CITY OF LINCOLN
PLANNING COMMISSION SPECIAL MEETING
December 17, 2025

Peter Gilbert, Chairman
Nathan Herzog
Michele Hutchinson
Tim Jackson
Eric Johnson, Vice Chair
Jerry Johnson
Tony Manning

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

PLANNING COMMISSION

6:00 PM
***** AMENDED AGENDA *****

City Hall
Council Chambers, 3rd Floor
600 Sixth Street
Lincoln, CA 95648

OR VIRTUAL
Meeting can be viewed on the City's YouTube Channel (accessed on the City's website) or WAVE Channel 18 and attended virtually via Zoom. Please join the Zoom Webinar from your computer, tablet or smartphone. You may participate in live public comment through this platform. Registration URL copy and paste this link: https://us06web.zoom.us/webinar/register/WN_1ZYwZYxjQQa7mmALR2w-ag. You can also dial in using your phone - US: +1 (669) 900-6833 and use *9 to raise your hand to speak.
Webinar ID: 882 5285 9306

CITY OF LINCOLN STAFF -

Nita Wracker, Interim Comm. Dev. Director	Kristine Mollenkopf, City Attorney
Rommel Pabalinas, Comm. Dev. Planning Manager	SP Mann, Senior Engineer
Efren Sanchez, Senior Planner	Mikaela Noble, Associate Planner
Thomas Cruickshank, Associate Planner	Eugenie Guadron, PC Secretary

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AGENDA MODIFICATIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

6. PUBLIC HEARINGS

6.A Leavell North Tentative Parcel Map

7. ADJOURNMENT

CITIZENS ADDRESSING THE COMMISSION

Citizens may address the Planning Commission on any item on the agenda when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three-minute time limits may be placed on citizen comments.

APPEALS

If you wish to appeal a decision of the Planning Commission, you must have participated in the Planning Commission review of the item by submitting written testimony or oral testimony at the public hearing. The appeal is limited to those issues raised at the Planning Commission meeting.

APPEAL PERIOD

There is a 10-day appeal period for most Planning Commission decisions. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Lincoln City Clerk or the Planning Department, 600 Sixth Street, Lincoln.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.

STAFF REPORT

Item Number 6.A

SUBJECT: Leavell North Tentative Parcel Map

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: December 17, 2025

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report as well as the testimony of the public and forward the following actions to the City Council:

1. Adopt a Resolution determining that no further environmental analysis is required pursuant to California Environmental Quality Act (CEQA) Sections 15315 (Class 15 Minor Land Division) and Section 15183 (Projects Consistent with a General Plan, Community Plan or Zoning); and
2. Adopt a Resolution approving the Tentative Parcel Map with project specific and typical conditions of approval for the proposed Leavell North Project.

BACKGROUND/INTRODUCTION:

The proposed Leavell North Tentative Parcel Map (project) is located within the Village 1 Specific Plan (see Attachment 1). The Village 1 Specific Plan[1] (Specific Plan) provides direction for development of 1,832 acres of land within the City of Lincoln (City)[2]. The Specific Plan identifies land use designations and zoning for the plan area, the circulation system, utilities systems, parks and open space, and other planning considerations. In addition, the Specific Plan includes a wide range of goals and policies, design guidelines and development standards that will guide development within Village 1.

The following is a brief timeline for the Village 1 Specific Plan and associated documents involving recent development approvals in the plan area:

- November 27, 2012: City certifies EIR (SCH No. 2010102018), adopts Mitigation Monitoring Plan, approves Specific Plan.
- July 9, 2013: Council adopts revisions to Specific Plan and EIR addendum to address changes to Oak Tree Lane connection to Sierra College Boulevard, as well as the provision of an additional school site.
- 2015: 1,712 acres of the Village 1 Specific Plan were annexed into the City. Approximately 120 acres of the adopted Specific Plan were not included in that

annexation due to opposition of the property owners.

