notify potential buyers (some of whom might be especially sensitive to odors) of potential odor impacts to ensure that full disclosure is achieved.

While the analysis of cumulative odor impacts conducted for the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the formal implementation of these urban uses does not change the finding no significant cumulative impact related to odors in the Village 7 Specific Plan EIR. Consequently, there are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to odors.

### **Toxic Air Contaminants**

The Village 7 Specific Plan EIR identified that construction and operation of the uses provided for in the Village 7 Specific Plan would produce Toxic Air Contaminants (TACs) and would contribute to current and future ambient levels. The analysis of cumulative TAC exposure

considered the Sacramento metropolitan region (which includes the Village 7 Specific Plan) to be the cumulative context. The EIR identified that diesel particulate matter poses the greatest health risk among the TACs, accounting for approximately 360 excess cancer cases per million (approximately 70 percent of the total). Approximately 93 percent of the emissions of diesel PM in the air basin is from mobile sources. The EIR identified that development in the vicinity of the Village 7 Specific Plan would occur in the future that would create additional sources of TAC, most likely including mobile sources such as diesel delivery trucks, and stationary sources such as gas stations and dry cleaners. However, the DEIR stated that even as new development occurs in the region, CARB predicts that TAC risk levels in the area would consistently decrease as engine technology improves and would be below 250 excess cancer cases in one million by 2010 once new CARB controls have been put in place. Accordingly, the DEIR stated that TAC impacts from future cumulative development are expected to be reduced in magnitude in future years. The EIR determined that the Village 7 Specific Plan in and of itself would not be a major source of TAC emissions because the development is primarily residential and retail uses. The EIR concluded that TAC emissions resulting from implementation of the Village 7 Specific Plan, would, therefore, not be considered cumulatively considerable, and the cumulative impact would be less than significant.

While the analysis of cumulative exposure to TAC conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses consistent with what was considered in the analysis of cumulative regional exposure to TAC emissions in the Village 7 Specific Plan EIR. Buildout of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards would include the construction of new land uses and infrastructure, which would result in temporary, intermittent emissions of diesel PM from the exhaust of diesel-powered off-road construction equipment, primarily utilized for site preparation. Construction pursuant to the Village 7 Specific Plan, in combination with construction pursuant to the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards would be of relatively short duration in any one location in the vicinity of the plan area and would generally be at a similar distance to off-site sensitive receptors as was considered in the Village 7 Specific Plan EIR. Additional consideration of the Sunset Area Plan and Placer Ranch Specific Plan in addition to cumulative development analyzed in the Village 7 Specific Plan, would not be anticipated to add substantial amount of on-site operational mobile sources emission or stationary sources, that would result in a substantially more severe impact related to TAC emissions resulting from implementation of the Village 7 Specific Plan. The primary source of TAC emissions in the project area would be SR 65, which was considered in the Village 7 Specific Plan EIR. The Village 5 Specific Plan area is located adjacent to the portion of the Village 7 Specific Plan area near SR 65 and was included in the cumulative development assumptions in the Village 7 Specific Plan EIR. For these reasons, the construction and operation of the Village 7 Specific Plan, in combination with cumulative develop, would not be anticipated to contribute to a cumulatively considerable health risk related to exposure to off-site receptors to substantial TAC concentrations. Consequently, there are no substantial changes with respect to the circumstances

under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cumulative regional exposure to TAC emissions.

## Applicable Mitigation Measures from the Village 7 EIR

**Mitigation Measure 4.4-1(B)** The following mitigation measures shall be implemented by the applicant during all grading activities:

- The applicant shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan prior to issuance of a grading permit. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The applicant shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, certified by CARB to perform Visible Emissions requirement for a VEE is for projects grading 20 or more acres regardless of how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations.
- Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s) shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares.
- Install wheel washers or wash all trucks and equipment leaving the site.
- Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be delivered to a green waste recycling facility.
- Active grading sites shall be watered at least twice daily.
- A traffic speed limit of 15 miles per hours shall be posted and enforced on all unpaved construction roads.
- All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.

**Mitigation Measure 4.4-2(B)** During all phases of construction, the project applicant shall ensure that the following mitigation measures are implemented:

- During second stage smog alerts (0.350 ppm of ozone), the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.
- Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.
- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An applicant representative, certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily. Contractors can access the PCAPCD or Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.
- The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District 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 up to 20 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. 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.
- The following measure shall be incorporated into construction bid documents: All applicable pieces (at a minimum three pieces) of diesel equipment used on the site during the demolition, earthmoving and clearing stages of construction shall be fitted with a level 3 California Air Resources Board verified diesel emission control system. All off-road and on-road construction equipment shall use a B20 biodiesel blend. Prior to the issuance of a demolition or grading permit, the construction contractor and/or applicant shall submit to the PCAPCD and the City a certified list of the non-road diesel powered construction equipment that will be retrofitted with emission control devices or that will use Clean Fuels. The Clean Fuels shall consist of low NO<sub>x</sub> and PM<sub>10</sub> emission diesel fuel that (1) can be used without engine modification, (2) is certified to provide a minimum emissions reduction of 30 percent PM<sub>10</sub> and 10 percent NO<sub>x</sub> when compared to No. 2 Diesel Fuel, and (3) is included on the CARB Verification List. The list shall include (1) the equipment number, type, make, and contractor/sub-contractor name; (2) the emission control device make,

model and EPA or CARB verification number; and/or (3) the type and source of fuel to be used. If any diesel powered non-road construction equipment is found to be in non-compliance with this specification, the contractor will be issued a Notice of Non-Compliance and given a 24-hour period in which to bring the equipment into compliance or remove it from the project. For each piece of diesel powered non-road construction equipment that will not be retrofitted or use Clean Fuels, the project applicant shall provide an explanation detailing why such measures are not employed.

**Mitigation Measure 4.4-3(B)** The project applicant shall implement the following mitigation measures:

- The conditions of approval and the covenants, conditions, and restrictions (CC&Rs) for the project shall explicitly prohibit the installation of wood-burning stoves and wood-burning fireplaces within the Programmatic Portion of the Specific Plan area. Only natural gas- or propane-fireplace stoves are permitted. Prior to the issuance of occupancy permits, the applicant must provide written proof of compliance with this measure to the City and PCAPCD.
- Only Energy Star-labeled (or equivalent) dishwashers shall be installed in single-family dwelling units.
- The project applicant shall participate in the PCAPCD off-site mitigation program for post-mitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the off-site mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.

**Mitigation Measure 4.4-5(B)** Record perpetual notices for all lots within the Village 7 Specific Plan indicating that odors from the Lincoln WWTRF, WRS�, and agricultural operations could occur, and provide copies of this notice to all buyers of these properties.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions of the EIR, are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to air quality. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>4. BIOLOGICAL RESOURCES</b> — Would the project:		
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 Game or U.S. Fish and Wildlife Service?	No	No
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	No	No
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	No	No
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	No	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No	No
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No	No

## Discussion

The cumulative context for the evaluation of impacts to biological resources in the Village 7 Specific Plan EIR is development assumed to occur throughout western Placer County, including buildout of the City's General Plan. The EIR identified that as development in Placer County continues, habitat for plant and wildlife species native to the region is lost through conversion to urban development. Although more mobile species may be able to survive these changes in their environment by moving to new areas, less mobile species would simply be extirpated. With continued conversion of natural habitat to human use, the availability and accessibility of remaining foraging and natural habitats in this ecosystem would dwindle and those remaining natural areas would not be able to support additional plant or animal populations above their current carrying capacities through increased competition for resources, displacement and development-induced introduction of non-native species.

The analysis noted that the EIR for the 2050 General Plan determined that implementation of the General Plan, together with past, present, and probable future projects in the planning area (which includes the Village 7 Specific Plan) and larger regional context would result in a cumulatively significant loss of biological resources in the region. Policies in the adopted General Plan as well as State and federal regulations are available to mitigate impacts on biological resources. However, this would not reduce impacts to levels that are less than significant. The General Plan EIR noted that the only mitigation for such impacts – restricting the majority of development in the General Plan – is not considered feasible, given that that such a measure would fundamentally conflict with the objectives of the General Plan.

The Village 7 Specific Plan EIR identified that the plan area supports annual grassland and jurisdictional waters of the United States, including suitable habitat for vernal pool crustaceans, amphibians and plants, and nesting and foraging habitat for Swainson's hawk and other raptors. The plan area also includes Ingram Slough, Auburn Ravine and their tributaries, which could provide habitat for special status reptiles and birds. The analysis identified that construction of the Village 7 Specific Plan could result in the loss and/or degradation of potential Waters of the U.S., loss or degradation of special status species and their habitat, and loss of foraging and nesting habitat for Swainson's hawk and other raptors. The analysis stated that construction of the Village 7 Specific Plan, in combination with other development project in the immediate vicinity, could therefore contribute to a fragmentation and loss of regional biodiversity through the incremental conversion of foraging habitat for special-status species to human use, and thus limits the availability and accessibility of remaining natural habitats to regional wildlife. Mitigation Measures 4.8-1 through 4.8-10 would help reduce the project's contribution to the loss of biological resources. The function of these mitigation measures is to reduce impacts to species and habitat within the plan area or compensate for the loss of habitat through the acquisition of credits from approved mitigation banks. Impacts to biological resources would be mitigated in the following ways:

- Implementation of Mitigation Measure 4.8-1 would reduce adverse modification of jurisdictional wetland/other "waters of the U.S." through preservation onsite and adequate compensation for the unavoidable loss of wetland habitat, so that there would be no net loss of wetlands due to project activities;
- Implementation of Mitigation Measure 4.8-2 would reduce the impact on vernal pool crustaceans and western spadefoot by either preserving habitat on-site or purchasing credits at an USFWS-approved conservation bank;
- Implementation of Mitigation Measure 4.8-3 would reduce impacts on special-status plants through identification of plants onsite and if present, replace the amount, type, and value of habitat lost to project construction through an accredited mitigation bank;
- Implementation of Mitigation Measure 4.8-4 would reduce the magnitude of impacts on western pond turtle and its habitat by ensuring that any western pond turtle habitat affected by the Village 7 Specific Plan is preserved off site at a 1:1 ratio and pond turtles discovered on-site are protected and managed in consultation with CDFW;
- Implementation of Mitigation Measure 4.8-5 would reduce impacts to nesting migratory birds would not be disturbed during the nesting season and a qualified biologist would monitor the site to verify that the area is not disturbed;
- Implementation of Mitigation Measure 4.8-6 would reduce the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl, and other raptor species through the acquisition and preservation of suitable foraging habitat;
- Implementation of Mitigation Measure 4.8-7 would reduce the loss of nesting habitat for tri-colored blackbird by protecting any nesting tri-colored blackbird habitat until the young have left the nest;

- Implementation of Mitigation Measure 4.8-8 would reduce impacts to stream corridors through the acquisition of relevant wetland permits and species/habitat take permits, and implementation of required permit conditions;

When viewed in the context of the General Plan and regional development, the EIR concluded that the loss of plant and wildlife habitat as a result of implementation of the Village 7 Specific Plan would be considered cumulatively considerable and therefore, significant. Implementation of the mitigation measures included in the EIR would reduce project-specific impacts but not to levels that would be considered less than significant in the cumulative context. The EIR determined that the cumulative impact would remain significant and unavoidable.

As described previously in this document under *Agriculture and Forestry Resources*, since approval of the Village 7 Specific Plan EIR, Placer County has developed and adopted the PCCP to coordinate and streamline state and federal natural resources regulatory permitting processes. The City of Lincoln is a participating jurisdiction in the PCCP as a Permittee. The PCCP administers a Habitat Conservation Plan (HCP) pursuant to Section 10 of the Federal Endangered Species Act and a Natural Community Conservation Plan (NCCP) under the California Natural Community Conservation Planning Act. The PCCP also includes a County Aquatic Resources Program (CARP) to streamline the issuance of permits related to Section 404 of the Federal Clean Water Act and Streambed Alteration Agreements pursuant to the California Fish and Game Code. The PCCP is a landscape-level plan that will facilitate the issuance of project-level permits based on how the project contributes to the County's natural, social, and economic conditions.

