CITY OF LINCOLN
2026 REGULAR MEETING - CITY COUNCIL / LINCOLN REDEVELOPMENT SUCCESSOR AGENCY / LINCOLN PUBLIC FINANCING AUTHORITY*
March 24, 2026

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

-COUNCIL MEETING AGENDA-

6:00 PM

Mayor Richard Pearl
Mayor Pro Tem Whitney Eklund **Councilmember Holly Andreatta**
Councilmember Ben Brown **Councilmember John Reedy**

City Hall (Extremely Limited Seating Capacity)
3rd Floor Council Chambers
600 Sixth Street
Lincoln, CA 95648

or attend via

ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN_L1sVeRjjSwaygN5OEfk5ew
or participate by calling US: +1 (669) 900-6833
use ID #842 1355 6096
and use *9 to raise hand to speak

EXECUTIVE TEAM

Sean Scully, City Manager	Douglas White, Special Counsel
Nita Wracker, Asst. City Manager / Finance Director	Matt Alves, Police Chief
Jennifer Brown, Chief Innovation & Tech. Officer	Vin Cay, City Engineer
Erin Frye, Econ. Dev. & Communication Specialist	Kathryn Hunt, Library Services Director
Hope Ithurburn, City Clerk	Matthew Medill, Public Works Director
Veronica Rodriguez, Human Resources Director	Anthony Mejia, Fire Chief

MISSION STATEMENT: To provide the highest level of service responsive to our community's expectations and to enhance the quality of life and economic vitality.

THE FOLLOWING INFORMATION IS PROVIDED TO ASSIST WITH PUBLIC PARTICIPATION:

Americans with Disabilities Act (ADA): In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (916) 434-2490. The meeting room is wheelchair accessible and disabled parking is available. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

Agenda Availability: The main posting location of the City Council Agenda pursuant to the Brown Act, Government Code § 54954.2(a) is on the public kiosk outside the entrance of City Hall, 600 6th Street, Lincoln, California. City Council Agenda Packets are available for review at the City Clerk's Office, 600 6th Street, Lincoln, California, and "Live and Archived" meetings, minutes and videos are available on the City's website at www.Lincolnca.gov. City Council Meetings are televised live 6:00PM on Cable channel 18.

Public Input: Persons wishing to address the City Council are asked to voluntarily complete and submit a speaker card to City staff. Speaker cards are available near the entrance of the meeting location. Persons wishing to address the City Council on an item appearing on this agenda will be called upon at the appropriate time during the item's consideration. Persons wishing to address the City Council on an item not appearing on the agenda will be called upon during "Public Comment on Non-Agenda Items." In either case, please stand to be recognized by the Mayor when your name is called. Please note: comments from the audience without coming to the podium may be disregarded or ruled out of order. All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda, but may engage in brief discussion, provide direction to City staff, or schedule items for future meetings.

Special Meeting Public Input: Only issues listed on a special meeting agenda may be addressed pursuant to the Brown Act's regulation of Special Meetings.

Consent Agenda: All matters on the Consent Agenda are considered routine business and will be enacted by one motion. There will be no separate discussion of these items unless a member of the City Council requests a specific item be removed from the Consent Agenda for separate action. Any items removed will be considered after the remainder of the Consent Agenda.

Judicial Review: Pursuant to applicable laws and regulations, including without limitation, California Government Code § 65009 and/or California Public Resources Code § 21177, if you wish to challenge in court any of the decisions made by the City Council, including any action regarding planning, zoning 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.

1. CLOSED SESSION - 4:30pm

1.A CONFERENCE WITH LABOR NEGOTIATORS:

Pursuant to Government Code Section §54957.6
City Designated Representative: Veronica Rodriguez
Employee Organization: Classified, Local 39 Employee Group

1.B CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Gov. Code Section, §54956.9(d)(2):
Two (2) Potential Cases

2. CALL TO ORDER

3. ROLL CALL

4. PUBLIC COMMENT(CLOSED SESSION AGENDA ITEMS ONLY)

GENERAL SESSION - 6:00pm

INSPIRATION OR INVOCATION

5. CALL TO ORDER

6. ROLL CALL

7. REPORT FROM CLOSED SESSION (if applicable)

8. PLEDGE OF ALLEGIANCE

9. AGENDA MODIFICATIONS

10. PRESENTATIONS

10.A Presentation of the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). (Nita Wracker)

11. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL ***All speakers' time will be limited to three (3) minutes, unless extended by the Mayor. All comments or questions should be addressed to the Mayor and in most cases, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda, but may engage in brief discussion, provide direction to City staff, or schedule items for future meetings.***

12. CONSENT

12.A Approval of Meeting Minutes of March 16, 2026 Special City Council Meeting. (Hope Ithurburn)

12.B Approval of Meeting Minutes of March 10, 2026 Regular City Council Meeting. (Hope Ithurburn)

12.C Adopt a Resolution Appointing Assistant City Manager Nita Wracker (or designee) as the Real Property Negotiator Relative to the Sale of a Vacant Parcel located at the Southwest Intersection of Joiner Parkway and 1st Street in Lincoln. (Nita Wracker)

12.D Adopt a Resolution Approving Auburn Ravine Center Parcel Map. (Sukhpal (SP) Mann)

12.E Adopt a Resolution Approving Liberty at Lincoln Village 1 Improvement Plans, Liberty at Lincoln Village 1A Final Map, Authorizing the Execution of the Subdivision Improvement Agreement for Liberty at Lincoln Village 1A, And Authorizing the Recording of the Final Map and the Subdivision Improvement Agreement (Sukhpal (SP) Mann)

12.F Adopt a Resolution Approving Liberty at Lincoln Village 2 Improvement Plans, Liberty at Lincoln Village 2 Final Map, Authorizing the Execution of the Subdivision Improvement Agreement for Liberty at Lincoln Village 2, and Authorizing the Recording of the

Final Map and the Subdivision Improvement Agreement (Sukhpal (SP) Mann)

12.G Adopt a Resolution Approving the Liberty at Lincoln Village 3B Final Map. (Sukhpal (SP) Mann)

12.H Adopt a Resolution Approving the Liberty at Lincoln Village 4B Final Map. (Sukhpal (SP) Mann)

12.I Adopt a Resolution Authorizing the City Manager to Enter into a Memorandum of Understanding with the Friends of the Lincoln Public Library to Issue a Restricted Award of Funds Available from the City's Carnegie Corporation of New York Gift to Support Library Projects and Services. (Kathryn Hunt)

13. PUBLIC HEARINGS

13.A Adopt a Resolution Approving the Tentative Parcel Map with Project Specific and Typical Conditions of Approval for the Proposed Leavell North Project. (Tom Cruickshank)

14. GENERAL BUSINESS

14.A Train Town Discussion (Sean Scully)

14.B Adopt a Resolution Approving the Successor Memorandum of Understanding between the International Association of Fire Fighters Local 522-Lincoln Professional Firefighters Association and the City of Lincoln and Related Salary Schedules. (Veronica Rodriguez)

14.C Adopt a Resolution Authorizing the City Manager to Enter into a Legal Services Agreement with White Brenner, LLC (Sean Scully)

15. CITY MANAGER REPORTS

16. COUNCIL INITIATED BUSINESS

17. COMMITTEE REPORTS

18. INFORMATION ITEMS

19. ADJOURNMENT

Adjourn to the Regular Meeting of the Lincoln City Council on April 14, 2026.

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 10.A

SUBJECT: Presentation of the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Finance

DATE: March 24, 2026

ATTACHMENTS:
2025 Lincoln Audit Presentation.pdf

City of Lincoln 2025 - All Reports Unlocked for Council Meeting.pdf

City of Lincoln

Summary of Audit Results
June 30, 2025

Auditor & Management Responsibilities

- **Management is responsible** for the preparation and presentation of the financial statements.

- Purpose of an audit is to provide financial statement users with an **independent opinion** on whether the financial statements are presented fairly, in all material respects, and in accordance with applicable accounting standards (GAAP).

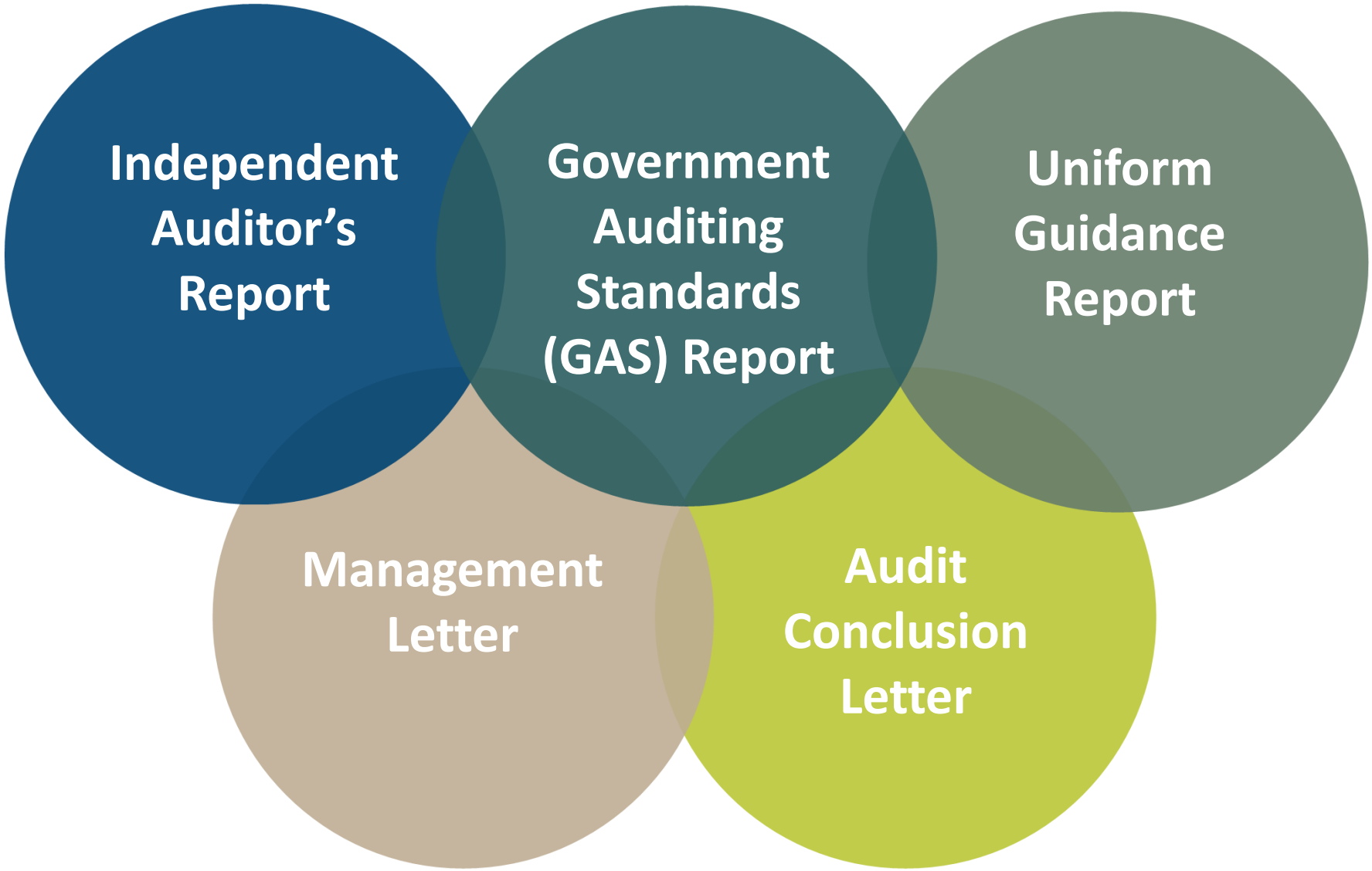
Audit Process

- Audit Interim Fieldwork – June 2025
  - Planning – risk assessment, review of Council minutes, management inquiry
  - Documentation of financial processes and testing of internal controls
    - Cash receipts
    - Disbursements
    - Payroll
    - Journal entries, bank reconciliations, financial reporting

Audit Process

- Audit Year-End Fieldwork – January 2026
  - Testing of Year-End Balances and Activity
    - Confirmation of balances
    - Cut-off testing – receivables and payables
    - Detail tests of transactions
    - Analytical review
  - Single Audit – Audit of Federal grant expenditures in accordance with the Uniform Guidance
  - Preparation of financial statements and footnotes

Reporting the Results of the Audit



Financial Report - ACFR

- Annual Comprehensive Financial Report (ACFR)
  - Introductory Section
    - Basic information on the City
    - Transmittal letter
  - Financial Section
    - **Independent Auditor's Report**
    - Management's Discussion & Analysis (MD&A)
    - Financial statements and related notes
  - Statistical Section
    - Additional financial, economic, and demographic information

Audit Results – Financial Statements

- **Independent Auditor's Report – Financial Section of the ACFR**
  - Types of opinions: unmodified, qualified, adverse, and disclaimer
  - June 30, 2025: **Unmodified** ("Clean") audit opinion
    - No material misstatements
    - Financial statements are presented in accordance with GAAP

Audit Reporting – *Government Auditing Standards*

- Types of Findings: Material Weakness, Significant Deficiency, & Compliance
  - **Material Weakness (1)**
    - 2025-001 (repeat): Special Assessment Debt Proceeds (related to prior year transactions)
  - **Significant Deficiency (1)**
    - 2025-002 (partial repeat): Financial Close & Financial Reporting
  - **Compliance Exceptions** – none

  - Status of Prior Year Finding 2024-003 Grants: implemented

Audit Reporting – Single Audit

- Uniform Guidance (Federal Single Audit) Report
  - Required when an entity expends more than $750,000 in Federal grant funds
  - Major Program Tested:
    - Coronavirus State and Local Fiscal Recovery Funds (ARPA)
  - **Unmodified** (“clean”) audit opinion on the major programs
  - No findings in relation to internal controls over compliance
  - No compliance exceptions

Audit Reporting – Management Letter

- Management letter reports *control deficiencies* or recommendations for improvement
  - Classification of receivables – consistent use of proper accounts to help facilitate and improve reconciliations
  - Computer loan accounts receivable – payments being recorded in different fund than receivable
  - Inventory – inaccurate price & quantity used to calculate inventory value
  - Accrued benefits – various accounts lacking proper reconciliation

- Prior year recommendations (2: pooled cash & transfers) - implemented

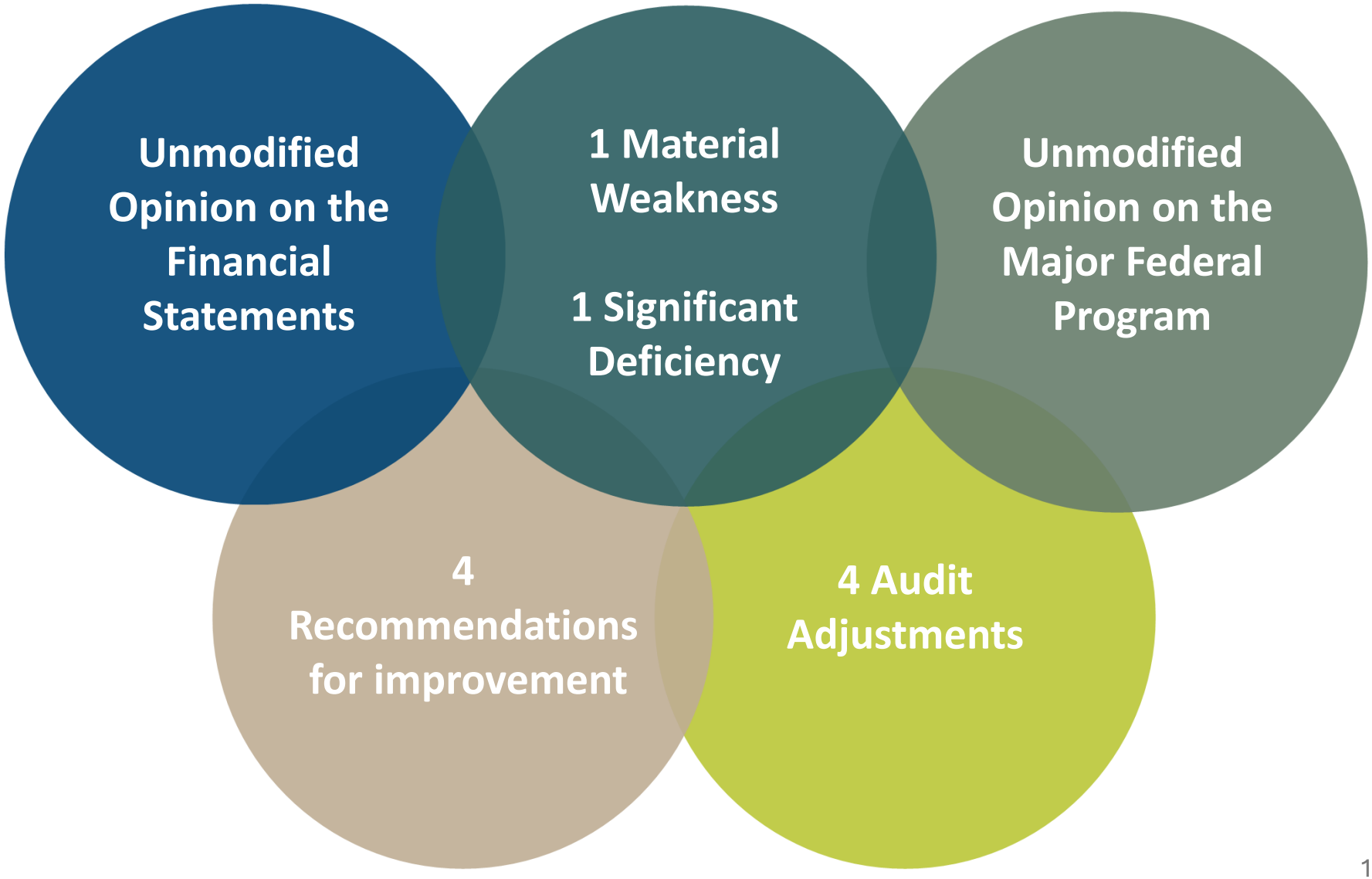
Audit Reporting – Conclusion Letter

- Communication with Those Charged with Governance
  - **New Accounting Policies**
    - GASB 101, *Compensated Absences*
  - **Significant Changes in Disclosures**
    - None
  - **Accounting Estimates**
    - Allowance for accounts and notes receivables
    - Depreciation
    - Pension and OPEB liabilities
    - Leases and SBITAs
    - Compensated absences

Audit Reporting – Conclusion Letter

- **Difficulties Encountered in Performing the Audit**
  - None
- **Disagreements with Management**
  - None
- **Other Matters**
  - Reference to material weakness related to special assessment debt
- **Audit Adjustments (4) – Attachment A**
  - To record special assessment prior period adjustment
  - To correct pension trust contributions
  - To correct airport fuel inventory
  - To correct employee computer loan balance

Summary of Audit Results



Thank you.

Erica Pastor, CPA

MUN CPAs, LLP

1760 Creekside Oaks Drive #160

Sacramento, California 95833

(916) 929-0540

ekp@muncpas.com

M·U·N

www.muncpas.com



City of Lincoln

ANNUAL COMPREHENSIVE FINANCIAL REPORT

2025



Fiscal Year Ended
June 30, 2025

CITY OF LINCOLN
STATE OF CALIFORNIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED JUNE 30, 2025

PREPARED BY FINANCE DIVISION

CITY OF LINCOLN
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2025

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CITY OF LINCOLN
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2025

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CITY OF LINCOLN
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2025

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INTRODUCTORY SECTION

March 16, 2026

Honorable Mayor and Members of the City Council:

We are pleased to present the Annual Comprehensive Financial Report (ACFR) of the City of Lincoln (City) for the fiscal year ended June 30, 2025, in accordance with the Lincoln Municipal Code Section 2.20.030(C). The basic financial statements and supporting schedules have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) for local governments as established by the Governmental Accounting Standards Board (GASB).

Management assumes full responsibility for the completeness and reliability of the information contained in this report based upon a comprehensive framework of internal controls that have been established for this purpose. The cost of internal control should not exceed anticipated benefits, and therefore the objective of financial management is to provide reasonable, rather than absolute assurance that the financial statements are free of any material misstatements.

The City contracted with MUN CPAs, LLP to perform the annual independent audit. The independent auditor's report is included in the Financial Section of this report. The Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements.

Profile of the Government

The City of Lincoln was incorporated in 1890 and is located 27 miles northeast of Sacramento in the northernmost region of south Placer County. The City occupies 24 square miles and serves a population of more than 55,000 people. Lincoln is a General Law City, formed under the State Legislative Process and structured under the provisions of the California Constitution. The Lincoln City Council is the governing body of the City and is comprised of five elected officials, who are elected by district to four-year terms.

Each of the Councilmembers may take an annual turn as Mayor. City voters also elect a City Treasurer who serves a four-year term.

Lincoln is operated under the Council-Manager form of government. The City Council appoints the City Manager, who is then responsible for implementing the City Council's policy direction and overall management of the City. The City provides a full range of services, including public safety (police and fire), sanitation, water and sewer service, library, recreational and cultural activities, public improvements, planning, zoning, general administrative services, and a municipal airport.

Residents of the City may actively participate in the local government process by serving on a City commission, committee, or boards in an advisory capacity to the City Council. These include the Planning Commission, Economic Development Committee, Fiscal and Investment Oversight Committee, Airport Committee, Parks and Recreation Committee, and Library Board.

The City Council transitioned from an annual budget process to a biennium budget process, adopting a biennium budget every 2 years which serves as the foundation for the City's financial planning and control. Ultimate budgetary control resides at the fund level. However, the City has adopted several budgetary appropriation and transfer procedures to provide strong internal controls while encouraging improved accountability and administrative responsiveness. All transfers between funds require City Council review and approval.

The City Council and staff strive to achieve the City's ongoing Mission:

"To provide the highest level of service responsive to our community's expectation and to enhance the quality of life, and economic vitality." The Council's strategic priorities are reviewed and updated, as needed, annually and currently include Economic Development, Infrastructure, Organizational Excellence, Team Cohesion, Sustainable Fiscal Health, and Increased Public Safety Service Levels. The goals are wide ranging and are designed to ensure the ongoing quality of life and economic viability for the City of Lincoln organization, its residents, staff and community partners.

Major Initiatives

Using the Strategic Plan as developed by the City Council, the organization continued work to advance key initiatives including economic development, infrastructure projects, organizational excellence, team cohesion, sustainable fiscal health, and increased public safety levels.

As an ongoing and key core tenant, the City continues to incorporate new innovative technologies to ensure that quality municipal services are being delivered efficiently to the residents of Lincoln. This effort includes continued work on the multi-year process of implementation of a new enterprise resources planning (ERP) system. The financial system implementation is complete as of the date of the audit report and the City recently rolled out the new utility billing system with payroll and human resources planned for 2027. Additionally, staff continue to work to enhance land management and permitting software, improve cyber security to respond to a rapidly changing cyber security environment worldwide and new software/technology to make utility delivery more efficient and effective for our residents. The City has also continued to leverage technology to build improvements on the Financial Transparency dashboard and the Property Tax lookup tool.

One of the most important priorities for the Council (historically) has been public safety funding and staffing. Although the City of Lincon has a very low attrition rate, ongoing recruitments to ensure full Police and Fire staffing is and will remain a key function of the City. Along that vein, the City recently added a dedicated Fire Chief position to provide oversight and management of all fire personnel and related activities. Separately, careful financial planning ensures that as the City continues to add residents and businesses, public safety staffing must keep pace to ensure Lincoln continues to be a safe place to work and live.

The City continues its initiative to enhance economic development within the City by adding a second economic development position focused on enhancing existing business and attracting new business. With two staff now allocated to economic development and communications within the City, efforts will continue toward securing businesses to provide major job producing economic development, facilitation of large-scale commercial developments, small business support and community events that drive commerce in Lincoln. Along these lines the City has continued the work on the Downtown specific plan with the intent of resetting and enhancing the economic environment of our historic downtown and surrounding areas.

Momentum for Lincoln Regional Airport continues with the construction of new hangar buildings underway increasing hanger capacity by approximately 33% which will have a positive impact on leasehold revenue and fuel sales. The hangers will include individual hangers for general aviation as well as box hangers which would be suitable for new businesses at the Airport (key economic development initiative). Staff has begun the process to clear a path for the sale/development of the 84 acres adjacent to the airport which should help ensure the fiscal sustainability well into the future.

Finally, the City has invested significant resources into the delivery of a variety of

important capital infrastructure projects in virtually all departments. The Capital Engineering department has successfully delivered a large series of road, water, sewer, traffic and park infrastructure designed to upgrade existing facilities or to create new facilities to meet the needs of a growing community, including a large scale solar project designed to lower utility costs to the enterprise and other funds.

Local Economy

The national economy has fluctuated due to a number of factors and some neighboring jurisdictions have experienced a lag in housing starts. While Lincoln did see a slight slowing of permits, the development community remains positive and based on a recent survey Lincoln experienced a significant uptick in housing sales. The large-scale housing projects in Lincoln are on track and anticipate continued growth at a steady pace. Based on a variety of data sources it appears that barring any major economic downtown Lincoln and South Placer will continue to see overwhelming interest from the development community as this region continues to be a very attractive location for new residents to choose to live.

The City continues its conservative approach in revenue and expense forecasting. The City's property tax revenues remain stable with moderate growth predicted; sales tax has flattened slightly in the last 12 months with overall long-term growth remaining at roughly the same pace as was expected in previous budget cycles.

Retail development is gaining momentum within Lincoln with a groundbreaking of the Ferrari Pavilion retail center and continued development of the 12 Bridges retail and West Lincoln Square. Lincoln is poised on the precipice of sustained retail growth which will have a positive impact on the City's General Fund.

Long-term Financial Planning

Long-term financial planning continues to be a priority for the City, as we strive to marry our growth planning with responsible financial strategies. The Lincoln community benefits in many ways from the growth it is experiencing (i.e., parks, trails, new stores, new schools, entertainment), but at the same time, Lincoln remains very committed to retaining its community values and heritage. Growth planning and long-term financial strategy must continue to be accompanied by genuine community engagement in the planning process. City administration has undertaken a renewed effort to ensure that the land use planning process is defined and refined as the community continues to grow and change. This includes re-evaluation of all long-term planning documents that guide the growth within the City such as the General Plan, Specific Plan, the Housing Element and a series of land use policies that are evaluated from time to time.

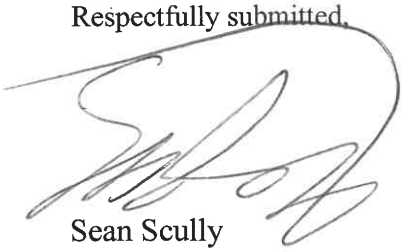
Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Lincoln for its annual comprehensive financial report (ACFR) for the fiscal year ended June 30, 2024. This was the 5th consecutive year that the City of Lincoln has received the prestigious award and the 8th award received in the last 9 years. In order to be awarded a Certificate of Achievement, the City of Lincoln had to publish an easily readable and efficiently organized ACFR that satisfied both generally accepted accounting principles and applicable program requirements.

A Certificate of Achievement for excellence in Financial Reporting is valid for a period of one year only. However, we believe that our current ACFR continues to meet the Certificate of Achievement for Excellence in Financial Reporting Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Preparation of this report was made possible by the efforts of the extremely dedicated and talented staff in the City's Finance Department with special thanks to Assistant City Manager / Finance Director Nita Wracker, Finance Manager Ruthann Codina, Accounting Manager Alex Hom, and to our dedicated Finance staff and those in other City departments who have assisted in the process. Each and every day the Finance Department works to ensure that the many mechanisms of this City Government are well supported financially and administratively thereby allowing our many experts within the City to do what they do best, which is serve our community. I'd also like to thank this current and the past City Council for their unwavering support of staff as we continue to improve this local government for the current and future success of Lincoln as a community.

Respectfully submitted,



Sean Scully
City Manager

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Lincoln
California

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024



Executive Director/CEO

CITY OF LINCOLN

CITY OFFICIALS

JUNE 30, 2025

ELECTED OFFICIALS

Mayor	Richard Pearl
Mayor Pro Tem	Whitney Eklund
Council Member	Holly Woods-Andreatta
Council Member	Ben Brown
Council Member	John Reedy
City Treasurer	Gregory E. Kevin

APPOINTED OFFICIALS

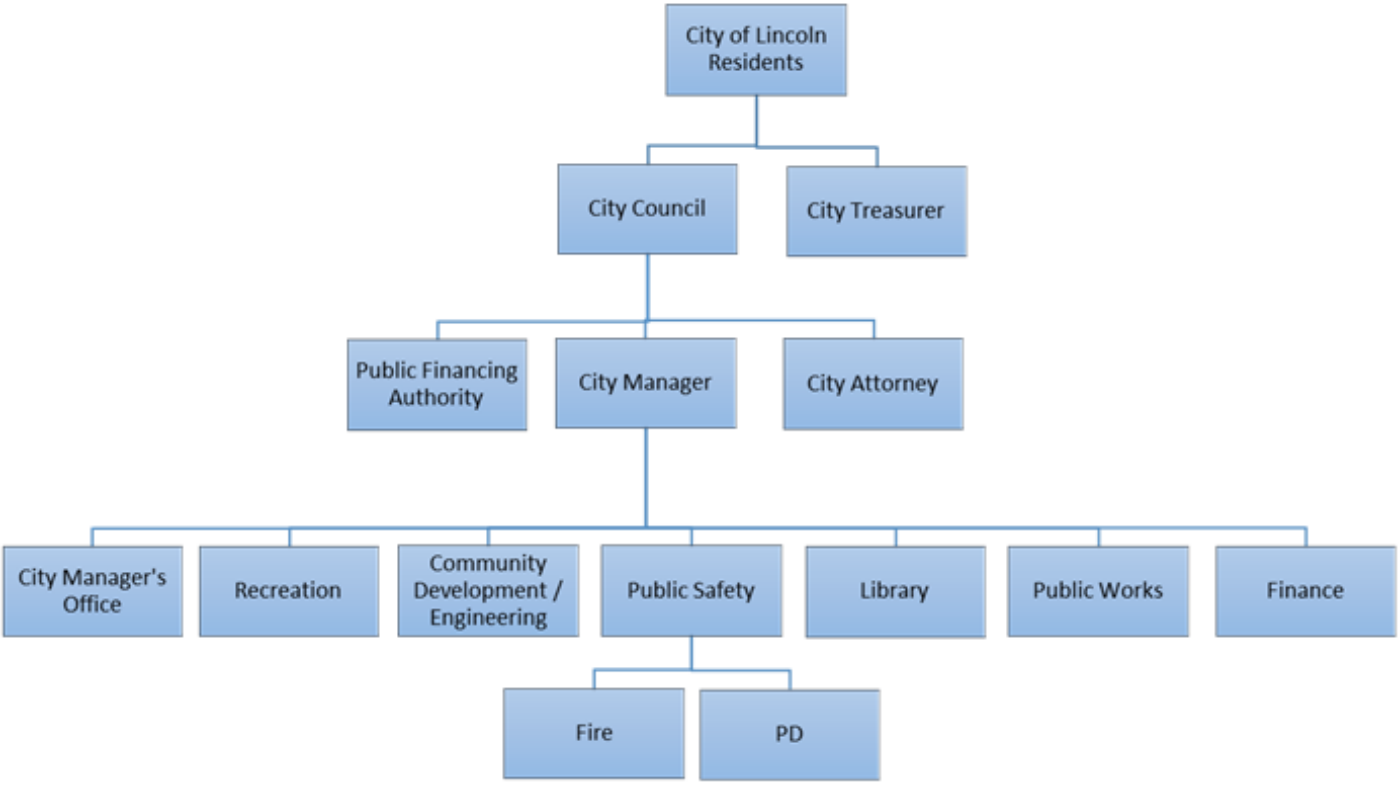
City Manager	Sean Scully
City Clerk	Hope Ithurburn
City Attorney	Kristine L. Mollenkopf

DEPARTMENT HEADS

Assistant City Manager/Director of Finance	Nita Wracker
Director of Community Development	Vacant
City Engineer	Vin Cay
Director of Public Works	Matthew Medill
Chief Innovation and Technology Officer	Jennifer Brown
Public Safety Chief	Matt Alves
Library Director	Kathryn Hunt

This listing has been created for the purpose of this financial statements and as a reference of the structure at the time of production.