- March 2020: Specific Plan was revised, and rezoning adopted for area known as Turkey Creek Estates (248 acres on east side, north of McBean Park Drive). Amendments reduce amount of Village Country Estates (VCE) land in north part of Turkey Creek Estates project and increase Village Low Density Residential (VLDR) acreage. This results in reduction of 128 VCE units and increase of 128 VLDR units. Parks acreage also slightly reduced with an increase in open space. Specific Plan's total amount of developable acreage unchanged.
- September 2023: Council approves amendment to the Specific Plan involving a looped re-alignment of Oak Tree Lane resulting in the elimination of the southeasterly connection to Sierra College Boulevard and minor modifications to land use plan. Total number of residential units reduced to 5,610 from 5,639.
- Since 2023, Council has approved several small lot tentative maps for several Village 1 projects, most recently the Leavell Ranch and Parkwood projects.

Project Location

The project site is located on approximately 103.2 acres in the City of Lincoln south of McBean Park Drive within the Village 1 Specific Plan (Attachment 1). The Assessor's Parcel Numbers are 021-274-036-000 and 021-274-065-000 (Attachment 2). The project site is bound by rural residential and undeveloped Parkwood Project to the west; McBean Park Drive to the north, the Leavell Ranch Project to the south and Stardust Project to the east. Currently the property is vacant, being used for cattle ranching and has no existing structures. There are existing private utilities on site and access to McBean Park Drive on the north.

Project Description

The proposed Tentative Parcel Map would divide the two existing parcels (103.2 acres) into four separate parcels: Parcel 1 – 19.45 acres, Parcel 2 – 64.14 acres, Parcel 3 – 13.97 acres, and Parcel 4 – 5.64 acres (Attachment 3, Exhibit B). This parcel map will enable the conveyance of a portion of the property for potential future residential development contemplated in the approved Village 1 Specific Plan under separate future applications. However, at minimum, these parcels could be developed with a Single-Family Residence and accessory uses.

[1] Village 1 Specific Plan: https://www.lincolnca.gov/media/cb2f1naj/village-1-specific-plan-amendment-approved-september-26-2023.pdf

[2] Approximately 120 acres are located outside of the City limits, but within the City's Sphere of Influence.

FINDINGS/ANALYSIS:

The proposed Leavell North Tentative Parcel Map has been reviewed and determined to be consistent with the goals, policies, and intent of the City of Lincoln General Plan, and the Village 1 Specific Plan, and General Development Plan. Further, the Map has been evaluated for compliance with the requirements under Chapter 17.20 (Parcel Map) and findings under Sections 17.16.160 and 180, which are further defined under Section 17.12.050 of Title 17 (Subdivisions) of the Lincoln Municipal Code. The justification supporting these findings of consistency is set forth below.

- 17.12.050(1) The proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan and any applicable specific plan.

Rationale: The proposed Tentative Parcel Map is located within the Village 1 Specific Plan area, where the intensity and density of residential use has been contemplated and analyzed. Though no development is contemplated, resultant parcels meet the applicable lot standards of the Village 1 General Development Plan.

- 17.12.050(2) The site is physically suitable for the types of development proposed; and 17.12.050(3) The site is physically suitable for the proposed density of development.

Rationale: No development is proposed with this Tentative Parcel Map.

- 17.12.050(4) Neither the design of the subdivision nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; and 17.12.050(5) The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Rationale: No environmental effects or serious public health problems will result from the implementation of the Tentative Parcel Map since no improvements are proposed with this map. Any future development projects will be subject to environmental review to identify, disclose, and mitigate potential environmental impacts before approval.

- 17.12.050(6) The design of the subdivision or the type of improvements will not conflict with public easements for access or use of property within the proposed subdivision; and 17.12.050(7) The proposed waste discharge will not result in or add to violation of requirements of the Regional Water Quality Control Board.

Rationale: The design of the proposed Tentative Parcel Map and existing infrastructure improvements pose no conflict with easements necessary for the subdivision.

- 17.12.050(8) A finding that at least one of the findings in Section 15.32.260 of the municipal code is satisfied.

Rationale: This finding is not applicable as the project is outside of any designated flood hazard zone area based on the latest Federal Emergency Management Agency (FEMA) map of the area.