The PCCP covers approximately 260,000 acres of western Placer County and establishes a conservation reserve program made up of existing reserve areas, desired acquisitions, and areas for future development (the Reserve Acquisition Areas) (PCCP Fact Sheet, page 2). The PCCP emphasizes the conservation of ecosystems, natural communities, and ecological processes in western Placer County. The natural communities within western Placer County require large, contiguous blocks of intact habitat to maintain their biological function. Rather than the piecemeal approach of project-level mitigation, which often results in small blocks of avoided and preserved habitat both within project sites and at off-site mitigation areas, the PCCP focuses on configuring a large, contiguous reserve system. Both natural communities as well as agricultural uses benefit from this approach, as larger preserves reduce edge effects, minimize human intrusion, allow adequate buffers from incompatible land uses, reduce the risk of invasive species introductions, result in significant buffers around wetlands and other regional waterways, and allow for largely unobstructed movement of plant and wildlife populations resulting in gene flow as well as opportunities for dispersal. Management of contiguous blocks of preserve land within a contiguous reserve system also results in economies of scale associated with acquisition and maximizes management efficiency, reducing long-term implementation costs. Under the PCCP, preserve lands will be acquired from willing sellers outside of (and in some cases, within) the potential future growth areas. The land will be acquired and protected in perpetuity by some combination of fee-title ownership, conservation easements, or deed restrictions.

A key component of the conservation strategy is based on land cover mitigation. This land cover approach is intended to mitigate for habitat loss associated with individual development projects within the PCCP area, including habitat for the 14 species covered under the HCP. This

mitigation strategy is intended to protect and enhance both natural communities and agricultural lands within the PCCP area, resulting in the establishment of a sustainable reserve system in conjunction with the development of the future growth area. The biological study conducted for the Village 7 Specific Plan EIR identified that designated critical habitat for two of the 14 species covered under the PCCP/HCP occurs in the Village 7 Specific Plan Area: vernal pool fairy shrimp and Central Valley steelhead. The PCCP does not cover special-status state or federally-listed plants.

Planned urban growth in the City's current General Plan, which includes the Village 7 Specific Plan area, is covered by the PCCP (PCCP, page 2-5). Thus, the in-kind conservation or compensation for impacts to habitat, required in existing biological resources mitigation measures 4.8-10 of the Village 7 Specific Plan EIR would be satisfied through project participation in the PCCP and compliance with the requirements of the program, as required in **Mitigation Measure Biological Resources-1**. The below listed mitigation measures would require the acquisition of mitigation credits, similar to mitigation provided by the PCCP. However, the PCCP focuses on configuring a large, contiguous reserve system, which provides a variety of additional benefits relative to the individual mitigation approach for specific habitat types; therefore, it is preferable to the existing comparable measures .

While the cumulative analysis of impacts related to biological resources conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered the cumulative impacts related to biological resources that would result from development assumed to occur throughout western Placer County, including buildout of the City's General Plan (see page 4.8-37). More specifically, the Village 7 Specific Plan EIR analyzed the construction of the Village 7 Specific Plan, in combination with "other development project[s] in the immediate vicinity." The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards areas can generally be assumed to be in the immediate vicinity of the Village 7 Specific Plan area and will develop urban uses consistent with what was considered in the cumulative analysis of impacts to biological resources conducted for the Village 7 Specific Plan EIR. The formal implementation of these urban uses does not increase the severity of Village 7 Specific Plan's contribution to the cumulative impact. In contrast, the implementation of the PCCP would lessen these potential cumulative impacts to less than significant and would provide the added benefit of implementing a consolidated conservation program, that implements a large-scale conservation strategy. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to biological resources.

## Applicable Mitigation Measures from the Village 7 EIR

### Mitigation Measure 4.8-1(B)

- a) The project applicant shall retain a qualified biologist to conduct a wetland delineation of the remaining properties in the Village 7 Programmatic portion of the project site. This delineation shall be submitted to the Corps for verification prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.
- b) The project applicant shall prepare a wetland mitigation plan that ensures no net loss of wetlands, consistent with Lincoln Public Facilities Element (PFE) Policy 9-13. The wetland mitigation plan shall be based on the wetland delineation verified by the Corps. This measure may be implemented through the 404 permit and/or Streambed Alteration Agreement processes. The plan shall include the following or equally effective components.

### Compensation

- c) The project proponent shall compensate for the loss of wetland habitat through a combination of preservation of vernal pools and seasonal wetlands in open space preserves, on-site restoration/enhancement along Ingram Slough, and the purchase of mitigation credits at an approved mitigation bank. The ratio of compensation will be determined in consultation with the Corps and U.S. Fish and Wildlife Service, as part of the 404-permit process. [NOTE: The compensatory portion of this measure is replaced by Mitigation Measure Biological Resources-1.]

### Reduction/Avoidance

- d) Prior to any construction activities on the site, a protective fence shall be erected at the boundaries of the wetland preserves in the areas of construction. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the wetlands preserve except for those expressly permitted by the US Fish and Wildlife Service.
- e) A buffer shall be provided along all preserved wetlands. Only those uses allowed in the 404 Permit and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.
- f) Water quality in the wetlands preserve shall be protected using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood, etc.), geotextiles and mats, during construction in the watershed. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.
- g) Landscape irrigation runoff shall only be permitted to directly enter the wetlands preserve according to the provisions of the 404 Permit and/or the Streambed Alteration Agreement.
- h) Mowing and other maintenance activities shall be limited to those detailed in the 404 Permit and/or the Streambed Alteration Agreement.

**Mitigation Measure 4.8-2(B)**

- a) The project applicant shall retain a qualified biologist to conduct a vernal pool crustacean survey following current USFWS protocol within the Village 7 Programmatic portion of the project site. Alternatively, the project applicant could forgo the surveys and assume presence of vernal pool crustaceans in all appropriate habitat within the Village 7 Programmatic portion of the project site. The survey, or assumption of presence shall occur prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.
- b) Surveys have determined that at least one of the federally-listed vernal pool crustacean species occurs on some properties at the project site. Other federally-listed vernal pool crustaceans and/or western spadefoot may also occur in affected pools within the project site. As development of the project site could result in the loss of these species, the following or equally effective measures (as approved by the City and USFWS) shall be required. The selected measures may be part of the permitting process.

**Compensation**

- c) The project proponents shall obtain biological opinions from the U.S. Fish and Wildlife Service (and if necessary, the National Marine Fisheries Service) and are further required to comply with the conditions and mitigation requirements of those agencies. Mitigation may include, but is not limited to, both onsite and offsite preservation and creation of wetlands, purchase of credits at mitigation banks, payment of in lieu fees approved by the agencies, or other agency approved and required mitigation measures. [NOTE: The compensatory portion of this measure is replaced by Mitigation Measure Biological Resources-1.]
- d) Orange exclusionary fencing shall be placed and maintained around any avoided (preserved) vernal pool crustacean habitat during construction to prevent impacts from construction vehicles and equipment. This fencing shall be inspected by a qualified biologist throughout the construction period to ensure that it is in good functional condition. After construction, fencing around open space areas containing wetlands or other sensitive habitats shall be replaced by permanent fencing that will be maintained by the City, and/or the local home owners association.
- e) Prior to beginning work in the project site, all on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts on these species and their habitat.
- f) The project proponent shall ensure that activities that are inconsistent with the maintenance of the suitability of remaining vernal pool habitat and associated watershed on-site is prohibited as required by the USFWS and Corps.

**Mitigation Measure 4.8-3(B)**

- a) The project applicant shall retain a qualified biologist to conduct focused surveys within the project site for special-status plant species including but not limited to big-scale balsamroot, Boggs Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass, and Sanford's arrowhead during the appropriate time of year (March through June). If no special-status plants are located during the surveys, no further mitigation would be required.

- b) If Boggs Lake hedge-hyssop or Sacramento orcutt grass is located during the surveys in areas that cannot be avoided, the project applicant shall consult with CDFG to obtain management permit, under Section 2081 of the California Fish and Game Code. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits will be determined during this consultation, and can be conducted concurrently with Mitigation Measure 4.8-2(B) subsections (c), (d), and (e).
- c) If any other special-status vernal pool plant species, including, but not limited to dwarf downingia and legenera are located during the surveys in areas that cannot be avoided, the project applicant shall implement Mitigation Measure 4.8-2(B) subsections (c), (d), and (e), with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.
- d) If any special-status upland plant species including, but not limited to big-scale balsamroot, or wetland species such as Sanford's arrowhead are located during the surveys, the project applicant shall comply with adopted CDFG Guidelines.

**Mitigation Measure 4.8-4(B)**

- a) Prior to project construction, the project applicant and/or developer shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the project site within 30 days prior to project construction to ensure no western pond turtles have established territories. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.
- b) If individual western pond turtles are discovered during the survey on the project site, or immediately adjacent area, the project applicant or their agent shall initiate consultation with the CDFG to formulate and implement minimization measures, which could include capture and relocation of individuals found on-site.
- c) If surveys identify the presence of western pond turtles on site, the project applicant shall implement mitigation measures required by the California Department of Fish and Game at the time of the consultation.

**Mitigation Measure 4.8-5(B)**

- a) If construction is to occur between March 15 through August 30, the project applicant, in consultation with the City of Lincoln and CDFG, shall conduct a preconstruction breeding-season survey of the project site within 30 days of when construction is planned to begin. The survey shall be conducted by a qualified biologist (who is also knowledgeable about the California black rail) to determine if any protected raptors or migratory birds (including, but not limited to the California black rail) are nesting on or directly adjacent to the project site.
- b) A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted shall be provided to the City.
- c) A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site shall be provided to the City.

- d) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all protected raptor and migratory bird nest sites located in the project site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.

**Mitigation Measure 4.8-6(B)** The project applicant shall ensure that at least an appropriate number of acres (as approved by the City and CDFG) of annual grasslands or other suitable raptor foraging habitat are preserved based upon project impacts of 180 acres (0.75:1 ratio). Preservation may occur through either:

- a) Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies will be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that support suitable raptor foraging habitat (consistent with CDFG guidelines); or
- b) Purchase of conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or
- c) Participate in Placer County Natural Community Conservation Plan/Habitat Conservation Plan, once adopted. [NOTE: This measure is the selected option for preservation, see Mitigation Measure Biological Resources-1.]

**Mitigation Measure 4.8-7(B)**

- a) The project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies within the project site and off-site areas proposed for infrastructure development. The survey should be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.
- b) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. This avoidance could consist of delaying construction to avoid the nesting season or establishing a buffer around the nest site. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.

**Mitigation Measure 4.8-10(B)**

Implement Mitigation Measures 4.8-1 through 4.8-9.

## Proposed Mitigation

### Mitigation Measure Biological Resources-1

If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to biological resources. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As explained above, Mitigation Measure Biological Resources-1 (participation in the PCCP) was not available at the time of EIR preparation in 2010, but now is now. The availability and implementation of this measure is not considered “new information of substantial importance” nor does it qualify as “major revisions,” as identified in Section 15162 of the CEQA Guidelines, because it does not result in new or substantially more severe significant impacts. This measure functions in the same, if not more effective, capacity as prior compensatory measures to mitigate impacts to biological resources and is therefore not considerably different from approved measures.<sup>11</sup>

<sup>11</sup> See *Mani Brothers Real Estate Group v. City of Los Angeles* (2007) 153 Cal.App.4th 1385, 1403 [“[m]itigation measures adopted when a project is approved may be changed or deleted if the agency states a legitimate reason for making the changes and the reason is supported by substantial evidence”]; see also *Napa Citizens for Honest Government v. Napa County Bd. of Supervisors* (2001) 91 Cal.App.4th 342, 359; *Save Our Heritage Organisation v. City of San Diego* (2018) 28 Cal.App.5th 656, 668.)

## Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>5. CULTURAL RESOURCES</b> — Would the project:		
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	No	No
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	No	No
c) Disturb any human remains, including those interred outside of formal cemeteries?	No	No

## Discussion

The evaluation of potential impacts to cultural resources that could occur with implementation of the Village 7 Specific Plan was included in the initial study that was included as Appendix A (Notice of Preparation/Initial Study) of the Draft EIR. The analysis was based on a cultural resources assessment prepared by ECORP Consulting in 2000. The analysis determined that, while the cultural resources assessment identified no known or previously recorded historical, archaeological, paleontological resources, or human remains on the plan area, there is a potential for plan area preparation activities to result in inadvertent impacts to previously unknown historical, archaeological, paleontological resources, or human remains. It was determined that implementation of Cultural Resources Mitigation Measures 2, 3, and 4, which identified performance standards and procedures for addressing impacts to previously unknown resources, would ensure the potentially significant impact would be less than significant.

The Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding of potential impacts to cultural resources or increase the severity of identified impacts to cultural resources because identified potential impacts are specific to the Village 7 Specific Plan area and would be mitigated to a less-than-significant level with implementation of mitigation measures. Additionally, each of these approved planning projects must adhere to State and federal laws for the protection of cultural resources as well as the mitigation measures in their approved MMRPs that serve to protect and preserve cultural resources. As a result, all of these projects were found to have less-than-significant impacts on cultural resources individually, and therefore it can be assumed that there will be no cumulative effect. There are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cultural resources.

## Applicable Mitigation Measures from the Village 7 EIR

### Cultural Resources Mitigation Measure 2

The project proponent shall provide proof to the City that no structures on-site are over 50 years old. If structures on-site are discovered to be 50 years old or older, or the age cannot be determined, a qualified professional shall be hired by the project proponent to evaluate the structures for historical significance and provide mitigation measures, if needed. Compliance with mitigation measures shall be demonstrated to the City prior to construction activities. All reports shall be filed with the appropriate CHRIS Information Center.

### Cultural Resources Mitigation Measure 3

- a) In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant. If the find is determined to be of significance, resources (such as grinding stones and mano fragments) shall be donated to an appropriate cultural center.
- b) When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions.
- c) In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.
- d) If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendent. The most likely descendent shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.

### Cultural Resources Mitigation Measure 4

Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement, work shall be suspended within 100 feet of the find, and the City of Lincoln shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The

contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cultural resources. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Energy

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>6. ENERGY</b> — Would the project:		
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	No	No
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No	No

## Discussion

As a part of the 2018 CEQA Guidelines update, the Appendix G checklist was revised to include Energy as a category of analysis. At the time the 2010 EIR was prepared and certified, energy was included in Appendix F of the CEQA Guidelines and energy demand was primarily addressed in the 2010 EIR in Section 4.09, *Public Utilities and Services*. The Village 7 Specific Plan EIR identified that cumulative development in previously undeveloped areas in the City could require the extension of existing lines, and new transmission facilities and substations would be needed. The EIR determined that, while the Village 7 Specific Plan would increase the demand on electricity and natural gas services, the demand would not be substantial in relation to the total amount of energy available. The EIR determined that the Village 7 Specific Plan would not substantially contribute to the need for increasing the capacity of, or constructing new off-site facilities to serve the project, in combination with other development in the City and impacts would not be cumulatively considerable.

Since publication of the EIR, the State Building Energy Efficiency Standards, specified in Title 24, Part 6 of the California Code of Regulations (CCR) have been updated. The standards are updated approximately every three years to allow for consideration and possible incorporation of new energy-efficiency technologies and methods. The current standards (2019) became effective on January 1, 2020. In addition to the State Building Energy Efficiency Standards, in 2007, the California Building Standards Commission developed the California Green Building Standards Code (CALGreen), specified in Title 24, Part 11 of the CCR. Since 2011, the CalGreen Code is mandatory for all residential and non-residential buildings constructed in the state and includes mandatory measures for energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. The current CALGreen standards (2019) became effective on January 1, 2020. The Village 7 Specific Plan would not include energy requirements beyond those that were described and evaluated in the EIR, and would furthermore be subject to the more stringent energy-efficiency standards described above.

## Applicable Mitigation Measures from the Village 7 EIR

### Mitigation Measure 4.4-3(B)

The project applicant shall implement the following mitigation measures prior to issuance of building permits:

- Only low-emission, EPA-certified fireplace shall be installed in residential units containing open hearth fireplaces. Prior to the issuance of occupancy permits, the applicant must provide written proof of compliance with this measure to the City and PCAPCD.
- Only Energy Star-labeled (or equivalent) appliances shall be installed.
- The project applicant shall participate in the PCAPCD off-site mitigation program for post-mitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the offsite mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.

**Mitigation Measure 4.11-1**

- a) At the time of application for design review for a project of more than 10 units or a commercial development of over 50,000 square feet, the City shall require the project applicant to submit an Energy Conservation Plan. The plan shall describe the techniques and programs to be employed in the development of the project to achieve energy conservation. These programs shall include, but shall not be limited to, either:

Participation in the PG&E Energy Star Performance Method. This method is available to builders of single-family homes that are at least 15 percent more energy efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.

OR

Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that are at least 15 percent more efficient than required by the 2005 Title 24 Energy Code and meet all US EPA specifications. A second tier of participation is available to single-family homes that exceed Title 24 by 35 percent, demonstrate a 40 percent reduction in cooling load, and include solar generation as an option for buyers. Both tiers require that all appliances provided by the builder must be Energy Star qualified. Builders may also qualify for additional solar incentives through the CEC’s NSHP.

- b) The City and the project applicant shall work together to publish and distribute an Energy Resource Conservation Guide describing measures individuals can take to increase energy efficiency and conservation prior to the occupation of the first residential unit. The applicant shall be responsible for funding the preparation of the Guide. The City will be responsible for the distribution of the guide. The Energy Resource Conservation Guide shall be updated every 5 years and distributed at the public permit counter.

- c) The project applicant shall pay for an initial installment of Light Emitting Diode (LED) traffic lights in all Specific Plan area traffic lights.
- d) The project applicant shall ensure the tree planting program provides 50% tree shading within 15 years in commercial and retail lots to reduce radiation and encourage the reduction of greenhouse gases, consistent with General Plan policy OSC-3.10.
- e) The applicant shall develop a tree planting packet for distribution in the Village 7 Specific Plan to help future residents understand their options for planting trees that can absorb carbon dioxide, consistent with General Plan policy HS-3.21.
- f) The City shall require that energy efficient lighting fixtures, including fluorescent light be used in residential and commercial structures within the plan area.
- g) The project applicant shall include light-colored roofing materials and road materials to address “urban heat island” effect.
- h) The City shall ensure recommendations from energy planners and energy efficiency specialists in the building permit review process are incorporated to ensure building and site design takes into account solar orientation, energy-efficient systems, building practices, and materials, consistent with General Plan policies OSC-3.8 and OSC-3.14.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to energy. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

# Geology and Soils

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>7. GEOLOGY and Soils —</b> Would the project:		
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	No	No
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 or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	No	No
ii) Strong seismic ground shaking?	No	No
iii) Seismic-related ground failure, including liquefaction?	No	No
iv) Landslides?	No	No
b) Result in substantial soil erosion or the loss of topsoil?	No	No
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?	No	No
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No	No
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No	No
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	No	No

## Discussion

The evaluation of potential impacts related to geology and soils that could occur with implementation of the Village 7 Specific Plan was included in the initial study that was included as Appendix A (Notice of Preparation/Initial Study) of the Draft EIR. The analysis determined that the plan’s required compliance with State and local requirements, including the California Building Code, related to seismic safety, unstable soils, soil erosion would ensure that potential project impacts related to geology and soils would be less than significant. Potential impacts related to paleontological resources were addressed in the cultural resources section of the initial study and are discussed in the cultural resources section of this checklist.

The Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding of potential impacts related to geology and soils because any potential impacts are specific to the Village 7 Specific Plan area and would be mitigated to a less-than-significant level with required compliance with state and local requirements related to seismic safety, unstable soils, soil erosion. There are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken

which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to geology and soils.

### **Applicable Mitigation Measures from the Village 7 EIR**

No applicable mitigation measures.

### **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to geology and soils. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

# Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>8. GREENHOUSE GAS EMISSIONS</b> — Would the project:		
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No	No
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No	No

## Discussion

To determine whether the Village 7 Specific Plan’s greenhouse gas (GHG) emissions would result in a cumulatively considerable incremental contribution to the significant cumulative global impacts of climate change, the Village 7 Specific Plan EIR used carbon dioxide (CO<sub>2</sub>) emissions as a proxy for all GHG emissions. The EIR identified that calculations of GHG emissions typically focus on CO<sub>2</sub> because it is the most commonly produced GHG in terms of both number of sources and volume generated, and because it is among the easiest GHGs to measure. However, the EIR noted that other GHGs have a higher climate change potential than CO<sub>2</sub>. For example, one pound of methane (CH<sub>4</sub>) has an equivalent global warming potential of 21 pounds of CO<sub>2</sub>. Nonetheless, the EIR identified that emissions of other GHGs from the Village 7 Specific Plan (and from almost all GHG emissions sources) would be low relative to emissions of CO<sub>2</sub> and would not contribute significantly to the overall generation of GHGs from the project.

Estimated CO<sub>2</sub> operational emission outputs were generated using information from the transportation analysis conducted for the Village 7 Specific Plan at full buildout, using the trip generation rates from the traffic analysis. Area source operational emissions and construction emissions were based on the Village 7 Specific Plan’s land use types and densities. These assumptions were used to estimate the CO<sub>2</sub> emissions.

The City of Lincoln 2050 General Plan Recirculated Draft EIR also provided an estimate for traffic-generated CO<sub>2</sub> emissions associated with the General Plan through 2040 and was assumed to be representative of General Plan buildout in 2050. Approximately 756,780 tons of CO<sub>2</sub> would be generated from mobile emissions under General Plan buildout. The EIR identified this is a conservative estimate, and the value was also assumed to include emissions generated by the Village 7 Specific Plan because the plan is included in the scope of development approved in the adopted General Plan. The EIR also noted that the emission calculation methodology treats project emissions as if they were entirely new emissions and does not consider that many emission sources associated with the Village 7 Specific Plan could simply be an existing CO<sub>2</sub> emitter moving from another location.

The EIR determined that the Village 7 Specific Plan would generate a total of approximately 57,300 tons of CO<sub>2</sub> per year from vehicle trips and area sources; approximately 46,630 tons per year would be attributable to vehicle trips, and 10,660 tons would be from stationary area sources. The EIR identified that these estimates conservatively reflected full buildout conditions. During construction, annual CO<sub>2</sub> emissions would vary from year to year, depending on the

phase. However, at peak construction (which assumes overlap of maximum construction within the Lewis Property and Aitken Ranch II in the Village 7 Programmatic Portion in year 2014), the EIR determined that CO<sub>2</sub> emissions could be as much as approximately 6,382 tons.

The EIR identified that the project's effect on local GHG emissions can be conservatively estimated; however, the net effect on the overall cumulative context relative to all GHG emissions in California is uncertain. That EIR stated that, although it is clear that the Village 7 Specific Plan's net generation of CO<sub>2</sub> to global climate change would be substantial at a project level, a great deal of uncertainty exists regarding what the net CO<sub>2</sub> emissions would actually be under cumulative conditions. In addition, the EIR noted that regulations in effect at the time the EIR was prepared might affect (e.g., reduce) CO<sub>2</sub> emissions attributable to the project and cumulative CO<sub>2</sub> emissions from other sources in the cumulative global context. The EIR also stated that it cannot be determined how CO<sub>2</sub> emissions associated with the Village 7 Specific Plan might or might not influence actual physical effects of global climate change. For these reasons, the EIR determined that it was uncertain whether the Village 7 Specific Plan would generate a substantial increase in GHG emissions relative to existing conditions, and whether emissions from the Village 7 Specific Plan would make a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change. Notwithstanding such uncertainty, the EIR identified that the Village 7 Specific Plan is a relatively large project, particularly within its local context. Therefore, for the purposes of the analysis, a conservative approach was taken and the Village 7 Specific Plan was considered to potentially make a cumulatively considerable significant and unavoidable incremental contribution to global climate change.

While the Village 7 Specific Plan EIR analysis of the project's GHG emissions and their contribution to the significant cumulative global impacts of climate change did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the conservative approach described above was taken, and the Village 7 Specific Plan was considered to potentially make a cumulatively considerable significant and unavoidable incremental contribution to global climate change. Furthermore, the EIR cumulative GHG analysis assumed full buildout of the City of Lincoln 2050 General Plan, inclusive of the development planned in the Village 5 Specific Plan. The Village 7 Specific Plan does not expressly account for buildout in western Placer County, which would account for the development planned in the Sunset Area Plan and Placer Ranch Specific Plan and Placer Vineyards. However, those proposed developments would be subject to PCAPCD thresholds and would be required to apply feasible mitigation to reduce GHG construction and operational that exceed those thresholds. For example, the Sunset Area Plan and Placer Ranch Specific Plan EIR includes mitigation for the implementation of all feasible on-site features to reduce operational GHG emissions (Mitigation Measure 4.7-2a on page 4.7-20) and for the purchase of carbon offsets (Mitigation Measure 4.7-2b on page 4.7-21). The Placer Vineyards Specific Plan Partially Recirculated EIR includes Mitigation Measure 4.13-1 (see page 4.13-16), which includes measures intended to substantially reduce GHG emissions within the specific plan area. As with the cumulative analysis in the Village 7 Specific Plan EIR, the Sunset Area Plan and Placer Ranch Specific Plan and Placer Vineyards projects would result in a

significant unavoidable impact on global climate change. However, as summarized above, all projects would implement strategies to minimize and reduce GHG emissions, such that the formal implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to GHG emissions.