City Organizational Chart



FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

To the City Council of
the City of Lincoln
Lincoln, California

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lincoln (the City) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lincoln, as of June 30, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Change in Accounting Principle

As described in Note 1 to the financial statements, in 2025, the City adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, pension related schedules, and OPEB related schedules as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and budgetary comparison schedules, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and budgetary comparison schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

MUN CPAs, LLP

Sacramento, California
March 16, 2026

CITY OF LINCOLN
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED JUNE 30, 2025

As Management of the City of Lincoln (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with the City's basic financial statements following this section.

FINANCIAL HIGHLIGHTS

- At the end of the fiscal year, the General Fund reported total assets of $47,331,215, total liabilities of $5,215,910, and a total fund balance of $39,506,527. Of the total fund balance, the unassigned fund balance of the General Fund totaled $13,714,390 or 36% of total General Fund expenditures at year-end.

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at June 30, 2025 by $890,117,923 (net position). Of this amount, $630,956,416 is invested in capital assets, net of related debt; $154,048,948 is restricted for debt service, capital projects, insurance, grants, taxes, and fees; and $105,112,559 is unrestricted.

- The City's total net position increased by $11,353,121, of which $7,426,537 is an increase to governmental activities and $3,926,584 an increase to business-type activities.

- As of June 30, 2025, the City's governmental funds reported combined ending fund balances of $222,460,396, an increase of $39,339,735 from the prior year's balance of $183,120,661. Nonspendable, restricted, committed and assigned fund balances totaled $209,023,477, whereas unassigned fund balance totaled $13,436,919.

OVERVIEW OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements which comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is strengthening or weakening.

The Statement of Activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works and facilities, culture and recreation, urban redevelopment and housing, as well as education. The business-type activities of the City of Lincoln include water, wastewater, solid waste, airport, and transit.

The Lincoln Public Financing Authority, although legally separate, functions for all practical purposes as a department of the City, and therefore, has been included as an integral part of the primary government. No separate financial statements were issued for the Authority.

The government-wide financial statements can be found on pages 16 - 18 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds used by the City are divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, which focus on the long-term, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term capability of maintaining service delivery levels.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with what is presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term funding choices. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains numerous individual governmental funds. Financial data is presented individually for each of the City's major governmental funds in both the governmental fund balance sheet as well as the governmental fund statement of revenues, expenditures, and changes in fund balance. The City's major funds include the General Fund, Public Facility Element (PFE) fund, Water Connections fund, Special Assessment Districts, Development Services fund, and Low/Moderate Income Housing fund. Data for the remaining governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 19 - 24 of this report.

Proprietary funds

The City of Lincoln maintains two different types of proprietary funds; Enterprise funds, which are used to account for its water, wastewater, solid waste, airport, and transit activities, and Internal Service funds which are an accounting device used to accumulate and allocate shared costs internally among the City's various functions or departments.

Enterprise funds report the same functions presented as business-type activities in the government-wide statements. Whereas internal service funds, which predominantly benefit governmental rather than business-type functions, are included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for its water, wastewater, solid waste, airport, and transit, which are considered to be major funds.

The basic proprietary fund financial statements can be found on pages 25 - 30 of this report.

Fiduciary funds

Fiduciary funds are used to account for resources held for the benefit of parties outside of the reporting City government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City’s own programs.

The basic fiduciary fund financial statements can be found on pages 31 - 32 of this report.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the City's financial statements. Each note is in sequence with the financial statements and can be found on pages 33 - 77 of this report.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's pension liability and other post-employment benefits (OPEB) liability. The City adopts an annual appropriated budget for all of its funds. Budgetary information on the City's major governmental funds, which include the General Fund, Public Facility Element (PFE) fund, Water Connections fund, Special Assessment Districts, Development Services fund, and Low/Moderate Income Housing fund can be found on pages 86 - 93. These schedules demonstrate compliance with the adopted budget.

The combining statements referred to earlier in connection with non-major governmental funds, internal service funds, and fiduciary funds are presented immediately following the required supplementary information, which is found on pages 94 - 128.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

A comparative analysis of the government-wide data follows.

Statement of Net Position
As of June 30, 2025 and 2024
(in thousands)

	Governmental Activities			Business-Type Activities			Total Government		
	2025	2024	Net Change	2025	2024	Net Change	2025	2024	Net Change
ASSETS									
Current and other assets	$ 248,894	$ 213,169	$ 35,725	$ 76,571	$ 70,895	$ 5,676	$ 325,465	$ 284,064	$ 41,401
Capital assets	330,713	333,903	(3,190)	325,076	325,942	(866)	655,789	659,845	(4,056)
Total Assets	579,607	547,072	32,535	401,647	396,837	4,810	981,254	943,909	37,345
DEFERRED OUTFLOWS OF RESOURCES	14,079	18,409	(4,330)	3,918	4,917	(999)	17,997	23,326	(5,329)
LIABILITIES									
Long-term liabilities	66,156	56,263	9,893	11,668	11,977	(309)	77,824	68,240	9,584
Other liabilities	16,747	20,953	(4,206)	8,265	7,681	584	25,012	28,634	(3,622)
Total Liabilities	82,903	77,216	5,687	19,933	19,658	275	102,836	96,874	5,962
DEFERRED INFLOWS OF RESOURCES	4,838	6,322	(1,484)	1,459	1,850	(391)	6,297	8,172	(1,875)
NET POSITION									
Net investment in capital assets	306,435	320,892	(14,457)	324,521	325,509	(988)	630,956	646,402	(15,446)
Restricted	132,490	93,397	39,093	21,559	20,148	1,411	154,049	113,545	40,504
Unrestricted	67,020	67,654	(634)	38,093	34,589	3,504	105,113	102,243	2,870
Total Net Position	$ 505,945	$ 481,943	$ 24,002	$ 384,173	$ 380,246	$ 3,927	$ 890,118	$ 862,190	$ 27,928

By far, the largest portion of the City's net position is unspendable ($630,956,416 or 71%) and reflects its investment in capital assets (e.g. infrastructure, land, buildings, equipment), less any related debt. The City's remaining net position consists of restricted funds of $154,048,948 which are resources subject to external restrictions, and unrestricted net position totaling $105,112,559.

Changes in Net Position
As of June 30, 2025 and 2024
(in thousands)

	Governmental Activities			Business-Type Activities			Total Government		
	2025	2024	Net Change	2025	2024	Net Change	2025	2024	Net Change
REVENUES:									
Program Revenues									
Charges for services	$ 28,407	$ 29,686	$ (1,279)	$ 57,802	$ 47,727	$ 10,075	$ 86,209	$ 77,413	$ 8,796
Operating grants and contributions	13,069	9,094	3,975	826	636	190	13,895	9,730	4,165
Capital grants and contributions	-	2,959	(2,959)	1,510	1,153	357	1,510	4,112	(2,602)
General Revenues									
Property taxes	16,815	16,535	280	-	-	-	16,815	16,535	280
Sales taxes	5,451	5,910	(459)	59	61	(2)	5,510	5,971	(461)
Franchise taxes	1,033	960	73	-	-	-	1,033	960	73
Other taxes	412	298	114	-	-	-	412	298	114
Investment earnings	7,929	5,593	2,336	3,338	2,780	558	11,267	8,373	2,894
Other revenues	987	1,718	(731)	313	1,069	(756)	1,300	2,787	(1,487)
Gain (loss) on sale of asset	-	-	-	19	(106)	125	19	(106)	125
Total Revenues	74,103	72,753	1,350	63,867	53,320	10,547	137,970	126,073	11,897
EXPENSES:									
General government	9,472	6,490	2,982	-	-	-	9,472	6,490	2,982
Public safety	21,694	20,367	1,327	-	-	-	21,694	20,367	1,327
Public works and facilities	32,726	34,285	(1,559)	-	-	-	32,726	34,285	(1,559)
Culture & recreation	1,677	1,409	268	-	-	-	1,677	1,409	268
Urban redevelopment and housing	326	335	(9)	-	-	-	326	335	(9)
Education	1,725	1,385	340	-	-	-	1,725	1,385	340
Interest	890	430	460	-	-	-	890	430	460
Water	-	-	-	21,906	19,965	1,941	21,906	19,965	1,941
Wastewater	-	-	-	22,900	16,912	5,988	22,900	16,912	5,988
Solid waste	-	-	-	10,710	9,520	1,190	10,710	9,520	1,190
Airport	-	-	-	1,856	1,799	57	1,856	1,799	57
Transit	-	-	-	644	563	81	644	563	81
Total Expenses	68,510	64,701	3,809	58,016	48,759	9,257	126,526	113,460	13,066
Change in net position before transfers and special items	5,593	8,052	(2,459)	5,851	4,561	1,290	11,444	12,613	(1,169)
Transfers	1,917	717	1,200	(1,917)	(717)	(1,200)	-	-	-
Special items	-	-	-	-	5	(5)	-	5	(5)
Change in net position	7,510	8,769	(1,259)	3,934	3,849	85	11,444	12,618	(1,174)
Net Position Beginning, as restated	498,435	473,174	25,261	380,239	376,397	3,842	878,674	849,571	29,103
Net Position Ending	$ 505,945	$ 481,943	$ 24,002	$ 384,173	$ 380,246	$ 3,927	$ 890,118	$ 862,189	$ 27,929

Governmental activities increased the City's net position by $7,426,537 and business-type activities increased the City's net position by $3,926,584. Total net position increased by $11,353,121, or 3% over the prior year.

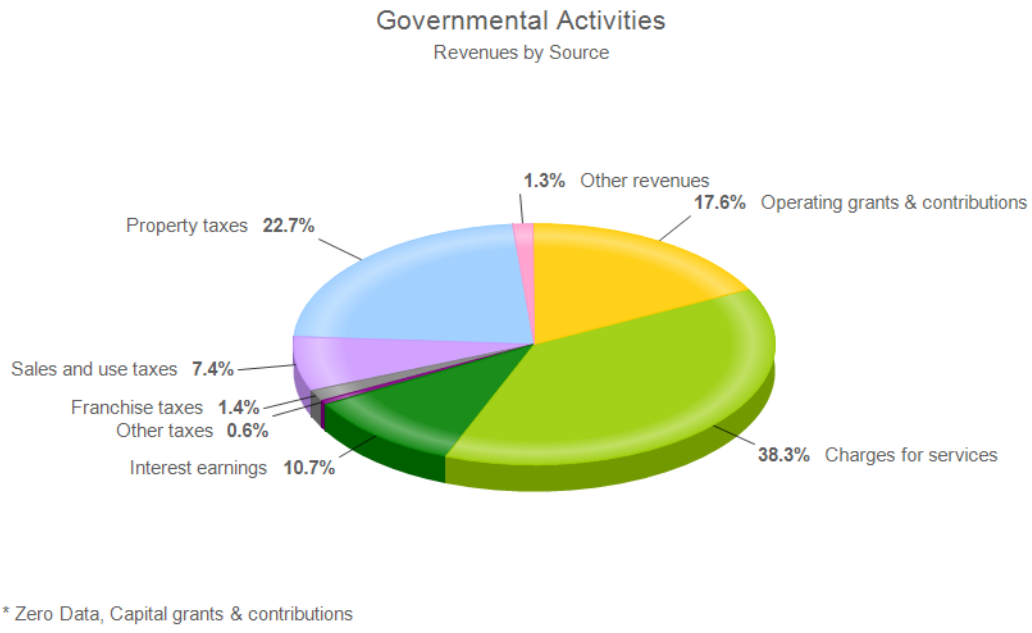
Governmental Activities

Governmental activities increased the City's net position by $7,426,537 or 1% as of June 30, 2025.

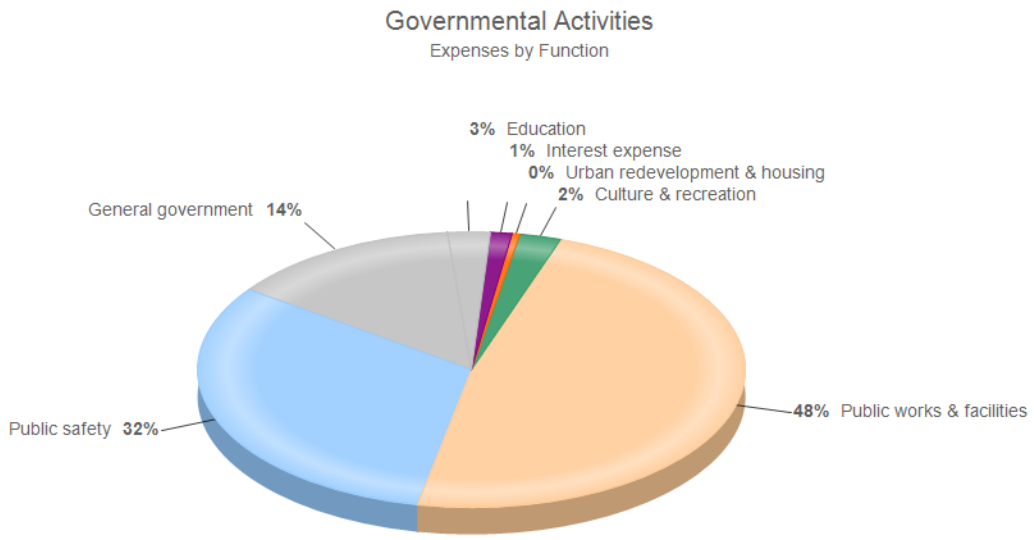
Key elements for the changes in revenues and expenses for governmental activities are as follows:

- Charges for services decreased $1.2 million primarily due to a decrease in the number of new residential construction permits issued.
- Operating grants and contributions increased $3.9 million primarily due to usage of COVID-19 relief funds.
- Capital grants and contributions decreased $2.9 million primarily due to one-time grant funding for the Joiner Parkway Repaving project.
- Interest and investment earnings increased $2.3 million primarily as a result of changes in market values.
- General government expenses increased $2.9 million primarily due to expenditure of COVID-19 relief funds.

The following charts show governmental activities revenues by source and expenses by function.



* Zero Data, Capital grants & contributions



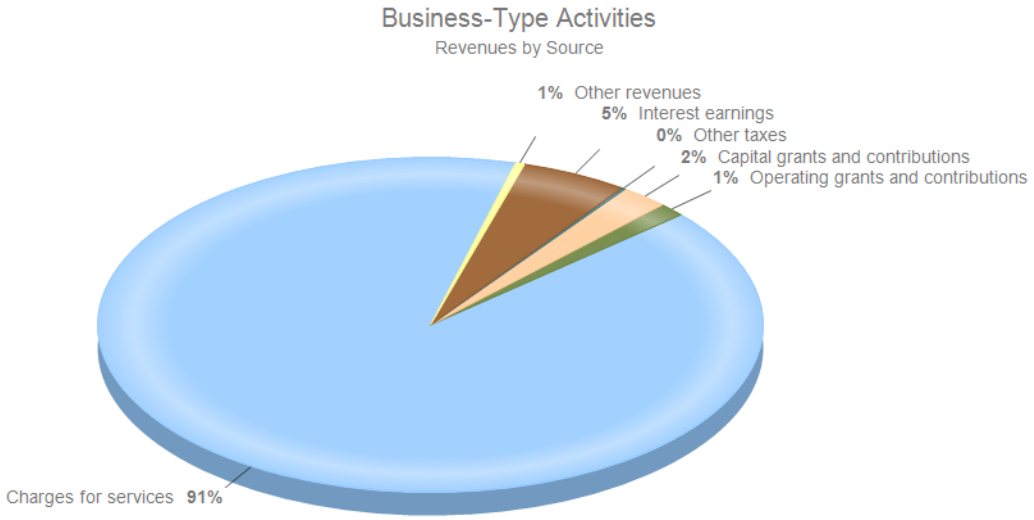
Business-Type Activities

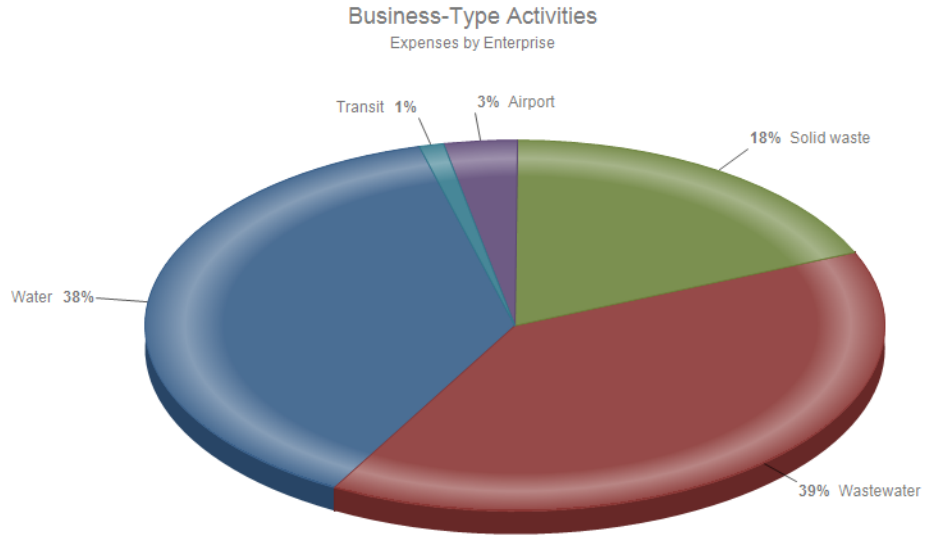
Business-type activities increased the City's net position by $3,926,584 or 0.5% as of June 30, 2025.

Key elements accounting for the changes in revenues and expenses for business-type activities are as follows:

- The largest factor in the increase was the increase in rates during the fiscal year.
- Wastewater expenses increased $5.9 million primarily due to increased charges for the wastewater treatment plant.
- Water expenses increased $1.9 million primarily due to an increase in the cost of water purchases.

The following charts show business-type activities revenues by sources and expenses by enterprise:





FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. Each fund functions as its own entity with its own set of financial statements for analyses of revenues, expenses, assets, liabilities, and fund balance.

Under Governmental Accounting Standards Board Statement No. 54, fund balances are classified as nonspendable, restricted, committed, assigned, and unassigned. Nonspendable fund balances are amounts that are inherently nonspendable, i.e. cannot be spent because of their form or because they must be maintained intact. Restricted fund balances are amounts with externally enforceable limitations on use, such as limitations imposed by creditors or grantors, and limitations imposed by other governments. Committed fund balances are amounts that can only be used for the specific purposes determined by formal action of the City's highest level of decision making authority (the City Council). Assigned fund balances are amounts constrained by the City's intent to be used for specific purposes. Unassigned fund balances, the residual net resources, are the amounts in excess of nonspendable, restricted, committed, and assigned amounts. Negative fund balances are included in the unassigned fund balance category.

Governmental Funds

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of resources. Such information is useful in assessing the City's current resources available for service delivery.

At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $222,460,396, an increase of $39,339,735, or 12% over the prior year balance. The increased fund balance is the result of revenues and contributions from property owners exceeding expenditures and net transfers out. When comparing total revenues and expenditures against the prior year, net revenues increased.

Nonspendable fund balances totaled $47,414,313, restricted fund balances totaled $132,133,775, committed fund balances totaled $7,770,504, assigned fund balances totaled $21,704,885, and unassigned fund balances totaled $13,436,919. The General Fund has a positive unassigned fund balance of $13,714,390. The Federal Grants fund has a negative unassigned fund balance of $272,561 which is unchanged from the prior year. The accumulated negative fund balance in the Federal Grants fund is the result of delayed grant reimbursements, which were subsequently received in the next fiscal year.

The following discussion touches on each of the five major governmental funds.

General Fund

The General Fund is the chief operating fund of the City. Fiscal year 2024-25 increased the City's General Fund balance by $9,185,903 to an ending fund balance of $39,506,527. The unassigned fund balance of the General Fund was $13,714,390. The committed fund balance at year-end was $7,770,504 which contains reserves of $6,760,956 for operating and $1,009,548 for capital replacement. The nonspendable fund balance at year-end of $6,400,919 is invested in the City's insurance programs with a JPA - Northern California Cities Self-Insurance Fund and an interfund advance to the Airport enterprise fund of $4,675,090.

General Fund expenditures exceeded revenues by $3,314,334 while other financing sources (uses) resulted in an increase of $12,500,237 thus resulting in a year-end gain of $9,185,903. This gain is primarily due to the inception of a lease for the solar project.

As a measure of the General Fund's liquidity, it may be useful to compare the unassigned fund balance to total fund expenditures. Including sources and uses, the unassigned fund balance represents 36% of total General Fund expenditures, up from 58% in the prior year.

The following table provides a two-year comparison of revenues by source and expenditures by function. Accompanying the tables are brief explanations of significant changes.

Revenues Classified by Source
General Fund
For the Years Ended June 30, 2025 and 2024

	2025		2024		Increase (Decrease)	
	Amount	% of Total	Amount	% of Total	Amount	Percent
Taxes and assessments	$ 23,711,392	50.3 %	$ 23,703,497	76.6 %	$ 7,895	- %
Licenses and permits	1,686,404	3.6 %	1,515,701	4.9 %	170,703	11.3 %
Intergovernmental	4,219,817	8.9 %	2,166,561	7.0 %	2,053,256	94.8 %
Fines and forfeitures	117,130	0.2 %	86,422	0.3 %	30,708	35.5 %
Use of money and property	1,499,836	3.2 %	819,207	2.7 %	680,629	83.1 %
Charges for services	3,150,243	6.7 %	2,513,314	8.1 %	636,929	25.3 %
Other revenues	551,391	1.2 %	25,709	0.1 %	525,682	2,044.7 %
Inception of financed purchases and leases	12,241,633	25.9 %	-	- %	12,241,633	100.0 %
Inception of SBITA	-	- %	80,118	0.3 %	(80,118)	(100.0)%
	$ 47,177,846	100.0 %	$ 30,910,529	100.0 %	$ 16,267,317	52.6 %

Total General Fund revenues increased by $16,267,317 or 52.6% from the prior fiscal year and are driven by a combination of factors:

- Intergovernmental revenues increased by $2,053,256 or 95% as a result of COVID-19 pandemic relief funds received in the previous year.
- Use of money and property increased by $680,629 or 83% because market value increases during the year.
- Charges for services increased by $636,929 or 25% resulting largely from mutual aid.

Expenditures by Function
General Fund
For the Years Ended June 30, 2025 and 2024

	2025		2024		Increase (Decrease)	
	Amount	% of Total	Amount	% of Total	Amount	Percent
General government	$ 8,550,322	22.4 %	$ 5,685,860	19.2 %	$ 2,864,462	50.4 %
Public safety	18,772,450	49.1 %	17,132,549	57.8 %	1,639,901	9.6 %
Public works & facilities	2,004,310	5.2 %	2,962,667	10.0 %	(958,357)	(32.3)%
Culture & recreation	1,569,842	4.1 %	1,344,285	4.5 %	225,557	16.8 %
Urban development & housing	341,584	0.9 %	279,913	0.9 %	61,671	22.0 %
Education	1,151,961	3.0 %	842,211	2.8 %	309,750	36.8 %
Capital outlay	5,250,895	13.7 %	1,167,689	3.9 %	4,083,206	349.7 %
Debt principal	300,015	0.8 %	232,875	0.8 %	67,140	28.8 %
Debt interest	309,168	0.8 %	30,772	0.1 %	278,396	904.7 %
	$ 38,250,547	100.0 %	$ 29,678,821	100.0 %	$ 8,571,726	28.9 %

The above General Fund expenditures remain categorically consistent and increased by $8,571,726 or 29% from the prior fiscal year primarily due to rising salary, benefit, and retirement costs, as well as increased insurance costs.

Public Facility Element (PFE) Fund

The PFE funds are collected with the issuance of building permits and are used by the City to fund infrastructure projects and public facilities. The City's PFE funds include: transportation, drainage, parks, and community services for police, fire, administration, and the library. Development activity in Lincoln has experienced a renewed development interest during the past 3 years which has led to increased revenue and fund balance.

The PFE fund has a total fund balance of $50,364,122 at the end of the fiscal year. This is improvement from the fund balance of $35,907,413 as of June 30, 2024 and is the result of revenue receipts in excess of expenses during the year for all PFE funds with the exception of the Library PFE along with a reimbursement from bond proceeds held in the custodial funds for expenditures incurred in prior years.

Water Connections Fund

This fund is used to account for water connection fees collected from developers and property owners that are required by the California Government Code to be expended for capacity expansion. The fund balance of the Water Connections fund at the end of the fiscal year was $66,948,122, or an increase of 8% from prior fiscal year.

Special Assessment Districts Fund

This fund is used to account for resources received to provide improvements and maintenance to public property within a district. The fund balance of the Special Assessment Districts fund at the end of the fiscal year was $19,516,809, or an increase of 16% from prior fiscal year.

Development Services Fund

This fund is used to account for monies received in relation to property development and other projects within the City. Ending fund balance totaled $21,749,848, or an increase of 11% from prior fiscal year.

Low/Moderate Income Housing Fund

This fund is used to account for the housing loans established as part of the former Redevelopment Agency of the City of Lincoln. Ending fund balance totaled $1,804,626.

GENERAL FUND BUDGETARY HIGHLIGHTS

Each year, the City develops the annual budget for revenues and expenditures using a realistic, but conservative methodology based upon the best information available at that time. During the course of the fiscal year, the City Council is presented with financial status reports and approves amendments to budgeted revenue and expenditure projections as needed, so as to ensure that the City's budget continuously provides an accurate measurement of available fiscal resources to achieve the City Council priorities.

The final General Fund budget for the fiscal year ending June 30, 2025 projected revenue of $36,676,098 and expenditures of $43,189,812, and a decrease in fund balance of $6,513,714. The General Fund's actual performance for the year however, ended with revenues totaling $34,936,213 or $1,739,885 less than projected and expenditures totaling $38,250,547, or $4,939,265 less than budgeted, resulting in an annual operating surplus of $3,314,334.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The City's capital assets include construction in progress, land, buildings and facilities, machinery and equipment, park facilities, and roads. As of June 30, 2025, the City's total investment in capital assets for its governmental and business-type activities totaled $655,789,597 (net of accumulated depreciation/amortization) which decreased from the prior fiscal year by $4,055,006 or 0.6%, which is the result of current year annual depreciation exceeding asset investments.

CAPITAL ASSETS (NET OF DEPRECIATION)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Land and easements	$ 14,788,994	$ 14,712,994	$ 1,591,640	$ 1,591,640	$ 16,380,634	$ 16,304,634
Construction in progress	18,762,110	7,669,709	14,341,508	6,349,293	33,103,618	14,019,002
Buildings & improvements	68,846,255	71,395,856	10,450,749	10,995,891	79,297,004	82,391,747
Machinery & equipment	3,250,327	3,486,974	6,891,503	6,670,124	10,141,830	10,157,098
Infrastructure	223,786,899	236,062,669	291,536,076	299,997,607	515,322,975	536,060,276
Lease assets - vehicles	696,292	-	-	-	696,292	-
Subscription assets	582,472	574,864	264,772	336,982	847,244	911,846
Total	$330,713,349	$333,903,066	$325,076,248	$325,941,537	$655,789,597	$659,844,603

Governmental activities decreased by $3,189,717 or 1.0% and business-type activities decreased by 865,289 or 0.3%. Additional information on the City's capital assets can be found in Note 6 of this report.

Long-term Debt

As of June 30, 2025, the City of Lincoln had total debt outstanding of $28,232,611. This amount is comprised of $10,668,780 in bond debt, $12,170,621 in financed purchases, $611,598 in leases, $722,910 in subscription liabilities, and $4,058,702 in compensated absences.

CITY'S OUTSTANDING DEBT

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Bonds, net	$ 10,668,780	$ 11,813,785	$ -	$ -	$ 10,668,780	$ 11,813,785
Financed purchases	12,170,621	670,001	-	-	12,170,621	670,001
Lease liability	611,598	-	-	-	611,598	-
Subscription liability	504,831	534,138	218,079	273,931	722,910	808,069
Compensated absences	3,362,698	3,237,226	696,004	538,037	4,058,702	3,775,263
Total	$ 27,318,528	$ 16,255,150	$ 914,083	$ 811,968	$ 28,232,611	$ 17,067,118

The City's total debt increased by $11,165,493 or 65% during the fiscal year primarily due to the issuance of financed purchases and continuance of scheduled debt service payments. Additional information about the City's long-term debt can be found in Note 8 to the financial statements.

City's Pension and OPEB Liabilities

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Net pension liability	$ 24,249,982	$ 24,753,668	$ 6,898,087	$ 7,060,443	$ 31,148,069	$ 31,814,111
Net OPEB liability	18,957,904	19,389,198	4,478,885	4,590,783	23,436,789	23,979,981
Total	$ 43,207,886	$ 44,142,866	$ 11,376,972	$ 11,651,226	$ 54,584,858	$ 55,794,092

The City's net pension liability and net OPEB liability decreased by $1,209,234 or 2%. Additional information on the City's net pension liability and net OPEB obligation can be found in notes 12 and 13, respectively.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

New residential and commercial construction within the City follows the conservative assumptions used in revenue forecasting, which has resulted in continued strength in the local economy. The City's property tax revenue remains stable with moderate growth predicted, similarly sales tax has remained generally stable although this is likely somewhat related to inflation versus increased spending.