Departmental Review and Conditions of Approval

The project has been reviewed by various affected city departments, including the Development Engineering Division, Police Department and Fire Department. Based on this review, conditions of approval (COA) are recommended for the project (see Attachment 3, Exhibit A). In particular, to accommodate future construction if necessary of road improvements associated with the north-south public connector street contemplated in the specific plan, a condition of approval is included requiring an Irrevocable Offer of Dedication (IOD) consistent with Gov Code Section 66447 and the adopted Village 1 Specific Plan.

ENVIRONMENTAL REVIEW:

The project meets the criteria and qualifies for a Categorical Exemption under California

Environmental Quality Act (CEQA) Section 15315 Class 15 Minor Land Division. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. Therefore, this project is exempt from environmental review.

Additionally, as the project site is within and consistent with Village 1 Specific Plan, for which an Environmental Impact Report (EIR) was certified (State Clearinghouse No. 2010102018), the project qualifies for Section 15183 (Projects Consistent with a General Plan, Community Plan or Zoning) and is exempt from additional environmental analysis.

CONCLUSION

Supported by the analysis provided in the staff report, staff has concluded the requested Leavell North Tentative Parcel Map is in compliance with the goals, policies, and intent of the Subdivision Map Act, Title 17 – Subdivision of the Lincoln Municipal Code, the City's General Plan, and is consistent with the Village 1 Specific Plan, General Development Plan and EIR. Staff recommends that the Planning Commission conduct a public hearing to receive testimony concerning the project and approve the attached Resolution recommending City Council approval of the proposed Leavell North project.

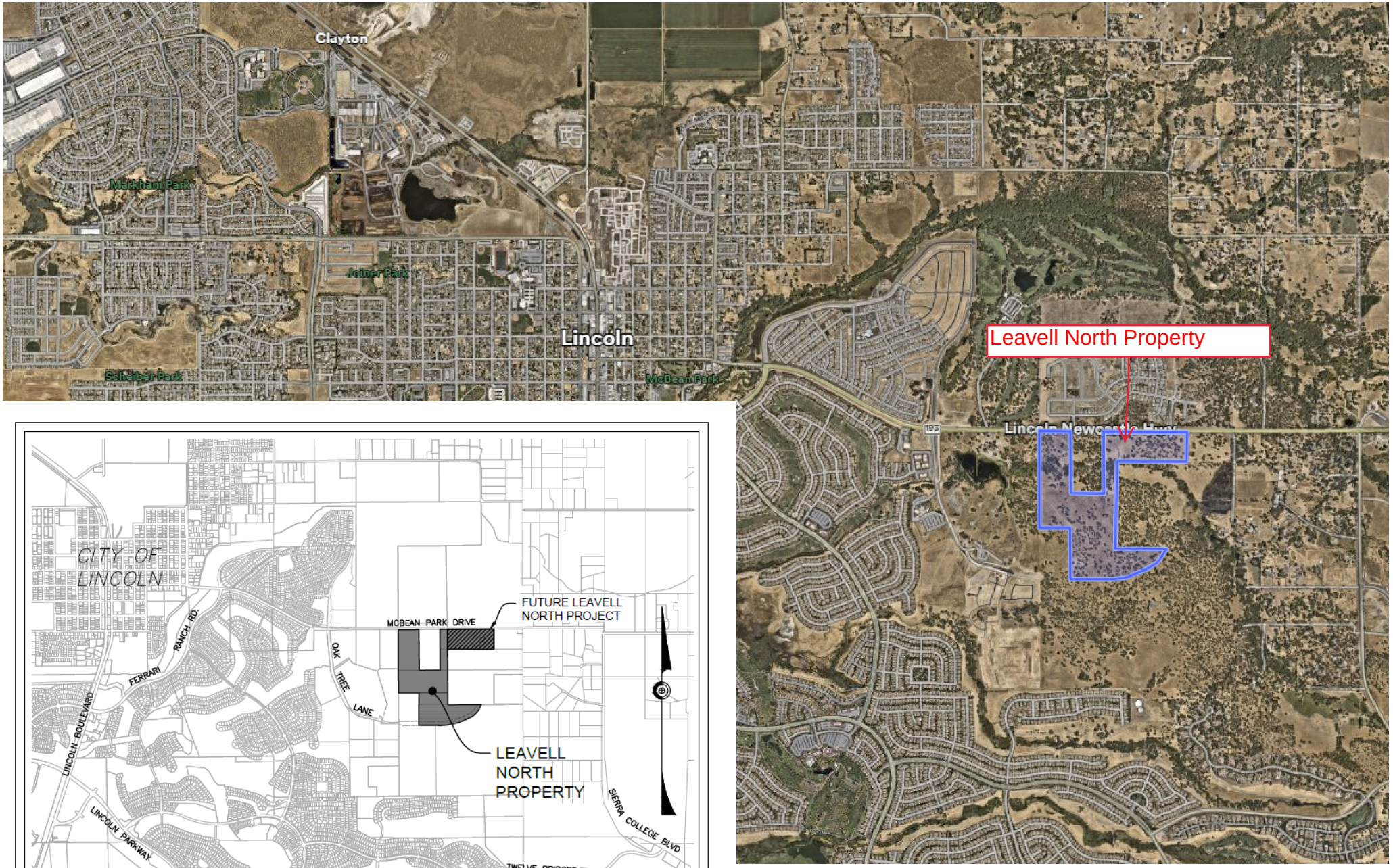
ATTACHMENTS:

Attachment 1 - Project Location

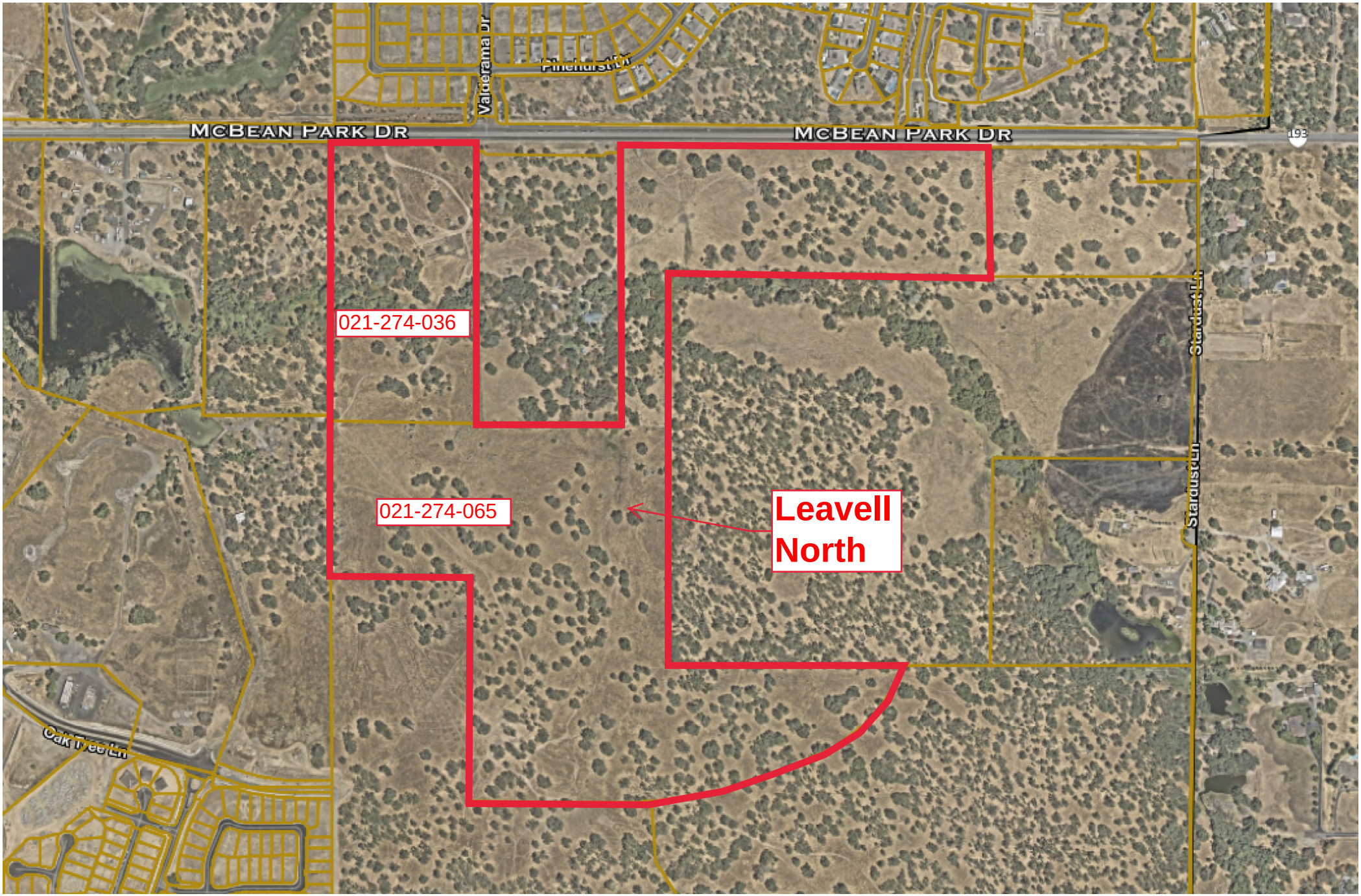
Attachment 2 - Existing APNs

Attachment 3 - Resolution with Exhibits

Attachment 1 - Project Location



Attachment 2 - Existing Parcels



PLANNING COMMISSION

RESOLUTION NO. 2025-XX – DRAFT

A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE TENTATIVE PARCEL MAP FOR THE LEAVELL NORTH PROJECT (ASSESSOR'S PARCEL NUMBERS 021-274-036 AND 021-274-065) (APPLICANT: BEAZER HOMES HOLDINGS, LLC / PROPERTY OWNER: LEAVELL FAMILY LIVING TRUST)

WHEREAS, Title 17, Chapter 17.04 et seq. of the Lincoln Municipal Code provides for the review and recommendations of the City's Planning Commission on all Tentative Maps; and

WHEREAS, notices describing the proposed Tentative Parcel Map for the Leavell North Project were sent to neighboring property owners pursuant to the Lincoln Municipal Code Section 17.16.150 and notice of the hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, on November 27, 2012, the City Council adopted Resolution No. 2012-196 certifying the Village 1 Specific Plan Final Environmental Impact Report ("Village 1 EIR"), Report Making Findings Concerning Mitigation Measures, Adopting a Mitigation Monitoring Plan, Making Findings Concerning Alternatives and Adopting a Statement of Overriding Considerations in Accordance with the California Environmental Quality Act for the Village 1 Specific Plan Project; and

WHEREAS, the project meets the criteria and qualifies for a Categorical Exemption under California Environmental Quality Act (CEQA) Section 15315 Class 15 Minor Land Division and Section 15183 Projects consistent with a General Plan, Community Plan or Zoning; and

WHEREAS, the Planning Commission has reviewed the proposed Tentative Parcel Map for the Leavell North Project and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln hereby recommends approval to the City Council as follows:

Section 1.

This Resolution incorporates, and by this reference makes a part hereof, that certain Tentative Parcel Map for the Leavell North Project, substantially in the form on file with the Community Development Director, the Leavell North Project on certain real property consisting of 103.20 acres located in the central portion of Village 1 (APN 021-274-036 and APN 021-274-065), which is part of the Village 1 Specific Plan area and within the incorporated area of the City of Lincoln.

DRAFT

Section 2. Tentative Parcel Map Findings.

Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission hereby finds and determines as follows:

a. The Tentative Parcel Map for the Leavell North Project (Exhibit B) is consistent with the Lincoln General Plan and the Village 1 Specific Plan because the Tentative Parcel Map provides for the subdivision of the plan area in preparation of development in accordance with the General Plan land use designations. The proposed Tentative Parcel Map is located within the Village 1 Specific Plan area, where the intensity and density of residential use have been contemplated and analyzed. The resultant lots meet the applicable lot standards of the Village 1 General Development Plan. No development is proposed with this Tentative Parcel Map.

b. The design of the proposed Tentative Parcel Map of the Leavell North Project is consistent with the General Plan and Village 1 Specific Plan because adequate infrastructure and services are located adjacent to the property and available to serve the demand for services generated by any future residential development, including water, sanitary sewer, storm drain facilities, dry utilities and roadways.

c. The site is physically suitable for the existing land use density and the Leavell North Project proposed lot configuration involves no development at this time.

d. The Planning Commission finds that the property is outside any designated flood hazard zone area based on the latest Federal Emergency Management Agency (FEMA) map of the area.

e. The design of the Tentative Parcel Map subdivision proposes no new improvements and is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.

f. The design of the Tentative Parcel Map is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services are adequately provided to the properties.

g. The design of the subdivision or the type of improvements will not conflict with

DRAFT

easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

h. The Tentative Parcel Map for the Leavell North Project will not result in or add to violation of requirements of the Regional Water Quality Control Board.

i. The Leavell North Project area is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965.

Section 3.

The Tentative Parcel Map for the Leavell North Project is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference. These conditions support the findings made by this Planning Commission set forth herein.

Section 4.

Based on the findings set forth in this Resolution and the Planning Commission CEQA Resolution, the Planning Commission hereby recommends to the City Council that the Tentative Parcel Map for the Leavell North Project be approved, substantially in the form on file with the Community Development Director, subject to the attached exhibits.

PASSED AND ADOPTED this 17th day of December 2025, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

DRAFT

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

Exhibits:

A. Leavell North Tentative Parcel Map Draft Conditions of Approval

B. Leavell North Tentative Parcel Map, dated December 11, 2025

The **Leavell North** Tentative Parcel Map (PLN25-00021), on property located south of the intersection of McBean Park Dr./Valderama Dr., in the City of Lincoln, with Assessor's Parcel Numbers 021-274-065 & 021-274-036 is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the **Leavell North** Tentative Parcel Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
2. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	
3. All development within the **Leavell North** Tentative Parcel Map is subject to compliance with applicable Mitigation Measures contained within Village-1 Specific Plan EIR and Final Supplemental EIR (State Clearinghouse No. 2010102018).	General Condition	Community Development	