## **Applicable Mitigation Measures from the Village 7 EIR**

### **Mitigation Measure 4.11-1(B)**

a) An Energy Conservation Plan for all commercial and residential development shall be required prior to recordation of the first small lot Final Map. The plan shall describe the techniques and programs to be employed in the development of the project to achieve (1) a minimum 15 percent energy efficiency above that required by the 2008 Title 24 energy efficiency regulations, or (2) compliance with the then-current Title 24 energy efficiency regulations. These programs shall include either:

(i) Participation in the PG&E Energy Star Performance Method. This method is available to builders of single-family homes that are at least 15 percent more energy efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.

OR

(ii) Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that are at least 15 percent more efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications.

OR

(iii) Participation in the Build It Green Program, which was created by Build It Green, a nonprofit organization whose mission is to promote health, durable, energy and resource efficient buildings throughout California. Using the Green Point Checklist, a home can be considered green if it fulfills the prerequisites and earns at least 50 points and meets the minimum points per category: Energy (30 points); Indoor Air Quality (5 points); Resources (6 points); and Water (9 points). Build It Green uses certified Green Point Raters to measure success with the program and verification of the measures employed to meet the requirements of the checklist.

b) The project applicant shall be responsible for having prepared, by an experienced and qualified firm, an Energy Resource Conservation Guide that will provide educational

information on how homeowners can increase energy efficiency and conservation in their new homes. The information will be delivered to each original homeowner as part of the move-in package. The information packet shall be reviewed by, and be subject to approval of, City of Lincoln staff.

- c) Installation of Light Emitting Diode (LED) traffic signals and LED street lights shall be required at the Village 7 Programmatic Portion and be constructed in accordance with City improvement standards or as otherwise approved by the Development Services Director.
- d) The project applicants for projects within the Village 7 Programmatic Portion of the Specific Plan shall ensure that a tree planting program, approved by the City of Lincoln staff, provides the following:

**Streets:**

Residential collector streets: 1 tree per 35 linear ft

Primary residential street: 1 tree per 35 linear ft

Major and minor paseos: 1 tree per 25 ft

**Residential Units:**

LDR units: 1 front yard tree

MDR units: 1 front yard tree. Some MDR units may not have front yards; however, where the front of an MDR lot is on a paseo, trees will be spaced 25 ft on center along the paseo. The exact number of trees to be planted in MDR developments will be determined during the City's design review process by the City and project applicant(s) with the goal of having one front yard or back yard tree for each residential unit.

**Open Space Areas:**

Mini parks: 27 trees per acre

Community parks: 27 trees per acre

Neighborhood parks: 27 trees per acre

NOTE: The number of trees specified above is an approximate number and will be subject to adjustment for physical constraints resulting from the actual location of physical improvements (both above ground and underground) and public safety considerations, such as the need to preserve vehicle operator sight distances at all roadway intersections.

- e) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," to address Policy OSC 3.9, "Shade Tree Planting," the project applicant shall be responsible for having prepared, by an experienced and qualified firm, or by an organization such as the Sacramento Tree Foundation, a tree information planting and care guide. The planting and care guide will be delivered to each original homeowner as a part of the move in package. The planting and care guide shall be reviewed by, and be subject to the approval of, City of Lincoln staff.

- f) The City shall require that energy efficient lighting fixtures, including fluorescent lights, be installed as part of the original construction of residential structures within the plan area.
- g) The City shall require light-colored roofing materials with a solar reflective value and thermal emittance value of 0.25 or better on all residential buildings.
- h) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," the City shall be responsible pursuant to Policy OSC 3.14, "Early Planning for Energy Efficiency," for developing a program whereby energy planners and energy efficiency specialists will be included in pre-application discussions with a developer or builder to help identify the potential for inclusion of solar orientation and other energy efficient systems into the land plan and building practices.
- i) Implement all mitigation measures identified in Section 4.4, Air Quality.
- j) Implement Mitigation Measure 4.7-4 (Urban Stormwater Pollutants) in Section 4.7, Hydrology and Water Quality.
- k) The roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).
- l) Provide bus turnouts and transit shelters on roadways that are to be served by bus transit in the future in accordance with City improvement standards and as otherwise directed by City's Development Services Director.
- m) Water used during construction shall be reclaimed water.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to greenhouse gas emissions. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>9. HAZARDS AND HAZARDOUS MATERIALS — Would the project:</b>		
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No	No
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No	No
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No	No
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?	No	No
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 or excessive noise for people residing or working in the project area?	No	No
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	No	No
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	No	No

## Discussion

The cumulative context for the evaluation of impacts related to hazardous materials and public safety in the Village 7 Specific Plan EIR includes development of the plan in addition to future development in the City of Lincoln General Plan area. The development of the area surrounding the Village 7 Specific Plan was anticipated as a part of the General Plan buildout.

The EIR identified that cumulative development of the City of Lincoln upon buildout of the General Plan would result in an increased generation of hazardous materials related to construction and operation. The surrounding development projects would be subject to the same federal, State, and local hazardous materials management requirements as the Village 7 Specific Plan, which would minimize potential release risks associated with increased use and transportation of hazardous materials in the community, including potential effects during construction and operation of the Village 7 Specific Plan. Despite these standards, the EIR identified that cumulative release risks would still exist that could affect sensitive receptors. For individuals involved in construction activities, the disturbance of on-site aboveground storage tanks (ASTs), underground storage tanks (USTs), polychlorinated biphenyl (PCB), and other known hazardous materials during development would be the greatest hazard, but they would be limited to the construction area and would not combine with similar effects elsewhere.

For individuals not involved in construction activities, the EIR identified the greatest potential source of exposure to contaminants would be airborne emissions, primarily through construction-generated dust. Other potential pathways, such as direct contact with contaminated soils or

groundwater would not pose as great a risk to the public because such exposure scenarios would typically be confined to the construction zones. Moreover, an individual who is directly outside the construction zone of one source would be unlikely to be exposed to maximum levels from another source. Therefore, the EIR concluded that the Village 7 Specific Plan's contribution would not be considerable, and the cumulative impact would be less than significant.

The EIR identified that the development of the area surrounding the Village 7 Specific Plan was anticipated as a part of the General Plan buildout. The EIR noted that the area directly south of the plan area is and will be maintained in the future as an agricultural preserve and that the remainder of the project is surrounded by existing and planned residential (to the north and east) and the Lincoln WWTRF (to the west). The EIR identified that, for any projects in the City of Lincoln General Plan area that would involve development or redevelopment of an existing site in which soil or groundwater contamination may have occurred, the potential exists for release of hazardous materials during construction and/or remediation of those sites. Compliance with standard risk management controls (BMPs) and applicable laws and regulations pertaining to site cleanup could reduce cumulative impacts. These regulations would be implemented through a variety of agencies, including the regional Occupational Safety and Health Administration (OSHA) office, the California Department of Toxic Substances Control (DTSC), the California Environmental Protection Agency (CalEPA), and the Placer County Department of Environmental Health Services (PCDEHS). The EIR determined that effects would be site-specific and limited to the immediate area and would not combine with similar conditions elsewhere. Any soil or groundwater contamination identified would be remediated in conformance with applicable hazardous material laws and regulations. Thus, the project's contribution would not be cumulatively considerable, and impacts would be less than significant.

The EIR identified that cumulative development of the City of Lincoln would also include continued operation or development of light-industrial uses, commercial uses, residential uses, medical facilities, open space, and public/quasi-public facilities (e.g., sanitary sewer facilities). Many of these development projects, including medical and industrial projects, would increase the use of hazardous materials within the area and would be subject to project specific mitigation measures above what is required by federal, state, and local jurisdictions, resulting in potential health and safety effects related to hazardous materials use. The EIR determined that the effect generated from the cumulative buildout of these projects could result in a potentially cumulative significant impact. The EIR determined that the Village 7 Specific Plan would include only areas designated for residential, open space, public facility, and commercial uses. The anticipated land uses associated with the Village 7 Specific Plan would not generate the use or transport of large amounts of hazardous materials, outside of the construction period. The EIR identified that implementation of applicable hazardous materials management laws and regulations adopted at the federal, state, and local level which address the regulation of the handling (including transportation), storage, and disposal of hazardous materials and wastes would ensure the Village 7 Specific Plan's contribution to risk of hazardous materials release via transport would remain less than considerable. These regulations would be monitored during construction through a variety of agencies, including OSHA, CalEPA, DTSC, the PCDEHS. Therefore, the EIR concluded that the Village 7 Specific Plan's contribution to cumulative impacts associated with

hazardous material transportation related release would be less than considerable resulting in a less-than-significant cumulative impact.

The initial study prepared for the Village 7 Specific Plan (included as Appendix A of the Draft EIR) concluded that impacts related to routine use of hazardous materials and hazardous waste generation near schools, listed hazardous materials sites compiled pursuant to Government Code Section 65962.5, emergency response, and wildland fires would be less than significant. The initial study determined that impacts identified for airport safety would be less than significant with the implementation of Mitigation Measure 1, which requires the project developer to request an airspace review for any building over 150 feet tall.

While the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding of potential impacts related to hazards and hazardous materials or increase the severity of identified impacts. The identified potential impacts are largely specific to the Village 7 Specific Plan area and would be mitigated to a less-than-significant level with required adherence to applicable hazardous material laws and regulations and mitigation measures that would be implemented for development of the plan area. There are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hazards and hazardous materials.

## **Applicable Mitigation Measures from the Village 7 EIR**

### **Hazards and Hazardous Materials Mitigation Measure 1**

The project developer shall request an airspace review for any building over 150 feet tall.

### **Mitigation Measure 4.6-1(B)**

- a) Prior to demolition of existing on-site structures and/or development of the Village 7 Programmatic Portion, the project applicants shall contact and coordinate with the PCDEHS and/or the local air management district to determine if asbestos sampling and abatement is required prior to demolition of the on-site structures. If such a survey is required, all soils surrounding the existing and former structures shall be sampled for residual fragments of lead-based paint, as well.
- b) For the Aitken Ranch II area, the applicant shall have a qualified professional review the results of the Phase 1 ESA and develop specific recommendations for removal of potentially contaminated items, soil and/or groundwater testing, as needed, and any subsequent remedial actions associated with the former turkey farming operations to ensure that development of the project site will not result in adverse human health or environmental risks during construction or occupancy. Soil and groundwater testing shall be performed prior to any site development activities that would disturb surface soils at the location of the former turkey farming operations. If chemicals are present

in soils that would present a human health or environmental risk, a soil management plan shall be prepared by the qualified professional prior to approval of Final Grading or Improvement Plans. The soil management plan shall specify how affected soils will be tested, removed, stockpiled, or otherwise handled prior to and during soil-disturbing activities.

- c) The project applicant shall hire a certified hazardous material specialist to prepare a formal Phase I EA to analyze the potential for hazardous materials within the Remainder Area. The project applicant shall incorporate all applicable and feasible recommendations in order to reduce the risk of hazardous material release during construction to a less-than-significant level.

**Mitigation Measure 4.6-2(B)** If, during construction activities, evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hazards and hazardous materials. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hazards and hazardous materials. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>10. HYDROLOGY AND WATER QUALITY</b> — Would the project:		
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	No	No
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	No	No
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	No	No
i) result in substantial erosion or siltation on- or off-site;	No	No
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	No	No
iii) 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; or	No	No
iv) impede or redirect flood flows?	No	No
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No	No
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No	No

### Discussion

The Village 7 Specific Plan EIR identified that cumulative urban development in the Auburn Ravine, Ingram Slough, and Orchard Creek watersheds would involve soil-disturbing construction activities such as vegetation removal, grading, and excavation. These soil disturbances would expose soil to wind- and water-generated erosion, possibly at accelerated rates. Therefore, surface runoff would carry increased sediment loads. The EIR identified that, sediment from erosion can have long and short-term water quality effects including increased turbidity, which could result in adverse impacts on fish and wildlife habitat, reduced water pump life due to abrasion, impaired recreation and aesthetic values, and increased flooding hazard due to reduced channel capacity. The EIR determined these effects comprised a significant cumulative impact.

