

Environmental Assessment

The Gardens at Bella Breeze

1000 Dresden Drive, Lincoln, Placer County, California 95468
(APN 329-010-080-000)



Determinations and Compliance Findings
for HUD-assisted projects
24 CFR Part 58

January 2024



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted
projects
24 CFR Part 58

Project Identification: The Gardens at Bella Breeze

Responsible Entity: California Housing Finance Agency

Preparer: Bay Desert, Inc.

Month/Year: January 2024

Table of Contents

Table of Contents.....	3
Project Information.....	9
Project Location.....	10
Project Photograph.....	11
Parcel Map.....	12
Description of the Proposed project.....	13
Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:	21
Purpose.....	21
Need for the Proposal.....	21
Setting.....	21
Regional Housing Needs Allocation	21
Existing Conditions and Trends [24 CFR 58.40(a)]:	22
Trends.....	22
Primary Market Area.....	22
Workforce and Unemployment Trends	22
Employment Trends.....	23
Funding Information	25
Estimated Total HUD Funded Amount:.....	25
Estimated Total project Cost.....	25
Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities	26
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6	26
Airport Hazards.....	26
Coastal Barrier Resources	26
Flood Insurance	26
Clean Air.....	27
General Conformity	27
Air Basin Characteristics.....	27
PCAPCD Criteria Pollutant Attainment Status	28
California Environmental Quality Act (CEQA) Review Policy – PCAPCD	28
California Emissions Estimator Model (CalEEMod)	30
Operational GHG Emissions	31

Exposure of Future Residents to Toxic Air Contaminants (TACs)	31
Sensitive Receptors	32
TAC Impacts to Sensitive Receptors	32
Conclusion.....	33
Coastal Zone Management	33
Contamination and Toxic Substances	33
Phase I Environmental Site Assessment.....	33
Conclusion.....	36
Endangered Species	36
Biological Resources Assessment (BRA)	36
Regulatory Context	37
Federal Endangered Species Act	37
Jurisdictional Waters	38
Field Survey.....	38
Results.....	38
Ruderal	39
Developed/Disturbed	40
Listed and Special-Status Plants	40
Listed and Special-Status Wildlife	40
Sensitive habitats	41
Conclusions	41
Finding	42
Explosive and Flammable Hazards	42
Existing ASTs	42
Planned ASTs.....	43
Conclusion.....	43
Farmlands Protection.....	43
Floodplain Management.....	44
Historic Preservation.....	44
Undertaking	44
Area of Potential Effects (APE)	44
Archaeology	45

Native American Tribes.....	46
Determination.....	46
Consultation.....	46
Noise Abatement and Control	50
Regulatory Background.....	50
Project Setting.....	50
Future Noise Environment.....	51
Common Outdoor Space.....	51
Conclusion.....	52
Sole Source Aquifers	52
Wetlands Protection	52
Wild and Scenic Rivers	53
Environmental Justice	53
Summary of project Impacts.....	53
Environmental Assessment Factors	54
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	54
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	54
Soil Suitability.....	55
Geology.....	55
Subsurface Conditions	55
Groundwater Conditions.....	56
Conclusion.....	56
Slope	56
Erosion	56
Drainage/Storm Water Runoff.....	57
Conclusions	57
Hazards and Nuisances including site Safety and Noise.....	58
Hazards and Nuisances	58
Seismic Hazards	58
Ground Rupture	58
Ground Shaking	58
Seismicity	59

2022 CBC Seismic Design Parameters	59
Conclusion.....	60
Noise	60
Energy Consumption.....	60
SOCIOECONOMIC.....	61
Employment and Income Patterns	61
Demographic Character Changes, Displacement.....	61
Demographic Character Changes.....	61
Displacement	61
COMMUNITY FACILITIES AND SERVICES	62
Educational and Cultural Facilities	62
Cultural Facilities.....	62
Commercial Facilities	63
Health Care and Social Services	63
Health Care	63
Social Services	64
Conclusion.....	64
Solid Waste Disposal / Recycling.....	64
Wastewater / Sanitary Sewers	64
Water Supply	65
Public Safety - Police, Fire and Emergency Medical.....	66
Lincoln Police Department (LPD)	66
Lincoln Fire Department (LFD)	67
Parks, Open Space and Recreation	68
Project Impacts	69
Transportation and Accessibility	69
Transportation	69
Highway	69
Public Transportation.....	70
Project Impacts	70
Accessibility.....	70
NATURAL FEATURES	70

Unique Natural Features, Water Resources.....	70
Vegetation, Wildlife	70
Nesting Migratory Birds and Raptors	70
Other Factors	72
Climate Change.....	72
Additional Studies Performed:.....	73
Field Inspection.....	73
List of Sources, Agencies and Persons Consulted	73
List of Permits Obtained	73
Public Outreach	73
Cumulative Impact Analysis	73
Alternatives.....	73
No Action Alternative.....	73
Summary of Findings and Conclusions.....	73
Mitigation Measures and Conditions	74
Historic Preservation Act	74
Noise Abatement	76
Soil Suitability.....	76
Stormwater/Drainage	76
Vegetation, Wildlife	76
Determination:.....	78
The Gardens at Bella Breeze	79
Source Documentation – January 2024	79

Figures:

<i>Figure 1 Assessor Parcel Map (site in Yellow)</i>	12
<i>Figure 2 Site with overlay</i>	14
<i>Figure 3 Site Plan</i>	15
<i>Figure 4 Existing conditions with site overlain</i>	16
<i>Figure 5 Elevations – Apartment Buildings</i>	17
<i>Figure 6 Clubhouse Elevations</i>	18
<i>Figure 7 Perspectives</i>	19
<i>Figure 8 Perspectives</i>	20
<i>Figure 9 Airports within 15 miles of the Subject Property</i>	83

Maps:

<i>Map 1 Regional Setting</i> _____	10
<i>Map 2 Local Setting</i> _____	10
<i>Map 3 Aerial View/Existing Conditions</i> _____	11

Tables:

<i>Table 1 Future Housing Needs (2021–2029)</i> _____	21
<i>Table 2 Unemployment Trends - 2011-2022 YTD</i> _____	22
<i>Table 3 Employment Trends – 2011-2022 YTD</i> _____	23
<i>Table 4 Clean Air Act de minimus levels</i> _____	28
<i>Table 5 CEQA PCAPCD Thresholds of Significance</i> _____	29
<i>Table 6 Greenhouse Gas Emissions Thresholds of Significance</i> _____	29
<i>Table 7 Operational Emissions (lbs/day)</i> _____	30
<i>Table 8 Maximum Daily Construction Emissions (lbs/day)</i> _____	30
<i>Table 9 General Conformity Analysis</i> _____	30
<i>Table 10 Acceptable Separation Distances for ASTs</i> _____	42
<i>Table 11 Noise Sources</i> _____	51
<i>Table 12 Active Faults Capable of Producing Significant Ground Shaking at the Site</i> _____	59
<i>Table 13 2022 CBC Seismic Design Parameters Latitude: 38.8571 Longitude: -121.2954</i> _____	60
<i>Table 14 Airports within 15 miles</i> _____	84

Appendices:

Appendix A – project Description	
Appendix B – Airports	
Appendix C – Floodplains, Wetlands and Biology	
Appendix D – Air Quality and Greenhouse Gas Emissions	
Appendix E – Contamination and Toxic Substances	
Appendix F – Historic Preservation	
Appendix G – Noise and Traffic	
Appendix H – Soils and Miscellaneous	



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Project Information

Project Name: The Gardens at Bella Breeze

Responsible Entity: California Housing Finance Agency
500 Capitol Mall, Suite 1400
Sacramento, CA 95814

Grant Recipient (if different than Responsible Entity):

State/Local Identifier:

Preparer: Cinnamon Crake, President, Bay Desert, Inc.

Certifying Officer Name and Title: Tiena Johnson Hall, Executive Director

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Direct Comments to: Kong Lor, Loan Administrator
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Project Location: 1000 Dresden Drive, Lincoln, Placer County, California
95468 (APN 329-010-080-000)

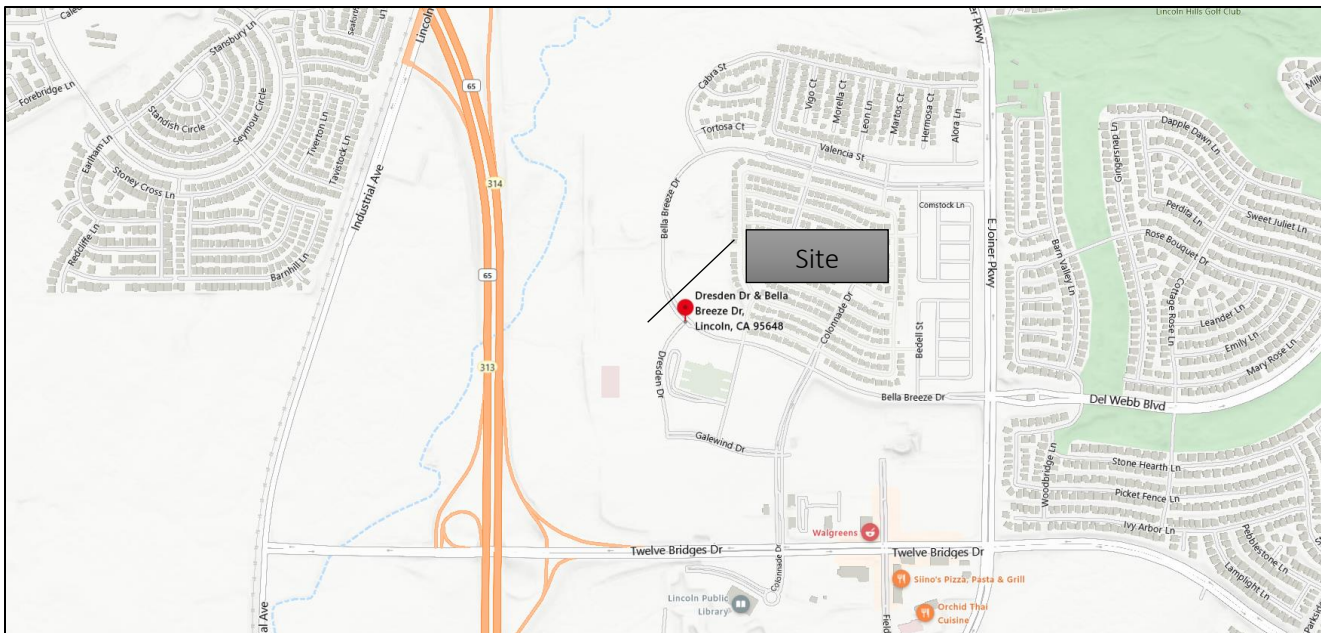
Project Location

The Gardens at Bella Breeze

1000 Dresden Drive, Lincoln, Placer County, California 95648 (APN 329-010-080-000)



Map 1 Regional Setting



Map 2 Local Setting

Project Photograph

The Gardens at Bella Breeze

1000 Dresden Drive, Lincoln, Placer County, California 95468 (APN 329-010-080-000)



Map 3 Aerial View/Existing Conditions

Parcel Map

The Gardens at Bella Breeze

1000 Dresden Drive, Lincoln, Placer County, California 95468 (APN 329-010-080-000)

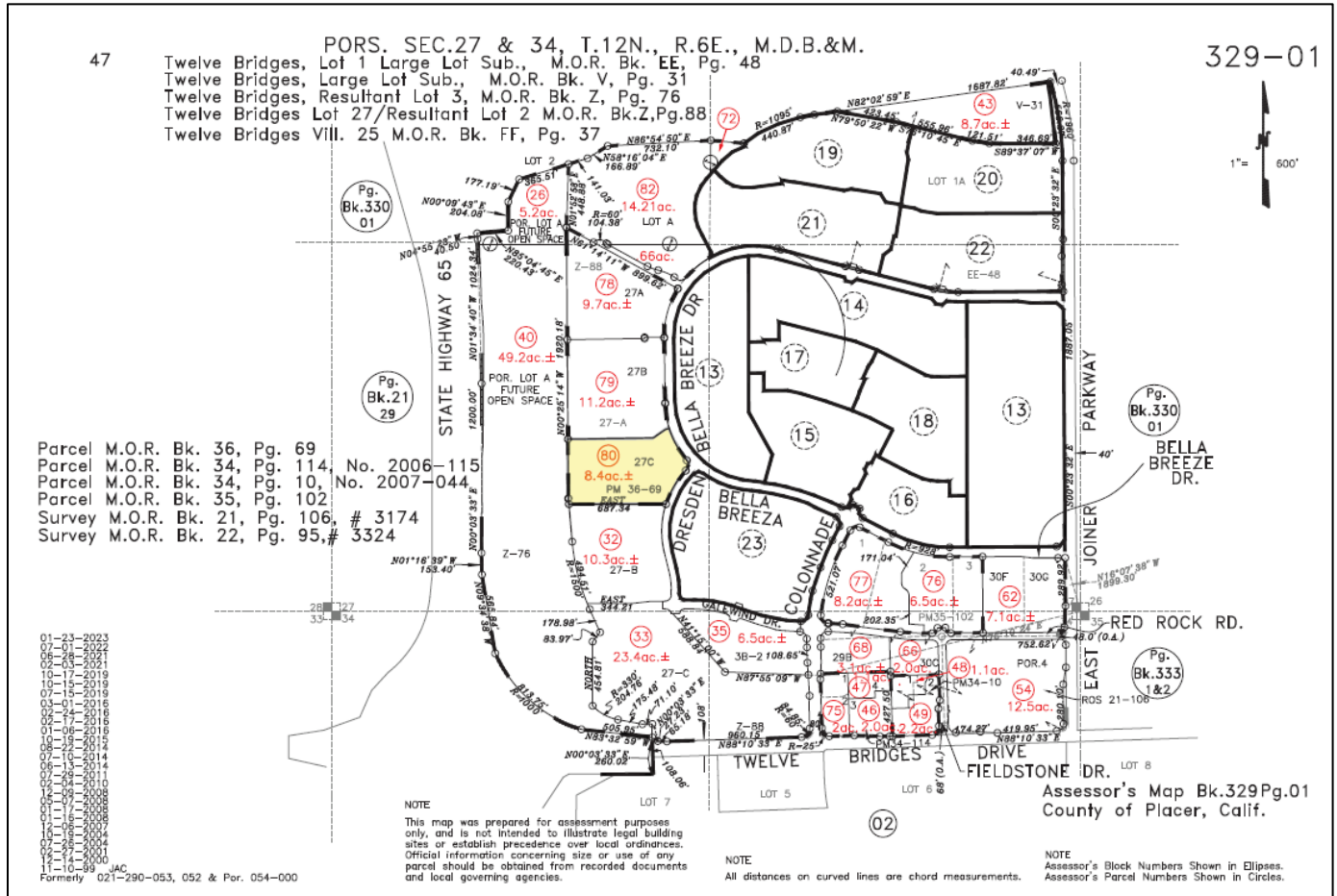


Figure 1 Assessor Parcel Map (site in Yellow)

Description of the Proposed project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Gardens at Bella Breeze, 1000 Dresden Drive, Lincoln, Placer County, California 95468 (APN 329-010-080-000):

The Gardens at Bella Breeze project proposes to construct a new, family mixed-income affordable housing project on an 8.42 acre site (APN 329-010-080-000) with address 1000 Dresden Drive, Lincoln, Placer County, California 95468. A total of eight buildings will be constructed and contain 189 apartments. There will be seven three-story residential walk-up buildings and a one-story leasing office and community building. There will be 93 one-bedroom units (600 sf), 48 two-bedroom units (860 sf), and 48 three-bedroom units (1,118 sf). One of the two-bedroom units and one of the three-bedroom units will serve as onsite manager units. The site is currently vacant. Project amenities include a community room, fitness room, computer room, gym, laundry rooms, pool, picnic area, and playground. Unit amenities will include central heating, central air, washer/dryer hookups, dishwasher, and garbage disposal.