REQUESTS FOR INFORMATION

This financial statement is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to demonstrate the City's accountability for the money it receives. If you have any questions about this report or need additional financial information, please contact the Administrative Services Department, City of Lincoln, 600 Sixth Street, Lincoln, CA 95648.

CITY OF LINCOLN
STATEMENT OF NET POSITION
JUNE 30, 2025

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and investments (Note 2)	$ 176,276,917	$ 72,345,356	$ 248,622,273
Accounts receivable, net	1,003,358	8,255,100	9,258,458
Interest receivable	169,216	71,598	240,814
Taxes receivable	775,102	1,742	776,844
Intergovernmental receivables	1,790,830	-	1,790,830
Leases receivable (Note 3)	2,514,998	423,979	2,938,977
Prepaid items	41,860,507	259,161	42,119,668
Inventory	-	59,564	59,564
Internal balances	4,845,651	(4,845,651)	-
Advances to Successor Agency (Note 18)	2,089,476	-	2,089,476
Restricted cash and cash equivalents (Note 2)	11,636,955	-	11,636,955
Loans receivable, net of allowance (Note 4)	5,931,344	-	5,931,344
Capital assets (Note 6)			
Land and construction in progress	33,551,104	15,933,148	49,484,252
Other capital assets, net of depreciation	297,162,245	309,143,100	606,305,345
Total capital assets	330,713,349	325,076,248	655,789,597
Total Assets	579,607,703	401,647,097	981,254,800
Deferred Outflows of Resources			
Changes in the net pension liability (Note 12)	8,830,468	2,529,093	11,359,561
Changes in net OPEB liability (Note 13)	5,248,128	1,389,000	6,637,128
Total Deferred Outflows of Resources	14,078,596	3,918,093	17,996,689
LIABILITIES			
Accounts payable	5,743,739	5,465,900	11,209,639
Accrued payroll and benefits	1,390,214	336,189	1,726,403
Accrued liabilities	129,425	-	129,425
Accrued interest payable	311,572	-	311,572
Retention payable	322,275	336,816	659,091
Deposits payable	2,648,645	1,342,131	3,990,776
Unearned revenue (Note 7)	1,830,263	161,277	1,991,540
Net pension liability (Note 12)			
Due in more than one year	24,249,982	6,898,087	31,148,069
Other postemployment benefits (Note 13)			
Due in more than one year	18,957,904	4,478,885	23,436,789
Accrued compensated absences (Note 8):			
Due within one year	2,690,158	556,803	3,246,961
Due in more than one year	672,540	139,201	811,741
Long-term liabilities (Note 8):			
Due within one year	1,680,512	66,026	1,746,538
Due in more than one year	22,275,318	152,053	22,427,371
Total Liabilities	82,902,547	19,933,368	102,835,915
DEFERRED INFLOWS OF RESOURCES			
Changes in the net pension liability (Note 12)	514,977	340,433	855,410
Changes in net OPEB liability (Note 13)	1,714,676	705,217	2,419,893
Leases (Note 3)	2,608,778	413,570	3,022,348
Total Deferred Inflows of Resources	4,838,431	1,459,220	6,297,651

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF NET POSITION (CONTINUED)
JUNE 30, 2025

	Governmental Activities	Business-Type Activities	Total
NET POSITION			
Net investment in capital assets	306,435,245	324,521,171	630,956,416
Restricted for:			
Debt service	2,223,732	-	2,223,732
Capital projects	10,784,916	-	10,784,916
Grants	51,476	-	51,476
Loan programs and housing	4,698,484	-	4,698,484
Assessments and fees	60,083,425	-	60,083,425
Public facility element	50,364,122	21,558,514	71,922,636
Pension	3,695,412	-	3,695,412
Endowments			
Nonexpendable	356,659	-	356,659
Expendable	232,208	-	232,208
Unrestricted	67,019,642	38,092,917	105,112,559
Total Net Position	$ 505,945,321	$ 384,172,602	$ 890,117,923

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position: Primary Government: Governmental Activities	Net (Expense) Revenue and Change in Net Position: Primary Government: Business-Type Activities	Net (Expense) Revenue and Change in Net Position: Primary Government: Total Primary Government
PRIMARY GOVERNMENT							
Governmental activities:							
General government	$ 9,472,027	$ 2,887,138	$ 1,623,035	$ -	$ (4,961,854)	$ -	$ (4,961,854)
Public safety	21,693,685	1,769,744	4,170,026	-	(15,753,915)	-	(15,753,915)
Public works and facilities	32,726,000	21,306,466	7,026,159	-	(4,393,375)	-	(4,393,375)
Culture and recreation	1,676,854	2,313,254	-	-	636,400	-	636,400
Urban redevelopment and housing	326,385	27,393	249,653	-	(49,339)	-	(49,339)
Education	1,724,863	102,891	-	-	(1,621,972)	-	(1,621,972)
Interest	889,696	-	-	-	(889,696)	-	(889,696)
Total governmental activities	68,509,510	28,406,886	13,068,873	-	(27,033,751)	-	(27,033,751)
Business-type activities:							
Water	21,906,341	25,731,822	1,696	670,681	-	4,497,858	4,497,858
Wastewater	22,899,722	18,822,587	631	611,842	-	(3,464,662)	(3,464,662)
Solid waste	10,710,546	11,329,387	200,242	227,497	-	1,046,580	1,046,580
Airport	1,855,664	1,918,531	28,053	-	-	90,920	90,920
Transit	643,806	-	594,949	-	-	(48,857)	(48,857)
Total business-type activities	58,016,079	57,802,327	825,571	1,510,020	-	2,121,839	2,121,839
Total primary government	$ 126,525,589	$ 86,209,213	$ 13,894,444	$ 1,510,020	(27,033,751)	2,121,839	(24,911,912)
General revenues:							
Taxes:							
Property taxes					16,815,190	-	16,815,190
Sales and use taxes					5,451,537	58,285	5,509,822
Franchise taxes					1,033,136	-	1,033,136
Other taxes					411,529	-	411,529
Interest and investment earnings					7,928,774	3,338,465	11,267,239
Gain on disposal of capital assets					-	19,169	19,169
Other revenue					987,454	312,593	1,300,047
Transfers					1,916,566	(1,916,566)	-
Total general revenues and transfers					34,544,186	1,811,946	36,356,132
Change in net position					7,510,435	3,933,785	11,444,220
Net position - July 1, 2024					481,943,063	380,246,018	862,189,081
Change in accounting principle (Note 19)					(83,898)	(7,201)	(91,099)
Prior period restatement (Note 19)					16,575,721	-	16,575,721
Net position - July 1, 2024, restated					498,434,886	380,238,817	878,673,703
Net position - June 30, 2025					$ 505,945,321	$ 384,172,602	$ 890,117,923

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2025

	General Fund	Public Facility Element (PFE)	Water Connections	Special Assessment Districts
ASSETS				
Cash and investments	$ 23,880,536	$ 52,768,524	$ 23,436,194	$ 20,117,726
Accounts receivable	706,408	-	5,018	26,730
Interest receivable	24,818	54,066	23,395	13,468
Taxes receivable	553,316	-	-	221,786
Intergovernmental receivable	1,116,641	10,457	-	-
Leases receivable	2,514,998	-	-	-
Due from other funds	512,865	-	-	-
Prepaid items	1,725,829	-	40,000,000	35,760
Advances to other funds	4,675,090	-	1,394,039	-
Advances to Successor Agency	-	-	2,089,476	-
Restricted cash and investments	11,620,714	-	-	-
Loans receivable, net	-	-	-	-
Total Assets	$ 47,331,215	$ 52,833,047	$ 66,948,122	$ 20,415,470
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 2,114,383	$ 672,191	$ -	$ 810,609
Accrued payroll and benefits	942,824	-	-	59,863
Accrued liabilities	98,546	-	-	-
Retention payable	209,644	46,301	-	1,158
Deposits and other payables	20,250	-	-	27,031
Due to other funds	-	-	-	-
Advances from other funds	-	1,750,433	-	-
Unearned revenue	1,830,263	-	-	-
Total Liabilities	5,215,910	2,468,925	-	898,661
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	-	-	-	-
Leases	2,608,778	-	-	-
Total Deferred Inflows of Resources	2,608,778	-	-	-
FUND BALANCES				
Nonspendable	6,400,919	-	40,000,000	35,760
Restricted	11,620,714	50,364,122	26,948,122	19,481,049
Committed	7,770,504	-	-	-
Assigned	-	-	-	-
Unassigned	13,714,390	-	-	-
Total Fund Balances	39,506,527	50,364,122	66,948,122	19,516,809
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 47,331,215	$ 52,833,047	$ 66,948,122	$ 20,415,470

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
BALANCE SHEET (continued)
GOVERNMENTAL FUNDS
JUNE 30, 2025

	Development Services	Low/Moderate Income Housing	Other Governmental Funds	Total Governmental Funds
ASSETS				
Cash and investments	$ 25,449,270	$ 1,802,804	$ 22,884,041	$ 170,339,095
Accounts receivable	209,236	-	23,808	971,200
Interest receivable	26,154	1,822	19,230	162,953
Taxes receivable	-	-	-	775,102
Intergovernmental receivable	173,892	-	489,840	1,790,830
Leases receivable	-	-	-	2,514,998
Due from other funds	-	-	-	512,865
Prepaid items	44,963	-	49,057	41,855,609
Advances to other funds	-	-	526,955	6,596,084
Advances to Successor Agency	-	-	-	2,089,476
Restricted cash and investments	-	-	16,241	11,636,955
Loans receivable, net	-	3,979,969	1,951,375	5,931,344
Total Assets	$ 25,903,515	$ 5,784,595	$ 25,960,547	$ 245,176,511
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 1,205,817	$ -	$ 595,742	$ 5,398,742
Accrued payroll and benefits	108,571	-	68,755	1,180,013
Accrued liabilities	28,308	-	2,571	129,425
Retention payable	-	-	65,172	322,275
Deposits and other payables	2,601,364	-	-	2,648,645
Due to other funds	-	-	512,865	512,865
Advances from other funds	-	-	-	1,750,433
Unearned revenue	-	-	-	1,830,263
Total Liabilities	3,944,060	-	1,245,105	13,772,661
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	209,607	3,979,969	2,145,100	6,334,676
Leases	-	-	-	2,608,778
Total Deferred Inflows of Resources	209,607	3,979,969	2,145,100	8,943,454
FUND BALANCES				
Nonspendable	44,963	-	932,671	47,414,313
Restricted	-	1,804,626	21,915,142	132,133,775
Committed	-	-	-	7,770,504
Assigned	21,704,885	-	-	21,704,885
Unassigned	-	-	(277,471)	13,436,919
Total Fund Balances	21,749,848	1,804,626	22,570,342	222,460,396
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 25,903,515	$ 5,784,595	$ 25,960,547	$ 245,176,511

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
JUNE 30, 2025

Total fund balances of governmental funds	$ 222,460,396
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in governmental funds, net of accumulated depreciation of $319,972,540.	328,237,878
Certain notes, loans, and interest receivables are not available to pay for current period expenditures and therefore are offset by deferred inflow of resources in the governmental funds.	5,931,344
Other long-term assets are not available to pay for current period expenditures and therefore, are reported as unavailable revenues in the governmental funds.	403,332
Deferred outflows of resources related to changes in the net pension liability are not applicable to the current period.	8,830,468
Deferred outflows of resources related to changes in the net OPEB liability are not applicable to the current period.	5,248,128
Long-term liabilities are not due in the current period and, therefore are not reported in the governmental funds.	
Net pension liability	(24,249,982)
Net OPEB liability	(18,957,904)
Compensated absences	(2,805,009)
Long-term liabilities net of premiums and discounts	(23,466,388)
Deferred inflows related to changes in the net pension liability	(514,977)
Deferred inflows related to changes in the net OPEB liability	(1,714,676)
Accrued interest payable from the current portion of interest due on long-term liabilities has not been reported in the governmental funds.	(311,572)
Internal service funds are used by management to charge costs of certain activities such as equipment replacement, to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities of the Statement of Net Position.	6,854,283
Net position of governmental activities	$ 505,945,321

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	General Fund	Public Facility Element (PFE)	Water Connections	Special Assessment Districts
REVENUES				
Taxes and assessments	$ 23,711,392	$ -	$ -	$ -
Special assessments	-	-	-	8,333,433
License and permits	1,686,404	-	-	-
Intergovernmental	4,219,817	-	-	520
Fines and forfeitures	117,130	-	-	-
Use of money and property	1,499,836	2,186,755	961,369	837,666
Charges for services	3,150,243	4,370,569	4,095,416	-
Other revenues	551,391	24,780	-	183,827
Total Revenues	34,936,213	6,582,104	5,056,785	9,355,446
EXPENDITURES				
Current:				
General government	8,550,322	-	-	7,149
Public safety	18,772,450	-	-	335,106
Public works and facilities	2,004,310	174,175	8,829	6,292,993
Cultural and recreation	1,569,842	-	-	-
Urban development and housing	341,584	-	-	-
Education	1,151,961	80,283	-	-
Capital outlay	5,250,895	3,782,850	-	780,654
Debt service:				
Principal	300,015	-	-	19,616
Interest and fiscal charges	309,168	17,687	-	2,184
Total Expenditures	38,250,547	4,054,995	8,829	7,437,702
Excess (Deficiency) of Revenues over Expenditures	(3,314,334)	2,527,109	5,047,956	1,917,744
OTHER FINANCING SOURCES (USES)				
Inception of financed purchases and leases	12,241,633	-	-	47,910
Transfers in	1,745,854	-	-	931,034
Transfers out	(1,487,250)	(1,234)	-	(202,012)
Total Other Financing Sources (Uses)	12,500,237	(1,234)	-	776,932
Net Change in Fund Balances	9,185,903	2,525,875	5,047,956	2,694,676
Fund Balances - July 1, 2024	30,362,671	35,907,413	57,213,232	16,822,133
Prior period restatement (Note 19)	(42,047)	11,930,834	4,686,934	-
Fund Balances - July 1, 2024, restated	30,320,624	47,838,247	61,900,166	16,822,133
Fund Balances - June 30, 2025	$ 39,506,527	$ 50,364,122	$ 66,948,122	$ 19,516,809

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Development Services	Low/Moderate Income Housing	Other Governmental Funds	Total Governmental Funds
REVENUES				
Taxes and assessments	$ -	$ -	$ -	$ 23,711,392
Special assessments	-	-	-	8,333,433
License and permits	3,934,899	-	-	5,621,303
Intergovernmental	307,495	-	8,512,661	13,040,493
Fines and forfeitures	-	-	-	117,130
Use of money and property	1,155,149	80,355	828,197	7,549,327
Charges for services	2,479,967	-	252,949	14,349,144
Other revenues	74,190	-	29,223	863,411
Total Revenues	7,951,700	80,355	9,623,030	73,585,633
EXPENDITURES				
Current:				
General government	304,300	-	436,117	9,297,888
Public safety	121,266	-	195,284	19,424,106
Public works and facilities	5,124,545	841	3,616,405	17,222,098
Cultural and recreation	-	-	-	1,569,842
Urban development and housing	-	-	-	341,584
Education	-	-	-	1,232,244
Capital outlay	-	-	4,038,830	13,853,229
Debt service:				
Principal	50,136	-	1,126,936	1,496,703
Interest and fiscal charges	2,381	-	391,179	722,599
Total Expenditures	5,602,628	841	9,804,751	65,160,293
Excess (Deficiency) of Revenues over Expenditures	2,349,072	79,514	(181,721)	8,425,340
OTHER FINANCING SOURCES (USES)				
Inception of financed purchases and leases	-	-	132,565	12,422,108
Transfers in	-	-	1,351,955	4,028,843
Transfers out	(172,063)	-	(249,718)	(2,112,277)
Total Other Financing Sources (Uses)	(172,063)	-	1,234,802	14,338,674
Net Change in Fund Balances	2,177,009	79,514	1,053,081	22,764,014
Fund Balances - July 1, 2024	19,572,839	1,725,112	21,517,261	183,120,661
Prior period restatement (Note 19)	-	-	-	16,575,721
Fund Balances - July 1, 2024, restated	19,572,839	1,725,112	21,517,261	199,696,382
Fund Balances - June 30, 2025	$ 21,749,848	$ 1,804,626	$ 22,570,342	$ 222,460,396

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
RECONCILIATION OF THE
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2025

Reconciliation of the change in fund balances - total governmental funds to the change in net position of governmental activities:

Net change in fund balances - total governmental funds	$ 22,764,014
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are capitalized and allocated over their estimated useful lives and reported as depreciation expense.	
Capital asset purchases	13,818,732
Depreciation expense	(17,466,847)
Some revenues reported in the Statement of Activities will not be collected for several months after the City's year-end and do not provide current financial resources and therefore are not reported as revenues in the governmental funds. Some revenues reported in the prior year Statement of Activities were recognized in the governmental funds in the current year. This is the net change in revenues.	(8,444)
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.	
Debt principal payments	1,496,703
Proceeds from financed purchase	(11,682,638)
Proceeds from leases	(739,468)
Net accretion on bond premiums/discounts	60,005
Compensated absences expenditures reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in a governmental fund. This is the net change in compensated absences for the current period.	(146,478)
Receipts of payments and disbursements of funds related to notes and loans receivable are reported as revenue and expenditures, respectively, in governmental funds, but an increase and decrease, respectively, in notes receivable in the Statement of Net Position.	
Loan program receipts	(14,129)
Accrued interest on loans	126,196
Accrued interest payable is interest due on long-term liabilities. This is the net change in accrued interest in the current period.	(207,620)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	
Pension expense related to deferred outflows and inflows of resources	(1,392,464)
OPEB expense related to deferred outflows and inflows of resources	(646,852)
Internal service funds are used by management to charge the costs of certain activities, such as equipment replacement, to individual funds. The net revenue (expense) of the internal service funds is reported with the governmental funds.	1,549,725
Change in net position of governmental activities	$ 7,510,435

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

	Business-Type Activities			
	Major Funds			
	Water	Wastewater	Solid Waste	Airport
ASSETS				
Current Assets				
Cash and investments	$ 36,533,820	$ 17,999,678	$ 15,633,131	$ 1,119,536
Accounts receivable, net	3,821,253	2,699,808	1,726,390	7,649
Interest receivable	34,897	19,804	16,060	49
Taxes receivable	-	-	-	1,742
Leases receivable - current	-	-	-	57,516
Prepaid items	86,803	90,550	69,318	12,490
Inventory	-	-	-	59,564
Total Current Assets	40,476,773	20,809,840	17,444,899	1,258,546
Non Current Assets				
Leases receivable - noncurrent	-	-	-	366,463
Advances to other funds	-	-	356,394	-
Capital assets, net of accumulated depreciation	164,002,768	147,374,238	8,053,460	5,222,733
Total Non-Current Assets	164,002,768	147,374,238	8,409,854	5,589,196
Total Assets	204,479,541	168,184,078	25,854,753	6,847,742
DEFERRED OUTFLOWS OF RESOURCES				
Changes in net pension liability	806,889	563,462	915,751	135,996
Changes in net OPEB liability	487,053	383,234	418,040	53,614
Total Deferred Outflows of Resources	1,293,942	946,696	1,333,791	189,610
LIABILITIES				
Current Liabilities				
Accounts payable	3,823,667	617,433	425,451	89,695
Accrued salaries and benefits	103,482	82,267	141,670	7,893
Retention payable	250,461	51,131	35,224	-
Deposits payable	81,000	1,170,677	-	90,454
Unearned revenue	-	-	115,903	45,374
Compensated absences - current	186,632	125,877	221,435	21,653
Lease payable - current	-	-	-	-
SBITA payable - current	27,086	22,118	15,020	1,802
Total Current Liabilities	4,472,328	2,069,503	954,703	256,871
Non-Current Liabilities				
Advances from other funds	-	-	-	5,202,045
Compensated absences - noncurrent	46,658	31,469	55,359	5,413
Lease payable - noncurrent	-	-	-	-
SBITA payable - noncurrent	62,376	50,937	34,591	4,149
Net pension liability	2,128,332	1,507,074	2,473,347	431,852
Net OPEB liability	1,362,062	1,216,184	1,506,811	208,004
Total Non-Current Liabilities	3,599,428	2,805,664	4,070,108	5,851,463
Total Liabilities	8,071,756	4,875,167	5,024,811	6,108,334
DEFERRED INFLOWS OF RESOURCES				
Changes in net pension liability	137,625	147,533	24,438	16,546
Changes in net OPEB liability	240,035	208,471	235,692	16,629
Leases	-	-	-	413,570
Total Deferred Inflows of Resources	377,660	356,004	260,130	446,745
NET POSITION				
Net investment in capital assets	163,662,665	147,250,051	7,968,623	5,216,782
Restricted for public facility element	13,791,493	3,284,303	4,482,718	-
Unrestricted	19,869,909	13,365,249	9,452,262	(4,734,509)
Total Net Position	$ 197,324,067	$ 163,899,603	$ 21,903,603	$ 482,273

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF NET POSITION (continued)
PROPRIETARY FUNDS
JUNE 30, 2025

	Business-Type Activities		Governmental Activities
	Major Funds		
	Transit	Total	Internal Service Funds
ASSETS			
Current Assets			
Cash and investments	$ 1,059,191	$ 72,345,356	$ 5,937,822
Accounts receivable, net	-	8,255,100	32,158
Interest receivable	788	71,598	6,263
Taxes receivable	-	1,742	-
Leases receivable - current	-	57,516	-
Prepaid items	-	259,161	4,898
Inventory	-	59,564	-
Total Current Assets	1,059,979	81,050,037	5,981,141
Non Current Assets			
Leases receivable - noncurrent	-	366,463	-
Advances to other funds	-	356,394	-
Capital assets, net of accumulated depreciation	423,049	325,076,248	2,475,471
Total Non-Current Assets	423,049	325,799,105	2,475,471
Total Assets	1,483,028	406,849,142	8,456,612
DEFERRED OUTFLOWS OF RESOURCES			
Changes in net pension liability	106,995	2,529,093	-
Changes in net OPEB liability	47,059	1,389,000	-
Total Deferred Outflows of Resources	154,054	3,918,093	-
LIABILITIES			
Current Liabilities			
Accounts payable	509,654	5,465,900	344,997
Accrued salaries and benefits	877	336,189	210,201
Retention payable	-	336,816	-
Deposits payable	-	1,342,131	-
Unearned revenue	-	161,277	-
Compensated absences - current	1,206	556,803	446,151
Lease payable - current	-	-	7,789
SBITA payable - current	-	66,026	171,517
Total Current Liabilities	511,737	8,265,142	1,180,655
Non-Current Liabilities			
Advances from other funds	-	5,202,045	-
Compensated absences - noncurrent	302	139,201	111,538
Lease payable - noncurrent	-	-	30,216
SBITA payable - noncurrent	-	152,053	279,920
Net pension liability	357,482	6,898,087	-
Net OPEB liability	185,824	4,478,885	-
Total Non-Current Liabilities	543,608	16,870,271	421,674
Total Liabilities	1,055,345	25,135,413	1,602,329
DEFERRED INFLOWS OF RESOURCES			
Changes in net pension liability	14,291	340,433	-
Changes in net OPEB liability	4,390	705,217	-
Leases	-	413,570	-
Total Deferred Inflows of Resources	18,681	1,459,220	-
NET POSITION			
Net investment in capital assets	423,050	324,521,171	1,986,029
Restricted for public facility element	-	21,558,514	-
Unrestricted	140,006	38,092,917	4,868,254
Total Net Position	$ 563,056	$ 384,172,602	$ 6,854,283

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities Major Funds			
	Water	**Wastewater**	**Solid Waste**	**Airport**
OPERATING REVENUES				
Charges for services	$ 25,684,222	$ 18,822,587	$ 11,329,387	$ 1,918,531
Connection fees	47,600	-	-	-
Other revenue	127,077	145,851	27,966	1,352
Total Operating Revenue	25,858,899	18,968,438	11,357,353	1,919,883
OPERATING EXPENSES				
Salaries and benefits	2,707,590	2,257,653	3,723,460	355,635
Services and supplies	13,988,830	13,989,972	5,252,746	1,021,930
Support services	1,218,816	1,267,416	977,748	172,092
Depreciation	3,988,507	5,382,559	755,151	206,817
Total Operating Expenses	21,903,743	22,897,600	10,709,105	1,756,474
Operating Income (Loss)	3,955,156	(3,929,162)	648,248	163,409
NON-OPERATING REVENUES (EXPENSES)				
Taxes	-	-	-	58,285
Intergovernmental	1,696	631	200,242	28,053
Interest income	1,583,836	942,054	724,428	52,381
Other non-operating revenues	5,623	4,724	-	-
Gain on sale of capital assets	-	19,169	-	-
Interest expense	(2,598)	(2,122)	(1,441)	(99,190)
Total Non-Operating Revenues (Expenses)	1,588,557	964,456	923,229	39,529
Income (Loss) Before Transfers and Contributions	5,543,713	(2,964,706)	1,571,477	202,938
TRANSFERS AND CONTRIBUTIONS				
Capital connection fees	670,681	611,842	227,497	-
Transfers out	(618,754)	(406,764)	(796,543)	(94,407)
Total Transfers and Contributions	51,927	205,078	(569,046)	(94,407)
Change in net position	5,595,640	(2,759,628)	1,002,431	108,531
Net Position - July 1, 2024	191,730,132	166,660,345	20,905,439	373,742
Change in accounting principle (Note 19)	(1,705)	(1,114)	(4,267)	-
Net Position - July 1, 2024, restated	191,728,427	166,659,231	20,901,172	373,742
Net Position - June 30, 2025	$ 197,324,067	$ 163,899,603	$ 21,903,603	$ 482,273

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (continued)
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities		Governmental Activities
	Major Funds		
	Transit	Total	Internal Service Funds
OPERATING REVENUES			
Charges for services	$ -	$ 57,754,727	$ 8,930,481
Connection fees	-	47,600	-
Other revenue	-	302,246	124,043
Total Operating Revenue	-	58,104,573	9,054,524
OPERATING EXPENSES			
Salaries and benefits	66,711	9,111,049	4,924,767
Services and supplies	533,806	34,787,284	2,595,977
Support services	-	3,636,072	-
Depreciation	43,289	10,376,323	254,646
Total Operating Expenses	643,806	57,910,728	7,775,390
Operating Income (Loss)	(643,806)	193,845	1,279,134
NON-OPERATING REVENUES (EXPENSES)			
Taxes	-	58,285	-
Intergovernmental	594,949	825,571	36,824
Interest income	35,766	3,338,465	253,249
Other non-operating revenues	-	10,347	-
Gain on sale of capital assets	-	19,169	-
Interest expense	-	(105,351)	(19,482)
Total Non-Operating Revenues (Expenses)	630,715	4,146,486	270,591
Income (Loss) Before Transfers and Contributions	(13,091)	4,340,331	1,549,725
TRANSFERS AND CONTRIBUTIONS			
Capital connection fees	-	1,510,020	-
Transfers out	(98)	(1,916,566)	-
Total Transfers and Contributions	(98)	(406,546)	-
Change in net position	(13,189)	3,933,785	1,549,725
Net Position - July 1, 2024	576,360	380,246,018	5,327,905
Change in accounting principle (Note 19)	(115)	(7,201)	(23,347)
Net Position - July 1, 2024, restated	576,245	380,238,817	5,304,558
Net Position - June 30, 2025	$ 563,056	$ 384,172,602	$ 6,854,283

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities Major Funds			
	Water	**Wastewater**	**Solid Waste**	**Airport**
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	$ 25,680,015	$ 20,071,880	$ 10,956,066	$ 1,971,465
Cash paid to suppliers	(12,440,653)	(19,082,144)	(6,142,524)	(1,211,873)
Cash paid to employees	(2,533,032)	(2,119,029)	(3,457,862)	(332,741)
Net Cash Provided by (Used For) Operating Activities	10,706,330	(1,129,293)	1,355,680	426,851
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Intergovernmental	1,696	631	200,242	28,053
Taxes	-	-	-	57,112
Interfund repayments received	-	-	167,068	-
Interfund repayments paid	-	-	-	(182,354)
Transfers to other funds	(618,754)	(406,764)	(796,543)	(94,407)
Net Cash Provided by (Used for) Non-Capital Financing Activities	(617,058)	(406,133)	(429,233)	(191,596)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Connection fees	670,681	611,842	227,497	-
Proceeds from disposal of capital assets	-	19,169	-	-
Acquisition of capital assets	(5,762,112)	(1,549,123)	(2,094,358)	(105,442)
Principal paid on long-term debt	(22,912)	(18,710)	(12,706)	(1,524)
Interest paid on long-term debt	(2,598)	(2,122)	(1,441)	(99,190)
Net Cash Used for Capital and Related Financing Activities	(5,116,941)	(938,944)	(1,881,008)	(206,156)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and dividends	1,585,042	943,271	727,292	53,484
Net Cash Provided by Investing Activities	1,585,042	943,271	727,292	53,484
Net Increase (Decrease) in Cash and Cash Equivalents	6,557,373	(1,531,099)	(227,269)	82,583
Cash and Cash Equivalents - July 1, 2024	29,976,447	19,530,777	15,860,400	1,036,953
Cash and Cash Equivalents - June 30, 2025	$ 36,533,820	$ 17,999,678	$ 15,633,131	$ 1,119,536
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:				
Operating Income (Loss)	$ 3,955,156	$ (3,929,162)	$ 648,248	$ 163,409
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Depreciation expense	3,988,507	5,382,559	755,151	206,817
Other non-operating revenue	5,623	4,724	-	-
Pension expense	73,701	65,459	95,634	7,425
OPEB expense	50,021	44,644	65,499	6,029
Changes in assets and liabilities:				
(Increase) decrease in accounts receivable	(175,507)	(72,247)	(360,209)	4,957
Decrease in leases receivable	-	-	-	62,672
(Increase) decrease in prepaid expenses	37,769	4,328	13,247	(178)
Increase in inventory	-	-	-	14,215
Increase (decrease) in accounts payable	2,638,904	(3,880,215)	39,499	(31,888)
Increase (decrease) in accrued wages	11,412	5,854	26,793	(1,006)
Increase (decrease) in retention payable	90,320	51,131	35,224	-
Increase (decrease) in deposits	(9,000)	1,170,965	-	15,586
Increase in compensated absences	39,424	22,667	77,672	10,446
Increase (decrease) in unearned revenue	-	-	(41,078)	45,374
Decrease in deferred inflows of resources leases	-	-	-	(77,007)
Net Cash Provided by (Used For) Operating Activities	$ 10,706,330	$ (1,129,293)	$ 1,355,680	$ 426,851
NON CASH SUPPLEMENTAL DISCLOSURE:				
Assets acquired under leases	$ -	$ -	$ -	$ -
Assets acquired under SBITAs	-	-	-	-