Urban development results in increased impervious surfaces which increase the rate and amount of runoff and can alter existing surface water quality. The primary sources of water pollution include runoff from roadways, parking lots, landscaped areas, industrial activities (including wastewater treatment plants), non-storm water connections to the drainage system, accidental spills and illegal dumping. Runoff from roadway and parking lots could contain levels of oil, grease, and heavy metals. Runoff from landscaped areas could contain concentrations of nutrients, i.e., fertilizers and pesticides. The EIR determined that the Village 7 Specific Plan's contribution to the significant cumulative impact would be less than considerable with implementation of Mitigation Measures 4.7-2(B) and 4.7-4(B). In addition, the EIR identified that development elsewhere in southern Placer County also implements the measures identified in the

Stormwater Quality Design Manual for the Sacramento and South Placer Regions (Design Manual) to comply with state and federal regulatory urban runoff standards.

While the cumulative analysis of impacts related to hydrology and water quality conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered the cumulative impacts related to hydrology and water quality that would result from cumulative urban development in the Auburn Ravine, Ingram Slough, and Orchard Creek watersheds would involve soil-disturbing construction activities such as vegetation removal, grading, and excavation. The cumulative urban development scenario within the Auburn Ravine, Ingram Slough, and Orchard Creek watersheds assumed development of the Village 5 Specific Plan, but did not consider the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards. Placer Vineyards was not considered based on its distance from the affected watersheds. While the Sunset Area Plan and Placer Ranch Specific Plan were not anticipated development in the Village 7 Specific Plan EIR, their contribution to cumulative hydrology and water quality impacts in the affected watersheds have been considered in the analysis of cumulative impacts to the Orchard Creek watershed in the Sunset Area Plan and Placer Ranch Specific Plan EIR. The analysis in the Sunset Area Plan and Placer Ranch Specific Plan EIR required the implementation of mitigation for increased runoff and potential downstream flooding (page 4.9-31), construction related water quality impacts (page 4.9-39), water quality impacts from urban land uses (page 4.9-42), and development within the 100-year floodplain (page 4.9-44), however, no significant cumulative impacts were identified related to hydrology and water quality. Thus, the Sunset Area Plan and Placer Ranch Specific Plan would not be anticipated to contribute to the cumulative effects included in the analysis of the Village 7 Specific Plan EIR. For this reason, the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards will develop urban uses consistent with what was considered in the cumulative analysis of impacts related to hydrology and water quality conducted for the Village 7 Specific Plan EIR. The formal implementation of these urban uses does not change the finding or increase the severity of Village 7 Specific Plan's contribution to the significant cumulative impact. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hydrology and water quality.

## **Applicable Mitigation Measures from the Village 7 EIR**

### **Mitigation Measure 4.7-2(B)**

- a) The Applicant(s) shall develop an additional 23 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the Village 7 programmatic portion of the Proposed Project (Aitken Ranch II, Scheiber, Remainder Area). The applicant(s) shall use one of the following options, or a combination thereof, presented in the Lincoln Nader/Aitken Ranch II/Sundance and

the Remainder Properties Tentative Map, Master Drainage Study for volumetric mitigation:

- Participate in the City's Proposed Phase 2 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project was constructed to accommodate up to 315 acre-feet from the Del Webb development. Additional phased expansions (Phases 2 and 3) are planned to accommodate up to approximately 800 acre-feet of additional retention volume. The Village 7 Programmatic Portion could participate in the construction of Phase 2 of the existing City of Lincoln retention basin to mitigate the Proposed Project's runoff volumes.
- Utilize excess capacity in the City's Proposed Phase 1 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project has a 315-acre-foot retention storage capacity and was constructed by Del Webb to mitigate their project impacts. Based on the SLMDP, the retention volume required to mitigate impacts for the Del Webb project totaled 286 acre-feet. The Phase 1 basin therefore has approximately 29 acre-feet of available storage that could be used by the Village 7 Programmatic Portion. This mitigation option would not entirely reduce the retention volume required for the Village 7 Programmatic Portion, but could be combined with one or more of the other options presented herein.
- Create a New Retention Basin: The project applicant could participate in the City's future retention basin within the Cross Canal watershed.

OR

- Create a new on-site retention basin within the Village 7 Programmatic Portion.
- b) If one or more of the off-site mitigation options listed in (a) are used, prior to final map approval, the project applicant(s) shall pay PFE fees to cover its fair share of costs associated with construction, operation, and maintenance, and management of off-site regional retention facilities to offset increased stormwater volume generated by the Village 7 Programmatic Portion.

**Mitigation Measure 4.7-4(B)**

- a) Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge NPDES regulations and Basin Plan water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance No. 826B, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.
- b) The proposed water quality facilities shall be identified and designed in a Stormwater Management Plan prepared in accordance with Section 8.60.40 of the City's Municipal Code for City review and approval. All water quality facilities identified in the Stormwater Management Plan shall be constructed with the installation of the infrastructure.
- c) The Stormwater Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities. The City

shall formally adopt and implement a funding mechanism specifically to fund the long-term maintenance of the proposed water quality facilities as proposed by the Stormwater Management Plan.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hydrology and water quality. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to hazards and hazardous materials. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Land Use and Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>11. LAND USE AND PLANNING</b> — Would the project:		
a) Physically divide an established community?	No	No
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	No	No

### Discussion

The Land Use section of the Village 7 Specific Plan EIR generally does not address cumulative impacts separately for most impacts, because for land use, the cumulative context to assess land use consistency and compatibility issues is the same as the project-specific context. Land use effects related to General Plan policy consistency and land use compatibility are localized and would not combine with similar effects in other locations. The conversion of open space to developed uses could result in cumulative impacts related to the loss of biological resources, agricultural resources, air quality, and other environmental effects. Cumulative impacts related to these issue areas and others are discussed in their respective sections in the EIR and in this document. Cumulative impacts with respect to General Plan consistency would not differ from those identified for the project.

### Applicable Mitigation Measures from the Village 7 EIR

#### Mitigation Measure 4.1-1(B)

- a) The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas within the open space areas.
- b) The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404 permits, incidental take permits and Streambed Alteration Agreements.
- c) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.

#### Mitigation Measure 4.1-2(B)

- b) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the plan area, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.
- c) Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land

Use Compatibility Plan and California Business and Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.

**Mitigation Measure 4.1-6(B)** No land under Williamson Act contract will be rezoned until the contract has expired or been cancelled.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to land use and planning. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>12. MINERAL RESOURCES</b> — Would the project:		
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?	No	No
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?	No	No

## Discussion

The evaluation of potential impacts related to mineral resources that could occur with implementation of the Village 7 Specific Plan was included in the initial study that was included as Appendix A (Notice of Preparation/Initial Study) of the Draft EIR. The analysis determined that the plan area is not within a mineral resource zone as defined by the California Department of Mines and Geology and the Village 7 Specific Plan would have no impact on mineral resources. This remains the current condition.<sup>12</sup>

While the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding of potential impacts related to mineral resources. There are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to mineral resources.

## Applicable Mitigation Measures from the Village 7 EIR

No applicable mitigation measures.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to mineral resources. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

<sup>12</sup> California Geological Survey, 2020. Maps and Data, Mineral Resources, City of Lincoln, CA. Available: <https://www.conservation.ca.gov/cgs/maps-data#mineral-resources>. Accessed December 28, 2020.

# Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>13. NOISE</b> — Would the project result in:		
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	No	No
b) Generation of excessive ground borne vibration or groundborne noise levels?	No	No
c) For a project located within the vicinity of a private airstrip or 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?	No	No

## Discussion

The cumulative context for the evaluation of noise and vibration in the Village 7 Specific Plan EIR is other existing and future development that would add stationary or mobile source noise at the plan area and the area around the plan area.

### Construction

The EIR identified that the plan area is relatively rural and undeveloped in nature, and there is currently little in the way of additional noise sources present in the vicinity of the site to add to this impact. This remains the current condition. However, the EIR identified that construction of other approved or foreseeable developments in the project vicinity could occur in the area at the same time as the construction associated with the Village 7 Specific Plan. The EIR determined that the combined effect could result in exposure of residents to higher noise levels than would be predicted for the Village 7 Specific Plan. Though other construction may occur in tandem with the Village 7 Specific Plan, because of the size of the plan area, it is likely that construction of development within the Village 7 Specific Plan area would be the major source of noise affecting receptors within the plan area, thereby making the project contribution cumulatively considerable. Consequently, the EIR determined that construction noise associated with the Village 7 Specific Plan would be considered a temporary but significant impact. The EIR determined that implementation of Mitigation Measure 4.5-1 would minimize the cumulative noise impacts from construction of the Village 7 Specific Plan, but because construction equipment could still be operating adjacent to a residential property, this would be a significant and unavoidable impact.

The EIR identified that construction of the Village 7 Specific Plan would not create significant amounts of groundborne vibration by itself. However, if other sources of groundborne vibration occur simultaneously, the combined impact of these sources plus Village 7 Specific Plan construction vibration could be significant. Because of the undeveloped and rural nature of the area in the vicinity of the Village 7 Specific Plan area, there are no existing sources of groundborne vibration that could combine with plan-associated construction vibration to create a significant cumulative impact. There is the possibility that construction of other developments in the area could coincide with that of the Village 7 Specific Plan. However, for construction to

create a cumulative vibration impact, intense construction activity would have to occur from separate projects would have to occur simultaneously in very close proximity to a receptor. It is very unlikely that separate development projects would be using construction equipment simultaneously within 50 to 100 feet of existing receptors. Consequently, the EIR concluded that there would be a less-than-significant cumulative impact, and not mitigation was necessary.

While the cumulative analysis of impacts related to construction noise and vibration conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would add stationary or mobile source noise at the plan area and the area around the plan area. The Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards comprise the types of cumulative development around the plan area that the cumulative analysis in the Village 7 Specific Plan EIR concluded would result in impacts related to construction noise and vibration. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to construction noise and vibration.

### **Operation**

The EIR identified that development in the vicinity of the Village 7 Specific Plan would increase traffic volumes on local roadways and freeways, thereby increasing noise levels along these roadways. The EIR determined that projected ambient traffic noise levels would exceed the City's 60 dBA criterion for "normally acceptable" on all but two analyzed segments, even if the Village 7 Specific Plan is not constructed. For those locations where residential land uses are present, the EIR identified this as a significant cumulative impact. The EIR determined that the Village 7 Specific Plan, including the Lewis Property, would be a contributor to these cumulative noise levels. Cumulative noise levels would be in excess of the City's "normally acceptable" standards as specified in the General Plan for all but two analyzed roadway segments, but noise levels would not, at any location, exceed the City's 70 dBA "conditionally acceptable" standard for new residential uses.

The EIR identified that projected traffic on the (then future, now operational) Lincoln Bypass, which runs as close as 1,000 feet from the northeast corner of the Scheiber Property, would contribute to ambient cumulative noise levels, which includes a contribution from the Village 7 Specific Plan. The EIR determined that the Village 7 Specific Plan's contribution to increases in cumulative ambient noise levels would be no more than a 1 dBA  $L_{dn}$  change at any location, which would not be considered substantial. However, because noise-sensitive land uses would be exposed to noise levels in excess of standards established in the General Plan, the was considered to be a cumulative impact. The EIR determined that the Village 7 Specific Plan's contribution (although small) would exacerbate the cumulative condition. Therefore, the cumulative impact was determined to be significant.

The EIR identified that the City would allow the development of new noise sensitive land uses in areas exposed to existing or projected future levels of noise that satisfy the maximum allowable noise exposure levels by land use identified in the levels in Table 8-1 of the General Plan (reproduced as Table 4.5-4 in the Draft EIR), consistent with General Plan Policy HS-8. Moreover, the City would be responsible for ensuring appropriate mitigation is included in such projects to ensure consistency with the policy. However, the ability to mitigate potential cumulative impacts (e.g., shielding or sound walls) to less-than-significant levels depends on a variety of factors, including the severity of the noise impact, existing land use conditions at the time, and technical feasibility. Therefore, the EIR concluded the cumulative impact remains significant and unavoidable.