A total of 187 units will be restricted to individuals and families earning between 30% and 80% of Placer County Area Median Income (AMI).

The project includes the construction of off- and on-site improvements including reconstruction of curb, gutter and sidewalk; construction and extension of utilities as required for the project, including improvements and reconstruction in the public Right-of-Way.

Source: (1) (Appendix A – see appendix for additional project details)



Figure 2 Site with overlay

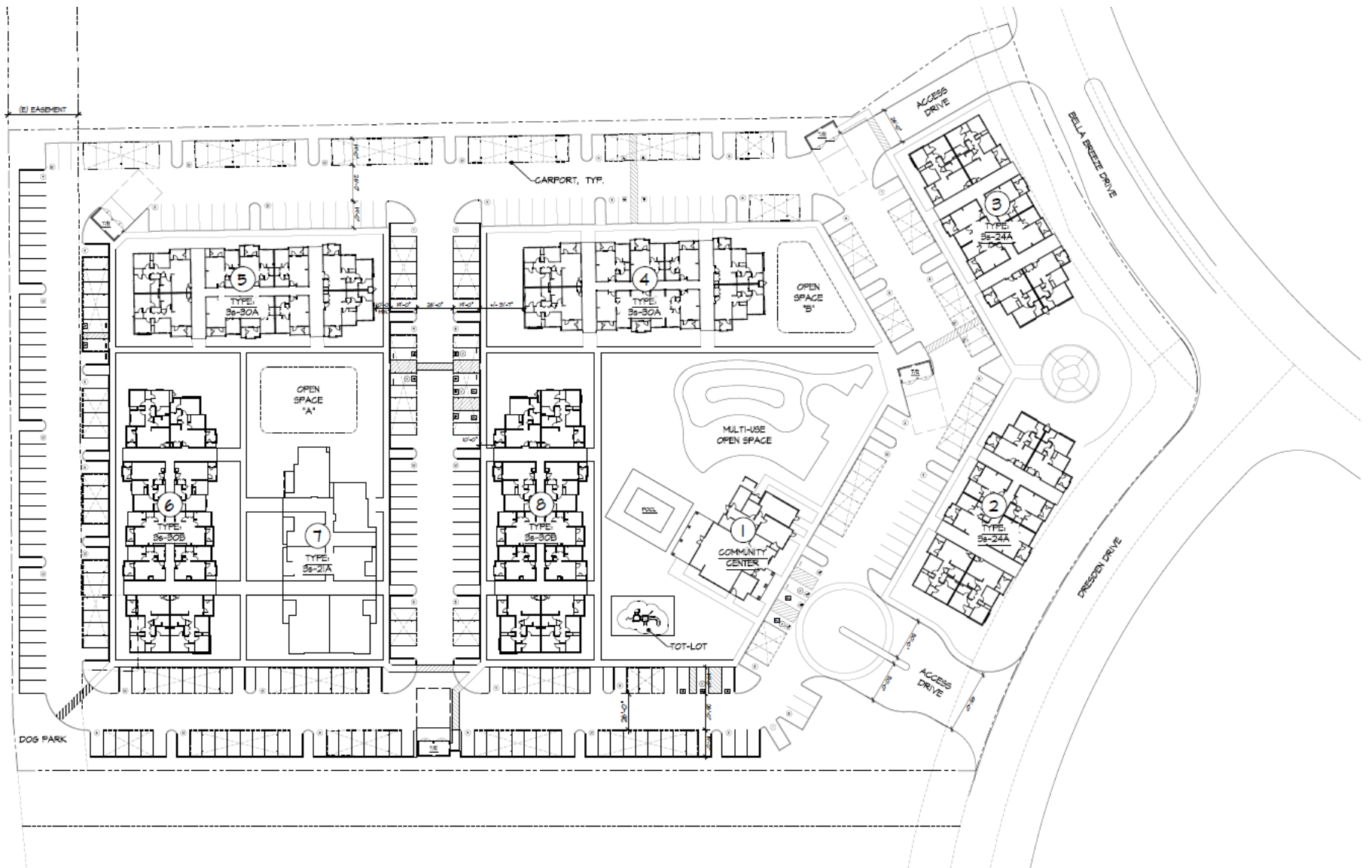


Figure 3 Site Plan



Figure 4 Existing conditions with site overlain

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**TWELVE
BRIDGES
APARTMENTS**
LINCOLN, CA



REAR ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

**BUILDING 21A -
EXTERIOR
ELEVATIONS**

REVISIONS

NO.	DATE	BY	CHKD.
1	01/15/24	EDGAR	EDGAR
2	01/15/24	EDGAR	EDGAR
3	01/15/24	EDGAR	EDGAR
4	01/15/24	EDGAR	EDGAR

BUILDING 21A - SHEET

A-306

DO NOT SCALE THESE DRAWINGS

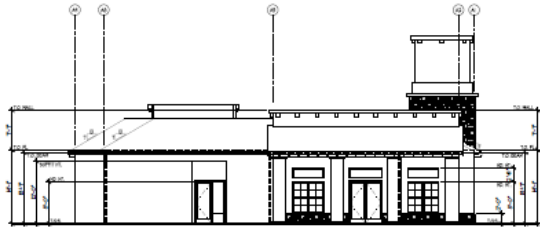
Figure 5 Elevations – Apartment Buildings

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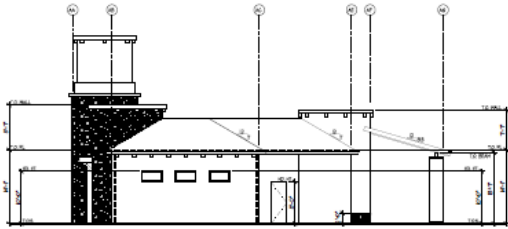
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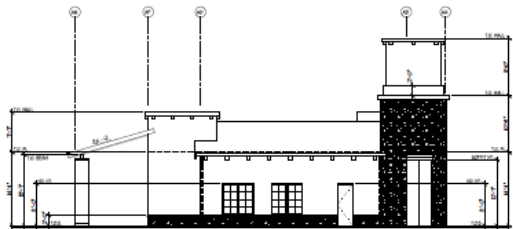
**TWELVE
BRIDGES
APARTMENTS**
LINCOLN, CA



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

CLUBHOUSE -
EXTERIOR
ELEVATIONS

REVISIONS

DATE	BY	CHK	APP

CLUBHOUSE - SHEET

A-104

DO NOT SCALE THESE DRAWINGS

Figure 6 Clubhouse Elevations



Figure 7 Perspectives



Figure 8 Perspectives

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**Purpose**

The purpose of the proposal is to provide affordable housing. The proposal will construct 189 affordable housing units on a currently vacant site.

Need for the ProposalSetting

Placer County (Spanish for "sand deposit"), officially the County of Placer, is a county located in the U.S. state of California. As of the 2020 census, the population was 404,739. The county seat is Auburn.

Placer County is included in the Greater Sacramento metropolitan area. It is in both the Sacramento Valley and Sierra Nevada regions, in what is known as the Gold Country. The county stretches roughly 65 miles from Sacramento's suburbs at Roseville to the Nevada border and the shore of Lake Tahoe.

Lincoln is a city in Placer County, California, United States, part of the Sacramento metropolitan area. Located ten miles north of Roseville in an area of rapid suburban development, it grew 282 percent between 2000 and 2010, making it the fastest-growing city over 10,000 people in the U.S. Lincoln is part of the Sacramento-Roseville Metropolitan Statistical Area.

At the 2020 census Lincoln had a population of 49,757. The Median Household Income in was \$99,434 with a poverty rate of 8%, which is less than the California state average of 12.2%. The median gross rent is \$2,067 in Lincoln. The homeownership rate is 82.9%, which is higher than the state of California average of 55.8%.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation for the City of Lincoln, California is shown below.

Table 1 Future Housing Needs (2021–2029)

Income	Units
Very-low Income	1,496
Low Income	902
Moderate	807
Above Moderate Income	1,915
Total	5,120

At 189 units, the project will help meet local housing needs for affordable units.

Source: (2) (3) (4) (5) (6) (7)

Existing Conditions and Trends [24 CFR 58.40(a)]:

The 8.42 acre site is comprised of one parcel (APN 329-010-080-000) with address 1000 Dresden Drive, Lincoln, Placer County, California 95468. The site is vacant. The site is roughly rectangular. Residential uses are planned for the east; vacant land lies to the north and west; medical offices and a school lie to the south.

Source: (8) (9)

Trends

Data in this section come from the project's *Market Study* prepared by Kinetic Valuation Group in 2023.

Primary Market Area

The Subject Property is located within Lincoln. The primary market area (PMA) for the Subject consists of the Placer County cities making up the northeastern suburbs of the greater Sacramento area. The PMA encompasses the cities of Rocklin, Roseville, Lincoln, and surrounding areas.

The January 2023 Sacramento-Roseville-Arden-Arcade, CA Metropolitan Statistical Areas (MSA) press release published by the "Between December 2021 and December 2022, total jobs in the region increased by 32,500 or 3.1 percent. Education and health services led the region in year-over growth with the addition of 11,100 jobs. Healthcare and social assistance was responsible for a majority of the gain, adding 10,500 jobs. Educational services picked up 600 jobs. Leisure and hospitality rose by 5,900 jobs since last December. Accommodation and food services increased by 3,900 jobs, while arts, entertainment, and recreation added 2,000 jobs. Government reported a year-over increase of 4,900 jobs. Local government (up 5,000 jobs) and state government (up 200 jobs) were responsible for the expansion. These gains were offset by a loss of 300 jobs in federal government. Additional year-over employment gains of over a thousand jobs occurred in the following sectors: other services (up 3,500 jobs), professional and business services (up 3,000 jobs), trade, transportation, and utilities (up 1,700 jobs), and construction (up 1,200 jobs)."

Workforce and Unemployment Trends

The table below illustrates the workforce and unemployment trends for the city of Lincoln and the Sacramento-Roseville-Arden-Arcade, CA MSA.

Table 2 Unemployment Trends - 2011-2022 YTD

Unemployment Trends - 2011-2022 YTD								
Year	Lincoln, CA				Sacramento-Roseville-Arden-Arcade, CA MSA			
	Total Labor Force	Total Employment	Unemployment Rate (%)	(%) Change	Total Labor Force	Total Employment	Unemployment Rate (%)	(%) Change
2011	18,011	15,851	12.0	-	1,043,648	917,983	12.0	-
2012	18,090	16,216	10.4	-1.6	1,045,670	936,119	10.5	-1.5
2013	18,190	16,641	8.5	-1.9	1,042,777	951,272	8.8	-1.7
2014	18,205	16,946	6.9	-1.6	1,042,551	967,399	7.2	-1.6
2015	18,358	17,338	5.6	-1.3	1,052,963	990,886	5.9	-1.3
2016	18,665	17,741	5.0	-0.6	1,068,516	1,011,970	5.3	-0.6
2017	18,798	17,992	4.3	-0.7	1,073,974	1,024,753	4.6	-0.7
2018	18,998	18,341	3.5	-0.8	1,088,323	1,046,869	3.8	-0.8
2019	19,220	18,550	3.5	0.0	1,100,781	1,060,290	3.7	-0.1
2020	19,054	17,562	7.8	4.3	1,091,744	993,996	9.0	5.3
2021	19,227	18,176	5.5	-2.3	1,099,340	1,028,845	6.4	-2.6
2022 YTD	19,615	19,061	2.8	-2.7	1,115,511	1,078,900	3.3	-3.1

Source: Bureau of Labor Statistics

Since 2011, the unemployment rate in the city has decreased or remained the same year-over-year, with the exception of 2020. The unemployment rate was at a decade low of 3.5 percent in 2019 before climbing to 7.8 percent in 2020 due to the COVID-19 Pandemic. As of 2022 year-to-date, the unemployment rate has decreased to 2.8 percent, a new decade low. The MSA has followed a similar trend.

The beginning of the previous 24-month period coincides with the middle of the COVID-19 Pandemic. Unemployment rates during this time were elevated as the effects of government-mandated shutdowns and social distancing due to the COVID-19 Pandemic were felt. The city, MSA, state, and nation have generally shown a decreasing trend since December 2020 as a result of businesses reopening as guidelines to manage the pandemic were put into place. The city has consistently maintained an unemployment rate below that of the MSA and state and has fluctuated above and below the national average over the past 24 months.

Employment Trends

The following table illustrates the employment trends in Lincoln and the Sacramento-Roseville-Arden-Arcade, CA MSA from 2011 to 2022 year-to-date.

Table 3 Employment Trends – 2011-2022 YTD

Employment Trends - 2011 - 2022 YTD				
	Lincoln, CA		Sacramento-Roseville-Arden-Arcade, CA MSA	
Year	Total Employment	Percentage Growth	Total Employment	Percentage Growth
2011	15,851	-	917,983	-
2012	16,216	2.3%	936,119	2.0%
2013	16,641	2.6%	951,272	1.6%
2014	16,946	1.8%	967,399	1.7%
2015	17,338	2.3%	990,886	2.4%
2016	17,741	2.3%	1,011,970	2.1%
2017	17,992	1.4%	1,024,753	1.3%
2018	18,341	1.9%	1,046,869	2.2%
2019	18,550	1.1%	1,060,290	1.3%
2020	17,562	-5.3%	993,996	-6.3%
2021	18,176	3.5%	1,028,845	3.5%
2022 YTD	19,061	4.9%	1,078,900	4.9%

Source: Bureau of Labor Statistics

Over the past decade, employment levels in the city increased year-over-year with the exception of 2020, when the city suffered a 5.3 percent decrease due to the COVID-19 Pandemic. Since then, employment has increased continually. The MSA has followed a similar trend.

The primary market area and surrounding region have many employment options for area residents. Numerous businesses offering a range of positions and skill levels exist throughout the PMA. Many employment opportunities exist within a short distance of the Subject. The wage rates within the area demonstrate a significant pool of potential tenants exist for affordable housing developments.

The PMA is comprised of 25.9 percent renter households. Demand for multifamily rental units in the PMA is expected to come from normal turnover and the limited supply of affordable properties in the area. The number of households is expected to increase in the PMA from 2022 through 2027. As the total population and number of households continue to grow, the demand for housing units will continue to increase. The demographics

presented provide support that there is a stable renter population within the PMA and supports current and future demand for the Subject.

There is adequate local need to support the project.