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF CASH FLOWS (continued)
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Business-Type Activities		Governmental Activities
	Major Funds		
	Transit	Total	Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES			
Cash received from customers	$ -	$ 58,679,426	$ 9,205,170
Cash paid to suppliers	(253,945)	(39,131,139)	(2,485,457)
Cash paid to employees	(63,768)	(8,506,432)	(4,999,228)
Net Cash Provided by (Used For) Operating Activities	(317,713)	11,041,855	1,720,485
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Intergovernmental	594,949	825,571	86,270
Taxes	-	57,112	-
Interfund repayments received	-	167,068	-
Interfund repayments paid	-	(182,354)	-
Transfers to other funds	(98)	(1,916,566)	-
Net Cash Provided by (Used for) Non-Capital Financing Activities	594,851	(1,049,169)	86,270
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Connection fees	-	1,510,020	-
Proceeds from disposal of capital assets	-	19,169	-
Acquisition of capital assets	-	(9,511,035)	(433,549)
Principal paid on long-term debt	-	(55,852)	(186,892)
Interest paid on long-term debt	-	(105,351)	(19,482)
Net Cash Used for Capital and Related Financing Activities	-	(8,143,049)	(639,923)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest and dividends	35,880	3,344,969	252,377
Net Cash Provided by Investing Activities	35,880	3,344,969	252,377
Net Increase (Decrease) in Cash and Cash Equivalents	313,018	5,194,606	1,419,209
Cash and Cash Equivalents - July 1, 2024	746,173	67,150,750	4,518,613
Cash and Cash Equivalents - June 30, 2025	$ 1,059,191	$ 72,345,356	$ 5,937,822
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:			
Operating Income (Loss)	$ (643,806)	$ 193,845	$ 1,279,134
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:			
Depreciation expense	43,289	10,376,323	254,646
Other non-operating revenue	-	10,347	-
Pension expense	1,226	243,445	-
OPEB expense	1,629	167,822	-
Changes in assets and liabilities:			
(Increase) decrease in accounts receivable	-	(603,006)	150,646
Decrease in leases receivable	-	62,672	-
(Increase) decrease in prepaid expenses	-	55,166	(4,898)
Increase in inventory	-	14,215	-
Increase (decrease) in accounts payable	279,861	(953,839)	115,418
Increase (decrease) in accrued wages	(469)	42,584	30,444
Increase (decrease) in retention payable	-	176,675	-
Increase (decrease) in deposits	-	1,177,551	-
Increase in compensated absences	557	150,766	(104,905)
Increase (decrease) in unearned revenue	-	4,296	-
Decrease in deferred inflows of resources leases	-	(77,007)	-
Net Cash Provided by (Used For) Operating Activities	$ (317,713)	$ 11,041,855	$ 1,720,485
NON CASH SUPPLEMENTAL DISCLOSURE:			
Assets acquired under leases	$ -	$ -	$ 42,101
Assets acquired under SBITAs	-	-	217,299

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2025

	Redevelopment Obligation Retirement Fund	OPEB Trust Fund	Custodial Funds
ASSETS			
Cash and investments (Note 2)	$ 2,308,893	$ -	$ 9,923,084
Assessments receivable	-	-	66,385
Interest receivable	3,481	-	13,168
Deferred costs	23,505	-	-
Restricted cash and investments (Note 2)	824	-	17,101,159
Restricted investments held in trust (Note 2):			
Mutual funds	-	18,588,153	-
Loans receivable	137,561	-	-
Capital assets, net of accumulated depreciation (Note 18)	2,544,731	-	-
Total Assets	5,018,995	18,588,153	27,103,796
LIABILITIES			
Accounts payable and other liabilities	-	-	228,440
Interest payable	28,155	-	-
Developer deposits payable	-	-	61,341
Advances from the City (Note 18)	2,089,476	-	-
Long-term liabilities (Note 18)	2,652,218	-	-
Total Liabilities	4,769,849	-	289,781
NET POSITION			
Restricted for:			
OPEB	-	18,588,153	-
Individuals, organizations and other governments	249,146	-	26,814,015
Total Net Position	$ 249,146	$ 18,588,153	$ 26,814,015

See accompanying notes to the basic financial statements.

CITY OF LINCOLN
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Redevelopment Obligation Retirement Fund	OPEB Trust Fund	Custodial Funds
ADDITIONS			
Property taxes and assessments	$ 2,387,544	$ -	$ 11,187,402
Contributions from employer	-	2,080,768	-
Investment income:			
Interest income	46,580	917,045	668,830
Net increase in fair value	35,457	1,017,336	172,811
Net investment income	82,037	1,934,381	841,641
Total Additions	2,469,581	4,015,149	12,029,043
DEDUCTIONS			
Professional services	11,642	-	749,760
Administrative expense	-	70,125	-
Debt service:			
Principal	-	-	7,235,000
Interest	153,914	-	4,418,073
Total Deductions	165,556	70,125	12,402,833
Change in Fiduciary Net Position	2,304,025	3,945,024	(373,790)
Fiduciary Net Position - July 1, 2024	(2,054,879)	14,643,129	43,805,573
Prior period restatement (Note 19)	-	-	(16,617,768)
Fiduciary Net Position - July 1, 2024, Restated	(2,054,879)	14,643,129	27,187,805
Fiduciary Net Position - June 30, 2025	$ 249,146	$ 18,588,153	$ 26,814,015

See accompanying notes to the basic financial statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Lincoln (the City) was incorporated in March 1878 under the laws and regulations of the State of California. The City operates under a City Manager - Council form of government and provides the following services: public safety (police and fire), highways and streets, water, sewer, sanitation, airport, culture, recreation, public improvements, planning and zoning, and general administrative services.

The accounting policies of the City of Lincoln conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant policies:

A. The Reporting Entity

Generally accepted accounting principles require government financial statements to include the primary government and its component units. Component units of a governmental entity are legally separate entities for which the primary government is considered to be financially accountable and for which the nature and significance of their relationship with the primary government are such that exclusion would cause the combined financial statements to be misleading. The primary government is considered to be financially accountable if it appoints a majority of an organization's governing body and is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to or impose specific financial burdens on the primary government.

Reporting for component units on the City's financial statements can be blended or discretely presented. Blended component units are, although legally separate entities, in substance part of the City's operations and, therefore, data from these units are combined with data of the primary government. Discretely presented component units, on the other hand, would be reported in a separate column in the government-wide financial statements to emphasize it is legally separate from the government.

For financial reporting purposes, the City's basic financial statements include all financial activities that are controlled by or are dependent upon actions taken by the City Council.

Blended Component Units

Lincoln Public Financing Authority - The Authority was formed by the execution of a Joint Powers Authority Agreement between the City of Lincoln and the former City of Lincoln Redevelopment Agency. The purpose of the Authority is to provide financing of public capital improvements through the acquisition, construction and improvement thereof by the Authority, or the loan of funds to the City to enable the City to provide for the acquisition construction and improvement of public capital improvements. The Authority is the lessor for the City's various bond issuances and makes debt service payments on behalf of the City and the Successor Agency to the City of Lincoln Redevelopment Agency. The City Council is the governing body of the Authority and because its financial and operational relationship with the City is closely integrated, the Authority debt is reported as bonds payable in the governmental activities, and long-term debt in the private purpose trust funds. Separate financial statements for the Lincoln Public Financing Authority are not issued.

Discretely Presented Component Units

There are no component units of the City which meet the criteria for discrete presentation.

Joint Agencies

The City is a participant in Northern California Cities Self-Insurance Fund (NCCSIF), the purpose of which is for member cities to share in the administrative costs of providing liability and workers' compensation insurance. The NCCSIF is governed by a board of directors appointed by the member cities. Complete financial information can be obtained from the Program Administrator, 2180 Harvard Street, Suite 460, Sacramento, CA 95815. The City is not financially accountable for this organization and therefore it is not considered a component unit.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation

The City's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America. These standards require that the financial statements described below be presented.

Government-wide Financial Statements:

The Statement of Net Position and Statement of Activities display information on all of the nonfiduciary activities of the City, and its blended component units. These statements include the financial activities of the overall government, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each different identifiable activity of the City's business-type activities and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Program revenues include 1) charges paid by the recipients of goods and services offered by the program, 2) operating grants and contributions, and 3) capital grants and contributions. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements:

The fund financial statements provide information about the City's funds, including fiduciary funds and blended component units. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories with each major fund displayed in a separate column. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

a. Total assets and deferred outflows of resources, liabilities and deferred inflow of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10 percent of the corresponding total for all funds of that category or type; and

b. Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

All remaining governmental funds are aggregated and reported as nonmajor funds in a single column, regardless of their fund type.

The City reports the following major governmental funds in the accompanying financial statements:

General Fund - The General fund is the primary operating fund of the City. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. For the City, the general fund includes such activities as public safety, culture and recreation services, public works and facilities, education, and economic development services.

Public Facility Element - The Public Facility Element (PFE) fund is a special revenue fund used to account for the fees collected from developers and community services fees for public facilities improvements including, but not limited to, police, fire, and City administration facilities. Funding comes primarily from developer fees and facility fees.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Water Connections - The Water Connections fund is a special revenue fund used to account for water connection fees collected from developers and property owners that are required by the California Government Code to be expended for capacity expansion. Funding comes primarily from connection fees and investment earnings.

Special Assessment Districts - The Special Assessment Districts fund is a special revenue fund used to account for resources received to provide improvements and maintenance to public property within a district. Funding comes primarily from special assessments.

Development Services - Accounts for monies received in relation to all aspects of developing property and/or projects within the City. The activities are accounted for within the community development and public works departments. Monies are received from license and permit costs and additional fees for services within the City of Lincoln and the surrounding areas.

Low/Moderate Income Housing - The Low/Moderate Income Housing fund is a special revenue fund used to account for the housing loans established as part of the former Redevelopment Agency of the City of Lincoln. The major source of revenue for the fund is from program revenue received from the repayment of housing loans.

The City reports the following major proprietary funds in the accompanying financial statements:

Water Fund - The Water fund is an enterprise fund used to account for the activities of the water operating and non-operating funds of the City of Lincoln's public services department. Activities include accounting for the Lincoln residents water use, water pipeline installation and repairs, and water meter installation and repairs.

Wastewater Fund - The Wastewater fund is an enterprise fund used to account for the activities of the wastewater operating and non-operating funds of the City of Lincoln's public services department. Activities include wastewater services and repair.

Solid Waste Fund - The Solid Waste fund is an enterprise fund used to account for the activities of the solid waste operating and non-operating funds of the City of Lincoln's public services department. Activities include accounting for the City of Lincoln's residents' solid waste (garbage) services.

Airport Fund - The Airport fund is an enterprise fund used to account for the activities of the publicly owned Lincoln Regional Airport. The airport was established in 1947 as a regional center for general and corporate aviation.

Transit Fund - The Transit fund is an enterprise fund used to account for transit activities. The transit activity is operated by Placer County.

The City also reports the following additional fund types:

Permanent Funds - Permanent funds are used to report resources that are legally restricted to the extent that only earnings, and not principal, may be used for purposes that support the City's programs. The permanent funds of the City include Stormwater Retention Maintenance, Suncal Open Space Endowment, Brookview Open Space Maintenance Trust, Sterling Point Endowment, WWTRF Tertiary Storage Basin Maintenance, and Lincoln Aircenter.

Internal Service Funds - The internal service funds account for the City's fleet maintenance and insurance programs, facility maintenance, and technology programs.

Private Purpose Trust Fund - The Private Purpose Trust fund was created as a result of the State order to dissolve California Redevelopment Agencies. As the Successor Agency, this fund is used to track the activity by the Oversight Board and the Department of Finance to dissolve the Agency.

OPEB Trust Fund - The OPEB Trust fund is used to report resources that are held in trust for the members and beneficiaries of the City's other postemployment benefit plan.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Custodial Funds - The Custodial funds account for resources held by the City as an agent for individuals, private organizations, and other governmental entities. These resources include fees collected on behalf of bonded assessment districts, the Little League organization, and the preservation of the library.

C. Measurement Focus and Basis of Accounting

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" revenues and expenditures or expenses are recognized in the accounts and reported in the financial statements regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, both governmental and proprietary activities are presented using the economic resources measurement focus as defined in item "b" below. In the fund financial statements, the "current financial resources" measurement focus or the "economic resources" measurement focus is used as appropriate:

a. All governmental funds are accounted for using a "current financial resources" measurement focus. With this measurement focus, only current assets and deferred outflows of resources, and current liabilities and deferred inflows of resources generally are included on their balance sheets. Their operating statements present sources and uses of available spendable financial resources during a given period. These funds use fund balance as their measure of available spendable financial resources at the end of the period.

b. All proprietary funds utilize an "economic resources" measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position (or cost recovery), financial position, and cash flows. All assets and deferred outflows of resources, and all liabilities and deferred inflows of resources (whether current or noncurrent) associated with the operation of these funds are reported. Proprietary fund equity is classified as net position.

c. Fiduciary funds use the "economic resources" measurement focus and the accrual basis of accounting.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, both governmental and proprietary activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset is used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The City defines available to be within 60 days of year-end. Expenditures (including capital outlay) are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due. Governmental capital asset acquisitions, including entering into contracts giving the City the right to use leased assets, are reported as expenditures in governmental funds. Proceeds of governmental long-term liabilities and financing through leases are reported as other financing sources.

Those revenues susceptible to accrual include taxes, intergovernmental revenues, interest and charges for services. Certain indirect costs are included in program expenses reported for individual functions and activities.

Grant revenues are recognized in the fiscal year in which all eligibility requirements are met. Under the terms of grant agreements, the City may fund certain programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position are available to finance program expenditures. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

All proprietary funds utilize the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset is used. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal operations. The principal operating revenues of the enterprise and internal service funds are charges for services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Cash and Cash Equivalents

For purposes of the statement of cash flows, the City considers all highly liquid investments with a maturity of three months or less when purchased including amounts held in the City’s investment pool, to be cash and cash equivalents.

E. Investments

The City pools cash and investments of all funds. Each fund’s share in this pool is displayed in the accompanying financial statements as cash and investments.

Investment transactions are recorded on the trade date. The fair value of investments is determined annually. Investments in nonparticipating interest-earning investment contracts are reported at cost; short term investments are reported at amortized cost, investments in Local Agency Investment Fund, an external pool, are reported at amortized cost which approximates fair value, and the fair value of all other investments are obtained by using quotations obtained from independent published sources or by the safekeeping institution. The fair value represents the amount the City could reasonably expect to receive for an investment in a current sale between a willing buyer and seller.

Income from pooled investments is allocated to the individual funds based on the fund or participant’s average daily cash and investment balance at quarter end in relation to the total pooled cash and investments. Income from non-pooled investments is recorded based on the specific investments held by the fund.

F. Accounts and Interest Receivable

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Receivables are recorded in the financial statements net of any allowance for doubtful accounts, if applicable, and estimated refunds due. Management records an allowance for doubtful accounts based on historical trends and the periodic aging of receivables. The allowance for doubtful accounts as of June 30, 2025 totaled $15,904, for business-type activities. There was no allowance for doubtful accounts as of June 30, 2025 for governmental activities. Major receivable balances for the governmental activities include sales and use taxes, franchise taxes, grants, fines, interest, and other fees. Federal and state grants are considered receivable and accrued as revenue when reimbursable costs are incurred.

In the fund financial statements, material receivables in governmental funds include revenue accruals such as sales tax, franchise tax, and grants and other similar intergovernmental revenues since they are usually both measurable and available. Nonexchange transactions collectible but not available are recorded as deferred inflows of resources in the fund financial statements in accordance with modified accrual, but not deferred in the government-wide financial statements in accordance with the accrual basis. Interest and investment earnings are recorded when earned only if paid within 60 days since they would be considered both measurable and available. Long-term loans in governmental funds are treated as expenditures in the year advanced and as revenues in the year repayment is measurable and available. Loans receivable are recorded in the fund financial statements, but are recorded as deferred inflows of resources to indicate they do not represent current financial resources. Proprietary fund material receivables consist of all revenues earned at year-end and not yet received. Utility accounts receivable and interest earnings compose the majority of proprietary fund receivables.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Inventory

Governmental fund inventories are recorded as expenditures at the time the inventory is purchased rather than when consumed. Records are not maintained of inventory and supplies on hand, although these amounts are not considered material.

Inventories of proprietary funds are stated at average cost. Inventory recorded by proprietary funds includes supplies for the airport. Proprietary fund inventories are recorded as expenses when consumed.

H. Prepaid Expenses

Payments made for services that will benefit periods beyond June 30, 2025 are recorded as prepaid costs in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

I. Capital Assets

The accounting treatment over property, plant and equipment depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

Government-wide Statements

In the government-wide financial statements, capital outlay with a cost of $5,000 or more and a useful life of one year or longer, right-to-use lease assets with a net present value of greater than 1% of net assets for proprietary funds and the fund balance for governmental funds, and subscription assets with a net present value of greater than 1% of net assets for proprietary funds and the fund balance for governmental funds are capitalized. All capital assets except right-to use lease assets and subscription assets are valued at historical cost, or estimated historical cost if actual is unavailable. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives are not capitalized.

Depreciation/amortization is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation/amortization reflected in the Statement of Net Position. Depreciation/amortization is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Building and improvements	20 - 50 years
Machinery and equipment	5 - 15 years
Land improvements	20 years
Infrastructure	15 - 75 years
Subscription assets	2 - 5 years

Maintenance and repairs are charged to operations when incurred. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of capital assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Property Taxes

Placer County assesses properties, bills, collects, and distributes property taxes to the City. The County remits the entire amount levied and handles all delinquencies, retaining interest and penalties.

Tax collections are the responsibility of the County Tax Collector. Taxes and assessments on secured and utility rolls which constitute a lien against the property, may be paid in two installments; the first is due November 1 of the fiscal year and is delinquent if not paid by December 10; and the second is due on March 1 of the fiscal year and is delinquent if not paid by April 10. Unsecured personal property taxes do not constitute a lien against real property unless the tax becomes delinquent. Payment must be made in one installment, which is delinquent if not paid by August 31 of the fiscal year. Significant penalties are imposed by the County for late payment.

Tax levy dates are attached annually on January 1 preceding the fiscal year for which the taxes are levied. The fiscal year begins July 1 and ends June 30 of the following year. Taxes are levied on both real and unsecured personal property, as it exists at that time. Liens against real estate, as well as the tax on personal property, are not relieved by subsequent renewal or change in ownership.

The City recognizes property taxes when the individual installments are due provided they are collected within 60 days after year-end.

K. Interfund Transactions

Interfund transactions are reflected as either loans, services provided or used, reimbursements or transfers.

Loans reported as receivables and payables are referred to as either “due to/from other funds” (i.e. the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans) as appropriate and are subject to elimination upon consolidation. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as “internal balances.” Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in applicable governmental funds to indicate that they are not in spendable form.

Services provided or used, deemed to be at market or near market rates, are treated as revenues and expenditures or expenses. These services provide information on the net cost of each government function and therefore are not eliminated in the process of preparing the government-wide statement of activities.

Reimbursements occur when the funds responsible for particular expenditures or expenses repay the funds that initially paid for them. Such reimbursements are reflected as expenditures or expenses in the reimbursing fund and reductions to expenditures or expenses in the reimbursed fund.

All other interfund transactions are treated as transfers. Transfers between funds are netted as part of the reconciliation to the government-wide presentation.

L. Unearned Revenue

Under the accrual and modified accrual basis of accounting, revenue may be recognized only when it is earned. When assets are recognized in connection with a transaction before the earnings process is complete, those assets are offset by a corresponding liability for unearned revenue.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick leave. Unused vacation and compensatory time off benefits are paid to employees upon termination. The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. In the government-wide financial statements the accrued compensated absences are recorded as an expense and related liability, with the current portion estimated based on historical trends. In the governmental fund financial statements the expenditures and liabilities related to those obligations are recognized only when they mature. In the proprietary funds the accrued compensated absences are recorded as an expense and related liability in the year earned.

N. Long-Term Liabilities

In the government-wide financial statements and the proprietary fund financial statements, long-term liabilities, and other long term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Initial issue bond premiums and discounts, are deferred and amortized over the life of the bonds using the straight-line method. The difference between the reacquisition price of refunding bonds and the net carrying amount of refunded debt (deferred amount on refunding) is amortized over the shorter of the lives of the refunding debt or remaining life of the refunded debt. Bond issuance costs, except for insurance, are expensed in the period incurred. Amortization of bond premiums or discounts, insurance costs, and deferred amounts on refunding are included in interest expense.

In the fund financial statements, governmental funds recognize bond premiums, discounts, and issuance costs during the period issued. The face amount of debt issued is reported as other financing sources. Premiums received are reported as other financing sources, while discounts are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

O. Leases

Lessor

The City is a lessor for noncancellable leases for land, buildings, equipment, cell tower sites, and airport property. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide, governmental fund and proprietary fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its leases, and will remeasure the leases receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Lessee

The City is a lessee for noncancellable leases of vehicles. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonable certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

P. Subscription-Based Information Technology Arrangements (SBITA)

A SBITA is defined as a contractual agreement that conveys control of the right to use another party's (a SBITA vendor's) information technology (IT) software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a minimum contractual period of greater than one year, in an exchange or exchange-like transaction.

The City uses various SBITA assets that it contracts through cloud computing arrangements, such as software as a service and platform as a service. The related obligations are presented in amounts equal to the present value of subscription payments, payable during the remaining SBITA term. SBITA assets are reported with other capital assets and SBITA liabilities are reported with long-term debt on the statement of net position.

Q. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City’s California Public Employees’ Retirement System (CalPERS) plan (the Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Section 115 Trust

In fiscal year 2024-25, the City Council approved the creation of a Section 115 Trust Agreement with U.S. Bank National Association, Trustee, and Public Agency Retirement Services (PARS), Trust Administrator. The Section 115 Trust was established as a means to set aside monies to fund the City's pension obligations. Contributions to the Section 115 trust are irrevocable, the assets are dedicated to providing benefits to plan members, and the assets are protected from creditors of the City. The purpose of the creation of the Section 115 Trust was to address the City's pension obligations be accumulating assets to reduce the net pension liability. However, in accordance with generally accepted accounting principles, the assets in the Section 115 Trust are not considered to have present service capacity as plan assets and are therefore considered restricted assets of the City rather than plan assets. Accordingly, the Section 115 Trust's assets are recorded as restricted for pension benefits in the City's General Fund rather than assets of the pension plan during the measurement of the net pension liability. The assets held in trust will be considered pension plan assets at the time they are transferred out of the Trust into the pension plan.

S. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's plan (OPEB Plan) and additions to/deductions from the OPEB Plan's fiduciary net position have been determined on the same basis. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Measurement Period	July 1, 2023 - June 30, 2024

T. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position or balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets or fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. It is the deferred amounts related to pension and OPEB.

In addition to liabilities, the Statement of Net Position or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from intergovernmental revenues and leases that have not been received within the modified accrual period. In the government-wide financial statements the City reports deferred inflows related to leases, pension and OPEB.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

U. Equity Classifications

Government-wide Statements

Net position is the excess of all the City's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources, regardless of fund. Net position is divided into three categories. These categories apply only to net position, which is determined at the Government-wide level, and are described below:

a. Net investment in capital assets - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position - Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position - All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

Fund Statements

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

a. Nonspendable - Amounts that cannot be spent because they are either (1) not in spendable form or (2) legally or contractually required to be maintained intact.

b. Restricted - Amounts that are restricted for specific purposes when constraints placed on the use of resources are either (1) externally imposed by creditors, grantors, contributors, laws, or regulations of other governments; or (2) imposed by law through constitutional provisions or enabling legislation.

c. Committed - Amounts that can only be used for specific purposes pursuant to constraints imposed by formal action (resolution) of the government's highest level of decision-making authority.

d. Assigned - Amounts that are constrained by the City Council's intent to be used for specific purposes through a resolution, but are neither restricted or committed. The City Council assigns fund balances for specific purposes by resolution adopting the annual budget for the upcoming fiscal year, or by an amending budget resolution during the fiscal year.

e. Unassigned - Amounts representing the residual classification for the general fund or any other fund with a negative fund balance.

Further detail about the City's fund balance classification is described in Note 10.

V. Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

W. Implementation of Governmental Accounting Standards Board Statements

Effective July 1, 2024, the City implemented the following accounting and financial reporting standards:

Government Accounting Standards Board Statement No. 101

In June 2022, GASB issued Statement No. 101, *Compensated Absences*. The primary objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences by aligning the recognition and measurement guidance under a unified model and amending certain previously required disclosures. The City implemented the provisions of GASB Statement 101 in the fiscal year ending June 30, 2025, see Note 19 for details.

Government Accounting Standards Board Statement No. 102

In December 2023, GASB issued Statement No. 102, *Certain Risk Disclosures*. The primary objective of this Statement is to provide users of government financial statements with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. A *concentration* is defined as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A *constraint* is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. There was no impact to the financial statements as a result of this statement.

X. Future Governmental Accounting Standards Board Statements

These statements are not effective until July 1, 2025 or later. The City has not determined the effects on the financial statements.

Government Accounting Standards Board Statement No. 103

In April 2024, GASB issued Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance it effectiveness in providing information that is essential for decision making and assessing a government's accountability. This Statement also addresses certain application issues. The requirements of this statement are effective for the City's fiscal year ending June 30, 2026.

Government Accounting Standards Board Statement No. 104

In September 2024, GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statement is to provide users of government financial statements with essential information about certain types of capital assets. This Statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34 and also requires additional disclosures for capital assets held for sale. The requirements of this statement are effective for the City's fiscal year ending June 30, 2026.

Government Accounting Standards Board Statement No. 105

In December 2025, GASB issued Statement No. 105, *Subsequent Events*. The primary objective of this Statement is to improve the financial reporting requirements for subsequent events. The requirements of this Statements will improve financial reporting related to subsequent events by (1) clarifying the subsequent events time frame and the subsequent events that constitute recognized and nonrecognized events and (2) specifying the information items that are required to be disclosed about subsequent events. The requirements of this Statement are effective for the City's fiscal year ending June 30, 2027.

NOTE 2: CASH AND INVESTMENTS

Cash and investments as of June 30, 2025 are classified in the accompanying financial statements as follows:

	Cash and Investments	Restricted Cash and Investments	Total
Governmental activities	$ 176,276,917	$ 11,636,955	$ 187,913,872
Business-type activities	72,345,356	-	72,345,356
Total government-wide cash and investments	248,622,273	11,636,955	260,259,228
Fiduciary activities	12,231,977	35,690,136	47,922,113
Total cash and investments	$ 260,854,250	$ 47,327,091	$ 308,181,341

Cash and investments were carried at fair value as of June 30, 2025 and consisted of the following:

Cash on hand	$ 1,700
Cash in banks	77,483,653
Total cash	77,485,353
Money market funds	20,352,031
U.S. treasury obligations	81,717,077
Government agency securities	3,773,874
Medium term corporate notes	78,117,109
Local Agency Investment Fund (LAIF)	24,452,332
Held by pension trustee:	
Money market funds	79,967
Mutual funds	3,615,445
Held by OPEB trustee:	
Money market funds	359,224
Mutual funds	18,228,929
Total investments	230,695,988
Total cash and investments	$ 308,181,341

Authorized Investments of the City

Pursuant to Section 53646 of the Government Code, the City prepares an investment policy annually and presents it to the City Council for review and approval. The investment policy provides the basis for the management of a prudent, conservative investment program. Funds are invested to provide the maximum security of principal with secondary emphasis on achieving the highest return, while meeting daily cash flow needs. All investments are made in accordance with the Government Code and, in general, the investment policy is more restrictive than state law.

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

The table below identifies the investment types that are authorized for the City by the California Government Code (or the City's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the City's investment policy, where more restrictive) that addresses interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City or the investments of the pension and OPEB trusts, rather than the general provisions of the California Government Code or the City's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in one Issuer
United States Treasury bills, bonds and notes	5 years	100%	None
Federal Agency or U.S Government-sponsored obligations	5 years	100%	None
Local Agency Investment Fund (LAIF)	As permitted by law	As permitted by law	None
Local government investment pools	NA	100%	None
Money market funds	NA	20%	10%
Bankers' acceptances	180 days	40%	None
Commercial paper	270 days	25%	10%
Negotiable certificates of deposit	5 years	30%	None
Medium term corporate notes	5 years	30%	None
California local agency obligations	5 years	15%	None
Supranationals	5 years	30%	None
Asset-backed securities	5 years	20%	None

Investments Authorized by Pension and OPEB Trusts

Investment of funds in the pension and OPEB trusts are managed by a Plan Administrator. The pension and OPEB trust investment policies allow the Plan Administrator to manage the investments consistent with the investment objectives as outlined in the investment policies, the Prudent Expert Rules, and the provisions of the Employee Retirement Income Security Act of 1974.

The investment policies grant the administrator full power and authority to make purchases, sales, exchanges, conversion, and trades in connection therewith as the administrator deems appropriate. The assets in the plans are administered in a manner that is consistent with generally accepted standards of fiduciary responsibility, to insure the security of principal, and maximum yield on all investments through a mix of well diversified, high quality, fixed income and equity securities.

Authorized investment types include the following:

Authorized Investment Type	Maximum Percentage of Portfolio	Maximum Investment in one Issuer
Domestic equity	40%	5% of equity portfolio
International equity	40%	5% of equity portfolio
Other growth assets	20%	not specified
Fixed income	50%	5% (U.S. government exempt)
Other income assets	20%	Not specified
Real return assets	20%	Not specified
Cash equivalents	20%	Not specified

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

Investment Valuation

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

Level 1: Quoted prices for identical investments in active markets;
Level 2: Observable inputs other than quoted market prices; and,
Level 3: Unobservable inputs

Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period.

Following is a description of the valuation methodologies used:

U.S. Treasuries, Government Agency Obligations, Medium Term Corporate Notes, Municipal Issues and *Money Market Funds*: Fair values are based on quoted market prices for similar securities in markets that are not active, and model-based techniques for which all significant assumptions are observable in the market, resulting in a Level 2 valuation.