DRAFT

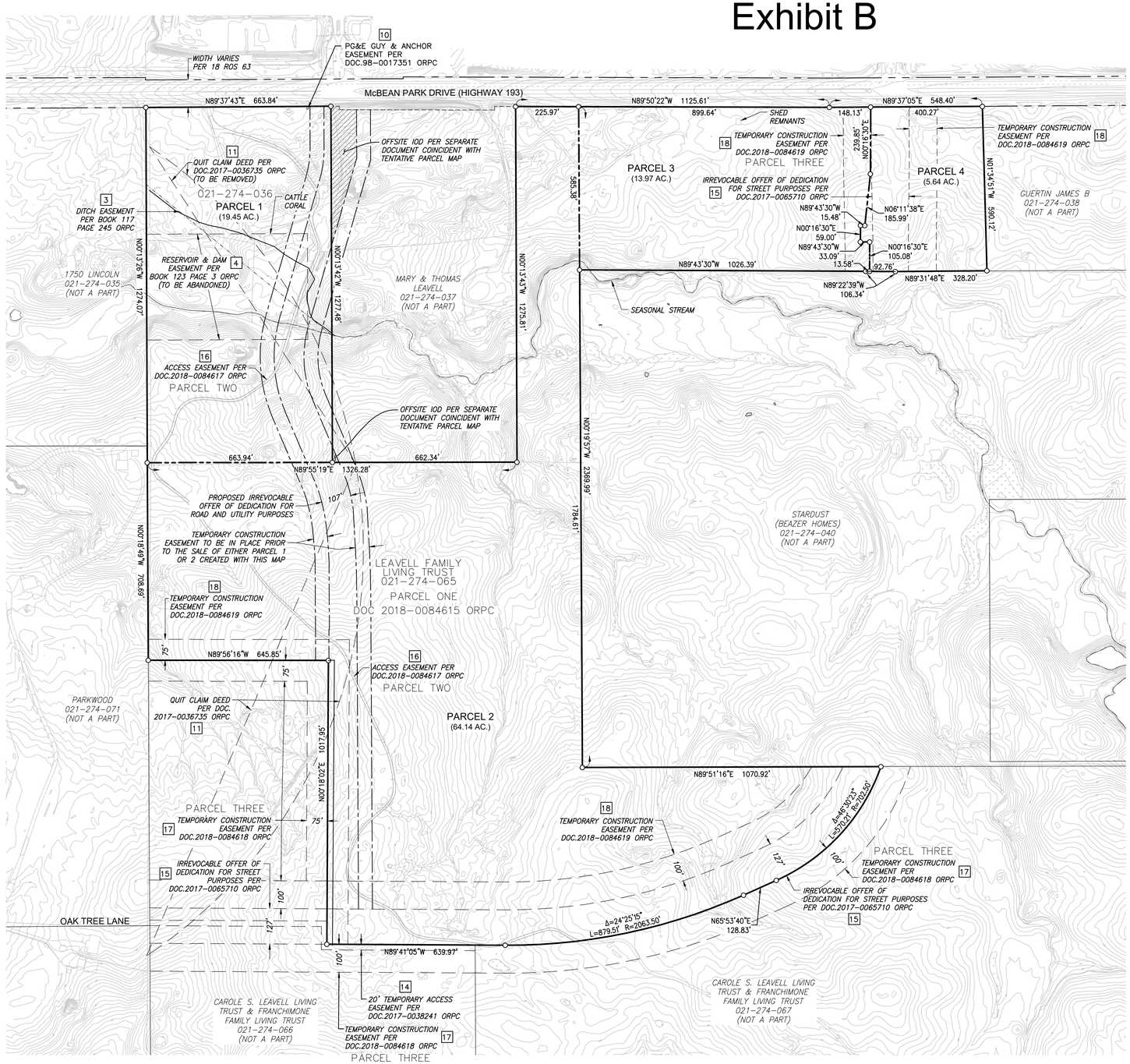
Condition	Timing	Responsible Party	Status
4. ** The following **notes** shall be included on the Final Parcel Map: a. "No development rights are being granted with this parcel map approval. No residential subdivision (as contemplated in the Village 1 Specific Plan) is associated with this tentative parcel map. Separate development permits and small lot subdivision map shall be required prior to any development with the exception of a single-family dwelling and other ancillary structures as allowed per the Village 1 GDP on any parcel within the parcel map boundary." b. Parcel 1 shall enter into a "Frontage improvement agreement" for the McBean Parkway frontage improvements, prior to any small lot tentative subdivision map approval or Design review approval and shall include existing parcel 021-274-037 frontage. Parcels 3 & 4 shall enter into a "Frontage improvement agreement" for the McBean Parkway frontage improvements, prior to any small lot tentative subdivision map approval and shall include Parcel 2 frontage.	General Condition	Community Development and City Engineer	
5. The Tentative Parcel Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	Community Development	
6. The conditions of approval for the Tentative Parcel Map dated December 11, 2025 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
FINAL MAP			
7. **Subdivider shall offer an Irrevocable offer of dedication (IOD) for public street & highway purposes for the construction of a north-south public connector street as per Gov Code Section 66447, and consistent with the approved Village 1 Specific Plan.	Prior to Final Map approval	City Engineer Community Development Department	