Source: (4) (10)

Funding Information

Grant Number	HUD Program	Funding Amount
136-98026	YHC – 542(c) HFA Risk Sharing – FFB NC – CFDA No. 14.188	\$19,600,000

Estimated Total HUD Funded Amount: \$19,600,000 in Loan Risk-Sharing funds

Estimated Total project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: **\$70,684,189**

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no major airports within 15 miles of the project site.</p> <p>There is one military airfield within 15 miles. McClellan Air Force Base lies approximately 13.7 miles south.</p> <p>There is one minor airport within 15 miles. Lincoln Regional Airport lies 4.13 miles to the north.</p> <p>Lincoln Regional Airport is over 21,800 feet from the subject property. The project site does not lie within 15,000 feet of a military airport or 2,500 feet of a civilian airport.</p> <p>Source Documentation: (8) (9) (11) (Appendix B)</p>
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are no Coastal Barrier Resources in California.</p> <p>Source Documentation: (12)</p>
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The site is not located in the 100-year or 500-year floodplain. The site is located in Zone X: Areas of Minimal Hazard.</p> <p>The project site is not located in a Special Flood Hazard Area that would require insurance.</p> <p>There are no impacts to floodplains as a result of the proposal.</p> <p>The project does not constitute a Critical Action. The County of Placer is a participant in the National Flood Insurance Program with FEMA.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Source Documentation: (13) (Appendix C)
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><u>General Conformity</u></p> <p>The 1990 Amendment to Clean Air Act (CAA) Section 176 requires the federal Environmental Protection Agency (EPA) to promulgate rules to ensure that federal actions conform to the appropriate State Implementation Plan (SIP). These rules, known as the General Conformity Rule (40 C.F.R. Parts 51.850–51.860 and 93.150–93.160), require any federal agency responsible for an action in a federal nonattainment/maintenance area to demonstrate conformity to the applicable SIP, by either determining that the action is exempt from the General Conformity Rule requirements or subject to a formal conformity determination.</p> <p>Actions would be exempt, and thus conform to the SIP, if an applicability analysis shows that the total direct and indirect emissions of nonattainment/maintenance pollutants from project construction and operation activities would be less than specified emission rate thresholds, known as <i>de minimis</i> levels (40 C.F.R. Section 93.153, Applicability). If not determined exempt, an air quality conformity analysis would be required to determine conformity.</p> <p>The General Conformity Rule is applicable only for project criteria pollutants and their precursors for which an area is designated nonattainment or that is covered by a maintenance plan. The proposed action is located in Del Norte County, which is within the Sacramento Air Basin and the jurisdiction of the Placer County Air Pollution Control District (PCAPCD).</p> <p><u>Air Basin Characteristics</u></p> <p>The proposed project site is located in Placer County, which falls within the Sacramento Valley Air Basin (SVAB), and is within the jurisdictional boundaries of the PCAPCD. Air flows into the SVAB through the Carquinez Strait, moves across the Delta and carries pollutants from the heavily populated San Francisco Bay Area into the SVAB. The climate is characterized by hot, dry summers and cool, rainy winters. Characteristic of SVAB winter weather are periods of dense and persistent low-level fog, which are most prevalent between</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations																								
		<p>storms. From May to October, the region's intense heat and sunlight lead to high ozone concentrations. Prevailing winds are from the south and southwest, and as a result of prevailing winds coming generally from south to southwest, air quality in the area is heavily influenced by mobile and stationary sources of air pollution located upwind in the Sacramento Metropolitan Area.</p> <p><u>PCAPCD Criteria Pollutant Attainment Status</u></p> <p>The attainment status and applicable <i>de minimus</i> levels for Placer County are shown below.</p> <p>Table 4 Clean Air Act <i>de minimus</i> levels</p> <table border="1" data-bbox="634 869 1442 1629"> <thead> <tr> <th>Criteria Pollutant</th> <th>Federal Air Basin Designation</th> <th><i>De minimus</i> emissions level (Federal)</th> </tr> </thead> <tbody> <tr> <td>Ozone</td> <td>Non-attainment</td> <td>50 Tons per year</td> </tr> <tr> <td>PM 10</td> <td>Attainment</td> <td>n/a</td> </tr> <tr> <td>PM 2.5</td> <td>Unclassified/ Attainment</td> <td>n/a</td> </tr> <tr> <td>Carbon Monoxide</td> <td>Attainment</td> <td>n/a</td> </tr> <tr> <td>Nitrogen Dioxide</td> <td>Attainment</td> <td>n/a</td> </tr> <tr> <td>Sulfur Dioxide</td> <td>Attainment</td> <td>n/a</td> </tr> <tr> <td>Lead</td> <td>Attainment</td> <td>n/a</td> </tr> </tbody> </table> <p><u>California Environmental Quality Act (CEQA) Review Policy – PCAPCD</u></p> <p>On October 13, 2016, the District Board of Directors adopted the <i>Review of Land Use Projects under California Environmental Quality Act (CEQA) Policy</i>. The Policy establishes the thresholds of significance for criteria pollutants as well as greenhouse gases (GHG) and the review principles which serve as guidelines for the District staff when</p>	Criteria Pollutant	Federal Air Basin Designation	<i>De minimus</i> emissions level (Federal)	Ozone	Non-attainment	50 Tons per year	PM 10	Attainment	n/a	PM 2.5	Unclassified/ Attainment	n/a	Carbon Monoxide	Attainment	n/a	Nitrogen Dioxide	Attainment	n/a	Sulfur Dioxide	Attainment	n/a	Lead	Attainment	n/a
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		<p>the District acts as a commenting agency to review and comment on the environmental documents prepared by the lead agencies.</p> <p>The purpose of the adopted Policy is to ensure consistency and transparency in staffs' reviews and recommendations, which assists lead agencies in preparing legally adequate environmental documents with professional analyses to address potential air quality impacts from land use projects.</p> <p>The adoption of the Policy establishes the thresholds of significance for criteria pollutants and greenhouse gases. In developing the thresholds, the District took into account health-based air quality standards and the strategies to attain air quality standards, historical CEQA project review data in Placer County, statewide regulations to achieve emission reduction targets for greenhouse gas emissions (GHG), and the special geographic and land use features in Placer County. The following two tables present the thresholds of significance for criteria pollutants and GHG, which are identified in the Policy.</p> <p>Table 5 CEQA PCAPCD Thresholds of Significance</p> <table border="1" data-bbox="638 1192 1458 1362"> <thead> <tr> <th colspan="9">Criteria Pollutant Thresholds</th> </tr> <tr> <th colspan="3">Construction Phase</th> <th colspan="3">Operational Phase Project-Level</th> <th colspan="3">Operational Phase Cumulative-Level</th> </tr> <tr> <th>ROG</th> <th>NOx</th> <th>PM₁₀</th> <th>ROG</th> <th>NOx</th> <th>PM₁₀</th> <th>ROG</th> <th>NOx</th> <th>PM₁₀</th> </tr> <tr> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> <td>(lbs/day)</td> </tr> </thead> <tbody> <tr> <td>82</td> <td>82</td> <td>82</td> <td>55</td> <td>55</td> <td>82</td> <td>55</td> <td>55</td> <td>82</td> </tr> </tbody> </table> <p>Table 6 Greenhouse Gas Emissions Thresholds of Significance</p> <table border="1" data-bbox="638 1451 1036 1860"> <thead> <tr> <th colspan="4">Greenhouse Gas Thresholds</th> </tr> <tr> <td colspan="4">Bright-line Threshold 10,000 MT CO₂e/yr</td> </tr> <tr> <td colspan="4">Efficiency Matrix</td> </tr> <tr> <th colspan="2">Residential</th> <th colspan="2">Non-residential</th> </tr> <tr> <th>Urban</th> <th>Rural</th> <th>Urban</th> <th>Rural</th> </tr> <tr> <td>(MT CO₂e/capita)</td> <td></td> <td>(MT CO₂e/1,000sf)</td> <td></td> </tr> </thead> <tbody> <tr> <td>4.5</td> <td>5.5</td> <td>26.5</td> <td>27.3</td> </tr> <tr> <td colspan="4">De Minimis Level 1,100 MT CO₂e/yr</td> </tr> </tbody> </table>	Criteria Pollutant Thresholds									Construction Phase			Operational Phase Project-Level			Operational Phase Cumulative-Level			ROG	NOx	PM ₁₀	ROG	NOx	PM ₁₀	ROG	NOx	PM ₁₀	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	(lbs/day)	82	82	82	55	55	82	55	55	82	Greenhouse Gas Thresholds				Bright-line Threshold 10,000 MT CO ₂ e/yr				Efficiency Matrix				Residential		Non-residential		Urban	Rural	Urban	Rural	(MT CO ₂ e/capita)		(MT CO ₂ e/1,000sf)		4.5	5.5	26.5	27.3	De Minimis Level 1,100 MT CO ₂ e/yr			
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		<p><u>California Emissions Estimator Model (CalEEMod)</u></p> <p>CalEEMod was used to generate construction-related emissions and operational emissions. CalEEMod 2022.1.16 was used for this purpose.</p> <p>Table 7 Operational Emissions (lbs/day)</p> <table border="1" data-bbox="634 615 1442 869"> <thead> <tr> <th></th> <th>ROG</th> <th>NO_x</th> <th>PM₁₀</th> </tr> </thead> <tbody> <tr> <td>Estimated Maximum Daily Emissions</td> <td>7</td> <td>11</td> <td>14</td> </tr> <tr> <td>Daily Thresholds</td> <td>55</td> <td>55</td> <td>82</td> </tr> <tr> <td><i>Above Thresholds?</i></td> <td><i>No</i></td> <td><i>No</i></td> <td><i>No</i></td> </tr> </tbody> </table> <p>Based upon the findings for the proposed project no significant impacts are expected.</p> <p>Table 8 Maximum Daily Construction Emissions (lbs/day)</p> <table border="1" data-bbox="634 1037 1442 1291"> <thead> <tr> <th></th> <th>ROG</th> <th>NO_x</th> <th>PM₁₀</th> </tr> </thead> <tbody> <tr> <td>Estimated Maximum Daily Emissions</td> <td>1</td> <td>10</td> <td>2</td> </tr> <tr> <td>Daily Thresholds</td> <td>82</td> <td>82</td> <td>82</td> </tr> <tr> <td><i>Above Thresholds?</i></td> <td><i>No</i></td> <td><i>No</i></td> <td><i>No</i></td> </tr> </tbody> </table> <p>Construction emissions resulting from the implementation of the proposed project are below the thresholds for construction, therefore, no adverse effects on air quality would occur due to the proposed project.</p> <p>Table 9 General Conformity Analysis</p> <table border="1" data-bbox="634 1539 1442 1839"> <thead> <tr> <th>Criteria Pollutant</th> <th>Federal Air Basin Designation</th> <th><i>De minimus</i> emissions level (Federal)</th> <th>Project Emissions</th> </tr> </thead> <tbody> <tr> <td>Ozone</td> <td>Non-attainment</td> <td>50 Tons per year</td> <td>2.5 Tons – construction 5 tons - operational</td> </tr> </tbody> </table>		ROG	NO _x	PM ₁₀	Estimated Maximum Daily Emissions	7	11	14	Daily Thresholds	55	55	82	<i>Above Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>		ROG	NO _x	PM ₁₀	Estimated Maximum Daily Emissions	1	10	2	Daily Thresholds	82	82	82	<i>Above Thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	Criteria Pollutant	Federal Air Basin Designation	<i>De minimus</i> emissions level (Federal)	Project Emissions	Ozone	Non-attainment	50 Tons per year	2.5 Tons – construction 5 tons - operational
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		<p>As shown above, both project construction and operations are below <i>de minimus</i> levels. The project is in compliance with the Clean Air Act.</p> <p><u>Operational GHG Emissions</u></p> <p>The project would construct 189 multifamily housing units on an 8.42 acre site. Total project emissions are 501 MT CO₂E, which is under the 1,100 MT CO₂E threshold for annual operational emissions.</p> <p>Impacts from construction and operational greenhouse gas emissions would be <i>less than significant</i> and no mitigation would be required.</p> <p><u>Exposure of Future Residents to Toxic Air Contaminants (TACs)</u></p> <p>Toxic Air Contaminants (TACs) are a broad class of compounds known to cause morbidity or mortality (usually because they cause cancer or serious illness) and include but are not limited to criteria air pollutants. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter near a freeway). Because chronic exposure can result in adverse health effects, TACs are regulated at the regional, state, and federal level. The identification, regulation, and monitoring of TACs is relatively new compared to that for criteria air pollutants that have established ambient air quality standards. TACs are regulated or evaluated on the basis of risk to human health rather than comparison to an ambient air quality standard or emission-based threshold.</p> <p>Diesel exhaust is the predominant cancer-causing TAC in California. The California Air Resources Board (CARB) estimates that about 70% of total known cancer risk related to air toxics in California is attributable to diesel particulate matter (DPM). According to CARB, diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects of diesel exhaust a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the state's Proposition 65 or under the Federal Hazardous Air Pollutants programs.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>To address the issue of diesel emissions in the state, CARB developed the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. In addition to requiring more stringent emission standards for new on-road and off-road mobile sources and stationary diesel-fueled engines to reduce particulate matter emissions by 90 percent, a significant component of the plan involves application of emission control strategies to existing diesel vehicles and equipment. Many of the measures of the Diesel Risk Reduction Plan have been approved and adopted, including the Federal on-road and non-road diesel engine emission standards for new engines, as well as adoption of regulations for low sulfur fuel in California.</p> <p>CARB has adopted and implemented regulations to reduce DPM and NOx emissions from in- use (existing) and new off-road heavy-duty diesel vehicles (e.g., loaders, tractors, bulldozers, backhoes, off-highway trucks, etc.). The regulations apply to diesel-powered off-road vehicles with engines 25 horsepower (hp) or greater. The regulations are intended to reduce particulate matter and nitrogen oxides (NOx) exhaust emissions by requiring owners to turn over their fleet (replace older equipment with newer equipment) or retrofit existing equipment in order to achieve specified fleet- averaged emission rates. Implementation of this regulation, in conjunction with stringent Federal off-road equipment engine emission limits for new vehicles, will significantly reduce emissions of DPM and NOx.</p> <p>Sensitive Receptors</p> <p>“Sensitive receptors” are defined as facilities where sensitive population groups, such as children, the elderly, the acutely ill, and the chronically ill, are likely to be located. These land uses include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics. The project would include sensitive receptors in the form of new residences. For the purposes of a thorough health risk assessment, residents of the project site assume all types: 3rd-trimester fetus, infant, child, and adult.</p> <p>TAC Impacts to Sensitive Receptors</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>No adverse impacts or excess cancer risks posed by the location were identified. There are two sources of emissions nearby – Highway 65 is located 825 feet west and railroad operations lie 2,315 feet west.</p> <p>The local air district is in attainment for PM_{2.5}; therefore an analysis of additional cancer risks caused by truck traffic and trains is not warranted.</p> <p>The site is suitable for residential development from an air quality perspective.</p> <p><u>Conclusion</u></p> <p>Future residents will not be exposed to excess cancer risks.</p> <p>Construction and operation of the project will not exceed thresholds of significance for emission either at the local or federal level.</p> <p>No adverse impacts were identified.</p> <p>Source Documentation: (8) (9) (14) (15) (16) (17) (18) (19) (Appendix D)</p>
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>Placer County is entirely land-locked and no portion is subject to the Coastal Zone Management Act. There is no effect to coastal zones as a result of the project.</p> <p>Source Documentation: (8) (9) (20)</p>
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><u>Phase I Environmental Site Assessment</u></p> <p>KCE Matrix, Inc. conducted a Phase I Environmental Site Assessment (ESA) in accordance with the American Society of Testing and Materials (ASTM) standard practice E1527-21 for the property consisting of vacant land with the Assessor’s Parcel Number (APN) of 329-010-080, Lincoln, California (referred to as “the subject property”) in December of 2023. A summary and conclusions follow.</p> <p>The subject property is located in a currently developing residential area on the western side of the intersection of Dresden Drive and Bella Breeze Drive, in Lincoln, California. The site measures approximately 365,000 square feet (8.4 acres) of land area in an</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>essentially rectangular-shaped configuration, appears to be relatively flat and has an approximate elevation of 165 feet above mean sea level. The property currently consists of vacant land with no structures and is not occupied. The surface of the site is not improved and consists of a dirt surface and grass areas. In addition, a partially paved road runs in a north-south direction on the western portion of the property. The site can be accessed from the vacant properties located along the entire western property line and from Dresden Drive and Bella Breeze Drive along the eastern property line.</p> <p>Based on the historic information obtained during the Phase I investigation (including research of Sanborn Maps, Aerial Photographs, regulatory records and city directories), the subject property appears to have been vacant unoccupied land with no structures from at least 1938 through the present. On September 7, 2023, a representative of KCE Matrix conducted site inspection of the subject property and confirmed that the subject property consists of vacant unoccupied land with no structures and has a dirt surface.</p> <p>As reported in the search of government and regulatory environmental databases the subject property is located in an essentially residential area where information related to environmental assessment, remediation and/or management practices is documented for other properties in the general site vicinity. Based on review of the report as provided by EDR, only one other site was identified as being located in the immediate site vicinity. This other site was listed as Kaiser Permanente Lincoln Medical Offices (Kaiser Permanente) with the address of 1900 Dresden Drive. The EDR reported this other site to be located approximately 358 feet south-southeast of the subject property. Based on site reconnaissance, this Kaiser Permanente Medical Office property is located adjacent to and immediately to the south of the subject property. The database also classified the facility as a large-quantity generator, and no violations were reported. During inspection of the site vicinity including this Kaiser property, KCE Matrix did not discover or observe subsurface environmental site assessment activity that would indicate potential migration of contamination from this other nearby site towards the subject property.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Based on the Vapor Encroachment Screen (VES) conducted during the investigation, a Vapor Encroachment Condition (VEC) originating from the subject property was not identified. Furthermore, based on the research conducted and the information obtained during this investigation, a VEC originating from other nearby sites in the vicinity for the subject property was not identified.</p> <p>KCE Matrix conducted a search of groundwater monitoring data as maintained by the State Water Resources Control Board (SWRCB) – Geotracker database for hydrology information for the site and site vicinity. Based on monitoring data collected from a well located approximately 2.0-miles north of the subject site, the depth to groundwater was reported to range between 8.45 feet and 13.62 feet below the surface as monitored in July of 2023. Based on monitoring data collected from wells located at a second site that is approximately 5.4-miles southeast of the subject site, the depth to groundwater was reported to range between 10.10 feet and 12.30 feet below the surface as monitored in July of 2015.</p> <p>The ASTM standard practice E1527-21 defines the following terms: Recognized Environmental Condition (REC) as “(1) the presence of hazardous substances or petroleum products in, on or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on or at the subject property under conditions that pose a material threat of a future release to the environment”.</p> <p>Historical Recognized Environmental Condition (HREC) as “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls”. A historical recognized environmental condition is not a recognized environmental condition.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Controlled Recognized Environmental Condition (CREC) as “a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls”.</p> <p>KCE Matrix performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of APN: 329-010-080, Lincoln, California, the subject property. The assessment revealed no REC, CREC or significant data gaps in connection with the subject property</p> <p><u>Conclusion</u></p> <p>The site is suitable for the proposal. No mitigation is needed.</p> <p>Source Documentation: (8) (21) (Appendix E)</p>
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p><u>Biological Resources Assessment (BRA)</u></p> <p>HELIX Environmental Planning, Inc. (HELIX) conducted a Biological Resources Assessment (BRA) for the ±8.4-acre Twelve Bridges Apartments Project (Study Area) on August 1, 2023. The Study Area is located west of the junction of Dresden Drive and Bella Breeze Drive in the City of Lincoln, Placer County, California. The Study Area is situated in Section 27 of Township 12 North and Range 6 East, as depicted on the U.S. Geological Survey (USGS) Roseville, CA 7.5-minute quadrangle map. The approximate center of the Study Area is at latitude 38.855387 and longitude -121.294740, NAD 83, and is located at elevations between 160 and 173 feet above mean sea level (AMSL).</p> <p>The purpose of the BRA was to describe baseline conditions within the Study Area, summarize the general biological resources occurring or potentially occurring in the Study Area, assess the suitability of the Study Area to support special-status species and sensitive vegetation communities or habitats, and provide recommendations for regulatory permitting or further analysis that may be required prior to development activities occur on the site.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>The ±8.42-acre Study Area is located on a previously disturbed vacant lot in an area experiencing rapid development. The Study Area is comprised of ruderal vegetation (7.0 acres) and a developed/disturbed area (1.4 acres). Surrounding land uses include active construction sites, recent residential development, Kaiser Lincoln Hospital, and undeveloped land adjacent to Highway 65.</p> <p>Known or potential biological constraints in the Study Area include:</p> <ul style="list-style-type: none"> • Suitable habitat for nesting migratory birds and raptors. <p>Regulatory Context</p> <p><u>Federal Endangered Species Act</u></p> <p>The U.S. Congress passed the Federal Endangered Species Act (FESA) in 1973 to protect species that are endangered or threatened with extinction. FESA is intended to operate in conjunction with the National Environmental Policy Act (NEPA) to help protect the ecosystems upon which endangered and threatened species depend.</p> <p>FESA prohibits the “take” of endangered or threatened wildlife species. “Take” is defined to include harassing, harming, pursuing, hunting, shooting, wounding, killing, trapping, capturing, or collecting wildlife species or any attempt to engage in such conduct (FESA Section 3 [(3) (19)]). Harm is further defined to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing behavioral patterns (50 CFR §17.3). Harass is defined as actions that create the likelihood of injury to listed species to such an extent as to significantly disrupt normal behavior patterns (50 CFR §17.3). Actions that result in take can result in civil or criminal penalties.</p> <p>In the context of the proposed project, FESA consultation with the U.S. Fish and Wildlife Service (USFWS) and/or the National Marine Fisheries Service would be initiated if development resulted in the potential for take of a threatened or endangered species or if issuance of a Section 404 permit or other federal agency action could result in take of an endangered species or adversely modify critical habitat of such a species.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p><u>Jurisdictional Waters</u></p> <p>Unless considered an exempt activity under Section 404(f) of the Federal Clean Water Act, any person, firm, or agency planning to alter or work in “waters of the U.S.,” including the discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA; 33 United States Code [USC] 1344). Permits, licenses, variances, or similar authorization may also be required by other federal, state, and local statutes. Section 10 of the Rivers and Harbors Act prohibits the obstruction or alteration of navigable waters of the U.S. without a permit from USACE (33 USC 403). Activities exempted under Section 404(f) are not exempted within navigable waters under Section 10.</p> <p>The Clean Water Act (33 USC 1251-1376) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation’s waters.</p> <p>Field Survey</p> <p>Available information pertaining to the natural resources of the region was reviewed prior to conducting the field survey. Prior to conducting the biological field survey, existing information concerning known habitats and special-status species that may occur in the Study Area was reviewed.</p> <p>The biological field survey was conducted on August 1, 2023, by HELIX biologist Christine Heckler. The weather during the field survey was sunny with an average temperature of 82°F. The Study Area was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the Study Area with the potential to support special-status species and sensitive habitats. Binoculars were used to further extend site coverage and identify species observed. All plant and animal species observed were recorded, and all biological communities occurring on-site were characterized. All resources of interest were mapped with a Global Positioning System (GPS)-capable tablet equipped with GPS receivers running ESRI™ Field Maps for ArcGIS with sub-meter accuracy.</p> <p>Results</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>The ±8.42 acre Study Area is located west of the junction of Dresden Drive and Bella Breeze Drive in the City of Lincoln, Placer County, California. The Study Area is situated in Section 27 of Township 12 North and Range 6 East, as depicted on the USGS Roseville, CA 7.5-minute quadrangle map. The Study Area is located on a previously disturbed vacant lot in an area that has been experiencing rapid development. The site appears to have been initially graded/disturbed in 2005 and again in 2014 (Google Earth Pro 2023), and evidence of past disturbance is visible on the ground in the form of flat topography and linear raised soil marks indicative of discing or another tractor attachment. An area with more recent disturbance is present along the western portion of the Study Area; fresh equipment tracks were observed, and a ditch appears to have been constructed. This area appears to connect to an active construction site immediately north of the Study Area. Vegetation in the Study Area is dominated by ruderal plant species that often colonize disturbed sites. Surrounding land uses include Kaiser Lincoln Hospital, active construction sites, and recent residential development.</p> <p>Two upland biological communities occur within the Study Area, ruderal and developed/disturbed.</p> <p><u>Ruderal</u></p> <p>Ruderal habitat is characterized by an assemblage of plant species that are often the first to colonize disturbed landscapes. Abandoned agricultural fields, construction sites, vacant lots, and road shoulders are just a few of the settings that can create favorable conditions for ruderal plant species. Ruderal habitat is typically associated with invasive and noxious weeds, and often features areas of bare ground. The majority of the Study Area is comprised of ruderal habitat, likely due to the site becoming vacant following past construction activities that occurred on-site. Vegetation in this habitat is dominated by invasive and noxious weeds such as medusahead (<i>Elymus caput-medusae</i>), skeleton weed (<i>Chondrilla juncea</i>), yellow star-thistle (<i>Centaurea solstitialis</i>), Klamath weed (<i>Hypericum perforatum</i>), and rippgut brome (<i>Bromus diandrus</i>). Approximately 7.0 acres of ruderal habitat occur in the Study Area.</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p><u>Developed/Disturbed</u></p> <p>Developed habitat is often comprised of little to no vegetation and typically contains built structures and/or maintained surfaces such as roads or parking lots. Vegetation that does occur within this habitat type is often ornamental, rather than invasive or noxious weeds, such as in ruderal habitat types. Disturbed habitats typically retain a soil substrate, but the vegetation communities are either lacking or are comprised of mostly ruderal plant species. A recently developed/disturbed area is located along the western portion of the Study Area. Fresh equipment tracks were observed, and a ditch appears to have been constructed that seems to connect to an active construction site immediately north of the Study Area. This area is completely devoid of vegetation. Approximately 1.4 acres of developed/disturbed habitat occurs in the Study Area.</p> <p><u>Listed and Special-Status Plants</u></p> <p>According to the database query, twelve listed and/or special-status plants have the potential to occur on-site or in the vicinity of the Study Area. Based on field observations, published information, and literature review, no special-status plants have the potential to occur within the Study Area. Special-status plants with the potential to occur on-site or in the vicinity of the Study Area occur on serpentine, alkaline, clay, or other soil types that do not occur in the Study Area and/or in aquatic habitats and other habitat types that are not present in the Study Area. The previous construction activities and disturbance of the site appear to have altered the habitat to the point where it is now comprised of ruderal habitat and developed/disturbed areas. The presence of invasive and noxious weeds that dominate the current habitat of the Study Area likely further reduce the potential for special-status plants to occur on-site.</p> <p><u>Listed and Special-Status Wildlife</u></p> <p>According to the database query, thirty-five listed and/or special-status wildlife species have the potential to occur on-site or in the vicinity of the Study Area. Based on field observations, published information, and literature review, no special-status wildlife species have the potential to occur within the Study Area. The Study Area</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>does not contain trees, shrubs, aquatic habitats, burrows, friable soil, or other habitat types or features that could support nesting, sheltering, breeding, or significant foraging habitat for special-status wildlife species. Although some special-status wildlife species can occur in disturbed habitats such as the Study Area, the Study Area is a vacant lot dominated by invasive and noxious weeds, contains very rocky soil, and lacks any characteristics that could provide necessary habitat for special-status wildlife functions. In addition, the Study Area is located in an area experiencing rapid development; an active construction site is located directly north of the Study Area, and the surrounding areas have been recently developed, which may further limit the potential of special-status wildlife species occurring in the area.</p> <p>The following species may pass through the Study Area but are not expected to use the Study Area in any significant way: Monarch butterfly (<i>Danaus plexippus</i>), Cooper's hawk (<i>Accipiter cooperii</i>), tricolored blackbird (<i>Agelaius tricolor</i>), grasshopper sparrow (<i>Ammodramus savannarum</i>), burrowing owl (<i>Athene cunicularia</i>), Swainson's hawk (<i>Buteo swainsoni</i>), white-tailed kite (<i>Elanus leucurus</i>), merlin (<i>Falco columbarius</i>), purple martin (<i>Progne subis</i>), pallid bat (<i>Antrozous pallidus</i>), and Townsend's big-eared bat (<i>Corynorhinus townsendii</i>).</p> <p><u>Sensitive habitats</u></p> <p>Sensitive habitats include those that are of special concern to resource agencies or those that are protected under CEQA; Section 1600 of the California Fish and Game Code, which includes riparian areas; and/or Sections 401 and 404 of the Clean Water Act, which include wetlands and other waters of the U.S. No sensitive habitats occur within the Study Area.</p> <p><u>Conclusions</u></p> <p>The site appears to have been initially graded/disturbed in 2005 and again in 2014, and evidence of past disturbance is visible on the ground and through aerial imagery. The ±8.42-acre Study Area is comprised of ruderal vegetation (7.0 acres) and a developed/disturbed area (1.4 acres). Surrounding land uses include</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations																		
		<p>Kaiser Lincoln Hospital, active construction sites, and recent residential development.</p> <p>No special-status plants or special-status wildlife species were observed within the Study Area during the field survey on August 1, 2023, and no habitat for special-status plants or wildlife is present in the Study Area. However, suitable habitat is present for a variety of nesting migratory birds and raptors, and nesting birds may also utilize trees adjacent to the Study Area. Recommendations, including avoidance and minimization measures to limit or avoid impacts to nesting birds are included the <i>Vegetation, Wildlife</i> section below.</p> <p><u>Finding</u></p> <p>There is no effect to species protected by the Endangered Species Act as a result of the proposal.</p> <p>Source Documentation: (22) (Appendix C)</p>																		
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p><u>Existing ASTs</u></p> <p>There are three (3) existing Above Ground Storage Tanks (ASTs) within a mile of the project site as reported by Environmental Data Resources in January 2024. All are over ½ mile away from the subject property.</p> <p>The nearest tank is located at 1405 E Lincoln Parkway and is 1,500 gallons. Calculated blast radii are shown in the table below.</p> <p>Table 10 Acceptable Separation Distances for ASTs</p> <table border="1" data-bbox="630 1417 1468 1837"> <thead> <tr> <th><i>Tank</i></th> <th>Distance to property line (nearest distance)</th> <th>ASD for Thermal Radiation for People (ASDPPU)</th> <th>ASD for Thermal Radiation for Buildings (ASDBPU)</th> <th>Outside blast radius?</th> <th>Requires Mitigation ?</th> </tr> </thead> <tbody> <tr> <td><i>Lincoln Hills Golf Club</i></td> <td>0.538 miles east</td> <td>328 feet</td> <td>61 feet</td> <td>Yes</td> <td>No</td> </tr> <tr> <td><i>1,500 gallons</i></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<i>Tank</i>	Distance to property line (nearest distance)	ASD for Thermal Radiation for People (ASDPPU)	ASD for Thermal Radiation for Buildings (ASDBPU)	Outside blast radius?	Requires Mitigation ?	<i>Lincoln Hills Golf Club</i>	0.538 miles east	328 feet	61 feet	Yes	No	<i>1,500 gallons</i>					
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		<table border="1" data-bbox="773 411 1463 655"> <tr> <td data-bbox="773 411 911 655"> <i>Lowe's 535 S Hwy 65 Gallons Not reported</i> </td> <td data-bbox="911 411 1049 655">0.926 miles north</td> <td data-bbox="1049 411 1187 655">n/a</td> <td data-bbox="1187 411 1325 655">n/a</td> <td data-bbox="1325 411 1463 655">n/a</td> <td data-bbox="1463 411 1601 655">n/a</td> </tr> </table> <p data-bbox="630 674 1438 743">The site is well outside the blast radius for both people and buildings for the tank at the Lincoln Hills Golf Club. No mitigation is needed.</p> <p data-bbox="630 768 792 800"><u>Planned ASTs</u></p> <p data-bbox="630 825 1458 1098">The City of Lincoln's website https://www.lincolncalifornia.gov/en/our-government/major-projects-and-local-construction.aspx was accessed on January 15, 2024. The subject property is shown to have entitlements. Also shown are entitled plans for a gas station and hotel to the south of the project site. Even if the gas station will provide natural gas or personal propane tanks, Kaiser Permanente lies between these land uses and the subject property.</p> <p data-bbox="630 1123 1382 1192">There are no significant planned ASTs identified on the planning webpage and GIS system.</p> <p data-bbox="630 1218 764 1249"><u>Conclusion</u></p> <p data-bbox="630 1274 1438 1344">The building and future residents will not be located within any blast radius of any current or planned Above-ground Storage Tank.</p> <p data-bbox="630 1369 1333 1400">Source Documentation: (8) (9) (23) (24) (25) (Appendix E)</p>	<i>Lowe's 535 S Hwy 65 Gallons Not reported</i>	0.926 miles north	n/a	n/a	n/a	n/a
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Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p data-bbox="630 1444 1463 1598">Two soil map units are mapped within the Study Area: Exchequer-Rock outcrop complex, 2 to 30 percent slopes, and Inks-Exchequer complex, 2 to 25 percent slopes. The general characteristics and properties associated with these soils are described below.</p> <ul data-bbox="678 1623 1458 1854" style="list-style-type: none"> Exchequer-Rock outcrop complex, 2 to 30 percent slopes: this soil unit has a parent material of residuum weathered from volcanic breccia. It is typical of ridges and rock outcrops. A general soil profile is very stony loam (0 to 11 inches) and weathered bedrock (11 to 15 inches). It is somewhat excessively drained, has a medium runoff class, and has no 						