Mutual funds: Fair value is based on quoted market prices in an active market, resulting in a Level 1 valuation.

The City's position in external investment pools is in itself regarded as a type of investment and looking through to the underlying investments of the pool is not appropriate.

At June 30, 2025, the City had the following recurring fair value measurements:

	Fair Value Measurements Using			
Investments	**Level 1 Inputs**	**Level 2 inputs**	**Level 3 inputs**	**Fair Value**
Money market funds	$ -	$ 20,352,031	$ -	$ 20,352,031
U.S. treasury obligations	-	81,717,077	-	81,717,077
Government agency securities	-	3,773,874	-	3,773,874
Medium term corporate notes	-	78,117,109	-	78,117,109
Local Agency Investment Fund	-	-	-	24,452,332
Held by pension trustee:				
Money market funds	-	79,967	-	79,967
Mutual funds	3,615,445	-	-	3,615,445
Held by OPEB trustee:				
Money market funds	-	359,224	-	359,224
Mutual funds	18,228,929	-	-	18,228,929
Total Investments	$ 21,844,374	$ 184,399,282	$ -	$ 230,695,988

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by the California Government Code under the oversight of the Treasurer of the State of California. This fund is not registered with the Securities and Exchange Commission as an investment company, but is required to invest according to California State Code. Participants in the pool include voluntary and involuntary participants, such as special districts and school districts for which there are legal provisions regarding their investments. The Local Investment Advisory Board (Board) has oversight responsibility for LAIF. The Board consists of five members as designated by State Statute. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amounts based upon the City's pro rata share of the fair value provided by LAIF for the entire portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which is recorded on an amortized cost basis.

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

Disclosure Relating to Interest Rate Risk

Interest rate risk is the risk of loss due to the fair value of an investment falling due to interest rates rising. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. To limit exposure to fair value losses resulting from increases in interest rates, the City's investment policy limits investment maturities to a term appropriate to the need for funds so as to permit the City to meet all projected obligations. Any investments that mature more than five years from the date of purchase cannot occur without prior approval of the City Council.

Information about the sensitivity of the fair values of the City's investments (excluding investments held by bond trustees) to market rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity as of June 30, 2025:

		Remaining Maturity		
Investments	**Interest Rates**	**< 12 months**	**1-5 years**	**Fair Value**
Money market funds	0.010%	$ 20,352,031	$ -	$ 20,352,031
U.S. treasury obligations	0.50% - 2.75%	-	81,717,077	81,717,077
Government agency securities	0.125% - 3.375%	-	3,773,874	3,773,874
Medium term corporate notes	0.125% - 3.875%	400	78,116,709	78,117,109
Local Agency Investment Fund	Variable	24,452,332	-	24,452,332
Held by pension trustee:				
Money market funds	Variable	79,967	-	79,967
Mutual funds	Variable	3,615,445	-	3,615,445
Held by OPEB trustee:				
Money market funds	Variable	359,224	-	359,224
Mutual funds	Variable	18,228,929	-	18,228,929
		$ 67,088,328	$ 163,607,660	$ 230,695,988

Investments with Fair Values Highly Sensitive to Interest Rate Fluctuations

The City had no investments that were highly sensitive to interest rate fluctuations as of June 30, 2025.

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

Disclosures Relating to Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The City's investment policy sets specific parameters by type of investment to be met at the time of purchase. Presented below is the minimum rating required by (where applicable) the California Government Code or the City's investment policy, and the actual rating as of year end for each investment type.

		Rating as of Fiscal Year End		
	Total	Minimum Legal Rating	S&P	Moody's
Money market funds	$ 20,352,031	N/A	Not rated	Not rated
U.S. Treasury obligations	80,752,737	N/A	N/A	AAA
U.S. Treasury obligations	964,340	N/A	N/R	N/R
Government agency securities	3,773,874	N/A	AA+	AAA
Medium term corporate notes	2,720,049	A	A	A1
Medium term corporate notes	6,703,971	A	A	A2
Medium term corporate notes	1,280,126	A	A	AA3
Medium term corporate notes	1,027,727	A	A-	A1
Medium term corporate notes	4,421,737	A	A-	A2
Medium term corporate notes	4,867,574	A	A-	A3
Medium term corporate notes	3,487,582	A	A+	A1
Medium term corporate notes	2,217,575	A	A+	A2
Medium term corporate notes	3,400,533	A	A+	AA2
Medium term corporate notes	3,699,110	A	A+	AA3
Medium term corporate notes	1,890,086	A	AA	AA2
Medium term corporate notes	1,024,780	A	AA-	A1
Medium term corporate notes	4,373,456	A	AA-	AA2
Medium term corporate notes	97,010	A	AA-	AA3
Medium term corporate notes	1,390,690	A	BBB+	A2
Medium term corporate notes	5,478,438	A	AAA	N/A
Medium term corporate notes	19,989,954	A	N/R	N/R
Medium term corporate notes	5,014,468	A	AAA	AAA
Medium term corporate notes	5,032,243	A	N/A	AAA
Local Agency Investment Fund	24,452,332	N/A	Not rated	Not rated
Held by pension trustee:				
Money market funds	79,967	N/A	Not rated	Not rated
Mutual funds	3,615,445	N/A	Not rated	Not rated
Held by OPEB trustee:				
Money market funds	359,224	N/A	Not rated	Not rated
Mutual funds	18,228,929	N/A	Not rated	Not rated
	$ 230,695,988			

NOTE 2: CASH AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer of securities. When investments are concentrated in one issuer, this concentration presents a heightened risk of potential loss. The City's investment policy contains limitations on the amount that can be invested in any one issuer. Investments in any one issuer (other than U.S. Treasury securities, mutual funds, and external investment pools) at June 30, 2025, that represent 5 percent or more of total City investments are as follows:

Issuers	Investment Type	Amount
Federal Home Loan Banks	Government agency securities	$ 20,170,623

Custodial Credit Risk

Custodial credit risk for investments is the risk that, in the event of the failure of a depository financial institution, the City will not be able to recover its deposits or collateral securities that are in the possession of an outside party. To mitigate the custodial credit risk, the City's investment policy requires that all of its managed investments shall be held in the name of the City in safekeeping by a third party bank trust department.

The City's investment policy requires that deposits in banks must meet the requirements of the California Government Code. Under this code, deposits of more than $250,000 must be collateralized at 105 percent to 150 percent of the value of the deposit to guarantee the safety of the public funds. The first $250,000 of the City's deposits are insured by the Federal Deposit Insurance Corporation (FDIC). Deposits more than the $250,000 insured amount are collateralized.

As of June 30, 2025, the carrying amount of the City's deposits was $77,483,653 and bank balances were $77,751,917. The difference between the bank balance and the carrying amount represents outstanding checks and deposits in transit.

Allocation of Interest Income Among Funds

Interest income from pooled investments is allocated to those funds which are required by law or administrative action to receive interest. Interest is allocated quarterly based on the ending cash balances of the previous quarter in each fund receiving interest.

NOTE 3: LEASES RECEIVABLE

The City is reporting leases receivable of $2,938,977 at June 30, 2025. For the year ended June 30, 2025, the City reported lease revenue of $117,593 and interest revenue of $154,187 related to lease payments received.

Buildings and Equipment -

- On January 23, 2007, the City entered into an agreement with Flightline - Rockwell for the lease of a storage container. The lease has a term of 30 years and interest rate of 8.25%.

Cell Tower Site -

- On March 12, 2019, the City entered into a lease agreement with PCS Structures Towers, LLC for the lease of land for a cell tower site. The lease has a term of 25 years and an interest rate of 5%.

Airport Property -

- On July 15, 1987, the City entered into an agreement with Flightline - Lincoln Air for the lease of airport property. The lease has a term of 40 years and interest rate of 8.25%.
- On September 26, 2012, the City entered into an agreement with Flightline - Kracon for the lease of airport property. The lease has a term of 25 years and interest rate of 3.25%.
- On December 4, 2012, the City entered into an agreement with Flightline - ITAPOL for the lease of airport property. The lease has a term of 25 years and interest rate of 3.25%.

NOTE 3: LEASES RECEIVABLE (CONTINUED)

Future payments due to the City under the non-cancelable agreements are as follows:

Governmental Activities

For the Year Ending June 30,	Principal	Interest	Total
2026	$ 67,657	$ 125,803	$ 193,460
2027	71,990	122,418	194,408
2028	76,559	118,817	195,376
2029	81,376	114,988	196,364
2030	86,456	110,917	197,373
2031 - 2035	518,528	484,146	1,002,674
2036 - 2040	693,147	337,896	1,031,043
2041 - 2045	919,285	143,077	1,062,362
Total	$ 2,514,998	$ 1,558,062	$ 4,073,060

Business-type Activities

For the Year Ending June 30,	Principal	Interest	Total
2026	$ 57,516	$ 21,736	$ 79,252
2027	61,240	18,011	79,251
2028	28,251	14,013	42,264
2029	29,493	12,770	42,263
2030	30,803	11,461	42,264
2031 - 2035	176,336	34,983	211,319
2036 - 2040	40,340	1,923	42,263
Total	$ 423,979	$ 114,897	$ 538,876

The City has recorded a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease terms. As of June 30, 2025, the balance of the deferred inflow of resources was $3,022,348.

NOTE 4: LOANS RECEIVABLE

The City has made various business loans to qualifying businesses through programs designed to encourage construction or improvement in low-to-moderate income housing or other projects. In addition, the City has made various loans under the Community Development Block Grant (CDBG) revolving loan program, the Home Investment Partnerships (HOME) program, and the CalHome program. Under these programs, grants or loans are provided under favorable terms to homeowners or developers who agree to spend these funds in accordance with the City's terms.

The balance of the loans receivable, net of allowance, has been offset in the fund financial statements by deferred inflows of resources as they are not deemed measurable and available (within 60 days). In the government-wide Statement of Net Position, the City has provided a 100% allowance for all loans receivable subject to long-term deferral and/or payment from future refinancing except those accounts that have current payment activity and are not delinquent. Individual loans range from $2,500 to $2,000,000.

NOTE 4: LOANS RECEIVABLE (CONTINUED)

Total loans receivable, including accrued interest, net of allowance as of June 30, 2025 are as follows:

	Loans Receivable	Accrued Interest	Allowance	Total Loans Receivable, net
Community development block grants	$ 228,408	$ 135,599	$ -	$ 364,007
Home investment partnership	970,059	412,096	-	1,382,155
CalHOME	177,004	28,209	-	205,213
Low/Moderate Income Housing	2,358,000	1,621,969	-	3,979,969
Totals	$ 3,733,471	$ 2,197,873	$ -	$ 5,931,344

NOTE 5: INTERFUND AND INTRA-FUND TRANSACTIONS

Due to/from Other Funds

During the course of operations, transactions occur between funds to account for goods received or services rendered. These receivables and payables are classified as due from or due to other funds. In addition, when funds overdraw their share of pooled cash, the receivables and payables are also classified as due from or due to other funds. The composition of due to/from other funds as of June 30, 2025 was as follows:

Receivable Fund	Payable Fund	Description	Amount
Governmental Funds			
General Fund	CDBG-CV	Overdrawn cash	$ 240,304
General Fund	Federal Grants	Overdrawn cash	272,561
		Total Governmental Funds	$ 512,865

The overdrawn cash noted above was a result of expenditures incurred in advance of receipt of grant revenues.

Advances to/from Other Funds

Advances to/from other funds are non-current interfund loans and are offset by a nonspendable fund balance in applicable governmental funds to indicate they are not in spendable form. The composition of advances to/from other funds as of June 30, 2025 was as follows:

Receivable Fund	Payable Fund	Description	Maturity	Amount
Governmental Funds				
General Fund	Airport	Fund deficit	June 2079	$ 4,675,090
Water Connections	Public Facility Element	Capital project funding	June 2026	1,394,039
LPFA Series 2016	Airport	Capital lease refinance	October 2028	526,955
			Total Governmental Funds	$ 6,596,084
Proprietary Funds				
Solid Waste	Public Facility Element	Capital project funding	June 2028	$ 356,394
			Total Proprietary Funds	$ 356,394

NOTE 5: INTERFUND AND INTRA-FUND TRANSACTIONS (CONTINUED)

Interfund Transfers to/from Other Funds

Transfers between funds during the fiscal year ended June 30, 2025 were as follows:

Transfer From	Transfer To	Description of Transfer	Amount
Governmental Funds			
General Fund	LPFA Refunding Series 2016	Debt service	$ 556,216
General Fund	Special Assessment Districts	Budget	931,034
Public Facility Element (PFE)	General Fund	Pension trust	1,234
Special Assessment Districts	General Fund	Pension trust	137,987
Special Assessment Districts	LPFA Refunding Series 2016	Debt service	64,025
Development Services	General Fund	Pension trust	76,026
Development Services	LPFA Refunding Series 2016	Debt service	96,037
Park In-Lieu	Gas Tax	NCCSIF allocation	18,106
Gas Tax	LPFA Refunding Series 2016	Debt service	32,012
Gas Tax	General Fund	Pension trust	97,719
Street Fund	LPFA Refunding Series 2016	Debt service	32,012
Street Fund	General Fund	Pension trust	69,358
Parks and Recreation Tax	General Fund	Pension trust	163
Police Grants	General Fund	Pension trust	348
		Total Governmental Interfund Transfers	$ 2,112,277
Proprietary Funds			
Water	General Fund	Pension trust	$ 433,349
Water	LPFA Refunding Series 2016	Debt service	185,405
Wastewater	General Fund	Pension trust	213,356
Wastewater	LPFA Refunding Series 2016	Debt service	193,408
Solid Waste	General Fund	Pension trust	648,486
Solid Waste	LPFA Refunding Series 2016	Debt service	148,057
Airport	General Fund	Pension trust	67,730
Airport	LPFA Refunding Series 2016	Debt service	26,677
Transit	General Fund	Pension trust	98
		Total Proprietary Interfund Transfers	$ 1,916,566

Intra-fund Transfers between Funds

The following table represents intra-fund transfers made during the year ended June 30, 2025:

Transfer From	Transfer To	Description	Amount
Supplemental Fees	General Fund	Annual budget transfer	$ 316,273
Public Safety Tax	General Fund	Public safety tax share	44,745
Standard Allowance	General Fund	Budget transfer	762
Wastewater	Wastewater Capital Improvement	Budget transfer	2,616,591
Solid Waste	Solid Waste Capital Improvement	Budget transfer	1,180,000
		Total Intra-fund Transfers	$ 4,158,371

NOTE 6: CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2025, was as follows:

Governmental Activities:

	Balance at July 1, 2024	Additions	Retirements	Transfers	Balance at June 30, 2025
Capital assets not being depreciated/amortized					
Land	$ 14,470,390	$ 76,000	$ -	$ -	$ 14,546,390
Easements	242,604	-	-	-	242,604
Construction-in-progress	7,669,709	12,561,567	-	(1,469,166)	18,762,110
Total capital assets not being depreciated/amortized	22,382,703	12,637,567	-	(1,469,166)	33,551,104
Capital assets being depreciated/amortized					
Buildings and improvements	83,204,761	-	-	903,731	84,108,492
Machinery and equipment	11,980,822	821,053	(159,908)	-	12,641,967
Infrastructure	483,747,775	74,285	-	31,613	483,853,673
Land improvements	34,032,289	-	-	533,822	34,566,111
Lease assets - vehicles	-	781,572	-	-	781,572
Subscription assets	965,671	217,299	-	-	1,182,970
Total capital assets being depreciated/amortized	613,931,318	1,894,209	(159,908)	1,469,166	617,134,785
Less accumulated depreciation/amortization					
Buildings and improvements	(30,527,781)	(2,339,825)	-	-	(32,867,606)
Machinery and equipment	(8,493,848)	(1,057,700)	159,908	-	(9,391,640)
Infrastructure	(247,685,106)	(12,381,668)	-	-	(260,066,774)
Land improvements	(15,313,413)	(1,647,329)	-	-	(16,960,742)
Lease assets - vehicles	-	(85,280)	-	-	(85,280)
Subscription assets	(390,807)	(209,691)	-	-	(600,498)
Total accumulated depreciation/amortization	(302,410,955)	(17,721,493)	159,908	-	(319,972,540)
Total capital assets being depreciated/amortized, net	311,520,363	(15,827,284)	-	1,469,166	297,162,245
Total Capital Assets, net	$ 333,903,066	$ (3,189,717)	$ -	$ -	$ 330,713,349

Depreciation/amortization expense was charged to governmental functions as follows:

Governmental Activities:

General government	$ 824,707
Public safety	950,069
Public works and facilities	15,148,939
Culture and recreation	69,466
Education	473,666
Internal service funds	254,646
Total governmental activities depreciation/amortization expense	$ 17,721,493

NOTE 6: CAPITAL ASSETS (CONTINUED)

Business-type Activities:

	Balance at July 1, 2024	Additions	Retirements	Balance at June 30, 2025
Capital assets not being depreciated				
Land	$ 1,549,390	$ -	$ -	$ 1,549,390
Easements	42,250	-	-	42,250
Construction-in-progress	6,349,293	7,992,215	-	14,341,508
Total capital assets not being depreciated	7,940,933	7,992,215	-	15,933,148
Capital assets being depreciated				
Buildings and improvements	26,356,615	-	-	26,356,615
Machinery and equipment	15,242,999	1,518,819	(275,000)	16,486,818
Infrastructure	459,211,334	-	-	459,211,334
Land improvements	1,154,850	-	-	1,154,850
Subscription assets	361,052	-	-	361,052
Total capital assets being depreciated	502,326,850	1,518,819	(275,000)	503,570,669
Less accumulated depreciation				
Buildings and improvements	(15,775,450)	(486,253)	-	(16,261,703)
Machinery and equipment	(8,572,875)	(1,297,440)	275,000	(9,595,315)
Infrastructure	(159,213,727)	(8,461,531)	-	(167,675,258)
Land improvements	(740,124)	(58,889)	-	(799,013)
Subscription assets	(24,070)	(72,210)	-	(96,280)
Total accumulated depreciation	(184,326,246)	(10,376,323)	275,000	(194,427,569)
Total capital assets being depreciated, net	318,000,604	(8,857,504)	-	309,143,100
Total Capital Assets, net	$ 325,941,537	$ (865,289)	$ -	$ 325,076,248

Depreciation expense was charged to the business-type functions as follows:

Business-type Activities:

Water	$ 3,988,507
Wastewater	5,382,559
Solid Waste	755,151
Airport	206,817
Transit	43,289
Total business-type activities depreciation/amortization expense	$ 10,376,323

NOTE 7: UNEARNED REVENUE

At June 30, 2025, components of unearned revenue were as follows:

	Amount
Governmental Funds	
General Fund	
ARPA advance	$ 1,830,263
Total Governmental Funds	$ 1,830,263
Proprietary Funds	
Solid Waste	
Beverage Container Recycling Program advance	$ 115,903
Airport	
Airport Improvement Program grant advances	45,374
Total Proprietary Funds	$ 161,277

NOTE 8: LONG-TERM LIABILITIES

A. Governmental Activities

Governmental activities long-term debt issued and outstanding at June 30, 2025 was comprised of the following:

Type of Indebtedness	Maturity	Interest Rates	Authorized and Issued	Outstanding June 30, 2025
LPFA Refunding Bonds Series 2016A	2037	5.69-6.12%	$ 18,296,066	$ 9,980,000
Bond issuance premiums (discounts)				
Series 2016A net premium				688,780
Financed purchases			1,946,900	12,170,621
Lease liability			781,572	611,598
Subscription (SBITA) liability			1,084,394	504,831
Compensated absences				3,362,698
Total Governmental Activities				$ 27,318,528

NOTE 8: LONG-TERM LIABILITES (CONTINUED)

The following is a summary of changes in the City's governmental long-term liabilities for the fiscal year ended June 30, 2025:

	Balance at July 1, 2024	Prior Period Restatement	Additions	Reductions	Balance June 30, 2025	Current Portion
Governmental Activities:						
Bonds, financed purchases, leases, and SBITAs payable:						
LPFA Refunding Bonds Series 2016A	$ 11,065,000	$ -	$ -	$ (1,085,000)	$ 9,980,000	$ 1,125,000
Premium (discount) on bonds, net	748,785	-	-	(60,005)	688,780	60,006
Financed purchases	670,001	-	11,682,638	(182,018)	12,170,621	188,205
Lease liability	-	-	781,569	(169,971)	611,598	119,619
Subscription (SBITA) liability	534,138	-	217,299	(246,606)	504,831	187,682
Total bonds, financed purchases, leases, and SBITAs payable	13,017,924	-	12,681,506	(1,743,600)	23,955,830	1,680,512
Other liabilities:						
Compensated absences	3,237,226	83,898	41,574	-	3,362,698	2,690,158
Total Governmental Activities	$ 16,255,150	$ 83,898	$ 12,723,080	$ (1,743,600)	$ 27,318,528	$ 4,370,670

Long-term liabilities including compensated absences, net pension liability and net OPEB liability are generally liquidated by the fund incurring the liability which is primarily the General fund.

A description of the long-term liabilities related to governmental activities at June 30, 2025 follows:

LPFA Refunding Bonds Series 2016 A&B

In October 2016, the City approved the issuance of the Lincoln Public Financing Authority Revenue Refunding Bonds, Series 2016A in the aggregate principal amount of $13,355,000, and Series 2016B in the aggregate principal amount of $4,205,000 to provide funds to refinance (i) the Authority's Lease Revenue Refunding Bonds, Series 2003; (ii) the Authority's Lease Revenue Refunding Bonds, Series 2006; (iii) Airport capital improvements financed through a lease dated July 8, 2008 between CaLease Public Funding Corporation and the City, and to pay costs of issuance incurred in connection with the issuance, sale and delivery of the bonds. The net proceeds of the bonds were deposited into an irrevocable trust with an escrow agent to provide for future debt service payments on the refunded bonds. As a result, the refundable bonds are considered to be defeased, and the related liabilities for the bonds have been removed from the City's liabilities. The advance refunding was done in order to reduce debt payments in the short-term. The net present savings on the debt payments was approximately $3,147,000.

NOTE 8: LONG-TERM LIABILITES (CONTINUED)

Interest on the bonds is payable on April 1 and October 1 of each year, commencing on April 1, 2017 with interest rates ranging from 1.35% to 4.00%. The bonds are payable solely from and secured by a pledge of revenues and certain other monies pledged as listed in the trust agreement. The Series 2016 A bonds mature in October 2036 and the Series 2016 B bonds matured in October 2021. Future debt service payments on the bonds are as follows:

For the Year Ending	2016A	
June 30,	Principal	Interest
2026	$ 1,125,000	$ 345,338
2027	1,175,000	299,338
2028	1,220,000	251,438
2029	1,125,000	204,538
2030	585,000	170,338
2031 - 2035	3,285,000	502,777
2036 - 2037	1,465,000	47,568
Total	$ 9,980,000	$ 1,821,335

Premium/Discount on Bonds

Net capitalized premiums (discount) on bonds related to the above issuances have been recorded in the amount of $688,780 and netted with the balance of the bonds as presented on the government-wide financial statements. The balance is amortized using the straight line method over the bond term. Net accretion for the year ended June 30, 2025 totaled $60,005.

Financed Purchases

In July 2018, the City entered into a financed purchase agreement with US Bancorp Government Leasing and Finance, Inc. in the initial amount of $1,337,394 for the purchase of fire trucks. Principal and interest payments of $157,586 are due annually until February 2028. Interest on the financed purchase agreement is 3.43%. At June 30, 2025, equipment, net of accumulated depreciation under the financed purchase agreement totaled $514,996.

In September 2021, the City entered into a financed purchase agreement with KS State Bank. in the initial amount of $220,000 for the purchase of police vehicles. Principal and interest payments of $47,242 are due annually until January 2026. Interest on the financed purchase agreement is 3.28%. At June 30, 2025, equipment acquired under the financed purchase agreement was fully depreciated.

In July 2024, the City entered into a financed purchase agreement with Banc of America Public Capital Corp. in the initial amount of $11,682,638 for the acquisition and installation of solar equipment. Principal and interest payments ranging from $266,489 to $648,996 are due semi-annually until February 2044. Interest on the financed purchase agreement is 4.368%. At June 30, 2025, installation of the equipment is in progress and $4,192,865 is included in construction in progress.

NOTE 8: LONG-TERM LIABILITES (CONTINUED)

Future debt service payments on the agreements are as follows:

For the Year Ending June 30,	Principal	Interest
2026	$ 188,205	$ 526,920
2027	338,521	518,435
2028	387,788	504,548
2029	283,341	488,572
2030	304,229	475,968
2031 - 2035	2,573,069	2,103,846
2036 - 2040	3,626,377	1,443,571
2041 - 2044	4,469,091	459,413
Total	$ 12,170,621	$ 6,521,273

Lease Liability

As of June 30, 2025, the City has vehicles with lease payments ranging from $4,992 to $38,668 and interest rates that range from 4.2235% to 7.0907%. The total of the City's right-to-use lease assets are recorded at $781,572 with accumulated amortization of $85,280.

Future debt service payments on the leases are as follows:

For the Year Ending June 30,	Principal	Interest
2026	$ 119,619	$ 31,852
2027	126,536	24,935
2028	133,873	17,597
2029	141,657	9,813
2030	89,913	2,492
Total	$ 611,598	$ 86,689

Subscription Liability (SBITAs)

The City has entered into SBITAs involving various software subscriptions. The subscriptions have interest rates that range from 2.312% to 7.75%. The total of the City's SBITA assets are recorded at a cost of $1,182,970 less accumulated amortization of $600,498.

Future debt service payments on the SBITAs are as follows:

For the Year Ending June 30,	Principal	Interest
2026	$ 187,682	$ 14,131
2027	176,476	12,833
2028	46,861	6,655
2029	26,100	5,025
2030	27,275	3,850
2031 - 2032	40,437	3,963
Total	$ 504,831	$ 46,457

NOTE 8: LONG-TERM LIABILITES (CONTINUED)

Compensated Absences

Compensated absences for governmental activities are generally liquidated by the fund where the accrued liability occurred.

Total Governmental Activities Long-Term Liabilities Future Debt Service

For the Year Ending June 30,	Principal	Interest
2026	$ 1,620,506	$ 918,241
2027	1,816,533	855,541
2028	1,788,522	780,238
2029	1,576,098	707,948
2030	1,006,417	652,648
2031 - 2035	5,898,506	2,610,586
2036 - 2040	5,091,377	1,491,139
2041 - 2045	4,469,091	459,413
Total	$ 23,267,050	$ 8,475,754

B. Business-type Activities

Business-type activities long-term debt issued and outstanding at June 30, 2025 was comprised of the following:

Type of Indebtedness	Outstanding June 30, 2025
Subscription (SBITA) liability	$ 218,079
Compensated absences	696,004
Total Business-type Activities	$ 914,083

The following is a summary of changes in the City's business-type long-term liabilities for the fiscal year ended June 30, 2025:

	Balance at July 1, 2024	Prior Period Restatement	Additions	Reductions	Balance June 30, 2025	Current Portion
Business-Type Activities:						
Subscription (SBITA) liability	$ 273,931	$ -	$ -	$ (55,852)	$ 218,079	$ 66,026
Other liabilities:						
Compensated absences	538,037	7,202	150,765	-	696,004	556,803
Total Business-Type Activities	$ 811,968	$ 7,202	$ 150,765	$ (55,852)	$ 914,083	$ 622,829

NOTE 8: LONG-TERM LIABILITES (CONTINUED)

Subscriptions (SBITAs)

The City has entered into SBITAs involving various software subscriptions. The subscriptions have interest rates that range from 2.312% to 7.75%. The total of the City's SBITA assets are recorded at a cost of $361,052 less accumulated amortization of $96,280.

Future debt service payments on the SBITAs are as follows:

For the Year Ending June 30,	Principal	Interest
2026	$ 66,026	$ 5,042
2027	72,527	3,516
2028	79,526	1,839
Total	$ 218,079	$ 10,397

NOTE 9: SPECIAL ASSESSMENT DEBT WITH NO CITY COMMITMENT

The City reports the debt service transactions of various special assessment issues for which the City is not obligated in any manner, in Custodial funds. The debt will be paid from and is secured solely by the revenues of these special assessment districts and does not constitute an indebtedness of the City. At June 30, 2025, the principal amount of special assessment debt outstanding for which the City is not obligated was as follows:

Assessment Debt	Project Description	Original Amount	Outstanding June 30, 2025
Refunding Bond, Series 2011A Twelve Bridges Series 2004	Twelve Bridges	$ 28,305,000	$ 3,255,000
Refunding Bond, Series 2011B Twelve Bridges Series 2004	Twelve Bridges	13,495,000	1,676,000
Special Tax Refunding Bonds 2018 CFD Lincoln Crossing Project Series 2018	Lincoln Crossing	64,470,000	48,325,000
Special Tax Refunding Bonds, Series 2021 Lakeside Series 2021 Refunding	Lakeside	4,510,000	4,050,000
Special Tax Revenue Bonds, Series 2013 CFD Sorrento Series 2013	Sorrento Project	5,165,000	1,105,000
Special Tax Revenue Bonds, Series 2014 CFD Sorrento Series 2014	Sorrento Project	5,680,000	5,490,000
Special Tax Revenue Bonds, Series 2017 CFD Lakeside Series 2006-1	Lakeside	6,235,000	4,690,000
Special Tax Revenue Bonds, Series 2016 CFD Sorrento Series 2005-1	Sorrento Project	8,860,000	7,970,000
Special Tax Revenue Bonds, Series 2017 CFD Foskett Ranch 2017-1	Foskett Ranch	2,975,000	1,940,000
Special Tax Bonds, Series 2022 CFD 2019-1	Independence at Lincoln	13,225,000	13,050,000
			$ 91,551,000

NOTE 10: FUND BALANCE

As prescribed by GASB Statement No. 54, *"Fund Balance Reporting and Governmental Fund Type Definitions*" governmental funds report fund balance in classifications based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. This statement provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. The City established the following fund balance policies:

Nonspendable: This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) are legally or contractually required to be maintained intact. The City has classified prepaids and long-term advances as being nonspendable as these items are not expected to be converted to cash or are not expected to be converted to cash within the next year.

Restricted: Amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.

Committed: Amounts that can only be used for the specific purposes determined by formal action of the City's highest level of decision-making authority. The City Council is the City's highest level of decision-making authority, and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the City Council. Once adopted, the limitation imposed remains in place until a similar action is taken to remove or revise the limitation. The underlying action that imposed the limitation needs to occur no later than the close of the reporting period.

Assigned: This classification includes amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted or committed. The City Council has authorized the City Manager and Finance Manager as officials authorized to assign fund balance to a specific purpose.