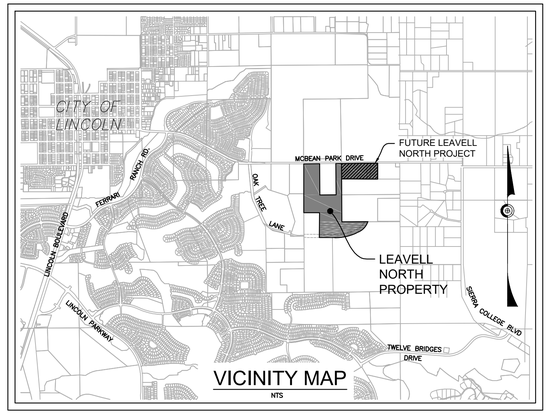
DRAFT

Condition	Timing	Responsible Party	Status
8. **The following **note** shall be included on the Final Parcel Map: "The subdivider shall quitclaim the existing reservoir and dam easement over the IOD for public street and highway purposes for the construction of a north-south public connector street. Execution of said quitclaim shall be conducted in conjunction with the Construction/Improvement Plans for the connector street."	Prior to Final Map approval/City acceptance of IOD	City Engineer Community Development Department	
9. The Applicant shall provide to the Community Development Department copies of the Final Map after the City Engineer's approval but prior to City Council approval: • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	
10. Prior to recordation of a final map, the Subdivider shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
11. After recordation of the Final Map, the Developer shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	

DRAFT

Exhibit B





PROJECT INFORMATION

OWNER:	LEAVELL FAMILY LIVING TRUST 2010 STATE HIGHWAY 193 LINCOLN, CA 95648	SERVICE PROVIDERS	
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BLVD ROSEVILLE CA 95678 (916) 782-3000	SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
		PARKS & RECREATION:	CITY OF LINCOLN
ASSESSOR'S PARCEL NO:	021-274-036 021-274-065	POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
		SANITARY SEWER:	CITY OF LINCOLN
TOTAL ACREAGE:	103.20± AC	DOMESTIC WATER:	CITY OF LINCOLN
		STORM DRAIN:	CITY OF LINCOLN
EXISTING ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR	ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
PROPOSED ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR	TELEPHONE:	AT&T
		CABLE:	WAVE COMMUNICATIONS

LOT SUMMARY:

PARCEL 1 19.45 AC.
PARCEL 2 64.14 AC.
PARCEL 3 13.97 AC.
PARCEL 4 5.64 AC.
103.20 AC. TOTAL

TOPO BENCHMARK:

ELEVATION: 209.169 DATUM: NGVD 29

FOUND 3" BRASS DISK IN MONUMENT BOX STAMPED "CITY OF LINCOLN NO. 109 GPS CONTROL" LOCATED BEHIND WEATHER STATION 190'± EAST OF OAK TREE LANE, 0.4 MILES ± SOUTH OF INTERSECTION WITH STATE HIGHWAY 193.

ABBREVIATIONS:

DOC DOCUMENT
ORPC OFFICIAL RECORDS OF PLACER COUNTY
ROS RECORD OF SURVEY

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN THE PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE ORDER NUMBER 0131-0131-626974ala DATED JULY 30, 2025 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTES HEREON.

THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, REPORT NUMBER 0131-626974ala, DATED JULY 30, 2025.

1 INDICATES TITLE REPORT ITEM NUMBER

NOTES:

1. DEDICATION OF PUBLIC STREET EASEMENTS FOR PUBLIC ACCESS PER APPROVED VILLAGE-1 SPECIFIC PLAN REQUIRED, AS ALLOWED BY THE SUBDIVISION MAP ACT AND AS PER LMC SEC 17.20.0603.
2. THIS AREA IS INCLUDED IN FEMA ZONE X (AREA OF MINIMAL FLOOD HAZARD) (2018)
3. NO DEVELOPMENT RIGHTS, BEYOND THE SINGLE FAMILY DWELLING ALLOWED BY CURRENT ZONING, GRANTED WITH THIS MAP.

LINETYPE LEGEND:

- EXISTING SUBJECT PARCEL BOUNDARY
- NEW PARCEL LINE CREATED BY THIS MAP
- EXISTING EASEMENT LINE
- PROPOSED EASEMENTS

MICHAEL S. COSTA
REGISTRATION NUMBER: L.S. 6600
REGISTRATION EXPIRES 12-31-2027

DATE

PROFESSIONAL LAND SURVEYOR MICHAEL S. COSTA LS 6600 STATE OF CALIFORNIA

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

TENTATIVE PARCEL MAP

LEAVELL NORTH PROPERTY

City of Lincoln, California December 11, 2025

N
W E
S

0 200' 400' 600'
SCALE 1"=200'

SHEET 1 OF 1