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>frequency of flooding or ponding. This soil unit is not considered hydric.</p> <ul style="list-style-type: none"> Inks-Exchequer complex, 2 to 25 percent slopes: this soil unit has a parent material of residuum weathered from conglomerate and is typical of ridges. A general soil profile is cobbly loam (0 to 5 inches), very cobbly loam (5 to 18 inches), and un-weathered bedrock (18 to 22 inches). It is well drained, has a medium runoff class, and has no frequency of flooding or ponding. Minor components of this soil unit are considered hydric. <p>The project will not affect farmlands. No federally designated Farmlands have been identified within the project area.</p> <p>Source Documentation: (22) (Appendix C)</p>
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<p>The site is not located in the 100-year or 500-year floodplain. The site is located in Zone X: Areas of Minimal Hazard.</p> <p>The project site is not located in a Special Flood Hazard Area that would require insurance.</p> <p>There are no impacts to floodplains as a result of the proposal.</p> <p>The project does not constitute a Critical Action. The County of Placer is a participant in the National Flood Insurance Program with FEMA.</p> <p>Source Documentation: (13) (Appendix C)</p>
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<p><u>Undertaking</u></p> <p>The proposed project site is located at 1000 Dresden Drive, Lincoln, Placer County, California (APN 329-010-080-000). The proposed project would include construction and operation of 189 housing units within 7 three-story apartment buildings, 1 one-story community building, recreational facilities (pool, community center, playground, and dog park), and parking (garage and covered stalls) and required offsite improvements to support the project.</p> <p><u>Area of Potential Effects (APE)</u></p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Based on research of the property in SHPO records, local government tax records, California Historical Resources Information System research and field survey performed by BFSA Environmental Services Area of Potential Effect (APE) was defined as the boundary of the project property and adjacent/facing properties.</p> <p>The APE includes the entire 8.41 acres of the proposed project area and adjacent and facing parcels. The subject property is surrounded by open space to the north, west, and east, and Kaiser Permanente Lincoln medical facility constructed in 2006 to the south. The terrain consists of a previously disturbed open space. The Kaiser facility is less than 50 years of age.</p> <p><u>Archaeology</u></p> <p>A records search requested by HELIX at the North Central Information Center (NCIC) on July 25, 2023, determined that 17 cultural studies have been previously conducted within a 0.5-mile radius of the proposed project's Area of Potential Effects (APE) and that three of these cultural studies included the APE as part of their survey areas (Report Nos. 003867, 003868, and 003873). These three reports identified several prehistoric cultural resources within the vicinity of the APE, but only identified one resource, Resource P-31-001466, a prehistoric bedrock milling station, as lying within the APE itself.</p> <p>The records search revealed an NCIC reported location for resource P-31-001466 that potentially lied within the currently proposed APE, however, a concerted effort to relocate this resource yielded negative results. While the resource's absence from the APE raises questions regarding the resource's ultimate fate (i.e. its possibly erroneously reported location or its possible destruction, movement, or burial since its original recording), the nature of resource P-31-001466 (a prehistoric era bedrock milling station with a single mortar and no additional associated cultural materials found on or below the surrounding ground surface) does not represent a resource that would be recommended eligible for listing in the National Register of Historic Places (NRHP).</p> <p>On August 9, 2023, HELIX Staff Archaeologist Jentin Joe, surveyed the entire 8.42-acre APE. The APE was found to be largely flat, and</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>vegetation on-site was found to consist of dry and dense grasses, including star thistle especially within the center and western portions of the APE. No traces of prehistoric or historic-era materials or features were observed.</p> <p><u>Native American Tribes</u></p> <p>A search of the Sacred Lands File conducted by the Native American Heritage Commission returned negative results. There are two tribes identified by HUD’s Tribal Directory Assessment Tool. All tribes identified were sent a consultation letter by CalHFA on September 21, 2023. Subsequently consultation was engaged with United Auburn Indian Community, and the studies conducted were provided to the tribe. The tribe declined to consult further due to past site disturbance, and provided standard post-discovery measures to include in the review.</p> <p>Consultation with United Auburn Indian Community of the Auburn Rancheria (UAIC) resulted in additional mitigation (see HP4).</p> <p><u>Determination</u></p> <p>California Housing Finance Agency (CalHFA) made a Finding of “No Historic Properties Affected” pursuant to 36 CFR 800.4(d)(1) based information provided by ECORP and others.</p> <p><u>Consultation</u></p> <p>CalHFA initiated consultation with a letter and package of information. This was sent via E-mail to the Office of Historic Preservation on November 8, 2023.</p> <p>On December 9, 2023, 30 days elapsed and the State Historic Preservation Officer did not object to the finding of No Historic Properties Affected by the undertaking. This concludes Section 106 pursuant to 36 CFR Part 800.3(c)(4).</p> <p>Standard language about what to do in the event of accidental discovery of buried cultural resources during construction are included here as a precaution. Consultation with United Auburn Indian Community of the Auburn Rancheria (UAIC) resulted in additional mitigation (see HP4).</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p><i>Mitigations Required:</i></p> <p>HP1. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.</p> <p>HP2. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website: https://ohp.parks.ca.gov/?page_id=28351</p> <p>HP3. If human remains are encountered within the Project Area during Project-related ground-disturbing activities, all work must stop within 100 feet of the discovery area, and the area and associated spoils shall be secured to prevent further disturbance. The Los Angeles County Coroner must be notified immediately. It is important that the suspected human remains, the area around them, and the associated spoils are undisturbed and the proper authorities are called to the scene as soon as possible. The coroner will determine if the remains are prehistoric Native American remains or of modern origin and if there are any further investigation by the coroner is warranted. If the remains are suspected to be prehistoric Native American remains, the coroner shall contact the NAHC by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48 hours to make recommendations to the landowner for treatment or</p>