The initial study prepared for the Village 7 Specific Plan (included as Appendix A of the Draft EIR) determined that the plan area is not located within the study-area noise contours of any airport or airstrip and does not fall within the 60 dBA noise contour for noise generated by any airport. This remains the condition.<sup>13</sup> Consequently, aircraft noise impacts were determined to be less than significant.

While the cumulative analysis of impacts related to operational noise conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would contribute to ambient noise in and around the plan area. The Village 5 Specific Plan and Placer Vineyards comprise the types of cumulative development around the plan area the cumulative analysis in the Village 7 Specific Plan EIR concluded would result in impacts related to operational noise. The cumulative analysis in the Village 7 Specific Plan EIR did not include the Sunset Area Plan and Placer Ranch Specific Plan, which would contribute additional traffic to roadway noise. However, subsequent cumulative noise analysis in the Village 5 Specific Plan EIR included mitigation that has been concluded to result in less than significant cumulative effects related to construction and operational noise. To the south of the Village 7 Specific Plan area, the Sunset Area Plan and Placer Ranch Specific Plan EIR concluded that the cumulative development relevant to the Sunset Area Plan, and including the Village 7 Specific Plan, would result in significant unavoidable impacts related to construction noise and long-term operational noise. consistent with the conclusions of the Village 7 Specific Plan EIR. Consequently, approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to operational noise.

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<sup>13</sup> Placer County Airport Land Use Commission, 2014. *Placer County Airport Land Use Compatibility Plans, Containing Individual Plans for Auburn Municipal Airport, Blue Canyon Airport Lincoln Regional Airport*, Adopted February 26, 2014. Available: <https://www.placer.ca.gov/DocumentCenter/View/10150/Airport-Land-Use-Compatibility-Plan>. Accessed December 17, 2020.

## Applicable Mitigation Measures from the Village 7 EIR

**Mitigation Measure 4.5-1(B)** The City shall ensure construction contractors comply with the following:

- Construction hours shall be limited to 7am to 5pm, Monday through Friday and on Saturdays from 8am to 4pm, with no construction on Sundays and holidays (unless extended by a special permit).
- All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.
- Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.
- Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to noise and vibration. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

# Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>14. POPULATION AND HOUSING</b> — Would the project:		
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	No	No
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No	No

## Discussion

The cumulative context for the population and housing analysis in the Village 7 Specific Plan EIR includes development through 2025 in the City of Lincoln and the neighboring communities.

The EIR identified that the Village 7 Specific Plan would add a maximum of 3,285 housing units and 7,386 new residents. The EIR noted that the City of Lincoln 2050 General Plan projects a potential population of 132,000 persons at buildout of the General Plan in 2050. The EIR also noted that the Sacramento Area Council of Governments (SACOG) estimates Lincoln’s population will increase 343 percent between 2000 and 2025. This growth is due, in part, to the development of several large housing tracts. The EIR concluded that the addition of the approximately 7,386 new residents associated with the plan has already been accounted for in the projections associated with future growth in the City’s SOI in the adopted 2050 General Plan. Other development in the region has also already been accounted for in the SACOG projections. The EIR concluded that the Village 7 Specific Plan, in combination with other development in the city and in the region, would not exceed adopted General Plan population projections. Therefore, the plan’s contribution would not be considerable, resulting in a less-than-significant cumulative impact.

While the cumulative analysis of impacts related to population and housing conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would occur in the City of Lincoln and the neighboring communities as assumed in the City of Lincoln 2050 General Plan and in SACOG projections. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to population and housing.

## Applicable Mitigation Measures from the Village 7 EIR

No applicable mitigation measures.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to population and housing. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>15. PUBLIC SERVICES —</b>		
a) 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 following public services:		
i) Fire protection?	No	No
ii) Police protection?	No	No
iii) Schools?	No	No
iv) Parks?	No	No
v) Other public facilities?	No	No

## Discussion

### ***Fire Protection***

The cumulative context for fire protection evaluated in the Village 7 Specific Plan EIR is the City of Lincoln. The EIR determined that the Village 7 Specific Plan, in combination with other future development, would increase demand for fire protection facilities. As additional development occurs, the City’s General Fund would be used to maintain service levels. Development fees would be collected to provide for expansion or construction of facilities as areas are annexed into the Lincoln General Plan Public Facilities Element (PFE) boundary. Service levels would be maintained and facilities could be expanded or constructed. Therefore, the EIR determined there would be a less-than-significant cumulative impact on fire protection service.

### ***Police Protection***

The cumulative context for police protection evaluated in the Village 7 Specific Plan EIR is all development within the City of Lincoln and the Lincoln Police Department service area. The EIR determined that the Village 7 Specific Plan, in combination with other future development, would increase demand for law enforcement officers and facilities. As additional development occurs, the City’s General Fund would be used to maintain service levels. Development fees would be collected to provide for expansion or construction of facilities as areas are annexed into the PFE boundary. Therefore, the EIR determined there would be a less-than-significant cumulative impact on law enforcement service.

### ***Schools***

The cumulative context for schools evaluated in the Village 7 Specific Plan EIR includes the boundaries of the Western Placer Unified School District. The EIR determined that the Village 7 Specific Plan and other development in the District would not result in a cumulative impact. Residential development in the City of Lincoln would result in additional school-age children. New schools are already planned, and each residential project would be required to contribute funds in compliance with existing regulations (SB 50) for the construction of adequate school facilities. The EIR determined that this would ensure the impact would be less than significant.

## **Parks**

The cumulative context for parks and recreation facilities evaluated in the Village 7 Specific Plan EIR is the City of Lincoln. The EIR determined that as additional residential development occurs throughout Lincoln, more parks and open space would be required to continue to meet the adopted standard. The EIR determined that the Village 7 Specific Plan includes adequate park acreage to serve the new development. All projects developed within the City are required to either dedicate parkland, per the General Plan, or contribute funds, per the Quimby Act, to provide adequate parks within the City. The EIR concluded that this would ensure the cumulative impact is less than significant.

## **Analysis**

While the cumulative analysis of impacts related to public services conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would occur in the City of Lincoln including areas that would be annexed into the City. As additional development occurs, the City's General Fund would be used to maintain service levels. The EIR determined that development fees would be collected to provide for expansion or construction of fire, police, school, and park facilities as areas are annexed into the City, ensuring that the cumulative impacts would be less than significant. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to public services.

## **Applicable Mitigation Measures from the Village 7 EIR**

**Mitigation Measure 4.9-15(B)** The project applicant shall pay all applicable fair-share fees to the City pursuant to the established Public Facilities Element requiring 6 acres of parkland per 1,000 residents for the provision of recreational facilities to meet demands created by the Village 7 Programmatic Portion.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions to the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to public services. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Transportation/Traffic

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>16. TRANSPORTATION</b> — Would the project:		
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	No	No
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	No	No
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No	No
d) Result in inadequate emergency access?	No	No

## Discussion

Three separate and distinct cumulative transportation impact analyses were conducted for the Village 7 Specific Plan EIR to evaluate the project’s transportation impacts within the City of Lincoln, unincorporated Placer County, and the City of Roseville. The initial study prepared for the Village 7 Specific Plan addressed impacts related to increased hazards due to design features, inadequate emergency access, and interference with an adopted emergency response plan or emergency evacuation plan. Each analysis is summarized below.

Since completion of the Village 7 Specific Plan EIR, the State passed Senate Bill 743 (SB-743), which was codified in Public Resources Code section 21099. SB-743 required changes to the guidelines implementing CEQA (CEQA Guidelines) regarding the analysis of transportation impacts, requiring CEQA lead agencies to analyze physical impacts related to vehicle traffic using a standard of vehicle-miles-traveled (VMT), which replaces the level-of-service (LOS) standard used for the analysis of such impacts prior to SB-743 implementation. Thus, VMT is now the current standard for the evaluation of traffic impacts, and LOS impacts are no longer considered environmental impacts under CEQA. The Village 7 Specific Plan EIR included the LOS standard for evaluation of project-specific and cumulative impacts from implementation of the specific plan. No VMT analysis was included in the Village 7 Specific Plan EIR, and none is provided here,<sup>14</sup> but, had VMT analysis been conducted in 2010, that analysis would remain unchanged here, as there are no proposed changes to the Specific Plan. Consequently, project contributions to cumulative traffic are not changed and contributions to cumulative VMT are the same as could have been considered in the Village 7 Specific Plan EIR

<sup>14</sup> Lead agencies are not required to conduct additional traffic analysis using VMT for subsequent CEQA review of documents prepared prior to 2018 when the CEQA Guidelines were updated (see CEQA Guidelines §§ 15064.3(c), 15007(b), 15008(b); see also Governor’s Office of Planning and Research SB 743 Frequent Asked Questions, “What about draft documents that still use LOS? Do they need to be redone with VMT analysis?,” available at <https://opr.ca.gov/ceqa/updates/sb-743/faq.html#draft-docs> (last visited April 19, 2021).

## **Summary of EIR Cumulative Transportation Impact Analysis**

### **Cumulative Impact Analysis in the City of Lincoln**

The cumulative conditions analysis within Lincoln were conducted for the Village 7 Specific Plan EIR was based on a travel demand model developed by DKS Associates for the City's 2050 General Plan. The model assumed expansion of the City to include a considerable amount of new residential and non-residential land uses. It assumed buildout of all planned residential land uses, but not all non-residential uses in order to maintain a proper balance of jobs to housing within the City. Several other major roadway improvements were assumed in the traffic model, including the extension of Dowd Road southerly into the Sunset Industrial Area/Placer Ranch Specific Plan (subsequently revised as the Sunset Area Plan and Placer Ranch Specific Plan) and beyond. In addition, construction of the Placer Parkway as a four-lane freeway with interchanges at Foothills Boulevard, Fiddymont Road, and Blue Oaks Boulevard/Watt Avenue was assumed.

The Village 7 Specific Plan EIR determined that traffic from the Village 7 Specific Plan would not worsen to an unacceptable level the PM peak hour level of service (LOS) at any study intersections controlled by the City of Lincoln under cumulative conditions. This conclusion was determined to be expected since the City's planned roadway system has been designed to achieve LOS C or better operations under cumulative conditions, which assumes development of the Village 7 Specific Plan area. Therefore, the impact was considered less than significant with no mitigation required. The EIR concluded that development within the plan area, by virtue of a requirement to pay traffic impact fees, will contribute its fair share of planned transportation improvements within the City.

### **Cumulative Impact Analysis in Unincorporated Placer County**

The potential impacts of the Village 7 Specific Plan within Placer County were analyzed for two separate cumulative year horizons. The cumulative (2025) scenario represented development anticipated by the Year 2025 using the recently (at the time the EIR was prepared in 2009) re-calibrated Placer County Travel Demand Model. The model did not assume development of the Placer Ranch Specific Plan, which was determined to be reasonable since processing of that project had ceased and land use assumptions were speculative at that time. The model also excluded the Placer Parkway.

The second horizon period is referred to as the "Super Cumulative" scenario, in which all proposed specific plans in South Placer County and in adjacent counties were included in the model (including Placer Parkway). This scenario included land uses that were considered well beyond "reasonable and foreseeable". Nevertheless, this scenario was included in the EIR to inform the decision-makers of the Village 7 Specific Plan's potential impacts under a post-2025 scenario. However, the analysis and identification of cumulative impacts was based on the Year 2025 scenario.

The EIR noted that the Placer County General Plan establishes a standard of LOS C or better for its roadway system. Within one-half mile of a state highway, LOS D is considered acceptable. The EIR also noted that a recent (at the time the EIR was prepared in 2009) amendment to the Placer County General Plan permits specific LOS thresholds to be established within new Specific Plan areas.

The EIR determined that the Village 7 Specific Plan would worsen the segment of Industrial Avenue south of Twelve Bridges Drive from LOS C to D. Project traffic would also worsen (to a significant degree) cumulatively unacceptable traffic conditions on the following Placer County roadways:

- Fiddymment Road from Moore Road to Roseville City limits
- Athens Avenue east of Fiddymment Road
- Foothills Boulevard south of Athens Avenue
- Industrial Avenue south of Athens Avenue

This was considered to be a significant impact.