Unassigned: This classification includes the residual balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of assigned fund balance amounts.

It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund at fiscal year end of not less than $500,000. If the unassigned fund balance at fiscal year end falls below the goal, the City shall develop a restoration plan to achieve and maintain the minimum fund balance. In the event that at the end of the prior fiscal year there is an increase in the General Fund Unassigned Fund Balance, based on the annual audited financial statements, 50% of the increase will be used as identified in the General Fund Reserve Policy. The transfer of funds will occur during the budget process following each year in which an increase occurs.

The accounting policies of the City consider restricted fund balance to have been spent first when an expenditure is incurred for the purposes for which both restricted and unrestricted fund balance is available. Similarly, when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers committed amounts to be reduced first, followed by assigned amounts, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources first to defer the use of these other classified funds.

NOTE 10: FUND BALANCE (CONTINUED)

The fund balances for all major and nonmajor governmental funds as of June 30, 2025, were distributed as follows:

	General Fund	Public Facility Element (PFE)	Water Connections	Special Assessment Districts	Develop-ment Services	Low/ Moderate Income Housing	Non-Major Govern-mental Funds	Total Governmental Funds
Nonspendable								
Prepaid items	$ 1,725,829	$ -	$ 40,000,000	$ 35,760	$ 44,963	$ -	$ 49,057	$ 41,855,609
Advances to other funds	4,675,090	-	-	-	-	-	526,955	5,202,045
Endowments - principal	-	-	-	-	-	-	356,659	356,659
Total Nonspendable	6,400,919	-	40,000,000	35,760	44,963	-	932,671	47,414,313
Restricted								
Public facility improvements	-	50,364,122	-	-	-	-	-	50,364,122
Water capacity expansion	-	-	26,948,122	-	-	-	-	26,948,122
Public improvements and maintenance	-	-	-	19,481,049	-	-	-	19,481,049
Parks and recreation	-	-	-	-	-	-	1,820,415	1,820,415
Streets and roads	-	-	-	-	-	-	11,352,027	11,352,027
Grants	-	-	-	-	-	-	51,476	51,476
Debt service	-	-	-	-	-	-	2,223,732	2,223,732
Loan programs	-	-	-	-	-	-	2,893,858	2,893,858
Capital projects	7,925,302	-	-	-	-	-	2,859,614	10,784,916
Housing	-	-	-	-	-	1,804,626	-	1,804,626
Oak tree replacement	-	-	-	-	-	-	481,812	481,812
Pension	3,695,412	-	-	-	-	-	-	3,695,412
Endowments - open space preservation	-	-	-	-	-	-	232,208	232,208
Total Restricted	11,620,714	50,364,122	26,948,122	19,481,049	-	1,804,626	21,915,142	132,133,775
Committed								
Operating reserve	6,760,956	-	-	-	-	-	-	6,760,956
Capital replacement	1,009,548	-	-	-	-	-	-	1,009,548
Total Committed	7,770,504	-	-	-	-	-	-	7,770,504
Assigned								
Fees for future improvements	-	-	-	-	21,704,885	-	-	21,704,885
Total Assigned	-	-	-	-	21,704,885	-	-	21,704,885
Unassigned	13,714,390	-	-	-	-	-	(277,471)	13,436,919
Total Fund Balance	$ 39,506,527	$ 50,364,122	$ 66,948,122	$ 19,516,809	$21,749,848	$1,804,626	$22,570,342	$ 222,460,396

NOTE 11: DEFICIT FUND BALANCE / UNRESTRICTED NET POSITION

Governmental Funds

As of June 30, 2025, the following governmental funds had a fund balance deficit:

Governmental Fund	Amount
CDBG-CV	$ 4,910
Federal Grants	272,561

The deficits are a result of expenditures incurred in advance of receipt of revenue and will be eliminated through future revenues.

NOTE 12: DEFINED BENEFIT PENSION PLAN

A. General Information about the Pension Plan

Plan Description

All qualified permanent and probationary employees are eligible to participate in the Public Agency Cost-Sharing Multiple-Employer Defined Benefit Pension Plan (Plan) administered by the California Public Employees' Retirement System (CalPERS). The Plan consists of individual rate plans (benefit tiers) within a safety risk pool (police and fire) and a miscellaneous risk pool (all other). Plan assets may be used to pay benefits for any employer rate plan of the safety and miscellaneous pools. Accordingly, rate plans within the safety or miscellaneous pools are not separate plans under GASB Statement No. 68. Individual employers may sponsor more than one rate plan in the miscellaneous or safety risk pools. The City sponsors five plans (three miscellaneous and two safety). Benefit provisions under the Plan are established by State statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plan regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 (age 62 for Miscellaneous Plan members if membership date is on or after January 1, 2013) with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The rate plan's provisions and benefits in effect at June 30, 2025, are summarized as follows:

	Miscellaneous		
Hire Date	Prior to February 13, 2011	Between February 13, 2011 and January 1, 2013	On or After January 1, 2013
	Tier I	Tier II	PEPRA
Benefit Formula	2.7% @ 55	2.0% @ 60	2.0% @ 62
Benefit Vesting Schedule	5 years service	5 years service	5 years service
Benefit Payments	monthly for life	monthly for life	monthly for life
Retirement Age	50 - 55	50 - 60	52 - 62
Monthly Benefits, as a % of Eligible Compensation	2.000 - 2.700%	1.092 - 2.418%	1.000 - 2.500%
Required Employee Contribution Rate	8.00%	7.00%	7.75%
Required Employer Contribution Rate	16.02%	10.15%	7.87%
Required UAL Contribution	$1,756,338	$7,364	$20,553

NOTE 12: DEFINED BENEFIT PENSION PLAN (CONTINUED)

	Safety		
Hire Date	Prior to January 1, 2013	On or After January 1, 2013	On or After January 1, 2013
	Tier I	PEPRA Fire	PEPRA Police
Benefit Formula	3.0% @ 50	2.7% @ 57	2.7% @ 57
Final compensation	Three-year average	Three-year average	Three-year average
Benefit Vesting Schedule	5 years service	5 years service	5 years service
Benefit Payments	monthly for life	monthly for life	monthly for life
Retirement Age	50	50 - 57	50 - 57
Monthly Benefits, as a % of Eligible Compensation	3.0%	2.0% - 2.7%	2.0% - 2.7%
Required Employee Contribution Rate	9.00%	13.75%	13.75%
Required Employer Contribution Rate	25.86%	13.76%	13.76%
Required UAL Contribution	$981,368	$820	$6,072

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. The City's contributions to the Plan for the year ending June 30, 2025 were $5,019,019.

B. Pension Liabilities, Pension Expense, and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2025, the City reported a net pension liability for its proportionate share of the net pension liability of the Plan of $31,148,069. $24,249,982 of the liability is reported in governmental activities and $6,898,087 of the liability is reported in business-type activities.

The City's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2024, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2023 rolled forward to June 30, 2024 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for the Plan as of June 30, 2023 and 2024 was as follows:

Proportion - June 30, 2023	0.25502%
Proportion - June 30, 2024	0.25684%
Change - Increase	0.00182%

NOTE 12: DEFINED BENEFIT PENSION PLAN (CONTINUED)

For the year ended June 30, 2025, the City recognized pension expense of $5,270,561. At June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to the measurement date	$ 5,019,019	$ -
Changes of assumptions	786,924	-
Differences between expected and actual experience	2,630,839	95,846
Differences between projected and actual investment earnings	1,674,752	-
Differences between employer's contributions and proportionate share of contributions	538,536	293,076
Change in employer's proportion	709,491	466,488
Total	$ 11,359,561	$ 855,410

$5,019,019 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

For the Fiscal Year Ending June 30,	Net Deferred Outflows (Inflows) of Resources
2026	$ 1,900,977
2027	4,036,420
2028	121,322
2029	(573,587)

Actuarial Assumptions

The total pension liabilities in the June 30, 2024 actuarial valuations were determined using the following actuarial assumptions:

Valuation Date	June 30, 2023
Measurement Date	June 30, 2024
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	6.90%
Inflation	2.30%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	6.90% net of pension plan investment expenses; includes inflation
Mortality (1)	Derived using CalPERS membership data for all funds
Post Retirement Benefit Increase	Contract COLA up to 2.30% until purchasing power protection allowance floor on purchasing power applies

(1) The mortality table used was developed based on CalPERS' specific data. The rates incorporate Generational Mortality to capture ongoing mortality improvement using 80% of Scale MP 2020 published by the Society of Actuaries. For more details, please refer to the 2021 experience study report available on CalPERS website.

NOTE 12: DEFINED BENEFIT PENSION PLAN (CONTINUED)

Changes in Assumptions

For the measurement period June 30, 2024, there were no changes in assumptions.

Discount Rate

The discount rate used to measure the total pension liability was 6.90 percent. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Long-term Expected Rate of Return

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account 20-year market return expectations as well as the expected pension fund (PERF) cash flows. Projected returns for all asset classes are estimated and, combined with risk estimates, are used to project compound (geometric) returns over the long term. The discount rate used to discount liabilities was informed by the long-term projected portfolio return.

The table below reflects long-term expected real rates of return by asset class.

Asset Class	Assumed Asset Allocation	Real Return Years 1-10 (a,b)
Global Equity - Cap-weighted	30.0%	4.54%
Global Equity - Non Cap-weighted	12.0%	3.84%
Private Equity	13.0%	7.28%
Treasury	5.0%	0.27%
Mortgage-backed Securities	5.0%	0.50%
Investment Grade Corporates	10.0%	1.56%
High Yield	5.0%	2.27%
Emerging Market Debt	5.0%	2.48%
Private Debt	5.0%	3.57%
Real Assets	15.0%	3.21%
Leverage	(5.0%)	(0.59%)

(a) An expected inflation of 2.3% used for this period
(b) Figures are based on the 2021-22 Asset Liability Management study.

NOTE 12: DEFINED BENEFIT PENSION PLAN (CONTINUED)

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability for the Plan as of the measurement date, calculated using the discount rate for the Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is one-percentage point lower or one-percentage point higher than the current rate:

	Discount Rate -1% (5.90%)	Current Discount Rate (6.90%)	Discount Rate +1% (7.90%)
Net Pension Liability	$ 49,599,014	$ 31,148,069	$ 16,004,269

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

NOTE 13: OTHER POST EMPLOYMENT BENEFITS

Plan Description

Plan administration: The City administers a single employer defined benefit other postemployment healthcare (OPEB) plan providing health plan coverage to eligible retired employees and their eligible dependents. The City maintains the same medical plans for its retirees as for its active employees.

Benefits provided: Employees become eligible to retire and receive City-paid healthcare benefits upon attainment of age 50 and 5 years of service. For retirees hired prior to January 1, 1998, the City pays the full premium of the retiree, spouse, and eligible dependents. Supplemental contributions are paid from a City-funded Retirement Medical Account to the extent necessary to achieve compliance with PEMHCA's equal contribution method with respect to these retirees. For all others, the City pays 50% of the applicable "State Formula" dollar amount for retirees with 10 years of service, plus an additional 5% per year of service, to a maximum of 100% after 20 years. Benefits are paid for the lifetime of the retiree, spouse or surviving spouse, and dependents up to the age of 26. The 2025 State Formula monthly dollar amounts are $1,060 single, $2,039 two-party, and $2,551 family. In addition, the City pays a 0.33%-of-premium administrative fee to PEMHCA for each retiree.

The City reports the financial activity of the other post-employment benefits (OPEB) in the fiduciary OPEB Trust Fund, and no separate financial report is prepared.

Employees Covered

As of the June 30, 2024 measurement period, membership consisted of the following:

Active plan members	192
Inactive plan members or beneficiaries currently receiving benefit payments	77
Inactive plan members entitled to, but not yet receiving benefits	19
Total	288

Contributions

The contribution requirements of plan members and the City are established and may be amended by the City Council. The required contribution is based on projected pay-as-you-go financing requirements. Total contributions for the year ended June 30, 2025 were $3,501,911

NOTE 13: OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Net OPEB Liability

The City's net OPEB liability ("NOL") was measured as of June 30, 2024 and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2023. The total OPEB liability was determined using the following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

Funding Method	Entry Age Normal Cost, level percent of pay
Long Term Return on Assets	6.00%, net of plan investment expenses and including inflation
Discount Rate	6.00%
Participants Valued	Only current active employees and retired participants and covered dependents are valued. No future entrants are considered in this valuation.
Assumed Wage Inflation	3.00% per annum
Salary Increases	3.00% per annum
General Inflation Rate	2.50% per annum
Investment Rate of Return	6.00%, net of OPEB plan investment expense
Healthcare Cost Trend Rate	6.5% in 2025, grading down to 3.9% by 2075

Mortality rates were based on MacLeod Watts Scale 2022 applied generationally from 2017.

Demographic actuarial assumptions used in the June 30, 2023 valuation were based on the CalPERS 2021 Experience Study using data from 1997 to 2019, except for a different basis used to project future mortality improvements.

Changes in Assumptions

For the measurement period June 30, 2024, there were no changes in assumptions.

Expected Long-term Return on Trust Assets

The expected long-term return on trust assets was derived from information provided by the City's Trust Asset Manager summarized in the following table:

			Correlation Matrix			
Asset Class/Investment	**Geometric Return**	**Volatility**	**Domestic Equity**	**Fixed Income**	**International Equity**	**Real Assets**
Domestic Equity	8.30 %	14.90 %	100.00 %	22.00 %	58.00 %	69.00 %
Fixed Income	3.80 %	5.20 %	22.00 %	100.00 %	15.00 %	20.00 %
International Equity	7.20 %	15.40 %	58.00 %	15.00 %	100.00 %	52.00 %
Real Assets	6.10 %	12.30 %	69.00 %	20.00 %	52.00 %	100.00 %

The given geometric returns were increased upward 10 bps to adjust the inflation assumption used to develop the projected returns from 2.4% to the 2.5% inflation assumption. 50 bps was then subtracted to account for assumed trust investment fees. The target allocation and estimates of geometric returns for each major asset class and the portfolio are summarized in the table below:

Asset Class/Investment	**Target Allocation**	**Net Geometric Return**
Domestic Equity	34.00%	7.90%
Fixed Income	39.00%	3.40%
International Equity	18.36%	6.80%
Real Assets	8.64%	5.70%

NOTE 13: OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Discount Rate

GASB 75 requires a discount rate that reflects the following:

a. The long-term expected rate of return on OPEB plan investments - to the extent that the OPEB plan's fiduciary net position (if any) is projected to be sufficient to make projected benefit payments and assets are expected to be invested using a strategy to achieve that return;
b. A yield or index rate for 20-year, tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher - to the extent that the conditions in (a) are not met.

To determine a resulting single (blended) rate, the amount of the plan's projected fiduciary net position (if any) and the amount of projected benefit payments is compared in each period of projected benefit payments. The discount rate used to measure the City's total OPEB liability is based on these requirements and the following information:

Reporting Date	Measurement Date	Long-Term Expected Return of Plan Investments (if any)	Discount Rate
June 30, 2025	June 30, 2024	6.00%	6.00%

Changes in the Net OPEB Liability	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability/(Asset) (c) = (a) - (b)
Balance June 30, 2023 (measurement date)	$ 35,403,722	$ 11,423,741	$ 23,979,981
Service cost	1,721,545	-	1,721,545
Interest cost	2,190,442	-	2,190,442
Employer contributions	-	2,835,028	(2,835,028)
Net investment income	-	732,211	(732,211)
Change due to investment experience	-	927,615	(927,615)
Benefit payments	(1,235,791)	(1,235,791)	-
Administrative expense	-	(39,675)	39,675
Net change during 2023-24	2,676,196	3,219,388	(543,192)
Balance at June 30, 2024 (measurement date)	$ 38,079,918	$ 14,643,129	$ 23,436,789
Plan fiduciary net position as a percentage of the total OPEB liability			38.45 %

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the City, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
Net OPEB Liability	$ 28,748,790	$ 23,436,789	$ 19,072,280

NOTE 13: OTHER POST EMPLOYMENT BENEFITS (CONTINUED)

Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability of the City, as well as what the net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rate:

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
Net OPEB Liability	$ 18,476,972	$ 23,436,789	$ 29,599,319

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2025, the City recognized OPEB expense of $4,316,585. As of fiscal year ended June 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to measurement date	$ 3,501,911	$ -
Changes of assumptions	1,965,717	1,066,147
Differences between expected and actual experience	1,169,500	1,328,088
Net difference between projected and actual return on investments	-	25,658
Total	$ 6,637,128	$ 2,419,893

$3,501,911 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the subsequent fiscal period. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as follows:

For the Fiscal Year Ending June 30,	Recognized Net Deferred Outflows (Inflows) of Resources
2026	$ 1,067,533
2027	555,977
2028	(805,296)
2029	(408,185)
2030	113,492
Thereafter	191,803

NOTE 14: ENDOWMENTS

The City's permanent funds account for the financial activities and balances of donor-restricted endowments for open space and wetland preservation and maintenance. Interest earned on the funds may be used pursuant to California Government Code for purposes that meet the criteria of the endowments. It is the City's policy for the City Council to authorize all approved expenditures according to the trust. At June 30, 2025, the nonspendable amount was $356,659 and the spendable amount was $232,208.

NOTE 15: RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

There is no claims liability to be reported based on the requirements of Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

There were no significant reductions in insurance coverage from prior years and there have been no settlements exceeding the insurance coverage for each of the past three fiscal years.

The City is a member of Northern California Cities Self-Insurance Fund (NCCSIF), a joint powers agency which provides the City with a shared risk layer of coverage above the self-insured retention amount for liability and workers' compensation. The City pays an annual premium to NCCSIF for its insurance coverage.

General Liability Coverage: Annual deposits are paid by member cities and are adjusted retrospectively to cover costs. Each member city, including Lincoln, self-insures for the first $50,000 of each loss. Participating cities share in loss occurrences in excess of $50,000 up to a maximum of $500,000. Premiums accrue based on the ultimate cost of the experience of the group of Cities. Coverage in excess of $500,000 is provided through the California Joint Powers Insurance Risk Management Authority, a joint powers authority organized to provide excess coverage for its members.

Workers' Compensation Coverage: Annual deposits are paid by member cities and are adjusted retrospectively to cover costs. The City self-insured for the first $100,000 of each loss and has purchased excess coverage with limits of $5,000,000 per occurrence.

NCCSIF is a joint powers agency organized in accordance with Article 1, Chapter 5, Division 7, Title 1 of the California Government Fund Programs. The purpose is to create a common pool of funds to be used to meet obligations of the parties to provide workers' compensation benefits for their employees and to provide excess liability insurance. The Authority provides claims processing administrative services, risk management services, and actuarial studies. It is governed by a member from each city. The City of Lincoln council members do not have significant oversight responsibility, since they evenly share all factors of responsibility with the other cities. However, ultimate liability for payment of claims and insurance premiums resides with member cities. The Authority is empowered to make supplemental assessments as needed to eliminate deficit positions of member cities. If the JPA becomes insolvent, the City is responsible only to the extent of any deficiency in its equity balance.

Upon termination of the JPA agreement, all property of the Authority will vest in the respective parties which theretofore transferred, conveyed or leased said property to the Authority. Any surplus of funds will be returned to the parties in proportion to actual balances of each equity.

The Authority establishes claims liabilities based on estimates of the ultimate cost of claims (including future claims settlement expenses) that have been reported but not settled, plus estimates of claims that have been incurred but not reported. Because actual claims costs depend on various factors, the claims liabilities are recomputed periodically using a variety of actuarial and statistical techniques to produce current estimates that reflect recent settlements, claim frequency, and other economic and social factors. A provision of inflation is implicit in the calculation of estimated future claims costs. Adjustments to claims liabilities are charged or credited to expense in the periods in which they are made.

The City's investment in the NCCSIF of $624,485 is recorded in the funds as prepaid insurance. The net change is shown as an income or expenditure/expense item in the funds.

NOTE 16: EXCESS EXPENDITURES AND TRANSFERS OVER APPROPRIATIONS

The following funds incurred expenditures and transfers in excess of appropriations in the following amounts for the year ended June 30, 2025:

Fund	Excess Expenditures and Transfers
Water Connections	$ 8,829
Low/Moderate Income Housing	841
Park In-Lieu	18,642
Police Grants	8,127
Revitalization and Rehabilitation Loans	449

The excess expenditures were covered by available fund balance in the funds.

NOTE 17: CONTINGENCIES AND COMMITMENTS

Grant Awards

The City participates in certain federal and state assisted grant programs. These programs are subject to program compliance audits by the grantors or their representatives. Any disallowed claims, including amounts already collected, may constitute a liability of the appreciable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the government expects such amounts, if any, to be immaterial.

Litigation

The City is involved in several pending lawsuits of a nature common to many similar jurisdictions that are being covered by insurance or third party indemnity obligations. City management estimates that potential claims against the City for any lawsuits not covered by insurance will not have a material adverse effect on the financial statements of the City.

Contracts

At June 30, 2025, the City had construction contracts outstanding of approximately $11,074,439 related to various capital projects.

Contingent Developer Liabilities

JMC Pay-As-You-Go CFD No. 2006-1 Lakeside Improvement Area 1
In 2006, the City of Lincoln City Council approved the formation of Community Facilities District (CFD) No. 2006-1 Lakeside pursuant to the Mello Roos Improvement District Act of 1982, for the purpose of incurring bonded indebtedness to fund public improvements on land contained there within. An improvement area within the CFD was established as “Area 1”.

In 2008 the City entered into an Acquisition, Funding, and Disclosure Agreement with John Muir Construction, Inc. (JMC) to construct residential development, including infrastructure and improvements on property located within Area 1 of the CFD. The infrastructure and public improvements to be constructed by JMC were anticipated to exceed the funding generated by the sale of Bonds, net formation fees and costs, and to provide additional financing thereof, the City agreed to a ”Pay-As-You-Go” clause which details the agreement between the parties for the City to annually reimburse the developer for any unfunded and approved costs with any excess Special Taxes on hand within the district. The City further agreed to continue annual tax levies within the district until all such unfunded costs of JMC were fully reimbursed.

NOTE 17: CONTINGENCIES AND COMMITMENTS (CONTINUED)

Within the Area 1 Improvement District, a total of $3,261,095.09 in costs were approved by the City for reimbursement to JMC for the construction of critical improvements and fees paid. As of June 30, 2025, the remaining balance due to JMC was $2,517,516. City management considers the amount owed to be contingent on certain future events and therefore has not recorded a liability on the statement of fiduciary net position.

JMC Pay-As-You-Go CFD No. 2006-1 Lakeside Improvement Area 2
In 2006 the City of Lincoln City Council approved the formation of Community Facilities District (CFD) No. 2006-1 Lakeside pursuant to the Mello Roos Improvement District Act of 1982, for the purpose of incurring bonded indebtedness to fund public improvements on land contained there within. An improvement area within the CFD was established as “Area 2”.

In 2008 the City entered into an Acquisition, Funding, and Disclosure Agreement with John Muir Construction, Inc. (JMC) to construct residential development, including infrastructure and improvements on property located within Area 2 of the CFD. The infrastructure and public improvements to be constructed by JMC were anticipated to exceed the funding generated by the sale of Bonds, net formation fees and costs, and to provide additional financing thereof, the City agreed to a ”Pay-As-You-Go” clause which details the agreement between the parties for the City to annually reimburse the developer for any unfunded and approved costs with any excess Special Taxes on hand within the district. The City further agreed to continue annual tax levies within the district until all such unfunded costs of JMC were fully reimbursed.

Within the Area 2 Improvement District, a total of $2,293,028.30 in costs were approved by the City for reimbursement to JMC for the construction of critical improvements and fees paid. As of June 30, 2025, the remaining balance due to JMC was $1,279,364. City management considers the amount owed to be contingent on certain future events and therefore has not recorded a liability on the statement of fiduciary net position.

Del Webb/Pulte Critical Facilities Fees
In 1998 the City entered into a developer agreement with Del Webb to clarify the terms of development between the developer and the City for the Sun City Lincoln Hills, active adult development project. Within the agreement, the City identified certain critical public facilities to be constructed as part of the development project that would also benefit users outside of the identified project area. Due to the extended benefit, if constructed by Del Webb these critical facilities would, as agreed by both parties, entitle the developer to Public Facility Element (PFE) fee credits, equal to the cost of construction of the improvements, which was later determined to be $8,092,551.

The City’s agreement with Del Webb allowed the developer to apply fee credits to building permits and also to receive semi-annual reimbursements based on a formulaic calculation of permit revenue received periodically by the City.

In 2012, the Del Webb developer agreement was terminated and replaced by an agreement with Pulte Home Corporation. At that time, the balance due to Pulte for the remaining PFE credits was $2,692,290 and an additional $270,457.50 was due for wastewater interceptor oversizing. As of June 30, 2025, the balance due to the developer was $1,104,936 for PFE fees and $0 for wastewater oversizing. City management considers the amount owed to be contingent on certain future events and therefore has not recorded a liability on the government-wide statement of net position.

NOTE 18: SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY

In accordance with Assembly Bill 1X26 and Assembly Bill 1434, all redevelopment agencies in the State of California were dissolved and ceased to operate as legal entities as of February 1, 2012. The activity of the Successor Agency Trust for assets of the Former Redevelopment Agency (Successor Agency) is recorded in a private purpose trust fund.

NOTE 18: SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY (CONTINUED)

Management believes, in consultation with legal counsel, that the obligations of the former redevelopment agency due to the City are valid enforceable obligations payable by the Successor Agency Trust under the requirements of the Bill. The City's position on this issue is not a position of settled law and there is considerable legal uncertainty regarding this issue. It is reasonably possible that a legal determination may be made at a later date by an appropriate judicial authority that would resolve this issue unfavorably to the City. Amounts owed to the City are included in Advances to Successor Agency and consisted of $2,089,476 due to the Water Connections fund.

Capital assets activity for the year ended June 30, 2025, was as follows:

	Balance July 1, 2024	Additions	Retirements	Balance June 30, 2025
Capital assets, not being depreciated				
Land	$ 2,544,731	$ -	$ -	$ 2,544,731
Total capital assets, not being depreciated	2,544,731	-	-	2,544,731
Capital assets, net	$ 2,544,731	$ -	$ -	$ 2,544,731

The following is a summary of changes in long-term liabilities for the year ended June 30, 2025:

	Balance at July 1, 2024	Additions	Reductions	Balance June 30, 2025	Current Portion
Tax Allocation Refunding					
Series 2016A	$ 3,300,000	$ -	$ (845,000)	$ 2,455,000	$ 885,000
Premium (discount) on bonds, net	220,420	-	(23,202)	197,218	23,202
Total Long-Term Liabilities	$ 3,520,420	$ -	$ (868,202)	$ 2,652,218	$ 908,202

A description of the long-term liabilities related to the Successor Agency at June 30, 2025 follows:

Tax Allocation Refunding Bonds Series 2016 A&B

In September 2016, the Oversight Board of the Successor Agency approved the issuance of the Tax Allocation Refunding Bonds, Series 2016A in the aggregate principal amount of $6,100,000, and Series 2016B in the aggregate principal amount of $2,105,000 to provide funds to (i) refund certain obligations of the dissolved redevelopment agency of the City that were incurred in connection with certain redevelopment activities of the dissolved redevelopment agency; (ii) to pay the premiums for a policy of bond issuance and a municipal bond debt service insurance policy; and (iii) to pay the cost of issuing the Series 2016 bonds.

The net proceeds of the bonds were deposited into an irrevocable trust with an escrow agent to provide for future debt service payments on the refunded bonds. As a result, the refunded bonds are considered to be defeased, and the related liabilities for the bonds have been removed from the Successor Agency's liabilities. The refunding was done in order to reduce debt payments in the short-term. The net present savings on the debt payments was approximately $589,000.

NOTE 18: SUCCESSOR AGENCY TRUST FOR ASSETS OF FORMER REDEVELOPMENT AGENCY (CONTINUED)

Interest on the bonds is payable on March 15 and September 15 of each year, commencing on March 15, 2017 with interest rates ranging from 1.60% - 5.00%. The Series 2016 bonds are payable from and secured by the tax revenues deposited in the redevelopment property tax trust fund. The Series 2016A bonds mature in September 2033 while the Series 2016B bonds matured in September 2020. Future debt service payments on the bonds are as follows:

For the Year Ending June 30,	2016A Principal	2016A Interest
2026	$ 885,000	$ 74,181
2027	715,000	41,331
2028	110,000	28,888
2029	115,000	25,229
2030	115,000	21,276
2031 - 2034	515,000	39,702
Total	$ 2,455,000	$ 230,607

NOTE 19: RESTATEMENT OF BEGINNING BALANCES

During the fiscal year ending June 30, 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. These changes were incorporated in the financial statements and are reported as a change in accounting principle. The effects of the change in accounting principle are summarized in the "Restatement - GASB 101 Implementation" column in the following table.
In 2025, the City determined the following items had been incorrectly recorded in a prior year:

1. Governmental activities and governmental fund expenditures were recorded in an incorrect fund;
2. Governmental activities and governmental fund revenues were not recorded in the proper period;
3. Fiduciary fund expenditures were incorrectly recorded.

The effects of these changes are summarized in the "Adjustments" column in the following table.

	Net Position/Fund Balance June 30, 2025, as Previously Reported	Restatement - GASB 101 Implementation	Adjustments	Net Position/Fund Balance June 30, 2025, as Restated/ Adjusted
Government-Wide				
Governmental Activities	$ 481,943,063	$ (83,898)	$ 16,575,721	$ 498,434,886
Business-type Activities	380,246,018	(7,201)	-	380,238,817
Total Government-Wide	$ 862,189,081	$ (91,099)	$ 16,575,721	$ 878,673,703
Governmental Funds				
General Fund	$ 30,362,671	$ -	$ (42,047)	$ 30,320,624
Public Facility Element (PFE)	35,907,413	-	11,930,834	47,838,247
Water Connections	57,213,232	-	4,686,934	61,900,166
Total Governmental Funds	$ 123,483,316	$ -	$ 16,575,721	$ 140,059,037

NOTE 19: RESTATEMENT OF BEGINNING BALANCES (CONTINUED)

	Net Position/Fund Balance June 30, 2025, as Previously Reported	Restatement - GASB 101 Implementation	Adjustments	Net Position/Fund Balance June 30, 2025, as Restated/ Adjusted
Enterprise Funds				
Water	$ 191,730,132	$ (1,705)	$ -	$ 191,728,427
Wastewater	166,660,345	(1,114)	-	166,659,231
Solid Waste	20,905,439	(4,267)	-	20,901,172
Transit	576,360	(115)	-	576,245
Total Enterprise Funds	$ 862,189,081	$ (91,099)	$ 16,575,721	$ 878,673,703
Total Internal Service Funds	$ 5,327,905	$ (23,347)	$ -	$ 5,304,558
Total Custodial Funds	$ 43,805,573	$ -	$ (16,617,768)	$ 27,187,805

NOTE 20: SUBSEQUENT EVENTS

On November 6, 2025, the City issued $9,145,000 of City of Lincoln Community Facilities District No. 2019-1 (Independence at Lincoln) Special Tax Bonds, Series 2025 to finance certain public improvements. The interest rate on the bonds is 5 percent and the maturity date is September 1, 2055.