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>disposition of the human remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in the Project Area, in a location that will be secure from future disturbances. If the landowner does not accept the descendant’s recommendations, the owner or the descendant may request mediation by NAHC. According to the California Health and Safety Code, six (6) or more human burials at one (1) location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). A Secretary of Interior-qualified Archaeologist shall also evaluate the historical significance of the discovery, the potential for additional remains, and provide further recommendations for treatment of the site in coordination with the MLD.</p> <p>HP4. The following measure is intended to address post review discoveries of cultural resources that may be of religious and cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC).</p> <ul style="list-style-type: none"> a. Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated, or disarticulated human remains. In general, the UAIC does not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protects, preserves, or restores the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. b. Recommendations of the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and

<p>Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6</p>	<p>Are formal compliance steps or mitigation required?</p>	<p>Compliance determinations</p>
		<p>culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record.</p> <p>c. If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior’s Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered.</p> <p>d. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find.</p> <p>e. The project applicant shall coordinate with a UAIC Tribal Representative any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>Native American Monitor whenever work is occurring within 100 feet of the find.</p> <p>f. If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.</p> <p>Source Documentation: (26) (27) (28) (29) (30) (31) (32) (33) (34) (Appendix F)</p>
<p>Noise Abatement and Control</p> <p>Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p><u>Regulatory Background</u></p> <p>The U.S. Department of Housing and Urban Development (HUD) environmental noise regulations are set forth in the Code of Federal Regulations, Title 24, Part 51B . The following Day/Night Noise Level (DNL) exterior noise standards for new housing construction would be applicable to this project:</p> <ul style="list-style-type: none"> • Acceptable – 65 dBA DNL or less; • Normally Unacceptable – Exceeding 65 dBA DNL but not exceeding 75 dBA DNL (appropriate sound attenuation measures must provide an additional 5 decibels of attenuation over that typically provided by standard construction in the 65 dBA DNL to 70 dBA DNL zone; 10 decibels additional attenuation in the 70 dBA DNL to 75 dBA DNL zone); • Unacceptable – Exceeding 75 dBA DNL. <p>These noise standards also apply, "... at a location 2 meters from the building housing noise sensitive activities in the direction of the predominant noise source..." and "...at other locations where it is determined that quiet outdoor space is required in an area ancillary to the principal use on the site."</p> <p><u>Project Setting</u></p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations																					
		<p>The project site is surrounded by vacant and residential land uses. Kaiser Permanente lies to the south.</p> <p><u>Future Noise Environment</u></p> <p>The <i>HUD Noise Guidebook</i> states that the Future Noise Environment 10 years out from the year of occupancy should be considered when new construction is proposed. Freeways, highways and high-volume roadways with 1,000 feet, airports within 15 miles and rail operations within 3,000 feet should be factored into the analysis. The table below shows noise sources affecting the site, and that should be considered per HUD's <i>Noise Guidebook</i>.</p> <p>Table 11 Noise Sources</p> <table border="1" data-bbox="634 911 1463 1430"> <thead> <tr> <th>Source</th> <th>Distance from site</th> <th>Noise contribution</th> </tr> </thead> <tbody> <tr> <td>Lincoln Regional Airport</td> <td>4.13 miles north</td> <td>55 dBA DNL</td> </tr> <tr> <td>Highway 65</td> <td>825 feet west</td> <td>66 dBA DNL</td> </tr> <tr> <td>Freight/rail operations</td> <td>2,315 feet west</td> <td>0 (not used)</td> </tr> <tr> <td colspan="2">Existing Noise Environment</td> <td>66 dBA DNL</td> </tr> <tr> <td colspan="2">Future Noise Environment</td> <td>67 dBA DNL</td> </tr> <tr> <td colspan="2">HUD Noise Standard</td> <td>Normally Unacceptable</td> </tr> </tbody> </table> <p>Per HUD's <i>DNL Calculator Tool</i>, the site is exposed to a future noise environment of up to 67 dBA DNL, which is considered Normally Unacceptable by HUD.</p> <p><u>Common Outdoor Space</u></p> <p>Common outdoor space is provided around the site for residents. The community building, multi-use open space and tot lot are together in the interior of the site and comprise the primary open space. Two other locations – Open Space A and B provide additional space and would be considered ancillary space. The primary open space is shielded from the noise source (Highway 65) by two intervening</p>	Source	Distance from site	Noise contribution	Lincoln Regional Airport	4.13 miles north	55 dBA DNL	Highway 65	825 feet west	66 dBA DNL	Freight/rail operations	2,315 feet west	0 (not used)	Existing Noise Environment		66 dBA DNL	Future Noise Environment		67 dBA DNL	HUD Noise Standard		Normally Unacceptable
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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		<p>buildings that are three stories in height. HUD's <i>Barrier Performance Module</i> estimates noise attenuation of 7.87 db. Therefore, the future noise environment of the common outdoor space is calculated to be 59 dB CNL, which is "Acceptable" by HUD Standards for residential use. No mitigation is needed for common outdoor space.</p> <p><u>Conclusion</u></p> <p>The building façades will be exposed to a future noise environment of up to 67 dBA DNL, which is considered Normally Unacceptable by HUD Standards. Common outdoor space will be exposed to a future noise environment of up to 59 dBA DNL, which meets the HUD Standard of 65 dBA DNL or less.</p> <p><i>Mitigations Required:</i></p> <p>N1. For building facades facing Highway 65, provide sound transmission class (STC) window/wall assemblies that provide STC 27 noise attenuation or better; mechanical ventilation is required for noise attenuated units. Alternatively, developer may show how building materials achieve interiors of 45 dBA DNL or less in all units.</p> <p>Source Documentation: (8) (9) (11) (35) (36) (37) (38) (Appendix G)</p>
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is not near any Sole Source Aquifer. The nearest Sole Source Aquifer is the Fresno County Aquifer, about 144 miles south of the subject property.</p> <p>Source Documentation: (8) (39) (40) (Appendix H)</p>
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The site does not appear on the National Wetlands Inventory database.</p> <p>The site does not contain any on-site wetlands or jurisdictional waters by survey.</p> <p>No further consultations are required.</p>

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
		Source Documentation: (22) (41) (Appendix C)
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>There are two Wild and Scenic Rivers nearby – American (Lower) River lies about 16 miles south and North Fork American River, about 14 miles east.</p> <p>The site is not located in the vicinity or viewshed of any Wild and Scenic River protected by the Act. There is no impact in this regard.</p> <p>Source Documentation: (42) (Appendix H)</p>
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project would provide 189 affordable housing units, thus providing benefits to an environmental justice population. By providing new affordable housing, the project would provide housing to the existing and expanded population of the area.</p> <p>As analyzed in this EA, the project is not anticipated to result in adverse impacts that would create permanent adverse effects in the project area. This Environmental Justice analysis further considers project impacts and their potential to disproportionately affect the project’s introduced environmental justice population.</p> <p><u>Summary of project Impacts</u></p> <p>Analysis of the various compliance and environmental assessment factors did result in one adverse environmental condition that requires mitigation – noise abatement and control. However, units with noise exposed areas (facing Highway 65) will have noise attenuating architectural features - namely sound-rated window/wall components. In addition, mechanical ventilation will be provided. No adverse or disproportionate impacts to environmental justice populations will result from the proposal.</p> <p>The project will not raise environmental justice issues and has no potential for new or continued disproportionately high and adverse human health and environmental effects on minority or low-income populations.</p> <p>Source Documentation: (8)</p>