The EIR determined that Mitigation Measure 4.3-13 would require future project applicants to pay its fair share of the above roadway impacts. The fair share payment could occur through the South Placer Regional Transportation Authority (SPRTA) or through an agreement between Roseville, Rocklin, Lincoln, Placer County, and Caltrans for a fair share mitigation payment program for out-of-jurisdiction traffic impacts. The EIR determined that implementation of this measure would provide funding for some needed improvements, but may not be sufficient to mitigate all transportation-related improvements to less-than-significant levels. Further, the EIR determined that there is not an adopted comprehensive regional roadway network plan and funding mechanism to ensure its implementation in a timely manner. Therefore, the impact was considered to be significant and unavoidable.

The EIR also determined that traffic from the Village 7 Specific Plan would worsen cumulatively unacceptable traffic conditions at the SR 193/Sierra College Boulevard intersection and on portions of numerous segments of SR 65 from south of Lincoln to I-80. In most instances, the impact was determined to be the result of unacceptable operations being exacerbated to a significant degree by the plan. This was considered to be a significant impact.

The EIR determined that a number of different improvements may be considered to restore operations to acceptable levels at the above locations. Improvements to SR 65 could take the form of auxiliary lanes between interchanges, an additional general purpose or High Occupancy Vehicle (HOV) lane in each direction of SR 65, ramp metering, additional deceleration /acceleration areas at affected ramps, increased parallel street capacity, Intelligent Transportation System (ITS) solutions, and other options. Given the uncertainty that funding will be available for the necessary improvements, the Village 7 Specific Plan's impacts to the above affected locations were considered significant and unavoidable. The EIR determined that Mitigation Measure 4.3-14 would require future project applicants to pay their fair share of future improvements to SR 65 and SR 193. The EIR also determined that if a regional funding program and roadway improvement plan were adopted, this impact could be reduced to a less-than-significant level.

## **Roseville 2020 CIP Traffic Analysis**

The traffic study prepared for the EIR also included an evaluation of the Village 7 Specific Plan's effects on the City of Roseville Capital Improvement Program (CIP). The separate Roseville CIP analysis tested how the addition of the Village 7 Specific Plan would influence signalized intersection operations throughout the City of Roseville under 2020 conditions. The Roseville CIP analysis was, therefore, included not to satisfy any requirement of CEQA, but rather to accommodate the City of Roseville's request to identify how the possible approval of pending development projects could affect the City's road network generally and its CIP specifically.

According to output from the City of Roseville (2020) CIP Traffic Model, the EIR determined that the addition of traffic from the Village 7 Specific Plan would cause PM peak hour operations at the SR 65 NB ramps/Pleasant Grove Boulevard intersection to degrade from LOS C to D. The total number of intersections operating at LOS C or better would remain above the policy threshold of 70 percent. However, the above-listed individual intersection impact was considered significant and unavoidable.

## ***Analysis of Design Hazards***

The initial study prepared for the Village 7 Specific Plan (included as Appendix A of the Draft EIR) determined that impacts related to increased hazards due to design features, inadequate emergency access, and interference with an adopted emergency response plan or emergency evacuation plan would be less than significant. As previously noted, there are no proposed changes or revisions to the Village 7 Specific Plan. Therefore, no substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to increased hazards due to design features, inadequate emergency access, and interference with an adopted emergency response plan or emergency evacuation plan.

## ***Evaluation***

While the analysis of transportation impacts conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would contribute to cumulative transportation impacts to include eventual development within the City's sphere of influence, to the south and west of the City, and buildout and expansion of unincorporated Placer County between the City of Lincoln and the City of Roseville.

The cumulative modeling of transportation impacts in the Village 7 Specific Plan EIR was based on the City of Lincoln 2050 General Plan, which identified the Village (V) designation as the basic building block for major new development in the City's planning area. As described in the Land Use and Community Design Element of the 2050 General Plan, the mix of land uses within a village is determined by a set of performance standards specified in the General Plan. While the specifics of the Village 5 Specific Plan could not be known at the time the Village 7 Specific Plan EIR was prepared and certified, the 2050 General Plan provided performance standards that

formed reasonable assumptions regarding anticipated future development in the Village 5 Specific Plan area, which were incorporated into the cumulative traffic model for the Village 7 Specific Plan EIR. The Village 5 Specific Plan includes analysis of the plan's consistency with the Land Use and Planning policies of the City of Lincoln's 2050 General Plan (see page 5-23), describing the Village 5 Specific Plan as "establishing a development framework for land use, mobility, utilities and services, resource protection and implementation," and is "intended to (and must be) consistent with the Lincoln General Plan."

The Sunset Area Plan, Placer Ranch Specific Plan, and Placer Vineyards not included in the cumulative analysis for the Village 7 Specific Plan EIR. However, the cumulative impacts, transportation system improvements, and fair share mitigation identified in the Village 7 Specific Plan EIR would support improvements to transportation facilities that would be subject to the cumulative affects relevant to implementation of the Village 7 Specific Plan, and would be improved upon by the required mitigation of the Village 5 Specific Plan, Sunset Area Plan, Placer Ranch Specific Plan, and Placer Vineyards developments. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to transportation.

## **Applicable Mitigation Measures from the Village 7 EIR**

**Mitigation Measure 4.3-5** Prior to the issuance of Building Permits for the Proposed Project, the project applicants or their successors shall pay the applicable South Placer Regional Transportation Authority Fee, which will help fund the widening of SR 65 to six lanes.

**Mitigation Measure 4.3-6** The project applicants or their successors shall pay a fair share of the cost to upgrade Moore Road between Fiddymont Road and the western project boundary, and Fiddymont Road from Moore Road to the south City limits, to current City of Lincoln design standards for a two-lane arterial. The City may add this road improvement to the Public Facilities Element (PFE), with PFE credits being given to the constructing party. Alternatively, the City may require the project applicants or their successors to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The timing of the fair share payment or construction shall be as specified in the development agreement(s) between City and project applicants, but the required timing will be concurrent with the development of the threshold triggering use.

**Mitigation Measure 4.3-13** Prior to the issuance of Building Permits at the Proposed Project, the project applicants or their successors shall pay a fair-share of the cost to improve the five Placer County roadway segments significantly impacted by the Proposed Project, provided that either the Placer County Traffic Mitigation fee program is modified and/or a regional funding mechanism is in place to include improvements to these roadways.

**Mitigation Measure 4.3-14** The project applicants or their successors shall pay SPRTA Fees to help widen SR 65 to six lanes, and pay a fair-share of the cost to make improvements to segments of SR 193 significantly impacted by the Proposed Project if a regional funding mechanism and roadway improvement plan for SR 193 are adopted prior to issuance of Building Permits at the Proposed Project.

## Conclusion

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to transportation/traffic. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

# Tribal Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>17. Tribal Cultural Resources —</b>		
a) 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:	No	No
i) 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), or	No	No
ii) 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.	No	No

## Discussion

As a part of the 2018 CEQA Guidelines update, the Appendix G checklist was revised to include Tribal Cultural Resources as a category of analysis. At the time the 2010 EIR was prepared and certified, tribal cultural resources was addressed under Cultural Resources in the EIR. This analysis has been taken from that section and presented here to accommodate the revised checklist.

The evaluation of potential impacts to cultural resources or tribal cultural resources that could occur with implementation of the Village 7 Specific Plan was included in the initial study that was included as Appendix A (Notice of Preparation/Initial Study) of the Draft EIR. The analysis was based on a cultural resources assessment prepared by ECORP Consulting in 2000. The analysis determined that, while the cultural resources assessment identified no known or previously recorded archaeological resources or human remains on the plan area, there is a potential for plan area preparation activities to result in inadvertent impacts to previously unknown archaeological resources or human remains. It was determined that implementation of Cultural Resources Mitigation Measures 2, 3, and 4, which identified performance standards and procedures for addressing impacts to previously unknown resources, would ensure the potentially significant impact would be less than significant.

While the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR. Approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards does not change the finding of potential impacts to cultural or tribal cultural resources or increase the severity of identified impacts to cultural or tribal cultural resources. The identified potential impacts are specific to the Village 7 Specific Plan area and would be mitigated to a less-than-significant level with implementation of mitigation measures that would be implemented for development of the plan area. There are no substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the

involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cultural or tribal cultural resources.

## **Applicable Mitigation Measures from the Village 7 EIR**

### **Cultural Resources Mitigation Measure 3**

- a) In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil (“midden”), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant. If the find is determined to be of significance, resources (such as grinding stones and mano fragments) shall be donated to an appropriate cultural center.
- b) When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives who are approved by the local Native American community as scholars of their cultural traditions.
- c) In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.
- d) If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendent. The most likely descendent shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.

## **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to cultural or tribal cultural resources. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>18. UTILITIES AND SERVICE SYSTEMS —</b> Would the project:		
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	No	No
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	No	No
c) 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?	No	No
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No	No
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No	No

## Discussion

### ***Water Supply***

The Village 7 Specific Plan is located in the service area of the City's SOI and water distribution system. The cumulative context for water supply evaluated in the Village 7 Specific Plan EIR is defined as the buildout of development projects in the City of Lincoln under the adopted 2050 General Plan.

The EIR identified that cumulative development in the City of Lincoln will increase the demand for additional treated water deliveries to the City. The development of new residential, commercial, and industrial uses will also contribute to the need for additional potable water supplies and utility infrastructure. City plans to meet these projected water demands under 2050 General Plan buildout include a combination of water deliveries, including those under existing contracts with the Placer County Water Authority (PCWA) and the Nevada Irrigation District (NID). The delivery of potable water by PCWA and NID is assumed through their facilities, funded by fees collected separately by the respective water agencies, and in combination to the City's potable water connection fees.

The EIR identified that the City has entered into a number of development agreements with land developers. These agreements would provide the funding sources for additional water storage facilities, municipal well construction, water transmission facilities and dedication of water rights to groundwater underlying those project sites. Because the necessary improvements have been identified in the General Plan and the City's Urban Water Management Plan (UWMP) and will be paid for through development agreements, the EIR determined that it is reasonable to assume that the improvements would be completed as development progresses throughout current and annexed areas of the SOI.

However, the EIR determined that, even with implementation of applicable City policies and implementation measures to address the potential environmental impacts of future projects, the ability to mitigate these potential impacts is contingent on a variety of factors, including the severity of the impact, existing land use conditions, and the technical feasibility of being able to implement any proposed mitigation measures for a specific project. Due to these uncertainties, the EIR determined that potential environmental impacts resulting from the construction and/or expansion of water treatment and/or distribution facilities or infrastructure to serve General Plan buildout, may be significant and unavoidable. The EIR concluded that the Village 7 Specific Plan is within the scope of development anticipated in the General Plan and evaluated in the General Plan EIR, and, therefore, would contribute to this cumulative significant and unavoidable impact, and no feasible mitigation measures were available to reduce the magnitude of the impact.

### ***Wastewater Treatment***

The cumulative context for wastewater treatment evaluated in the Village 7 Specific Plan EIR includes development within the City of Lincoln, according to the 2050 General Plan. The City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) is located to the immediate west of the plan area and treats all wastewater in the City boundaries. The EIR determined that the Village 7 Specific Plan would be within the planned capacity of the WWTRF. The EIR also determined that the 2050 General Plan includes several policies and implementation measures designed to address environmental impacts associated with wastewater treatment plant improvements, and the certified EIR for the General Plan identifies additional mitigation measures. However, the EIR determined that even with implementation of the policies, implementation measures, and EIR mitigation measures, the ability to mitigate these potential impacts is contingent on a variety of factors, including the severity of the impact, existing land use conditions, and the technical feasibility of being able to implement any proposed mitigation measures. Due to these uncertainties, the EIR determined that potential environmental impacts resulting from the construction and/or expansion of wastewater treatment facilities to serve General Plan buildout, may be significant and unavoidable. The EIR concluded that the Village 7 Specific Plan is within the scope of development anticipated in the General Plan and evaluated in the General Plan EIR, and, therefore, would contribute to the cumulative significant and unavoidable impact, and no feasible mitigation measures were available to reduce the magnitude of the impact.