On December 2, 2025, the City issued $11,995,000 of City of Lincoln Community Facilities District No. 2025-1 (Joiner Ranch East) Special Tax Bonds, Series 2025 to finance certain public improvements. The interest rate on the bonds ranges from 4 percent to 5.05 percent and the maturity date is September 1, 2055.

Management has evaluated subsequent events through March 16, 2026 the date on which the financial statements were available for issuance. Management has determined no other subsequent events requiring disclosure have occurred.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
Prepared for the City's Miscellaneous and Safety Plan, a Cost Sharing Defined Benefit Pension Plan
As of June 30, 2025
Last 10 Years

	Measurement Period				
	2024	**2023**	**2022**	**2021**	**2020**
Proportion of the net pension liability	0.25684 %	0.25502 %	0.25046 %	0.24620 %	0.22617 %
Proportionate share of the net pension liability	$ 31,148,069	$ 31,814,111	$ 28,929,618	$ 13,315,051	$ 24,608,405
Covered payroll	$ 19,560,322	$ 16,856,371	$ 14,436,812	$ 13,343,483	$ 13,246,028
Proportionate share of the net pension liability as a percentage of covered payroll	159.24 %	188.74 %	200.39 %	99.79 %	185.78 %
Plan fiduciary net position as a percentage of the total pension liability	78.08 %	76.21 %	76.68 %	88.30 %	75.10 %

Notes to Schedule:

Changes in assumptions. In 2024 and 2023, there were no changes in assumptions. In 2022, the accounting discount rate was reduced from 7.15% to 6.90%. In 2021, 2020 and 2019, there were no changes in assumptions. In 2018, assumptions for individual salary increases and overall payroll growth are reduced from 3.00 percent to 2.75 percent. In 2017, the discount rate was lowered from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense). In 2014, amounts reported were based on the 7.5 percent discount rate.

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY (CONTINUED)
Prepared for the City's Miscellaneous and Safety Plan, a Cost Sharing Defined Benefit Pension Plan
As of June 30, 2025
Last 10 Years

	Measurement Period				
	2019	**2018**	**2017**	**2016**	**2015**
Proportion of the net pension liability	0.22051 %	0.21781 %	0.21651 %	0.21666 %	0.22580 %
Proportionate share of the net pension liability	$ 22,596,016	$ 20,988,366	$ 21,472,079	$ 18,748,220	$ 15,498,852
Covered payroll	$ 12,523,804	$ 12,408,728	$ 11,448,542	$ 11,091,872	$ 9,853,264
Proportionate share of the net pension liability as a percentage of covered payroll	180.42 %	169.14 %	187.55 %	169.03 %	157.30 %
Plan fiduciary net position as a percentage of the total pension liability	75.30 %	73.69 %	73.29 %	74.06 %	78.40 %

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION CONTRIBUTIONS
Prepared for the City's Miscellaneous and Safety Plan, a Cost Sharing Defined Benefit Pension Plan
As of June 30, 2025
Last 10 Years

	Fiscal Year-End				
	2025	**2024**	**2023**	**2022**	**2021**
Contractually required contribution (actuarially determined)	$ 5,019,019	$ 4,500,524	$ 4,115,514	$ 3,597,502	$ 3,286,549
Contributions in relation to the actuarially determined contributions	5,019,019	4,500,524	4,115,514	3,597,502	3,286,549
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 20,497,548	$ 19,560,322	$ 16,856,371	$ 14,436,812	$ 13,343,483
Contributions as a percentage of covered payroll	24.49 %	23.01 %	24.42 %	24.92 %	24.63 %

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF PENSION CONTRIBUTIONS (CONTINUED)
Prepared for the City's Miscellaneous and Safety Plan, a Cost Sharing Defined Benefit Pension Plan
As of June 30, 2025
Last 10 Years

	Fiscal Year-End				
	2020	**2019**	**2018**	**2017**	**2016**
Contractually required contribution (actuarially determined)	$ 2,951,400	$ 2,357,589	$ 2,387,695	$ 2,413,504	$ 2,325,521
Contributions in relation to the actuarially determined contributions	2,951,400	2,357,589	2,387,695	2,413,504	2,325,521
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 13,246,028	$ 12,523,804	$ 12,408,728	$ 11,448,542	$ 11,091,872
Contributions as a percentage of covered payroll	22.28 %	18.82 %	19.24 %	21.08 %	20.97 %

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY AND RELATED RATIOS
For the Measurement Periods Ended June 30
Last 10 Years*

	2024	2023	2022	2021
Total OPEB liability				
Service cost	$ 1,721,545	$ 1,287,049	$ 1,249,562	$ 1,351,867
Interest	2,190,442	2,026,106	1,898,945	1,965,766
Actual vs. expected experience	-	678,170	-	(2,850,248)
Changes of assumptions	-	308,078	-	(2,288,095)
Benefit payments	(1,235,791)	(1,106,878)	(1,129,799)	(1,054,899)
Net change in total OPEB liability	2,676,196	3,192,525	2,018,708	(2,875,609)
Total OPEB liability, beginning	35,403,722	32,211,197	30,192,489	33,068,098
Total OPEB liability, ending (a)	$ 38,079,918	$ 35,403,722	$ 32,211,197	$ 30,192,489
Plan fiduciary net position				
Contributions - employer	$ 2,835,028	$ 2,588,311	$ 2,829,392	$ 2,838,692
Net investment income	1,659,826	842,356	(2,151,414)	1,704,885
Benefit payments	(1,235,791)	(1,106,878)	(1,129,799)	(1,054,899)
Administrative expenses	(39,675)	(31,493)	(30,751)	(21,933)
Net change in plan fiduciary net position	3,219,388	2,292,296	(482,572)	3,466,745
Plan fiduciary net position, beginning	11,423,741	9,131,445	9,614,017	6,147,272
Plan fiduciary net position, ending (b)	$ 14,643,129	$ 11,423,741	$ 9,131,445	$ 9,614,017
Net OPEB liability, ending (a) - (b)	$ 23,436,789	$ 23,979,981	$ 23,079,752	$ 20,578,472
Plan fiduciary net position as a percentage of the total OPEB liability	38.45 %	32.27 %	28.35 %	31.84 %
Covered-employee payroll	$ 23,197,469	$ 19,926,982	$ 17,459,086	$ 15,553,955
Net OPEB liability as a percentage of covered-employee payroll	101.03 %	120.34 %	132.19 %	132.30 %

Notes to Schedule:

Changes of assumptions: In the June 30, 2023 valuation, the long-term return on assets was adjusted to 6.00% and the discount rate was adjusted to 5.70%. In the June 30, 2021 valuation, the long-term return on assets was adjusted to 6.15% and the discount rate was adjusted to 5.85%. The discount rate was changed from 7.00 percent to 5.80 percent for the measurement period ended June 30, 2019.

* Schedule is intended to show information for ten years. Fiscal year 2018 was the first year of implementation, therefore only eight years are shown. Additional years' information will be displayed as it becomes available.

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY AND RELATED RATIOS (CONTINUED)
For the Measurement Periods Ended June 30
Last 10 Years*

	2020	2019	2018	2017
Total OPEB liability				
Service cost	$ 1,312,491	$ 458,435	$ 458,434	$ 428,445
Interest	1,838,522	1,268,915	1,170,689	1,108,069
Actual vs. expected experience	-	3,219,910	-	-
Changes of assumptions	-	8,596,918	-	-
Benefit payments	(938,156)	(715,734)	(642,049)	(641,837)
Net change in total OPEB liability	2,212,857	12,828,444	987,074	894,677
Total OPEB liability, beginning	30,855,241	18,026,797	17,039,723	16,145,046
Total OPEB liability, ending (a)	$ 33,068,098	$ 30,855,241	$ 18,026,797	$ 17,039,723
Plan fiduciary net position				
Contributions - employer	$ 1,918,161	$ 1,680,769	$ 1,387,317	$ 641,837
Net investment income	170,678	263,013	232,736	265,305
Benefit payments	(938,156)	(715,734)	(642,049)	(641,837)
Administrative expenses	(15,990)	(13,083)	(32,510)	(31,048)
Net change in plan fiduciary net position	1,134,693	1,214,965	945,494	234,257
Plan fiduciary net position, beginning	5,012,579	3,797,614	2,852,120	2,617,863
Plan fiduciary net position, ending (b)	$ 6,147,272	$ 5,012,579	$ 3,797,614	$ 2,852,120
Net OPEB liability, ending (a) - (b)	$ 26,920,826	$ 25,842,662	$ 14,229,183	$ 14,187,603
Plan fiduciary net position as a percentage of the total OPEB liability	18.59 %	16.25 %	21.07 %	16.74 %
Covered-employee payroll	$ 15,063,799	$ 14,551,020	$ 14,446,929	$ 13,889,533
Net OPEB liability as a percentage of covered-employee payroll	178.71 %	177.60 %	98.49 %	102.15 %

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF OPEB CONTRIBUTIONS
For the Fiscal Year Ended June 30
Last 10 Years*

	2025	2024	2023	2022
Actuarially Determined Contribution (ADC)	$ 3,529,623	$ 2,774,394	$ 2,693,586	$ 2,973,969
Contributions in relation to the ADC	(3,501,911)	(2,835,028)	(2,588,311)	(2,829,392)
Contribution deficiency (excess)	$ 27,712	$ (60,634)	$ 105,275	$ 144,577
Covered-employee payroll	$ 24,602,731	$ 23,197,469	$ 19,926,982	$ 17,459,086
Contributions as a percentage of covered-employee payroll	14.23%	12.22%	12.99%	16.21%

* Schedule is intended to show information for ten years. Fiscal year 2018 was the first year of implementation, therefore only eight years are shown. Additional years' information will be displayed as it becomes available.

CITY OF LINCOLN
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF OPEB CONTRIBUTIONS (CONTINUED)
For the Fiscal Year Ended June 30
Last 10 Years*

	2021	2020	2019	2018
Actuarially Determined Contribution (ADC)	$ 2,887,227	$ 1,918,161	$ 1,291,605	$ 1,222,832
Contributions in relation to the ADC	(2,838,692)	(1,918,161)	(1,680,769)	(1,461,479)
Contribution deficiency (excess)	$ 48,535	$ -	$ (389,164)	$ (238,647)
Covered-employee payroll	$ 15,553,955	$ 15,063,799	$ 14,551,020	$ 14,446,929
Contributions as a percentage of covered-employee payroll	18.25%	12.73%	11.55%	10.12%

CITY OF LINCOLN
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes and assessments	$ 24,192,509	$ 24,792,509	$ 23,711,392	$ (1,081,117)
Licenses and permits	1,716,900	1,724,900	1,686,404	(38,496)
Intergovernmental	1,528,285	6,524,324	4,219,817	(2,304,507)
Fines and forfeitures	82,000	140,000	117,130	(22,870)
Use of money and property	119,376	119,376	1,499,836	1,380,460
Charges for services	2,462,217	2,975,217	3,150,243	175,026
Other revenues	349,772	399,772	551,391	151,619
Total Revenues	30,451,059	36,676,098	34,936,213	(1,739,885)
EXPENDITURES				
Current:				
General Government				
Administration allocation	4,890,220	6,644,358	4,744,034	1,900,324
City council	250,178	250,178	279,098	(28,920)
City treasurer	8,478	8,478	8,741	(263)
City attorney	323,607	622,941	762,391	(139,450)
City manager administration	575,000	824,300	840,890	(16,590)
Human resources	48,000	48,000	59,058	(11,058)
Economic development	374,480	820,444	678,472	141,972
Administrative services	67,400	142,400	117,720	24,680
IT	63,781	523,601	345,465	178,136
Finance	688,098	696,619	714,453	(17,834)
Total General Government	7,289,242	10,581,319	8,550,322	2,030,997
Public Safety				
Fire operations	8,738,607	8,969,927	9,034,860	(64,933)
Police operations	9,746,969	9,971,280	9,737,590	233,690
Total Public Safety	18,485,576	18,941,207	18,772,450	168,757
Public Works and Facilities				
Streets	800,000	810,000	97,238	712,762
Parks	318,900	323,368	322,665	703
Facilities maintenance	1,166,723	1,419,346	1,162,335	257,011
Fleet maintenance	538,128	535,743	422,072	113,671
Total Public Works	2,823,751	3,088,457	2,004,310	1,084,147
Culture and Recreation				
Recreation and administration	649,274	679,274	540,031	139,243
Adult sports	115,619	115,619	95,987	19,632
Youth sports	250,046	250,046	228,053	21,993
Community classes/facility rental	229,882	229,882	352,106	(122,224)
Special events	122,719	122,719	107,967	14,752
Contract classes	99,932	96,932	62,900	34,032
Aquatic programs	189,402	189,402	182,798	6,604
Total Culture and Recreation	1,656,874	1,683,874	1,569,842	114,032

CITY OF LINCOLN
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Urban Development and Housing				
Development services administration	105,958	105,958	120,330	(14,372)
Planning	52,575	314,796	44,520	270,276
Engineering	97,839	134,928	105,897	29,031
Building	119,601	119,601	70,837	48,764
Total Urban Development and Housing	375,973	675,283	341,584	333,699
Education				
Twelve Bridges library	984,723	1,241,455	1,151,961	89,494
Total Education	984,723	1,241,455	1,151,961	89,494
Capital Outlay				
City attorney	-	-	53,844	(53,844)
Information technology	27,825	183,743	183,743	-
Finance	-	-	315,130	(315,130)
Engineering	-	4,422,698	4,192,865	229,833
Parks	-	27,302	23,955	3,347
Public works	-	170,184	134,102	36,082
Fleet	1,100,000	1,464,954	107,038	1,357,916
Police	-	74,151	240,218	(166,067)
Total Capital Outlay	1,127,825	6,343,032	5,250,895	1,092,137
Debt Service:				
Principal	200,602	329,853	300,015	29,838
Interest	28,794	305,332	309,168	(3,836)
Total Debt Service	229,396	635,185	609,183	26,002
Total Expenditures	32,973,360	43,189,812	38,250,547	4,939,265
Excess (deficiency) of revenues over expenditures	(2,522,301)	(6,513,714)	(3,314,334)	3,199,380
OTHER FINANCING SOURCES (USES)				
Inception of financed purchases and leases	-	-	12,241,633	12,241,633
Transfers in	456,956	456,956	1,745,854	1,288,898
Transfers out	(899,166)	(899,166)	(1,487,250)	(588,084)
Total Other Financing Sources (Uses)	(442,210)	(442,210)	12,500,237	12,942,447
Net change in fund balance	$ (2,964,511)	$ (6,955,924)	9,185,903	$ 16,141,827
Fund balance - July 1, 2024			30,362,671	
Prior period restatement			(42,047)	
Fund balance - July 1, 2024, restated			30,320,624	
Fund balance - June 30, 2025			$ 39,506,527	

CITY OF LINCOLN
PUBLIC FACILITY ELEMENT (PFE) - MAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ 30,000	$ -	$ (30,000)
Use of money and property	6,300	6,300	2,186,755	2,180,455
Charges for services	8,000,000	6,400,000	4,370,569	(2,029,431)
Other revenues	(98,344)	11,832,491	24,780	(11,807,711)
Total Revenues	7,907,956	18,268,791	6,582,104	(11,686,687)
EXPENDITURES				
Current:				
Public works and facilities	36,864	185,450	174,175	11,275
Education	94,700	94,700	80,283	14,417
Capital outlay	18,274,085	4,133,772	3,782,850	350,922
Debt service:				
Interest	17,687	17,687	17,687	-
Total Expenditures	18,423,336	4,431,609	4,054,995	376,614
Excess (deficiency) of revenues over expenditures	(10,515,380)	13,837,182	2,527,109	(11,310,073)
OTHER FINANCING SOURCES (USES)				
Transfers in	1,200,000	-	-	-
Transfers out	-	-	(1,234)	(1,234)
Total Other Financing Sources (Uses)	1,200,000	-	(1,234)	(1,234)
Net change in fund balance	$ (9,315,380)	$ 13,837,182	2,525,875	$ (11,311,307)
Fund balance - July 1, 2024			35,907,413	
Prior period restatement			11,930,834	
Fund balance - July 1, 2024, restated			47,838,247	
Fund balance - June 30, 2025			$ 50,364,122	

CITY OF LINCOLN
WATER CONNECTIONS - MAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ 116,021	$ 116,021	$ 961,369	$ 845,348
Charges for services	4,260,000	4,260,000	4,095,416	(164,584)
Total Revenues	4,376,021	4,376,021	5,056,785	680,764
EXPENDITURES				
Current:				
Public works and facilities	-	-	8,829	(8,829)
Total Expenditures	-	-	8,829	(8,829)
Excess of revenues over expenditures	4,376,021	4,376,021	5,047,956	671,935
OTHER FINANCING SOURCES (USES)				
Transfers in	-	4,686,934	-	(4,686,934)
Total Other Financing Sources (Uses)	-	4,686,934	-	(4,686,934)
Net change in fund balance	$ 4,376,021	$ 9,062,955	5,047,956	$ (4,014,999)
Fund balance - July 1, 2024			57,213,232	
Prior period restatement			4,686,934	
Fund balance - July 1, 2024, restated			61,900,166	
Fund balance - June 30, 2025			$ 66,948,122	

CITY OF LINCOLN
SPECIAL ASSESSMENT DISTRICTS - MAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Taxes and assessments	$ 7,518,046	$ 7,986,473	$ 8,333,433	$ 346,960
Intergovernmental	-	-	520	520
Use of money and property	-	-	837,666	837,666
Other revenues	22,918	22,918	183,827	160,909
Total Revenues	7,540,964	8,009,391	9,355,446	1,346,055
EXPENDITURES				
Current:				
General government	49,963	49,963	7,149	42,814
Public safety	330,205	331,205	335,106	(3,901)
Public works and facilities	6,216,537	6,854,344	6,292,993	561,351
Capital outlay	944,150	698,028	780,654	(82,626)
Debt service:				
Principal	40,000	22,536	19,616	2,920
Interest	-	-	2,184	(2,184)
Total Expenditures	7,580,855	7,956,076	7,437,702	518,374
Excess (deficiency) of revenues over expenditures	(39,891)	53,315	1,917,744	1,864,429
OTHER FINANCING SOURCES (USES)				
Inception of leases	-	-	47,910	47,910
Transfers in	-	-	931,034	931,034
Transfers out	(58,670)	(58,670)	(202,012)	(143,342)
Total Other Financing Sources (Uses)	(58,670)	(58,670)	776,932	835,602
Net change in fund balance	$ (98,561)	$ (5,355)	2,694,676	$ 2,700,031
Fund balance - July 1, 2024			16,822,133	
Fund balance - June 30, 2025			$ 19,516,809	

CITY OF LINCOLN
DEVELOPMENT SERVICES - MAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
License and permits	$ 3,593,200	$ 4,293,200	$ 3,934,899	$ (358,301)
Intergovernmental	-	460,000	307,495	(152,505)
Use of money and property	-	-	1,155,149	1,155,149
Charges for services	2,328,500	2,578,500	2,479,967	(98,533)
Other revenues	23,000	39,500	74,190	34,690
Total Revenues	5,944,700	7,371,200	7,951,700	580,500
EXPENDITURES				
Current:				
General government	247,270	323,296	304,300	18,996
Public safety	352,325	352,325	121,266	231,059
Public works and facilities	5,915,846	6,825,939	5,124,545	1,701,394
Culture and recreation	200	200	-	200
Debt service:				
Principal	-	-	50,136	(50,136)
Interest	-	-	2,381	(2,381)
Total Expenditures	6,515,641	7,501,760	5,602,628	1,899,132
Excess (deficiency) of revenues over expenditures	(570,941)	(130,560)	2,349,072	2,479,632
OTHER FINANCING SOURCES (USES)				
Transfers out	(66,838)	(66,838)	(172,063)	(105,225)
Total Other Financing Sources (Uses)	(66,838)	(66,838)	(172,063)	(105,225)
Net change in fund balance	$ (637,779)	$ (197,398)	2,177,009	$ 2,374,407
Fund balance - July 1, 2024			19,572,839	
Fund balance - June 30, 2025			$ 21,749,848	

CITY OF LINCOLN
LOW/MODERATE INCOME HOUSING - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original*	Final*	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ -	$ -	$ 80,355	$ 80,355
Total Revenues	-	-	80,355	80,355
EXPENDITURES				
Current:				
Public works and facilities	-	-	841	(841)
Total Expenditures	-	-	841	(841)
Net change in fund balance	$ -	$ -	79,514	$ 79,514
Fund balance - July 1, 2024			1,725,112	
Fund balance - June 30, 2025			$ 1,804,626	

*The City did not adopt a budget for the Low/Moderate Income Housing Fund for the year ended June 30, 2025.

CITY OF LINCOLN
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY ACCOUNTING AND CONTROL
FOR THE YEAR ENDED JUNE 30, 2025

NOTE 1: BUDGETARY BASIS OF ACCOUNTING

Formal budgetary integration is employed as a management control device during the year for the general fund and special revenue funds, and is controlled at the department level for the City. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP). The City has not formally adopted a budget for revenues and expenditures in the Low/Moderate Income Housing major special revenue fund, the ARPA and Revitalization and Rehabilitation Loans nonmajor special revenue funds, or the debt service and capital project funds. The following procedures are performed by the City in establishing the budgetary data reflected in the financial statements:

(1) In May of the first year of the biennium budget cycle the Finance Department is to submit to the City Council a recommended operating budget for the biennium cycle commencing the following July 1. The operating budget includes recommended expenditures and the means of financing them.

    Public hearings are to be conducted at City Hall to obtain taxpayer comments. Generally by the first of July, after adjustment as appropriate by the City Council, the budget is to be legally enacted through council motion.

(2) Council approval is required for transfers between funds, or for an increase in total appropriations. Therefore, the level of budgetary responsibility is by total appropriations; however, for report purposes, this level has been expanded to a functional basis (General Government, Public Safety, etc.).

(3) Formal budgetary integration is employed as a management control device during the year for the General fund and special revenue funds. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP). Accordingly, actual revenues and expenditures can be compared with related budgeted amounts without any significant adjustments.

(4) All unused appropriations for budgeted amounts lapse at the end of the year.

(5) Individual fund budgetary comparisons are not presented at the detail budget unit level due to their excessive length. A separate document presenting this information is available. The City does not use encumbrance accounting under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

NOTE 2: EXPENDITURES IN EXCESS OF APPROPRIATIONS

The following General Fund departments had an excess of expenditures over appropriations at the legal level of budgetary control as follows:

	Appropriations	Expenditures	Excess of Expenditures Over Appropriations
City council	$ 250,178	$ 279,098	$ 28,920
City treasurer	8,478	8,741	263
City attorney	622,941	762,391	139,450
City manager administration	824,300	840,890	16,590
Human resources	48,000	59,058	11,058
Finance	696,619	714,453	17,834
Fire operations	8,969,927	9,034,860	64,933
Community classes/facility rental	229,882	352,106	122,224
Development services administration	105,958	120,330	14,372
Capital outlay - city attorney	-	53,844	53,844
Capital outlay - finance	-	315,130	315,130
Capital outlay - police	74,151	240,218	166,067
Debt service - interest	305,332	309,168	3,836

COMBINING FINANCIAL STATEMENTS AND SCHEDULES

NON-MAJOR GOVERNMENTAL FUNDS

The following funds are reported in total on the Governmental Fund Financial Statements under the column Other Governmental Funds.

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or assigned to expenditure for specific purposes other than debt service or capital projects. Nonmajor special revenue funds used by the City are listed below:

Park In-Lieu

Accounts for fees collected from developers in lieu of dedicating land for park or recreational purposes. Fees are used for the development of public parks and recreational facilities and the acquisition of land for parks and recreational facilities.

Gas Tax

Accounts for receipts and expenditures of monies apportioned for street improvements under the Street and Highway Code Section 2105, 2106, 2107 and 2107.5 of the State of California.

Street Fund

Accounts for monies received from Placer County Transportation Planning Agency (PCTPA) and used for streets and roads as well as bikes and pedestrian expenditures.

Parks and Recreation Tax

Accounts for revenues collected pursuant to Municipal Code 3.12.030 to be used solely for the development of public park and recreational facilities, the improvement of existing parks and recreational facilities, and the acquisition of land for parks and recreational facilities.

CDBG-CV

Accounts for funds received under the Community Development Block Grant program which requires that each federal grantee (the City) certify to HUD's satisfaction that federal entitlement funds are administered according to the Fair Housing Act.

Police Grants

Accounts for revenues and expenditures of the State of California Funded Supplemental Law Enforcement Services grant.

ARPA

Accounts for revenues and expenditures of the American Rescue Plan Act (ARPA) grant.

Revitalization and Rehabilitation Loans

Accounts for revitalization and rehabilitation monies lent to local businesses and residents for revitalizing and rehabilitating homes and buildings.

SPECIAL REVENUE FUNDS (CONTINUED)

Community Development Block Grant (CDBG)

Accounts for the City's participation in the Community Development Block Grant programs, which provides loans to businesses to generate jobs for new employees in the targeted income group (generally low income).

HOME Investment Partnership Program

Accounts for HOME Investment Partnership grants received for community services.

Cal Home Grants

Accounts for Cal Home grants received and used to provide loans to local residents.

Oak Tree Mitigation

Accounts for monies received from developers to replace oak trees that have been removed for development of land.

Federal Grants

Accounts for Federal grant revenues and project expenditures.

CAPITAL PROJECT FUNDS

The Capital Project Funds are used to account for financial resources that are restricted, committed or assigned to expenditure for capital outlay. Nonmajor capital project funds used by the City are listed below:

Capital Projects

Accounts for the monies provided and used for City capital improvements.

Twelve Bridges Capital Projects

Accounts for monies provided and used for the Twelve Bridges capital project.

Lincoln Crossing

Accounts for monies provided and used for Lincoln Crossing improvements.

DEBT SERVICE FUNDS

Debt Service Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest. Nonmajor debt service funds used by the City are listed below:

Lincoln Public Financing Authority Series 2016

Accounts for the 2016 LPFA Revenue Refunding Bonds which were issued to refund the 2003 and 2006 refunding bonds as well as the Airport capital lease.

PERMANENT FUNDS

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs. Nonmajor permanent funds of the City are listed below:

Stormwater Retention Maintenance

Accounts for resources received for the purpose of protecting open space easements surrounding the stormwater retention area.

Suncal Open Space Endowment

Accounts for the resources received for the purpose of preserving the open space endowment at the Suncal-Lincoln Crossing.

Brookview Open Space Maintenance Trust

Accounts for the resources received for the purpose of preserving the open space within the Brookview 4 subdivision.

Sterling Point Endowment

Accounts for the resources received for the purpose of protecting the open space and wetland habitat at Sterling Point.

WWTRF Tertiary Storage Basin Maintenance

Accounts for the resources received for the purpose of providing erosion protection and vegetation control for the WWTRF storage basins.

Lincoln Aircenter

Accounts for resources received for the purpose of providing open space maintenance and management of the Lincoln Aircenter Open Space.