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	1	<p>The project is located on Village 27 within 12 Bridges Specific Plan Area of the City of Lincoln, California. An Environmental Impact Report (EIR) was conducted for the Specific Plan under the California Environmental Quality Act (CEQA) in 1997. Appropriately, the City of Lincoln reviewed the project for consistency with the Plan. On August 9, 2022, the City Council took the following action:</p> <p>Twelve Bridges Apartments - 1) Conducted a public hearing; and 2) Adopted RESOLUTION 2022-186 finding that no further environmental review is required under State CEQA Guidelines Section 15182; and 3) Waived full reading and introduce, by title only, ORDINANCE 1050B amending the Twelve Bridges General Development Plan and Zoning Regulations for Twelve Bridges Plan Area A and 4) Adopted RESOLUTION 2022-187 approving a Specific Development Plan (Design Review) for the proposed 189- unit Twelve Bridges Apartments Project. After extensive review, on July 20th the Planning Commission recommended that the City Council adopt said resolutions and ordinances. No public comments were received in advance of the Planning Commission and or in advance of this City Council Meeting. Additionally, no further environmental review is required under State CEQA guidelines section 15182.</p> <p>The project has the required entitlements and the local jurisdiction has found the project to be consistent with plans, scale and urban design. There is a small benefit in this regard.</p> <p>Source Documentation: (43) (Appendix H)</p>
Soil Suitability/ Slope/ Erosion/	3	<p>ENGEO Associates prepared a <i>Geotechnical Report Update</i> for the project in March 2023. Excerpts follow.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
Drainage/ Storm Water Runoff		<p data-bbox="561 289 727 321"><u>Soil Suitability</u></p> <p data-bbox="561 363 662 394">Geology</p> <p data-bbox="561 422 1463 848">The site is located at the base of the foothills along the western edge of the Sierra Nevada geomorphic province. The Sierra Nevada Mountains are a fault block range tilted to the west displaying a steep eastern slope and a gentle western slope. The ancient Sierra Nevada was once an active volcanic arch associated with a subduction zone that characterized the ancient shoreline of the west coast of California. This volcanic arch’s activity in the Mesozoic age (140 to 80 million years ago) is responsible for the majority of the basement rocks in the Sierra Nevada. Following a quiescent period, more recent volcanic eruptions in the Tertiary period (35 to 5 million years ago) resulted in volcanic derived alluvial deposits (conglomerate), pyroclastic flows, ash fall, and lahars.</p> <p data-bbox="561 877 1422 1066">These Tertiary alluvial deposits known as the Mehrten Conglomerate underlie the site. Mehrten Conglomerate (TmC) contains rounded to subrounded cobbles and gravel in a moderately cemented siltstone-sandstone matrix. The conglomerate can also contain discrete to massive beds of siltstone and sandstone.</p> <p data-bbox="561 1108 824 1140">Subsurface Conditions</p> <p data-bbox="561 1167 1451 1598">The explorations within the site boundaries generally encountered 1 to 8 feet of soil overlying Mehrten Conglomerate. The surficial soil generally consisted of silty sand, sandy silt, and sandy gravel. The soil often contained cobbles and boulders up to 24 inches in size. The Mehrten Conglomerate generally consisted of cemented silty sand and cobbles and required more effort to excavate with a backhoe than the surficial soil. The majority of the exploration trenches were terminated due to refusal on hard, cemented conglomerate. The maximum depth explored in the trenches was 12 feet. The borings at the site encountered similar conditions as the trenches and also encountered siltstone and sandstone interlayered within the conglomerate. The borings extended to a maximum depth of 35 feet.</p> <p data-bbox="561 1627 1435 1808">Grading was performed at the site after explorations were completed (2017). During previous grading, the ground surface may have been modified by cutting or filling material (fill material was derived from onsite soil and rock). The logs of the explorations located within the limits of previous site grading must be interpreted considering these changes, i.e. in</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>cut areas, material was removed from the ground surface and in fill areas, material was added to the ground surface.</p> <p>Groundwater Conditions</p> <p>ENGEO did not observe static or perched groundwater in any of the subsurface explorations to depths of 35 feet. Based on review of groundwater data obtained from the California Department of Water Resources (DWR) Water Data Library, the groundwater south of the site is about at elevation of 148 feet, and northeast of the site is near an elevation of 60 feet (NAVD88). The creek channel just east of Village 27 is approximately an elevation of 130 to 140 feet (NAD83).</p> <p>Conclusion</p> <p>From a geotechnical engineering viewpoint, the site is suitable for the proposed development provided the geotechnical recommendations in the Geotechnical Report by ENGEO are properly incorporated into the design plans and specifications. The primary geotechnical concerns that could affect development on the site is rock excavatability, building pad preparation, and existing non-engineered fill.</p> <p><i>Mitigations Required:</i></p> <p>G1. The applicant shall incorporate all of the recommendations in the <i>Geotechnical Report Update</i> by ENGEO dated March 9, 2023 or later.</p> <p><u>Slope</u></p> <p>Site topography slopes downward from east to west. Based on the topographic data provided by Morton and Pitalo, site grades range from approximately Elevation 225 feet along the eastern boundary of the site to approximately Elevation 157 feet at the northwest corner of the site.</p> <p><u>Erosion</u></p> <p>There are no slopes on or offsite. The site as it currently stands is not subject to erosion.</p> <p>Winter Construction - If grading occurs in the winter rainy season, appropriate erosion control measures may be required, and weatherproofing of the building pad and/or hardscape areas may need to be considered. Winter rains may also impact foundation excavations and underground utilities.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p><u>Drainage/Storm Water Runoff</u></p> <p>The federal Clean Water Act and California’s Porter-Cologne Water Quality Control Act are the primary laws related to water quality. Regulations set forth by the US Environmental Protection Agency (EPA) and the State Water Resources Control Board (SWRCB) have been developed to fulfill the requirements of this legislation. US EPA regulations include the National Pollutant Discharge Elimination System (NPDES) permit program, which controls sources that discharge pollutants into the waters of the United States (e.g., streams, lakes, bays, etc.). These regulations are implemented at the regional level by the water quality control boards. The project site is within the jurisdiction of the North Coast Regional Water Quality Control Board (NCWQCB).</p> <p>The storm water controls described in the City of Lincoln’s <i>West Placer Storm Water Quality Design Manual</i> are intended to meet the minimum standard of “reducing the discharge of pollutants from their MS4s to waters of the U.S. to the maximum extent practicable” as required the State Water Resources Control Board Water Quality Order No. 2013-001-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004 Waste Discharge Requirements for Storm Water Discharges from Small MS4s. Other permit requirements may apply and it is the responsibility of the project owner to ensure compliance with all applicable regulations. The project is required to comply with these design measures.</p> <p>The project meets the one acre of disturbance criteria of the State's Storm Water Program, and coverage under General Permit is required, therefore a Storm Water Pollution Prevention Plan (SWPPP) is needed. A copy of the approved permit and the SWPPP shall be provided to the City of Lincoln.</p> <p>Conclusions</p> <p>Erosion control measures will be required during construction, so that erosion does not occur.</p> <p>The site is considered suitable from a geotechnical and geologic perspective for the proposed improvements provided the recommendations of the Geotechnical report are incorporated into the design and implemented during construction.</p> <p>A Storm Water Pollution Prevention Plan is required.</p> <p><i>Mitigations Required:</i></p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>SW1. A Storm Water Pollution Prevention Plan (SWPPP), storm water quality plan and erosion control program shall be prepared and submitted to the City of Lincoln to the satisfaction of the building official.</p> <p>Source Documentation: (44) (45) (46) (Appendix H)</p>
<p>Hazards and Nuisances including site Safety and Noise</p>	<p>3</p>	<p><u>Hazards and Nuisances</u></p> <p>ENGEO Associates prepared a <i>Geotechnical Report Update</i> for the project in March 2023. Excerpts follow.</p> <p>Seismic Hazards</p> <p>Potential seismic hazards resulting from a nearby moderate to major earthquake can generally be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking and ground lurching. The following sections present a discussion of these hazards as they apply to the site. Based on topographic and lithologic data, the risk of regional subsidence or uplift, ground lurching, soil liquefaction, lateral spreading, landslides, tsunamis, flooding, or seiches is considered low to negligible at the site.</p> <p><u>Ground Rupture</u></p> <p>Since there are no known active faults crossing the property and the site is not located within an Earthquake Fault Special Study Zone, it is our opinion that ground rupture is unlikely at the subject property.</p> <p><u>Ground Shaking</u></p> <p>An earthquake of moderate to high magnitude generated within the region could cause considerable ground shaking at the site, similar to that which has occurred in the past. To mitigate the shaking effects, structures should be designed using sound engineering judgment and the 2016 California Building Code (CBC) requirements, as a minimum. Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation																
		<p>damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage. Conformance to the current building code recommendations does not constitute any kind of guarantee that significant structural damage would not occur in the event of a maximum magnitude earthquake; however, it is reasonable to expect that a well-designed and well-constructed structure will not collapse or cause loss of life in a major earthquake.</p> <p>Seismicity</p> <p>The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone and no known surface expression of active faults is believed to exist within the site. Fault rupture through the site, therefore, is not anticipated.</p> <p>The site does lie within a seismically active region with numerous active earthquake faults. An active fault is defined by the State Mining and Geology Board as one that has had surface displacement within Holocene time, about the last 11,000 years. ENGEO used the USGS online fault database search tool to identify active faults located within 50 miles of the site, based on the 2008 National Seismic Hazard Maps. Information about these faults is included in the table below.</p> <p>Table 12 Active Faults Capable of Producing Significant Ground Shaking at the Site</p> <table border="1" data-bbox="570 1203 1459 1352"> <thead> <tr> <th data-bbox="570 1203 959 1266">FAULT NAME</th> <th data-bbox="959 1203 1110 1266">DISTANCE FROM SITE (MILES)</th> <th data-bbox="1110 1203 1313 1266">DIRECTION FROM SITE</th> <th data-bbox="1313 1203 1459 1266">MAXIMUM MOMENT MAGNITUDE</th> </tr> </thead> <tbody> <tr> <td data-bbox="570 1266 959 1293">Great Valley 3, Mysterious Ridge</td> <td data-bbox="959 1266 1110 1293">43</td> <td data-bbox="1110 1266 1313 1293">West</td> <td data-bbox="1313 1266 1459 1293">7.1</td> </tr> <tr> <td data-bbox="570 1293 959 1320">Great Valley 4a, Trout Creek</td> <td data-bbox="959 1293 1110 1320">44</td> <td data-bbox="1110 1293 1313 1320">Southwest</td> <td data-bbox="1313 1293 1459 1320">6.6</td> </tr> <tr> <td data-bbox="570 1320 959 1352">Great Valley 4b, Gordon Valley</td> <td data-bbox="959 1320 1110 1352">47</td> <td data-bbox="1110 1320 1313 1352">Southwest</td> <td data-bbox="1313 1320 1459 1352">6.8</td> </tr> </tbody> </table> <p><u>2022 CBC Seismic Design Parameters</u></p> <p>The 2022 CBC utilizes seismic design criteria established in the ASCE/SEI Standard “Minimum Design Loads and Associated Criteria for Buildings and Other Structures,” (ASCE 7-16). Based on the subsurface conditions encountered, the site is characterized as Site Class C in accordance with Chapter 20 of ASCE 7-16.</p>	FAULT NAME	DISTANCE FROM SITE (MILES)	DIRECTION FROM SITE	MAXIMUM MOMENT MAGNITUDE	Great Valley 3, Mysterious Ridge	43	West	7.1	Great Valley 4a, Trout Creek	44	Southwest	6.6	Great Valley 4b, Gordon Valley	47	Southwest	6.8
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Energy Consumption	2	<p>The project will be required to comply with California green building requirements, including low-flow water features and energy saving appliances. There is no impact in this regard.</p> <p>Source Documentation: (8)</p>																												

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	2	<p>The City of Lincoln’s population and income was discussed above in the <i>Statement of Purpose and Need, and Existing Conditions and Trends</i>. The population in 2020 was 49,757. The development of approximately 189 residential units with an estimated population of 493 persons, would increase the housing available on the site but would not induce substantial population growth in the area. The project is not of sufficient scope to impact employment and income patterns.</p> <p>Impacts to employment and income patterns will not be adverse.</p> <p>Source Documentation: (2) (6) (10) (18) (Appendix H)</p>
Demographic Character Changes, Displacement		<p><u>Demographic Character Changes</u></p> <p>At 189 units, the project is not anticipated to induce substantial growth in population in the area. The project will help to address the need for housing identified in the <i>Housing Element</i> and Regional Housing Needs Allocation.</p> <p>The number of future residents is estimated to be 493. The population of the City of Lincoln was estimated to be 49,757 in 2020. An additional 493 people would represent 0.9 percent or less than one percent (<1%) of that population. This increase has been accounted for in the General Plan. In fact, the future residents may be current residents of Lincoln and Placer County already.</p> <p>The project is not of sufficient scope to be growth inducing in of itself.</p> <p><u>Displacement</u></p> <p>The Uniform Relocation Act (URA), passed by Congress in 1970, establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act’s protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.</p> <p>Section 205 of the URA requires that, “Programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion.”</p> <p>The Uniform Relocation Act (URA), passed by Congress in 1970, establishes minimum standards for federally funded programs and projects that require the acquisition of real property (real estate) or displace persons from their homes, businesses, or farms. The Uniform Act’s protections and assistance apply to the acquisition, rehabilitation, or demolition of real property for federal or federally funded projects.</p> <p>Section 205 of the URA requires that, “Programs or projects undertaken by a federal agency or with federal financial assistance shall be planned in a manner that (1) recognizes, at an early stage in the planning of such programs or projects and before the commencement of any actions which will cause displacements, the problems associated with the displacement of individuals, families, businesses, and farm operations, and (2) provides for the resolution of such problems in order to minimize adverse impacts on displaced persons and to expedite program or project advancement and completion.”</p> <p>The site is vacant. No residents or businesses will be displaced by the proposal.</p> <p>Source Documentation: (8) (9) (47)</p>
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	<p>The Western Placer Unified School (WPUSD) district serves students in a 168 square mile area in Placer County. The city of Lincoln is home to the majority of students attending WPUSD and all but one of the schools are located in the city of Lincoln. The district consists of eight elementary schools, two middle schools, and three high schools. The nearest schools are Twelve Bridges Elementary School, Twelve Bridges Middle School, and Twelve Bridges High School, which are located 1.49, 0.96, and 0.57 miles away from the Subject, respectively.</p> <p>No adverse impacts were identified.</p> <p><u>Cultural Facilities</u></p> <p>A few cultural/arts opportunities nearby include:</p> <ul style="list-style-type: none"> • 20 Mile Museum – Donner Summit Historical Society. Norden, CA