### ***Solid Waste***

The cumulative context for solid waste evaluated in the Village 7 Specific Plan EIR is development within Placer County that disposes of municipal solid waste at the Western Regional Sanitary Landfill and Material Recovery Facility. The EIR determined that the Village 7 Specific Plan would incrementally contribute to cumulative demand for landfill services but would minimally affect landfill capacity, and impacts on solid waste capacity are not cumulatively considerable, and impacts would be less than significant. The EIR determined that landfill has 65 percent capacity remaining and is not expected to reach capacity until 2042 (six years after the current permitted date). Based on the existing permitting, there is currently 80 percent remaining

capacity (approximately 29,093,819 cubic yards), roughly equivalent to 21,820,364 tons (assumes 0.75 tons per cubic yard as compacted in a landfill) of available capacity.<sup>15</sup>

### ***Electricity and Natural Gas***

The cumulative context for electricity and natural gas evaluated in the Village 7 Specific Plan EIR is the City of Lincoln. The EIR determined that the City obtains power from a variety of sources, including combustion (natural gas), hydroelectric facilities, and geothermal projects. Future development in the region would increase residential and commercial needs for electricity and natural gas. The analysis stated that it is beyond the purview of the EIR to speculate about the impacts of increasing demand for any particular source of energy (e.g., hydroelectric, coal) or changes in the types of energy sources available to the City. Utility providers have the ability to comment on and review all development proposals to ensure that adequate service can be provided prior to development approval.

The EIR identified that cumulative development in previously undeveloped areas in the City could require the extension of existing lines, and new transmission facilities and substations would be needed. The EIR determined that, while the Village 7 Specific Plan would increase the demand on electricity and natural gas services, the demand would not be substantial in relation to the total amount of energy available, and service is readily available at adjacent off-site locations that are already developed with urban uses. The EIR determined that the Village 7 Specific Plan, in combination with other development, would not substantially contribute to the need for increasing the capacity of, or constructing new off-site facilities to serve the project. The EIR determined that impacts would not be cumulatively considerable, and therefore, this is a less-than-significant cumulative impact.

### ***Analysis***

While the cumulative analysis of impacts related to utilities and service systems conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards, which were not fully developed or active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would occur in the City of Lincoln, including areas that would be annexed into the City within the City's SOI. The EIR determined that the Village 7 Specific Plan, in combination with other development, would not substantially contribute to the need for increasing the capacity of, or constructing new off-site solid waste, electricity, or natural gas facilities, and impacts would not be cumulatively considerable. The analysis of cumulative impacts specific to solid waste included development throughout unincorporated Placer County and the cities of Lincoln, Rocklin, and Roseville, can be reasonably anticipated to have included the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards as future development within unincorporated Placer County. While these development plans are now coming online, and waste generation may differ from the levels initially anticipated in the Village 7 Specific Plan EIR, the delay in buildout of the Village 7 Specific Plan, relative to the initially anticipated phasing (see Village 7 Specific

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<sup>15</sup> CalRecycle, 2019. Facility/Site Summary Details: Western Regional Landfill (31-AA-0210). Available: <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2542?siteID=2273>. Accessed December 28, 2020.

Plan EIR, page 2-26, Table 2-2), has delayed the planned contribution of the Village 7 Specific Plan to cumulative solid waste disposal at the Western Regional Sanitary Landfill (WRSL) by a number of years. As there are no changes to the Village 7 Specific Plan and approval and implementation of the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards would be anticipated to develop a similar pattern of land uses relative to what was assumed for those sites in the Village 7 Specific Plan EIR, the changes to the cumulative setting does not change the finding of potential impacts related to solid waste facilities.

The EIR determined that the Village 7 Specific Plan is within the scope of development anticipated in the General Plan and evaluated in the General Plan EIR, and, therefore, would contribute to the cumulative significant and unavoidable impacts related to wastewater treatment and water supply, and no feasible mitigation measures were available to reduce the magnitude of the impact.

While the analysis of utilities impacts conducted for the Village 7 Specific Plan EIR did not specifically contemplate the Village 5 Specific Plan, which was not an active development proposals at the time the Village 7 Specific Plan EIR was prepared and certified, the analysis considered future development that would contribute to cumulative utilities impacts to include eventual development within the City's sphere of influence, to the south and west of the City, and buildout and expansion of unincorporated Placer County between the City of Lincoln and the City of Roseville.

The cumulative utilities impacts analyzed in the Village 7 Specific Plan EIR were based on the City of Lincoln 2050 General Plan, which identified the Village (V) designation as the basic building block for major new development in the City's planning area. As described in the Land Use and Community Design Element of the 2050 General Plan, the mix of land uses within a village is determined by a set of performance standards specified in the General Plan. While the specifics of the Village 5 Specific Plan could not be known at the time the Village 7 Specific Plan EIR was prepared and certified, the 2050 General Plan provided performance standards that formed reasonable assumptions regarding anticipated future development in the Village 5 Specific Plan area, which were incorporated into the cumulative assumptions for the Village 7 Specific Plan EIR, and, therefore, would contribute to the cumulative significant and unavoidable impacts related to wastewater treatment, and no feasible mitigation measures are available to reduce the magnitude of the impact.

The cumulative water supply impacts analysis in the Village 7 Specific Plan EIR was based on the City of Lincoln 2050 General Plan, for which buildout of the Village 5 Specific Plan area was assumed, but the specifics of the current Village 5 Specific Plan could not be known at the time of certification of the Village 7 Specific Plan EIR. The EIR determined that the Village 7 Specific Plan in combination with future projects in the City of Lincoln would have sufficient water supply to meet all current (2010) and projected water demands through 2030, during average, single-dry and multiple-dry years.

The Water Supply Assessment (WSA) prepared for the Village 5 Specific Plan EIR (Appendix H) projected water supply to be sufficient under normal, single-, and multi-year drought conditions through 2040 for Placer County Water Agency (PCWA) service area. The Village 5 Specific Plan EIR determined that “sufficient water would be available to supply the [Village 5 Specific Plan] in addition to other cumulative scenario water demands (PCWA and NID service areas), using existing supply sources without the need for new or expanded entitlements or supply sources, beyond those already secured or planned (see Village 5 Specific Plan EIR, pages 3.16-53 to 3.16-54, and Appendix H). Therefore, with the advancement of the Village 5 Specific Plan, the City of Lincoln would be anticipated to continue to sufficient water supply to serve buildout of the Village 7 Specific Plan and other City of Lincoln development, as considered in the City of Lincoln 2050 General Plan.

The Sunset Area Plan and Placer Ranch Specific Plan, and Placer Vineyards are not within the City of Lincoln’s sphere of influence, and were not included in the cumulative context of the Village 7 Specific Plan EIR, as they would not be served by the same water supply systems that would serve development within the City. Though, all of the projects would be served by the PCWA. The Sunset Area Plan and Placer Ranch Specific Plan EIR utilized the PCWA’s 2015 Urban Water Management Plan (UWMP) in its analysis of cumulative impacts related to an increase in demand for water supply (pages 4.15-64 to 4.15-65). According to the PCWA 2015 UWMP, the PCWA would have sufficient water supplies beyond year 2045 under average year conditions, single dry year conditions, and multiple dry year conditions.<sup>16</sup> The Sunset Area Plan and Placer Ranch Specific Plan EIR are not specifically identified in the 2015 UWMP. However, the PCWA includes buildout of approximately 5,362 residential units and 7,095 non-residential acres in its retail land use projections for the Sunset Industrial Area, for which the Sunset Area Plan was prepared.<sup>17</sup> Based on the PCWA’s projections, the City concludes that sufficient water supply is available to serve the Sunset Area Plan and Placer Ranch Specific Plan buildout.

The Placer Vineyards development was also specifically considered in the PCWA’s 2015 Urban Water Management Plan, as a growth area under the California American Water retail water system, located within Zone 1 of the PCWA service area.<sup>18</sup> Accordingly, the Placer Vineyards project is anticipated to have sufficient water supply through 2045, as described above.

The cumulative effect of the Village 7 Specific Plan, in combination with the Village 5 Specific Plan, the Sunset Area Plan and Placer Ranch Specific Plan, the Placer Vineyards, and other development within the Western Area of the PCWA service area would not have a cumulatively significant effect on water supply.

Approval and implementation of the Village 5 Specific Plan would not result in substantial changes with respect to the circumstances under which the Village 7 Specific Plan is undertaken which would require major revisions of the Village 7 Specific Plan EIR due to the involvement of

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<sup>16</sup> Placer County Water Agency, 2016. *2015 Urban Water Management Plan*. Adopted June 2, 2016. Pages 7-1 through 7-3.

<sup>17</sup> Placer County Water Agency, 2016. *2015 Urban Water Management Plan; Table 2-5*. Adopted June 2, 2016. Page 2-9.

<sup>18</sup> Placer County Water Agency, 2016. *2015 Urban Water Management Plan*. Adopted June 2, 2016. Page 4-22.

new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to utilities and service systems.

### **Applicable Mitigation Measures from the Village 7 EIR**

**Mitigation Measure 4.9-1(B)** Prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan, the City shall ensure the planned expansion of the WWTRF provides adequate capacity to accommodate flows from the Village 7 Programmatic Portion. The project applicants shall pay fair-share cost of required fees to fund the expansion of the WWTRF.

**Mitigation Measure 4.9-2(B)** The project applicants for the Village 7 Programmatic Portion shall submit a wastewater infrastructure plan to the City of Lincoln prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan. The applicants shall follow mitigation measures or recommendations identified within the plan to ensure wastewater flows would be adequately conveyed to the WWTRF.

**Mitigation Measure 4.9-17(B)** Prior to recordation of a Final Map, the City of Lincoln shall obtain necessary entitlements demonstrating there will be adequate water supply to serve the portion of the Proposed Project defined on the Final Map, in accordance with Government Code Section 66473.7(a)(1) – SB 221 Written Verification of Water Supply.

### **Conclusion**

There are no changes proposed in the project. Therefore, no major revisions of the EIR are required, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects related to utilities and service systems. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Nor is there new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project.

## Wildfire

<i>Issues (and Supporting Information Sources):</i>	<i>Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?</i>	<i>Any New Information of Substantial Importance?</i>
<b>19. WILDFIRE</b> — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:		
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	No	No
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No	No
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No	No
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	No	No

## Discussion

State Responsibility Areas are recognized by the Board of Forestry and Fire Protection as areas where Cal Fire is the primary emergency response agency responsible for fire suppression and prevention. The plan area is not located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones.<sup>19</sup> Therefore, there would be no impact under these significance criteria.

## Applicable Mitigation Measures from the Village 7 EIR

No applicable mitigation measures.

## Conclusion

There is no impact because the plan areas is not located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones. Therefore, there can be no new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

<sup>19</sup> California State Board of Forestry and Fire Protection, 2020. State Responsibility Area Viewer. Available: <https://bof.fire.ca.gov/projects-and-programs/state-responsibility-area-viewer/>. Accessed December 29, 2020.

## Environmental Determination

As established in the discussions above regarding the potential project-specific effects of implementation of the Village 7 Specific Plan and project contributions to cumulative effects, none of the criteria described in Section 15162(a) of the CEQA Guidelines has occurred, for which the City would be required to prepare a subsequent EIR (or negative declaration) under CEQA.

- Section 15162(a)(1). There are no changes proposed to the Village 7 Specific Plan. Therefore, no major revisions to the Village 7 Specific Plan EIR are required as a result of the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- Section 15162(a)(2). No substantial changes have occurred with respect to the circumstances under which the Village 7 Specific Plan would be undertaken which will require major revisions of the Village 7 Specific Plan EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- Section 15162(a)(3). There is no new information of substantial importance showing that mitigation measures or alternatives previously found not to be feasible would in fact be feasible, or that any new feasible mitigation measures or alternatives exist, and would substantially reduce one or more significant effects of the project.

The current action likely falls within the scope of the Section 15158(c)(2) of the CEQA Guidelines and therefore “no new environmental document” is required. However, out of an abundance of caution an addendum has been prepared. The criteria described in the Section 15164(a) of the CEQA Guidelines are met. Therefore, an addendum is the appropriate CEQA document for the current circumstances relevant to the Village 7 Specific Plan, as some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Having considered the analysis set forth in this Addendum, the City of Lincoln has concluded that the analyses conducted, and the conclusions reached in the Village 7 Specific Plan EIR remain relevant and valid. Based on the record, there is no substantial evidence to support a fair argument that the Village 7 Specific Plan may result in significant environmental impacts not previously studied in the EIR and, accordingly, the project changes would not result in any conditions identified in CEQA Guidelines Section 15162. Thus, a subsequent EIR is not required for the changes to the project. The proposed project would remain subject to all applicable previously required mitigation measures from the EIR.

Based on the above analysis, this Addendum to the previously certified Village 7 Specific Plan EIR has been prepared.

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