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<ul style="list-style-type: none"> • Archives and Collections Facility. Auburn, CA. • Auburn Old Town Gallery. Auburn, CA. • Auburn State Theater. Auburn, CA • Auburn Symphony. Auburn, CA • Bernhard Museum Complex. Auburn, CA • Blue Line Arts. Roseville, CA • Carnegie Library and Museum. <p>Nearby Sacramento has extensive cultural facilities, museums, theatres, and arts and is accessible by transit.</p> <p>The Lincoln Public Library is located at 485 Twelve Bridges Drive, 190 Price Mall, 0.7 miles south from the property.</p> <p>No adverse impacts were identified.</p> <p>Source Documentation: (2) (3) (8) (9) (10)</p>
Commercial Facilities	2	<p>There is a pharmacy and grocery store located 1.06 miles from the project site. There is a gas station within 0.66 miles, a bank 0.59 miles away, the US Post Office just under two miles away.</p> <p>The site has a Walk Score of 22, a Car-Dependent City, and Bike Score of 47, Somewhat Bikeable.</p> <p>The planning department website shows new commercial uses are planned within a walkable distance to the south of the project site.</p> <p>The project site is not located in a food desert. No adverse impacts were identified.</p> <p>Source Documentation: (8) (9) (10) (48) (Appendix H)</p>
Health Care and Social Services	2	<p><u>Health Care</u></p> <p>The Sutter Roseville Medical Center is a 343-bed short term acute care hospital in Roseville. The facility offers acute care for all ages, is a level II trauma Center, has a level II neonatal intensive care unit, and is designated as a thrombectomy-capable stroke center. Programs and services offered include labor and delivery, cancer care, neuropsychology, ear, nose, and throat, emergency, heart and vascular, imaging, orthopedic, palliative care,</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>physical therapy, surgical, and more. The hospital is located approximately 0.55 miles southeast of the Subject.</p> <p>Kaiser Permanente has medical offices located adjacent to the south of the Subject. The medical offices offer a pharmacy, laboratory services, pediatrics, and general medicine services.</p> <p><u>Social Services</u></p> <p>Placer County Human Services Division provides social services to the project site. The Division provides services for children and families, the elderly, disabled adults, veterans. Services include food assistance, medical and health, employment, training, housing services, and financial assistance. Supportive services provided include childcare, transportation, mental health, alcohol and drug addiction treatment and Social Security Insurance advocacy. Placer County Human Services – Rocklin is the nearest office, located at 1000 Sunset Blvd., #220 in Rocklin, about an 8-minute drive from the site. The office is accessible by transit Route 20.</p> <p><u>Conclusion</u></p> <p>Adequate health care and social services exist in the vicinity to serve future residents. No adverse impacts were identified.</p> <p>Source Documentation: (8) (9) (10) (49)</p>
Solid Waste Disposal / Recycling	2	<p>The project is estimated to house a population of about 493 people which will generate additional solid waste over existing conditions.</p> <p>Lincoln’s waste collection services are provided by the City of Lincoln Public Services Department. The project site received approval as it is consistent with the <i>Twelve Bridges Specific Plan</i>. The EIR conducted under CEQA is not available due to age (1997). The project has been found to be consistent with the Plan; therefore, all the significant impacts have been accounted for and planned since 1997. No adverse impacts were identified.</p> <p>Source Documentation: (2) (3) (8)</p>
Wastewater / Sanitary Sewers	2	<p>The project is required to construct the required connections to existing sanitary sewer and potable water connections along Bella Breeze and Dresden Drive.</p> <p>The project is located on Village 27 within 12 Bridges Specific Plan Area of the City of Lincoln, California. An Environmental Impact Report (EIR) was conducted for the Specific Plan under the California Environmental Quality</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>Act (CEQA) in 1997. Appropriately, the City of Lincoln reviewed the project for consistency with the Plan. On August 9, 2022, the City Council approved the project and found it consistent with the Specific Plan.</p> <p>All of the demand for infrastructure, utilities and services such as police and fire have been analyzed and accounted for in the EIR for buildout of the Plan. As the project is consistent with the Plan, there is no impact to infrastructure, utilities and the ability to provide police and fire services.</p> <p>Source Documentation: (2) (3) (8)</p>
Water Supply	2	<p>The City of Lincoln, California currently serves a population of approximately 49,000. It anticipates population growth and future planned development in its water service area, which would increase their demand for water. Thorough and accurate accounting of current and future water demands is critical for City planning efforts. To continue delivering safe and reliable drinking water, the City must know how much water its customers currently use and how much they expect to use in the future. Projected future water demands have been estimated based on the anticipated growth. Future planned development and study areas in the City’s water service area were reviewed and confirmed with the City staff. Based on the anticipated growth, water demands in the City’s water service area are expected to increase approximately 65 percent (from 2020 levels) by 2045.</p> <p>The City has the following existing water supplies:</p> <ul style="list-style-type: none"> • Treated surface water purchased and delivered by Placer County Water Agency (PCWA) • Surface water from Nevada Irrigation District (NID) treated and delivered by PCWA • Groundwater pumped by the City from City-owned and operated wells from the North American Groundwater Subbasin • Recycled water produced by the City at the Lincoln Wastewater Treatment and Reclamation Facility (WWTRF) <p>To reliably meet current and future water demands, the City plans to implement several projects to optimize the use of its available water supplies. These projects include the installation of new groundwater production wells in developing areas and the expansion of the City’s recycled water system to serve existing parks and new developments.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The California Water Code asks water suppliers to evaluate their water service reliability by examining the impact of drought on their water supplies and comparing those reduced supplies to water demands. Specifically, agencies should calculate their water supplies during a single dry year and five consecutive dry years using historical records.</p> <p>The City's water supply portfolio can withstand the effects of a single dry year and a five-year drought at any period between 2025 and 2045. The City's drought risk was specifically assessed between 2021 and 2025, assuming that the next five years are dry years. In each case, water supplies are sufficient to meet water demands. This remains true whether the drought occurs in 2021, 2045, or any year between.</p> <p>No adverse impacts were identified.</p> <p>Source Documentation: (2) (3) (8) (50)</p>
Public Safety - Police, Fire and Emergency Medical	2	<p><u>Lincoln Police Department (LPD)</u></p> <p>The Lincoln Police Department (LPD) would provide police protection services for the 43.87-acre site. The Lincoln Police Station, located at 770 7th Street, is approximately 16,000 square feet in size, and is located approximately four (4) miles southwest of the project site.</p> <p>The LPD received 21,376 calls for service, 5,311 officer-initiated incidents, 1,995 vehicle and pedestrian checks, 1,373 traffic stops, 370 misdemeanor arrests, and 85 felony arrests, in the year 2016. In addition, the LPD provides dispatch services for all 911 calls, for both police and fire, and processed 11,905 calls for 911 service in 2016.</p> <p>In 2016, the LPD had 27.5 employees, including 20.5 full-time, sworn police (including the positions of chief of police, sergeant and officer), and 7.5 non-sworn and civilian support staff (e.g., dispatchers, records staff, an administrative assistant, and a community service officer or CSO). Staffing levels have dropped over the last several years due to changes in the economy.</p> <p>LPD staff also receives support from a group of 43 volunteers, the Lincoln Police Volunteer Program, who provide assistance with administrative, patrol, and youth functions. The City of Lincoln General Plan Policy PFS-8.11 calls for 1.8 law-enforcement officers per 1,000 people.</p> <p>The LPD consists of three divisions: the Administrative Division, the Operations Division and the Support Division. The Administrative Division</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>consists of the Chief of Police who is responsible for overseeing the entire operation of the LPD. The Operations division consists of two units: Patrol and Investigations, which are directly responsible for the enforcement of local and State laws, investigation of criminal activity, and ensuring the safety of the citizens of the City of Lincoln. The Support Services division is composed of Communications, Records, Citizen Volunteers, Animal Control, and Property and Evidence. The goal of the Support Services Division is to maintain the day-to-day functions of the LPD, manage the business aspect of the agency, data and record retention, and continually assess the needs of the department and City.</p> <p><u>Lincoln Fire Department (LFD)</u></p> <p>The City of Lincoln Fire Department (LFD) provides fire protection services to the proposed project site. The LFD currently shares staff members with the City of Rocklin through a service agreement. The shared staff splits their time 50/50 between the two cities, and includes a shared fire chief, two division chiefs, and three shared battalion chiefs. In addition, one Fire Prevention Officer (FPO) is shared between the two departments; the FPO spends 90 percent of their time in Rocklin and 10 percent in Lincoln. Staff solely located at the LFD includes nine fire captains, nine firefighters, 10 reserve firefighters, four volunteer firefighters, two administrative volunteers, and 20 Community Emergency Response Team (CERT) Volunteers.</p> <p>The LFD consists of the following three fire stations:</p> <ul style="list-style-type: none"> • Fire Station 33, located at 17 McBean Park Drive; • Fire Station 34, located at 126 East Joiner Parkway; and • Fire Station 35, 2525 East Joiner Parkway. <p>The nearest LFD station to the project site is Station 33, located approximately 1.2 miles southwest of the project site. The LFD strives to maintain a minimum of six personnel on shift every day. The LFD responds to various emergency and non-emergency incidents including, but not limited to, all types of fire, medical emergencies, public assists, and hazardous situations. LFD call volume has more than quadrupled since 2001 from 980 calls for service to 4,650 calls for service in 2016. The City of Lincoln General Plan Policy PFS-8.4 calls for a five-minute fire response time goal.</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The Twelve Bridges Specific Plan includes a planned fire station at the southeast corner of the intersection of Twelve Bridges Drive and Stonebridge Boulevard. Potential environmental impacts associated with construction of the new fire station were analyzed within the Twelve Bridges Specific Plan EIR and associated Addendum. No adverse impacts were identified.</p> <p>Source Documentation: (2) (3) (8) (51) (52)</p>
Parks, Open Space and Recreation	2	<p>The City of Lincoln maintains 21 municipal parks:</p> <ul style="list-style-type: none"> • Aitken Ranch Park • Atkinson Park • Auburn Ravine Park • Brown Park • Coyote Pond Park • Foskett Regional Park • Jimenez Park • Joiner Park • Machado Park • Markham Park • McBean Park • Meadowlands Park • Nathan Dubin Park • Palo Verde Park • Pasillas Park • Pete Demas Park • Peter Singer Park • Scheiber Park • Sheffield Park • Twelve Bridges Park • Wilson Park

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>The nearest parks are Wilson Park, 0.8 miles away and Twelve Bridges Park, located at 2250 Eastridge Drive, about two miles east.</p> <p>Today State Route 65 is a two-lane rural highway as it passes the Twelve Bridges site and enters Lincoln. As this area develops in the coming decades, State Route 65 will become a divided freeway. The Twelve Bridges plan anticipates this change and provides a substantial open space corridor along the highway. This design approach has a number of benefits. It will contribute to maintaining the open character of State Route 65 and create an open space transition between the City of Lincoln and the City of Rocklin to the south. Consistent with the City of Lincoln's Downtown Design Guidelines, this open area contributes to maintaining the overall character of the project setting and the sense of entry into the City of Lincoln.</p> <p>Nearby Folsom Lake provides open space and recreation.</p> <p>The City of Lincoln has a robust recreational department offering a variety of classes, programs and sports.</p> <p><u>Project Impacts</u></p> <p>There is sufficient parks, recreation and open space to serve residents. There is no impact in this regard.</p> <p>Source Documentation: (2) (3) (53)</p>
Transportation and Accessibility	2	<p><u>Transportation</u></p> <p>Highway</p> <p>California State Route 65 traverses north/south through Lincoln. It provides access to Yuba City approximately 30 miles to the northwest and to Interstate 80 approximately eight miles to the south within the city of Rocklin. Interstate 80 is a transcontinental interstate highway stretching from San Francisco, California to Teaneck, New Jersey. It traverses northeast/southwest through the southeastern portion of Rocklin. Interstate 80 provides access to Sacramento approximately 22 miles to the southwest and to Reno, Nevada approximately 111 miles to the northeast. California State Route 193 traverses east out of Lincoln. It provides access to the cities of Newcastle and Auburn which are located approximately nine and 13 miles from Lincoln, respectively.</p> <p>Air: Sacramento International Airport (SMF), owned and operated by the County of Sacramento, is the only commercial service airport in Sacramento County, California. It is located approximately 10 miles</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>northwest of downtown Sacramento. Airlines at SMF include Southwest, American, United, Delta, and SkyWest. The airport averages a volume over 12 million annual passengers and is located approximately 35 miles from the subject property.</p> <p>Public Transportation</p> <p>Lincoln is served by the Placer County Transit Agency (PCTA). PCTA serves western Placer County through six local routes, offering bus services to and from Sacramento. Route 20, Lincoln/Rocklin/Sierra College, serves the city of Lincoln. PCTA also connects with regional Transit (RT), the major public passenger rail transit system serving the Sacramento Metro Area. The nearest bus stop to the Subject is located 0.11 miles south, at Dresden Drive and the Kaiser Permanente Hospital.</p> <p>Project Impacts</p> <p>There are no adverse impacts to transportation systems as a result of the project. The project will place residents in a convenient location near transit, and will in fact, construct two bus stops. There is no impact in this regard.</p> <p><u>Accessibility</u></p> <p>The project will provide 15% of the units as accessible units for mobility impaired and 10% of units will be accessible for visual/audio impairments. The project must comply with HUD and Americans with Disabilities Act (ADA) requirements.</p> <p>Source Documentation: (1) (2) (3)</p>
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	<p>The site is currently open space. There are no unique natural features or water resources on the site. There is no impact in this regard.</p> <p>Source Documentation: (8) (9) (22)</p>
Vegetation, Wildlife	3	<p><u>Nesting Migratory Birds and Raptors</u></p> <p>Migratory birds and raptors protected under federal, State, and/or local laws and policies have the potential to nest and forage within the Study Area. Although not expected, special-status raptors such as Swainson’s hawk or white-tailed kite could also nest in trees adjacent to the Study Area. If</p>

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>special-status or other migratory birds and raptors are nesting in these adjacent trees, the nest buffers would overlap with the Study Area.</p> <p>Active nests and nesting birds are protected by the California Fish and Game Code Sections 3503 and 3503.5, 3513 and the MBTA. Ground-disturbing and other development activities, including grading, vegetation clearing, tree removal/trim, and construction, could impact nesting birds if these activities occur during the nesting season (generally February 1 to August 31). To avoid impacts to nesting birds, all ground-disturbing activity should be completed between September 1 and January 31, if feasible. If construction cannot occur outside of the nesting season, the following measures are recommended.</p> <p><i>Mitigations Required:</i></p> <p>VW1. If construction activities occur during the nesting season, a qualified biologist should conduct a nesting bird survey to determine the presence of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible. The nesting bird survey should be conducted within 14 days prior to the commencement of ground-disturbing or other development activities. If the nesting bird survey shows there is no evidence of active nests, then a letter report should be prepared to document the survey and provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season.</p> <ol style="list-style-type: none"> a. If active nests are found, then the qualified biologist should establish a species-specific buffer to prohibit development activities near the nest and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds up to 0.25 mile for Swainson’s hawk. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer should not be removed until a

Environmental Assessment Factor	Impact Code	Impact Evaluation
		<p>qualified biologist determines that the nest has successfully fledged and/or is no longer active.</p> <p>VW2. A qualified biologist should conduct environmental awareness training that is given to all on-site personnel prior to the initiation of work.</p> <p>VW3. If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey and environmental training for nesting birds would not be required.</p> <p>Source Documentation: (22) (Appendix C)</p>
Other Factors	1	<p>The project will provide low-income, affordable housing and provide onsite amenities for residents. The project will provide a safe, clean, and sanitary place for residents in a location convenient to public transportation and other amenities. The project is beneficial to both residents and the community.</p> <p>Source Documentation: (8)</p>
Climate Change	2	<p>According to The Climate Explorer (https://crt-climate-explorer.nemac.org/), top regional hazards for Lincoln, CA, according to the 2018 National Climate Assessment are as follows. These statements compare projections for the middle third of this century (2035-2064) with average conditions observed from 1961-1990.</p> <ul style="list-style-type: none"> • An average of 0 more dry spells — periods of consecutive days without precipitation — are projected per year Historically, Lincoln averaged 14 dry spells per year. • Wildfire risk may change as the length of dry spells changes. Dry spells are projected to increase by 5 days. Historically, the longest yearly dry spell in Lincoln averaged 55 days. • Extreme temperatures on the hottest days of the year are projected to increase by 6°F. Historically, extreme temperatures in Lincoln averaged 93°F. <p>The project is in an advantageous location given potential climate change impacts in California.</p> <p>Source Documentation: (8) (54)</p>

Additional Studies Performed:

See Source Documentation List

Field Inspection (Date and completed by):

Cinnamon Crake, Bay Desert, Inc. via Google Earth – January 2024

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See Source Documentation List

List of Permits Obtained:

None. A Conditional Use Permit is required.

Public Outreach [24 CFR 50.23 & 58.43]:

Public outreach to date include a Public Hearing on July 20th 2022 that included a Staff Presentation. Planning Commission Approval of Project was a unanimous 7-0 vote recommending approval to City Council, approved by Adoption of Resolutions No. 2022-13 and 2022-14, adding Modified Condition of Approval No.9 (Future Parking Modification for the project shall be subject to Planning Commission review). No Public Comments received on the project. Source: (43)

The project results in a Finding of No Significant Impact (FONSI) which will be published in the newspaper and circulated to public agencies, interested parties, and landowners/occupants of parcels located within the project's Area of Potential Effects (APE). Information about where the public may find the Environmental Review Record pertinent to the project will be included in the FONSI Notice.

Cumulative Impact Analysis [24 CFR 58.32]:

Cumulative impacts have been analyzed and anticipated in local Twelve Bridges Specific Plan as far back as 1997. No adverse cumulative impacts were identified.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

The project has been selected by California Housing Finance Agency out of a range of submittals and rated based on the superior alternatives for funding.

No Action Alternative [24 CFR 58.40(e)]:

The site could be acquired or developed as affordable housing, market-rate housing or other land use as permitted by the City of Lincoln or remain the real property of the current owner. The project site may continue in its current state. The impacts discussed in this Environmental Assessment would not occur.

Summary of Findings and Conclusions:

The project is suitable from an environmental standpoint. Aside from slightly elevated noise on the western property line, there are no environmental conditions of concern. As long as the mitigation measures are adhered to, there is no anticipated significant impact or adverse impact from the project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
<p>Historic Preservation Act</p>	<p>HP1. If archaeological resources are encountered during construction, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.</p> <p>HP2. It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation’s website: https://ohp.parks.ca.gov/?page_id=28351</p> <p>HP3. If human remains are encountered within the Project Area during Project-related ground-disturbing activities, all work must stop within 100 feet of the discovery area, and the area and associated spoils shall be secured to prevent further disturbance. The Pacer County Coroner must be notified immediately. It is important that the suspected human remains, the area around them, and the associated spoils are undisturbed and the proper authorities are called to the scene as soon as possible. The coroner will determine if the remains are prehistoric Native American remains or of modern origin and if there are any further investigation by the coroner is warranted. If the remains are suspected to be prehistoric Native American remains, the coroner shall contact the NAHC by telephone within 24-hours. The NAHC will immediately notify the person it believes to be the most likely descendant (MLD) of the remains. The MLD has 48 hours to make recommendations to the landowner for treatment or disposition of the human remains. If the MLD does not make recommendations within 48 hours, the landowner shall reinter the remains in the Project Area, in a location that will be secure from future disturbances. If the landowner does not accept the descendant’s recommendations, the owner or the</p>

Law, Authority, or Factor	Mitigation Measure
	<p>descendant may request mediation by NAHC. According to the California Health and Safety Code, six (6) or more human burials at one (1) location constitute a cemetery (Section 8100), and willful disturbance of human remains is a felony (Section 7052). A Secretary of Interior-qualified Archaeologist shall also evaluate the historical significance of the discovery, the potential for additional remains, and provide further recommendations for treatment of the site in coordination with the MLD.</p> <p>HP4. The following measure is intended to address post review discoveries of cultural resources that may be of religious and cultural significance to the United Auburn Indian Community of the Auburn Rancheria (UAIC).</p> <ul style="list-style-type: none"> a. Cultural items include isolated artifacts, darkened soil (midden), shell fragments, faunal bone fragments, fire affected rock and clay, bedrock mortars, bowl mortars, hand stones and pestles, flaked stone, and articulated, or disarticulated human remains. In general, the UAIC does not consider archaeological data recovery or curation of artifacts to be appropriate or respectful. The types of treatment preferred by UAIC that protects, preserves, or restores the integrity of a cultural resource may include Tribal Monitoring, and recovery and reburial of cultural objects or cultural soil that is done with dignity and respect. g. Recommendations of the treatment of a cultural resource will be documented in the project record. For any recommendations made by traditionally and culturally affiliated Native American Tribes that are not implemented, a justification for why the recommendation was not followed will be provided in the project record. h. If potentially significant cultural resources are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes shall be contacted immediately to assess the significance and cultural value of the find and make recommendations for further evaluation and treatment, as necessary. A qualified cultural resources specialist (archaeologist) meeting the Secretary of Interior’s Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native

Law, Authority, or Factor	Mitigation Measure
	<p>American Representatives to ensure that Tribal values are considered.</p> <ul style="list-style-type: none"> i. Work shall remain suspended or slowed within 100 feet of the find until the resource is evaluated, which shall occur within one day, but no more than two days, of the find. j. The project applicant shall coordinate with a UAIC Tribal Representative any necessary investigation and evaluation of the discovery under the requirements of Section 106 of the National Historic Preservation Act. Preservation in place is the preferred alternative and every effort must be made to preserve the resources in place, including through project redesign. The contractor shall implement any measures deemed by the lead agency to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor whenever work is occurring within 100 feet of the find. k. If adverse impacts to a cultural resource or unique archeological resources occurs, then consultation with UAIC and other traditionally and culturally affiliated Native American Tribes regarding adverse effects shall occur, pursuant to 36 Code of Federal Regulations §800.5, Assessing Adverse Effects, and §800.6, Resolution of Adverse Effects.
Noise Abatement	<p>N1. For building facades facing Highway 65, provide sound transmission class (STC) window/wall assemblies that provide STC 27 noise attenuation or better; mechanical ventilation is required for noise attenuated units. Alternatively, developer may show how building materials achieve interiors of 45 dBA DNL or less in all units.</p>
Soil Suitability	<p>G1. The applicant shall incorporate all of the recommendations in the Geotechnical Investigation Report by LACO Associates dated March 28, 2023 or later.</p>
Stormwater/Drainage	<p>SW1. A Storm Water Pollution Prevention Plan (SWPPP), storm water quality plan and erosion control program shall be prepared and submitted to the City of Lincoln to the satisfaction of the building official.</p>
Vegetation, Wildlife	<p>VW1. If construction activities occur during the nesting season, a qualified biologist should conduct a nesting bird survey to determine the presence</p>

Law, Authority, or Factor	Mitigation Measure
	<p>of any active nests within the Study Area. Additionally, the surrounding 500 feet of the Study Area should be surveyed for active raptor nests, where accessible. The nesting bird survey should be conducted within 14 days prior to the commencement of ground-disturbing or other development activities. If the nesting bird survey shows there is no evidence of active nests, then a letter report should be prepared to document the survey and provided to the project proponent, and no additional measures are recommended. If development does not commence within 14 days of the nesting bird survey, or halts for more than 14 days, then an additional survey is required prior to starting or resuming work within the nesting season.</p> <p>a. If active nests are found, then the qualified biologist should establish a species-specific buffer to prohibit development activities near the nest and minimize nest disturbance until the young have successfully fledged or the biologist determines that the nest is no longer active. Buffer distances may range from 30 feet for some songbirds up to 0.25 mile for Swainson’s hawk. Nest monitoring may also be warranted during certain phases of construction to ensure nesting birds are not adversely impacted. If active nests are found within any trees slated for removal, then an appropriate buffer should be established around the tree and all trees within the buffer should not be removed until a qualified biologist determines that the nest has successfully fledged and/or is no longer active.</p> <p>VW2. A qualified biologist should conduct environmental awareness training that is given to all on-site personnel prior to the initiation of work.</p> <p>VW3. If construction occurs outside of the nesting bird season (September 1 to January 31), a nesting bird survey and environmental training for nesting birds would not be required.</p>

Determination:

Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

Finding of Significant Impact [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: _____

Date: January 15, 2024

Name/Title/Organization: Cinnamon Crake, President, Bay Desert, Inc.

Certifying Officer Signature: _____

Date: _____

Name/Title: Tiena Johnson Hall, Executive Director

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

The Gardens at Bella Breeze
Source Documentation – January 2024

1. **SDG Architects.** *Architectural Drawings - Twelve Bridges Apartments, Lincoln, CA - 50% Progress.* Brentwood, CA : s.n., May 4, 2023.
2. **The City of Lincoln.** *Twelve Bridges Specific Plan - Final Plan.* Amended March 2019.
3. **City of Lincoln.** *Revised Twelve Bridges Specific Plan Draft Subsequent Environmental Impact Report.* August 1997.
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8. **Crake, Cinnamon.** *Report Preparer/Professional Knowledge.* s.l. : Bay Desert, Inc., January 2024.
9. **Alphabet.** *Google Earth Professional.* [Computer Program] 2024.
10. **Kinetic Valuation Group, Inc.** *Market Study of The Gardens at Bella Breeze Southwest Corner of Bella Breeze Drive and Dresden Drive Lincoln, CA 95648.* Corona Del Mar, California : s.n., Report Date: May 11, 2023.
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14. **United States Environmental Protection Agency.** *Nonattainment Areas of Criteria Pollutants (Greenbook).* [Online] [Cited: January 12, 2024.] <https://www.epa.gov/green-book>.
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22. **Helix Environmental Planning, Inc.** *Biological Resources Assessment, Twelve Bridges Apartments Project.* Folsom, Ca : s.n., August 2023. 08789.00002.001.
23. **Environmental Data Resources, Inc.** *The EDR Radius Map Report, Gardens at Bella Breeze.* Shelton, CT : s.n., January 16, 2024. Inquiry Number: 7541627.2s.
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25. **City of Lincoln, California.** Major Project and Local Construction. [Online] [Cited: January 15, 2024.] <https://www.lincolnca.gov/en/our-government/major-projects-and-local-construction.aspx>.
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29. **Starkey, Anna.** *E-mail to Jennifer Beardwood, CalHFA in re: AB52: The Gardens at Bella Breeze.* [E-mail] Auburn, CA : United Auburn Indian Community of the Auburn Rancheria (UAIC), October 12, 2023.
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Appendix A – Project Description

- **SDG Architects.** *Architectural Drawings - Twelve Bridges Apartments, Lincoln, CA - 50% Progress.*
Brentwood, CA : s.n., May 4, 2023.

Appendix B – Airport Clear Zones

The Gardens at Bella Breeze

1000 Dresden Drive, Lincoln, Placer County, California 95468 (APN 329-010-080-000)

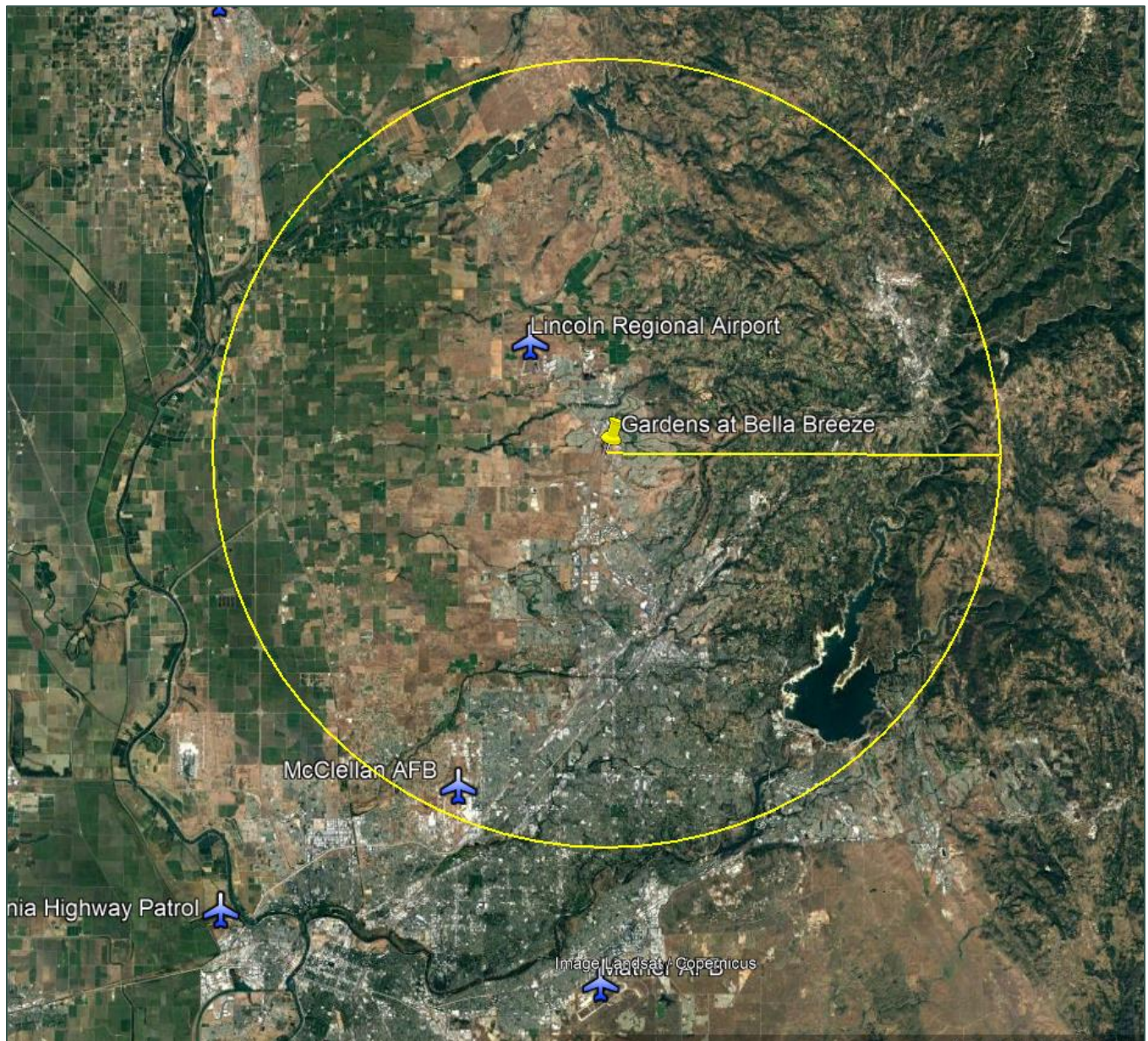


Figure 9 Airports within 15 miles of the Subject Property

Table 14 Airports within 15 miles

Airport type	Name	Distance from subject (Miles)	Airport Clear Zone
Major Airport	None	n/a	n/a
Military Airfield	McClellan Air Force Base	13.7 miles south	No
Minor Airport	Lincoln Regional Airport	4.13 miles north	No

Appendix C – Floodplains, Wetlands & Endangered Species

- **U.S. Department of Homeland Security.** *National Flood Hazard Layer FIRMette.* s.l. : Federal Emergency Management Agency, Effective November 2, 20218. FIRM Panel No. 06061C0931h.
- **Helix Environmental Planning, Inc.** *Biological Resources Assessment, Twelve Bridges Apartments Project.* Folsom, Ca : s.n., August 2023. 08789.00002.001.
- **U.S. Fish and Wildlife Service.** *National Wetlands Inventory, Gardens at Bella Breeze.* January 16, 2024.

Appendix D – Air Quality

- **Placer County Air Pollution Control District.** Attainment Status. [Online] [Cited: January 12, 2024.] <https://www.placerair.org/>.
- **Placer County Air Pollution Control District Policy.** *Review of Land Use Projects under CEQA.* Board Adoption Date: October 13, 2016.
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Appendix E – Contamination and Toxic Substances

- **KCE Matrix.** *Phase I Environmental Site Assessment Report, Vacant Land, Client Project Identification: Bella Breeze Drive (APN 329-010-080) Lincoln, California 95648.* October 11, 2023. KCE-2023-397E-R1.
- **Environmental Data Resources, Inc.** *The EDR Radius Map Report, Gardens at Bella Breeze.* Shelton, CT : s.n., January 16, 2024. Inquiry Number: 7541627.2s.
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- **City of Lincoln, California.** Major Project and Local Construction. [Online] [Cited: January 15, 2024.] <https://www.lincolncalifornia.gov/en/our-government/major-projects-and-local-construction.aspx>.

Appendix F – Historic Preservation

- **Lor, Kong.** *E-mail to calshpo.ohp@parks.ca.gov in re: Request for Eligibility Evaluation for Section 106 Review - The Gardens at Bella Breeze - CalHFA.* [E-mail] Sacramento, CA : California Housing Finance Agency, November 8, 2023.
- **Beardwood, Jennifer.** *Letter to Julianne Polanco, State Historic Preservation Officer in re: The Gardens at Bella Breeze, West of Intersection of Dresden Drive & Bella Breeze Drive, Lincoln, Placer County, California 95468 (APN 329-010-080), HUD Risk-Sharing Loan Program.* Sacramento, CA : California Housing Finance Agency, November 8, 2023.
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- **U.S. Department of Housing and Urban Development.** *Tribal Directory Assessment Tool.* September 19, 2023.

Appendix G – Noise and Traffic

- **U.S. Department of Housing and Urban Development.** *DNL Calculator Tool - Gardens at Bella Breeze.* s.l. : Bay Desert, Inc., January 15, 2024.
- **U.S. Department of Housing and Urban Development.** *Barrier Performance Module.* s.l. : Bay Desert Inc., January 15, 2024.
- **U.S. Department of Transportation.** *Crossing Inventory Form.* s.l. : Federal Railroad Administration, July 13, 2004. DOT Crossing Inventory Number 753240L.
- **Caltrans.** *Traffic Volumes.* [Excel Spreadsheet] 2021.

Appendix H – Soils and Miscellaneous

- **ENGEO.** *Geotechnical Report Update, Twelve Bridges Villages 27C, Lincoln, California.* March 9, 2023. Project No. 3187.015.000.
- **ENGEO.** *Geotechnical Report, Twelve Bridges - Villages 2, 3, 4, and 27.* December 15, 2017. Project No. 3187.007.000.
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