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS
JUNE 30, 2025

	Special Revenue Funds				
	Park In-Lieu	Gas Tax	Street Fund	Parks and Recreation Tax	CDBG-CV
ASSETS					
Cash and investments	$ 1,154,373	$ 4,785,834	$ 6,618,946	$ 675,736	$ -
Accounts receivable	-	-	21,871	-	-
Interest receivable	1,155	4,799	6,749	702	-
Intergovernmental receivable	-	249,537	-	-	240,303
Prepaid items	-	14,988	34,069	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Loans receivable, net	-	-	-	-	-
Total Assets	$ 1,155,528	$ 5,055,158	$ 6,681,635	$ 676,438	$ 240,303
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICITS)					
LIABILITIES:					
Accounts payable	$ 11,152	$ 77,202	$ 195,917	$ -	$ -
Accrued payroll and benefits	-	35,044	25,310	-	-
Accrued liabilities	-	-	2,236	-	-
Retention payable	399	-	-	-	4,909
Due to other funds	-	-	-	-	240,304
Total Liabilities	11,551	112,246	223,463	-	245,213
DEFERRED INFLOWS OF RESOURCES:					
Unavailable revenues	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES (DEFICITS):					
Nonspendable	-	14,988	34,069	-	-
Restricted	1,143,977	4,927,924	6,424,103	676,438	-
Unassigned	-	-	-	-	(4,910)
Total Fund Balances (Deficits)	1,143,977	4,942,912	6,458,172	676,438	(4,910)
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	$ 1,155,528	$ 5,055,158	$ 6,681,635	$ 676,438	$ 240,303

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS (continued)
JUNE 30, 2025

	Special Revenue Funds				
	Police Grants	ARPA	Revitalization and Rehabilitation Loans	Community Development Block Grant (CDBG)	HOME Investment Partnership Program
ASSETS					
Cash and investments	$ 59,815	$ 453,232	$ 960,962	$ 153,050	$ 685,993
Accounts receivable	-	-	-	-	1,937
Interest receivable	61	-	971	-	-
Intergovernmental receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Loans receivable, net	-	-	-	364,007	1,382,155
Total Assets	$ 59,876	$ 453,232	$ 961,933	$ 517,057	$ 2,070,085
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICITS)					
LIABILITIES:					
Accounts payable	$ -	$ 202,846	$ -	$ 390	$ 390
Accrued payroll and benefits	8,401	-	-	-	-
Accrued liabilities	-	-	-	-	-
Retention payable	-	56,660	-	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	8,401	259,506	-	390	390
DEFERRED INFLOWS OF RESOURCES:					
Unavailable revenues	-	193,725	-	364,007	1,382,155
Total Deferred Inflows of Resources	-	193,725	-	364,007	1,382,155
FUND BALANCES (DEFICITS):					
Nonspendable	-	-	-	-	-
Restricted	51,475	1	961,933	152,660	687,540
Unassigned	-	-	-	-	-
Total Fund Balances (Deficits)	51,475	1	961,933	152,660	687,540
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	$ 59,876	$ 453,232	$ 961,933	$ 517,057	$ 2,070,085

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS (continued)
JUNE 30, 2025

	Special Revenue Funds			Capital Project Funds	
	Cal Home Grants	Oak Tree Mitigation	Federal Grants	Capital Projects	Twelve Bridges Capital Projects
ASSETS					
Cash and investments	$ 1,091,945	$ 481,640	$ -	$ 1,070,815	$ 93,715
Accounts receivable	-	-	-	-	-
Interest receivable	-	507	-	843	95
Intergovernmental receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Advances to other funds	-	-	-	-	-
Restricted cash and investments	-	-	-	-	-
Loans receivable, net	205,213	-	-	-	-
Total Assets	$ 1,297,158	$ 482,147	$ -	$ 1,071,658	$ 93,810
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICITS)					
LIABILITIES:					
Accounts payable	$ 220	$ -	$ -	$ 756	$ -
Accrued payroll and benefits	-	-	-	-	-
Accrued liabilities	-	335	-	-	-
Retention payable	-	-	-	-	-
Due to other funds	-	-	272,561	-	-
Total Liabilities	220	335	272,561	756	-
DEFERRED INFLOWS OF RESOURCES:					
Unavailable revenues	205,213	-	-	-	-
Total Deferred Inflows of Resources	205,213	-	-	-	-
FUND BALANCES (DEFICITS):					
Nonspendable	-	-	-	-	-
Restricted	1,091,725	481,812	-	1,070,902	93,810
Unassigned	-	-	(272,561)	-	-
Total Fund Balances (Deficits)	1,091,725	481,812	(272,561)	1,070,902	93,810
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	$ 1,297,158	$ 482,147	$ -	$ 1,071,658	$ 93,810

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS (continued)
JUNE 30, 2025

	Capital Project Funds	Debt Service Funds	Permanent Funds		
	Lincoln Crossing	Lincoln Public Financing Authority Series 2016	Stormwater Retention Maintenance	Suncal Open Space Endowment	Brookview Open Space Maintenance Trust
ASSETS					
Cash and investments	$ 1,803,146	$ 2,222,783	$ 38,852	$ 291,181	$ 5
Accounts receivable	-	-	-	-	-
Interest receivable	1,829	942	39	294	-
Intergovernmental receivable	-	-	-	-	-
Prepaid items	-	-	-	-	-
Advances to other funds	-	526,955	-	-	-
Restricted cash and investments	-	7	-	-	16,234
Loans receivable, net	-	-	-	-	-
Total Assets	$ 1,804,975	$ 2,750,687	$ 38,891	$ 291,475	$ 16,239
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICITS)					
LIABILITIES:					
Accounts payable	$ 106,869	$ -	$ -	$ -	$ -
Accrued payroll and benefits	-	-	-	-	-
Accrued liabilities	-	-	-	-	-
Retention payable	3,204	-	-	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	110,073	-	-	-	-
DEFERRED INFLOWS OF RESOURCES:					
Unavailable revenues	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCES (DEFICITS):					
Nonspendable	-	526,955	25,439	221,220	5,000
Restricted	1,694,902	2,223,732	13,452	70,255	11,239
Unassigned	-	-	-	-	-
Total Fund Balances (Deficits)	1,694,902	2,750,687	38,891	291,475	16,239
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	$ 1,804,975	$ 2,750,687	$ 38,891	$ 291,475	$ 16,239

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEETS (continued)
JUNE 30, 2025

	Permanent Funds			
	Sterling Point Endowment	WWTRF Tertiary Storage Basin Maintenance	Lincoln Aircenter	Total Non-major Governmental Funds
ASSETS				
Cash and investments	$ 71,537	$ 72,307	$ 98,174	$ 22,884,041
Accounts receivable	-	-	-	23,808
Interest receivable	72	73	99	19,230
Intergovernmental receivable	-	-	-	489,840
Prepaid items	-	-	-	49,057
Advances to other funds	-	-	-	526,955
Restricted cash and investments	-	-	-	16,241
Loans receivable, net	-	-	-	1,951,375
Total Assets	$ 71,609	$ 72,380	$ 98,273	$ 25,960,547
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES (DEFICITS)				
LIABILITIES:				
Accounts payable	$ -	$ -	$ -	$ 595,742
Accrued payroll and benefits	-	-	-	68,755
Accrued liabilities	-	-	-	2,571
Retention payable	-	-	-	65,172
Due to other funds	-	-	-	512,865
Total Liabilities	-	-	-	1,245,105
DEFERRED INFLOWS OF RESOURCES:				
Unavailable revenues	-	-	-	2,145,100
Total Deferred Inflows of Resources	-	-	-	2,145,100
FUND BALANCES (DEFICITS):				
Nonspendable	50,000	50,000	5,000	932,671
Restricted	21,609	22,380	93,273	21,915,142
Unassigned	-	-	-	(277,471)
Total Fund Balances (Deficits)	71,609	72,380	98,273	22,570,342
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficits)	$ 71,609	$ 72,380	$ 98,273	$ 25,960,547

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue Funds				
	Park In-Lieu	Gas Tax	Street Fund	Parks and Recreation Tax	CDBG-CV
REVENUES					
Intergovernmental	$ -	$ 2,915,320	$ 3,803,344	$ -	$ 249,653
Use of money and property	51,225	205,153	226,446	28,661	-
Charges for services	9,408	4,609	-	121,665	-
Other revenue	576	-	24,277	-	-
Total Revenues	61,209	3,125,082	4,054,067	150,326	249,653
EXPENDITURES					
Current:					
General government	-	-	301	-	254,563
Public safety	-	-	-	-	-
Public works and facilities	536	1,175,561	2,390,355	292	-
Capital outlay	11,551	1,486,740	900,249	14,190	-
Debt service:					
Principal	-	1,724	40,212	-	-
Interest	-	195	1,446	-	-
Total Expenditures	12,087	2,664,220	3,332,563	14,482	254,563
Excess (Deficiency) of Revenues over Expenditures	49,122	460,862	721,504	135,844	(4,910)
OTHER FINANCING SOURCES (USES)					
Inception of leases	-	-	132,565	-	-
Transfers in	-	18,106	-	-	-
Transfers out	(18,106)	(129,731)	(101,370)	(163)	-
Total Other Financing Sources (Uses)	(18,106)	(111,625)	31,195	(163)	-
Net change in fund balances	31,016	349,237	752,699	135,681	(4,910)
Fund balances (deficits) - July 1, 2024	1,112,961	4,593,675	5,705,473	540,757	-
Fund balances (deficits) - June 30, 2025	$ 1,143,977	$ 4,942,912	$ 6,458,172	$ 676,438	$ (4,910)

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue Funds				
	Police Grants	ARPA	Revitalization and Rehabilitation Loans	Community Development Block Grant (CDBG)	HOME Investment Partnership Program
REVENUES					
Intergovernmental	$ 194,663	$ 1,349,681	$ -	$ -	$ -
Use of money and property	2,491	-	42,833	-	-
Charges for services	-	-	-	-	14,124
Other revenue	-	-	-	-	-
Total Revenues	197,154	1,349,681	42,833	-	14,124
EXPENDITURES					
Current:					
General government	-	171,260	-	4,798	4,926
Public safety	195,284	-	-	-	-
Public works and facilities	-	-	449	-	-
Capital outlay	-	1,178,420	-	-	-
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	195,284	1,349,680	449	4,798	4,926
Excess (Deficiency) of Revenues over Expenditures	1,870	1	42,384	(4,798)	9,198
OTHER FINANCING SOURCES (USES)					
Inception of leases	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	(348)	-	-	-	-
Total Other Financing Sources (Uses)	(348)	-	-	-	-
Net change in fund balances	1,522	1	42,384	(4,798)	9,198
Fund balances (deficits) - July 1, 2024	49,953	-	919,549	157,458	678,342
Fund balances (deficits) - June 30, 2025	$ 51,475	$ 1	$ 961,933	$ 152,660	$ 687,540

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
FOR THE YEAR ENDED JUNE 30, 2025

	Special Revenue Funds			Capital Projects Funds	
	Cal Home Grants	Oak Tree Mitigation	Federal Grants	Capital Projects	Twelve Bridges Capital Projects
REVENUES					
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Use of money and property	-	20,566	-	36,296	4,178
Charges for services	-	75,750	-	27,393	-
Other revenue	-	-	-	4,370	-
Total Revenues	-	96,316	-	68,059	4,178
EXPENDITURES					
Current:					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Public works and facilities	2,276	36,037	-	381	44
Capital outlay	-	-	-	4,601	-
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total Expenditures	2,276	36,037	-	4,982	44
Excess (Deficiency) of Revenues over Expenditures	(2,276)	60,279	-	63,077	4,134
OTHER FINANCING SOURCES (USES)					
Inception of leases	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-
Net change in fund balances	(2,276)	60,279	-	63,077	4,134
Fund balances (deficits) - July 1, 2024	1,094,001	421,533	(272,561)	1,007,825	89,676
Fund balances (deficits) - June 30, 2025	$ 1,091,725	$ 481,812	$ (272,561)	$ 1,070,902	$ 93,810

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
FOR THE YEAR ENDED JUNE 30, 2025

	Capital Projects Funds	Debt Service Funds	Permanent Funds		
	Lincoln Crossing	Lincoln Public Financing Authority Series 2016	Stormwater Retention Maintenance	Suncal Open Space Endowment	Brookview Open Space Maintenance Trust
REVENUES					
Intergovernmental	$ -	$ -	$ -	$ -	$ -
Use of money and property	92,049	92,791	1,732	12,979	8
Charges for services	-	-	-	-	-
Other revenue	-	-	-	-	-
Total Revenues	92,049	92,791	1,732	12,979	8
EXPENDITURES					
Current:					
General government	-	-	19	136	-
Public safety	-	-	-	-	-
Public works and facilities	970	9,504	-	-	-
Capital outlay	443,079	-	-	-	-
Debt service:					
Principal	-	1,085,000	-	-	-
Interest	-	389,538	-	-	-
Total Expenditures	444,049	1,484,042	19	136	-
Excess (Deficiency) of Revenues over Expenditures	(352,000)	(1,391,251)	1,713	12,843	8
OTHER FINANCING SOURCES (USES)					
Inception of leases	-	-	-	-	-
Transfers in	-	1,333,849	-	-	-
Transfers out	-	-	-	-	-
Total Other Financing Sources (Uses)	-	1,333,849	-	-	-
Net change in fund balances	(352,000)	(57,402)	1,713	12,843	8
Fund balances (deficits) - July 1, 2024	2,046,902	2,808,089	37,178	278,632	16,231
Fund balances (deficits) - June 30, 2025	$ 1,694,902	$ 2,750,687	$ 38,891	$ 291,475	$ 16,239

CITY OF LINCOLN
NON-MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (continued)
FOR THE YEAR ENDED JUNE 30, 2025

	Permanent Funds			
	Sterling Point Endowment	WWTRF Tertiary Storage Basin Maintenance	Lincoln Aircenter	Total Non-major Governmental Funds
REVENUES				
Intergovernmental	$ -	$ -	$ -	$ 8,512,661
Use of money and property	3,189	3,224	4,376	828,197
Charges for services	-	-	-	252,949
Other revenue	-	-	-	29,223
Total Revenues	3,189	3,224	4,376	9,623,030
EXPENDITURES				
Current:				
General government	34	34	46	436,117
Public safety	-	-	-	195,284
Public works and facilities	-	-	-	3,616,405
Capital outlay	-	-	-	4,038,830
Debt service:				
Principal	-	-	-	1,126,936
Interest	-	-	-	391,179
Total Expenditures	34	34	46	9,804,751
Excess (Deficiency) of Revenues over Expenditures	3,155	3,190	4,330	(181,721)
OTHER FINANCING SOURCES (USES)				
Inception of leases	-	-	-	132,565
Transfers in	-	-	-	1,351,955
Transfers out	-	-	-	(249,718)
Total Other Financing Sources (Uses)	-	-	-	1,234,802
Net change in fund balances	3,155	3,190	4,330	1,053,081
Fund balances (deficits) - July 1, 2024	68,454	69,190	93,943	21,517,261
Fund balances (deficits) - June 30, 2025	$ 71,609	$ 72,380	$ 98,273	$ 22,570,342

CITY OF LINCOLN
PARK IN-LIEU - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ -	$ -	$ 51,225	$ 51,225
Charges for services	8,256	8,256	9,408	1,152
Other revenues	-	-	576	576
Total Revenues	8,256	8,256	61,209	52,953
EXPENDITURES				
Current:				
Public works and facilities	-	-	536	(536)
Capital outlay	-	11,551	11,551	-
Total Expenditures	-	11,551	12,087	(536)
Excess (deficiency) of revenues over expenditures	8,256	(3,295)	49,122	52,417
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(18,106)	(18,106)
Total Other Financing Sources (Uses)	-	-	(18,106)	(18,106)
Net change in fund balance	$ 8,256	$ (3,295)	31,016	$ 34,311
Fund balance - July 1, 2024			1,112,961	
Fund balance - June 30, 2025			$ 1,143,977	

CITY OF LINCOLN
GAS TAX - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ 2,790,906	$ 2,790,906	$ 2,915,320	$ 124,414
Use of money and property	-	-	205,153	205,153
Charges for services	1,000	6,000	4,609	(1,391)
Total Revenues	2,791,906	2,796,906	3,125,082	328,176
EXPENDITURES				
Current:				
Public safety	1,800	1,800	-	1,800
Public works and facilities	1,366,683	1,497,003	1,175,561	321,442
Capital outlay	2,325,480	1,482,036	1,486,740	(4,704)
Debt service:				
Principal	-	-	1,724	(1,724)
Interest	-	-	195	(195)
Total Expenditures	3,693,963	2,980,839	2,664,220	316,619
Excess (deficiency) of revenues over expenditures	(902,057)	(183,933)	460,862	644,795
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	18,106	18,106
Transfers out	(35,109)	(35,109)	(129,731)	(94,622)
Total Other Financing Sources (Uses)	(35,109)	(35,109)	(111,625)	(76,516)
Net change in fund balance	$ (937,166)	$ (219,042)	349,237	$ 568,279
Fund balance - July 1, 2024			4,593,675	
Fund balance - June 30, 2025			$ 4,942,912	

CITY OF LINCOLN
STREET FUND - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ 3,846,148	$ 3,846,148	$ 3,803,344	$ (42,804)
Use of money and property	-	-	226,446	226,446
Other revenues	-	10,100	24,277	14,177
Total Revenues	3,846,148	3,856,248	4,054,067	197,819
EXPENDITURES				
Current:				
General government	-	-	301	(301)
Public safety	15,025	15,025	-	15,025
Public works and facilities	3,050,590	3,287,745	2,390,355	897,390
Capital outlay	1,159,312	490,540	900,249	(409,709)
Debt service:				
Principal	125,000	53,241	40,212	13,029
Interest	-	4,879	1,446	3,433
Total Expenditures	4,349,927	3,851,430	3,332,563	518,867
Excess (deficiency) of revenues over expenditures	(503,779)	4,818	721,504	716,686
OTHER FINANCING SOURCES (USES)				
Inception of leases	-	-	132,565	132,565
Transfers out	(32,111)	(32,111)	(101,370)	(69,259)
Total Other Financing Sources (Uses)	(32,111)	(32,111)	31,195	63,306
Net change in fund balance	$ (535,890)	$ (27,293)	752,699	$ 779,992
Fund balance - July 1, 2024			5,705,473	
Fund balance - June 30, 2025			$ 6,458,172	

CITY OF LINCOLN
PARKS AND RECREATION TAX - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ -	$ -	$ 28,661	$ 28,661
Charges for services	152,000	152,000	121,665	(30,335)
Total Revenues	152,000	152,000	150,326	(1,674)
EXPENDITURES				
Current:				
Public works and facilities	4,236	4,399	292	4,107
Capital outlay	-	14,190	14,190	-
Total Expenditures	4,236	18,589	14,482	4,107
Excess (deficiency) of revenues over expenditures	147,764	133,411	135,844	2,433
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(163)	(163)
Total Other Financing Sources (Uses)	-	-	(163)	(163)
Net change in fund balance	$ 147,764	$ 133,411	135,681	$ 2,270
Fund balance - July 1, 2024			540,757	
Fund balance - June 30, 2025			$ 676,438	

CITY OF LINCOLN
CDBG-CV - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ -	$ 249,653	$ 249,653
Total Revenues	-	-	249,653	249,653
EXPENDITURES				
Current:				
General government	-	718,441	254,563	463,878
Total Expenditures	-	718,441	254,563	463,878
Net change in fund balance	$ -	$ (718,441)	(4,910)	$ 713,531
Fund balance - July 1, 2024			-	
Fund balance (deficit) - June 30, 2025			$ (4,910)	

CITY OF LINCOLN
POLICE GRANTS - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ 175,279	$ 175,279	$ 194,663	$ 19,384
Use of money and property	-	-	2,491	2,491
Total Revenues	175,279	175,279	197,154	21,875
EXPENDITURES				
Current:				
Public safety	187,156	187,505	195,284	(7,779)
Total Expenditures	187,156	187,505	195,284	(7,779)
Excess (deficiency) of revenues over expenditures	(11,877)	(12,226)	1,870	14,096
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(348)	(348)
Total Other Financing Sources (Uses)	-	-	(348)	(348)
Net change in fund balance	$ (11,877)	$ (12,226)	1,522	$ 13,748
Fund balance - July 1, 2024			49,953	
Fund balance - June 30, 2025			$ 51,475	

CITY OF LINCOLN
ARPA - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ -	$ 1,349,681	$ 1,349,681
Total Revenues	-	-	1,349,681	1,349,681
EXPENDITURES				
Current:				
General government	-	300,000	171,260	128,740
Capital outlay	-	1,178,420	1,178,420	-
Total Expenditures	-	1,478,420	1,349,680	128,740
Net change in fund balance	$ -	$ (1,478,420)	1	$ 1,478,421
Fund balance - July 1, 2024			-	
Fund balance - June 30, 2025			$ 1	

CITY OF LINCOLN
REVITALIZATION AND REHABILITATION LOANS - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original*	Final*	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ -	$ -	$ 42,833	$ 42,833
Total Revenues	-	-	42,833	42,833
EXPENDITURES				
Current:				
Public works and facilities	-	-	449	(449)
Total Expenditures	-	-	449	(449)
Net change in fund balance	$ -	$ -	42,384	$ 42,384
Fund balance - July 1, 2024			919,549	
Fund balance - June 30, 2025			$ 961,933	

*The City did not adopt a budget for the Revitalization and Rehabilitation Loans Fund for the year ended June 30, 2025.

CITY OF LINCOLN
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Total Revenues	$ -	$ -	$ -	$ -
EXPENDITURES				
Current:				
General government	6,192	6,192	4,798	1,394
Total Expenditures	6,192	6,192	4,798	1,394
Net change in fund balance	$ (6,192)	$ (6,192)	(4,798)	$ 1,394
Fund balance - July 1, 2024			157,458	
Fund balance - June 30, 2025			$ 152,660	

CITY OF LINCOLN
HOME INVESTMENT PARTNERSHIP PROGRAM - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Charges for services	$ -	$ -	$ 14,124	$ 14,124
Total Revenues	-	-	14,124	14,124
EXPENDITURES				
Current:				
General government	6,192	6,192	4,926	1,266
Total Expenditures	6,192	6,192	4,926	1,266
Net change in fund balance	$ (6,192)	$ (6,192)	9,198	$ 15,390
Fund balance - July 1, 2024			678,342	
Fund balance - June 30, 2025			$ 687,540	

CITY OF LINCOLN
CAL HOME GRANTS - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Total Revenues	$ -	$ -	$ -	$ -
EXPENDITURES				
Current:				
Public works and facilities	3,492	3,492	2,276	1,216
Total Expenditures	3,492	3,492	2,276	1,216
Net change in fund balance	$ (3,492)	$ (3,492)	(2,276)	$ 1,216
Fund balance - July 1, 2024			1,094,001	
Fund balance - June 30, 2025			$ 1,091,725	

CITY OF LINCOLN
OAK TREE MITIGATION - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Use of money and property	$ -	$ -	$ 20,566	$ 20,566
Charges for services	100,000	50,000	75,750	25,750
Total Revenues	100,000	50,000	96,316	46,316
EXPENDITURES				
Current:				
Public works and facilities	99,000	99,000	36,037	62,963
Total Expenditures	99,000	99,000	36,037	62,963
Net change in fund balance	$ 1,000	$ (49,000)	60,279	$ 109,279
Fund balance - July 1, 2024			421,533	
Fund balance - June 30, 2025			$ 481,812	

CITY OF LINCOLN
FEDERAL GRANTS - NONMAJOR SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	2024 - 2025 Budgeted Amounts			
	Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
Intergovernmental	$ -	$ 1,321,994	$ -	$ (1,321,994)
Total Revenues	-	1,321,994	-	(1,321,994)
EXPENDITURES				
Current:				
Capital outlay	-	(17,250)	-	(17,250)
Total Expenditures	-	(17,250)	-	(17,250)
Net change in fund balance	$ -	$ 1,339,244	-	$ (1,339,244)
Fund balance (deficit) - July 1, 2024			(272,561)	
Fund balance (deficit) - June 30, 2025			$ (272,561)	

INTERNAL SERVICE FUNDS

Internal Service Funds are used to account for the financing of goods or services provided by one department or agency to other departments on a cost-reimbursement basis. Internal Service Funds used at the City are listed below:

Internal Services

Accounts for the City's insurance programs which provide services to other departments on a cost reimbursement basis.

Facility Maintenance

Accounts for the City's facility maintenance program which provides services to other departments on a cost reimbursement basis.

Technology Fund

Accounts for the City's technology programs which provide services to other departments on a cost reimbursement basis.

CITY OF LINCOLN
COMBINING STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2025

	Governmental Activities - Internal Service Funds			
	Internal Services	**Facility Maintenance**	**Technology Fund**	**Total Internal Service Funds**
ASSETS				
Current Assets				
Cash and investments	$ 4,070,716	$ 403,200	$ 1,463,906	$ 5,937,822
Accounts receivable	(4,666)	36,824	-	32,158
Interest receivable	4,155	638	1,470	6,263
Prepaid items	4,898	-	-	4,898
Total Current Assets	4,075,103	440,662	1,465,376	5,981,141
Non Current Assets				
Non-depreciable capital assets	-	201,801	825,059	1,026,860
Depreciable capital assets, net	794,445	654,166	-	1,448,611
Total Non-Current Assets	794,445	855,967	825,059	2,475,471
Total Assets	4,869,548	1,296,629	2,290,435	8,456,612
LIABILITIES				
Current Liabilities				
Accounts payable	305,871	20,316	18,810	344,997
Accrued salaries and benefits	210,201	-	-	210,201
Compensated absences	446,151	-	-	446,151
Lease payable	7,789	-	-	7,789
SBITA payable	171,517	-	-	171,517
Total Current Liabilities	1,141,529	20,316	18,810	1,180,655
Non-Current Liabilities				
Compensated absences - noncurrent	111,538	-	-	111,538
Lease payable - noncurrent	30,216	-	-	30,216
SBITA payable - noncurrent	279,920	-	-	279,920
Total Non-Current Liabilities	421,674	-	-	421,674
Total Liabilities	1,563,203	20,316	18,810	1,602,329
NET POSITION:				
Net investment in capital assets	305,003	855,967	825,059	1,986,029
Unrestricted	3,001,342	420,346	1,446,566	4,868,254
Total Net Position	$ 3,306,345	$ 1,276,313	$ 2,271,625	$ 6,854,283

CITY OF LINCOLN
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Governmental Activities - Internal Service Funds			
	Internal Services	**Facility Maintenance**	**Technology Fund**	**Total Internal Service Funds**
OPERATING REVENUES				
Charges for services	$ 8,930,481	$ -	$ -	$ 8,930,481
Other revenue	13,666	-	110,377	124,043
Total Operating Revenue	8,944,147	-	110,377	9,054,524
OPERATING EXPENSES				
Salaries and benefits	4,924,767	-	-	4,924,767
Services and supplies	2,594,910	340	727	2,595,977
Depreciation	206,211	36,374	12,061	254,646
Total Operating Expenses	7,725,888	36,714	12,788	7,775,390
Operating Income (Loss)	1,218,259	(36,714)	97,589	1,279,134
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental	-	36,824	-	36,824
Interest income	152,832	31,428	68,989	253,249
Interest expense	(19,482)	-	-	(19,482)
Total Non-Operating Revenues (Expenses)	133,350	68,252	68,989	270,591
Change in net position	1,351,609	31,538	166,578	1,549,725
Net Position - July 1, 2024	1,978,083	1,244,775	2,105,047	5,327,905
Change in accounting principle (Note 19)	(23,347)	-	-	(23,347)
Net Position - July 1, 2024, restated	1,954,736	1,244,775	2,105,047	5,304,558
Net Position - June 30, 2025	$ 3,306,345	$ 1,276,313	$ 2,271,625	$ 6,854,283

CITY OF LINCOLN
COMBINING STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2025

	Governmental Activities - Internal Service Funds			
	Internal Services	Facility Maintenance	Technology Fund	Total Internal Service Funds
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash received from customers	$ 9,094,793	$ -	$ 110,377	$ 9,205,170
Cash paid to suppliers	(2,473,350)	(340)	(11,767)	(2,485,457)
Cash paid to employees	(4,999,228)	-	-	(4,999,228)
Net Cash Provided by (Used for) Operating Activities	1,622,215	(340)	98,610	1,720,485
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Intergovernmental revenues received	-	86,270	-	86,270
Net Cash Provided by Non-Capital Financing Activities	-	86,270	-	86,270
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of capital assets	-	(190,715)	(242,834)	(433,549)
Principal paid on long-term debt	(186,892)	-	-	(186,892)
Interest paid on long-term debt	(19,482)	-	-	(19,482)
Net Cash Used for Capital and Related Financing Activities	(206,374)	(190,715)	(242,834)	(639,923)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest and dividends	151,635	31,365	69,377	252,377
Net Cash Provided by Investing Activities	151,635	31,365	69,377	252,377
Net Increase (Decrease) in Cash and Cash Equivalents	1,567,476	(73,420)	(74,847)	1,419,209
Cash and Cash Equivalents - July 1, 2024	2,503,240	476,620	1,538,753	4,518,613
Cash and Cash Equivalents - June 30, 2025	$ 4,070,716	$ 403,200	$ 1,463,906	$ 5,937,822
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED FOR) OPERATING ACTIVITIES:				
Operating Income (Loss)	1,218,259	(36,714)	97,589	1,279,134
Adjustments to reconcile operating income (loss) to net cash provided by (used for) operating activities:				
Depreciation expense	206,211	36,374	12,061	254,646
Changes in assets and liabilities:				
(Increase) decrease in:				
Accounts receivable	150,646	-	-	150,646
Prepaid expenses	(4,898)	-	-	(4,898)
Increase (decrease) in:				
Accounts payable	126,458	-	(11,040)	115,418
Accrued wages	30,444	-	-	30,444
Compensated absences	(104,905)	-	-	(104,905)
Net Cash Provided by (Used for) Operating Activities	$ 1,622,215	$ (340)	$ 98,610	$ 1,720,485
NON CASH SUPPLEMENTAL DISCLOSURE:				
Assets acquired under leases	$ 42,101	$ -	$ -	$ 42,101
Assets acquired under SBITAs	217,299	-	-	217,299

FIDUCIARY FUNDS

The Fiduciary Funds are used to report assets held in a trustee or agency capacity for others and therefore cannot be used to support the government's own programs.

Custodial Funds

These funds are used to report resources held by the City in a purely custodial capacity. The custodial funds maintained by the City include the following:

Little League Fund

Accounts for monies held as agent for Little League activities.

Lincoln Airpark 98-1

Accounts for monies held from the Community Facilities District No. 1998-1 Special Tax Bonds to finance the acquisition of public improvements to property within the community facilities district and finance wetland mitigation measures. Revenues are received from property tax assessments. These bonds are not a liability of the City.

Twelve Bridges Series 2011

Accounts for the monies held from the Twelve Bridges Refunding Bonds Series 2011 for improvements within the assessment district. Monies are received from special tax assessments. These bonds are not a liability of the City.

Foskett Ranch CFD

Accounts for the monies held from the Limited Obligation Revenue Bonds Series 2004-3 and the Special Tax Revenues Bonds Series 2017-1 issued to finance the construction/acquisition of public improvements within the assessment district. Monies are received from special tax assessments. These bonds are not a liability of the City.

Lakeside CFD

Accounts for the monies held from the Special Tax Revenue Refunding Bonds Series 2021 and Special Tax Revenue Bonds Series 2017 for the acquisition of improvements within the Lakeside Area 1 and 2 assessment districts. Monies are received from special tax assessments. These bonds are not a liability of the City.

Lincoln Crossing CFD

Accounts for the monies held from the purchase of the Local Obligations to acquire, construct and improve the Lincoln Crossing assessment district. These bonds are not a liability of the City.

Sorrento CFD

Accounts for the monies held from Special Tax Revenue Bonds Series 2009, 2013, 2014 and 2016 for improvements within the Sorrento Project assessment district. Monies are received from special tax assessments. These bonds are not a liability of the City.

Independence Development CFD

Accounts for the monies held from the developer for the formation of the Independence at Lincoln Project Community Facilities District and bond issuance disclosure. Monies are received from special tax assessments. These bonds are not a liability of the City.

Joiner Ranch East CFD

Accounts for the monies held from the developer for the formation of the Community Facilities District and bond issuance disclosure. Monies are received from special tax assessments. These bonds are not a liability of the City.

CITY OF LINCOLN
COMBINING STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
JUNE 30, 2025

	Little League	Lincoln Airpark 98-1	Twelve Bridges Series 2011	Foskett Ranch CFD	Lakeside CFD
ASSETS					
Cash and investments	$ 35,199	$ 46,905	$ -	$ 272,850	$ 673,977
Assessments receivable	-	-	6,365	-	7,319
Interest receivable	36	47	-	504	1,376
Restricted cash and investments	-	-	7,503,797	123,202	524,939
Total Assets	35,235	46,952	7,510,162	396,556	1,207,611
LIABILITIES					
Accounts payable	-	-	-	2,250	218,250
Developer deposits payable	-	-	-	-	-
Total Liabilities	-	-	-	2,250	218,250
NET POSITION					
Net position restricted for individuals, organizations, and other governments	35,235	46,952	7,510,162	394,306	989,361
Total Net Position	$ 35,235	$ 46,952	$ 7,510,162	$ 394,306	$ 989,361

CITY OF LINCOLN
COMBINING STATEMENT OF FIDUCIARY NET POSITION (continued)
CUSTODIAL FUNDS
JUNE 30, 2025

	Lincoln Crossing CFD	Sorrento CFD	Independence Development CFD	Joiner Ranch East CFD	Total
ASSETS					
Cash and investments	$ 6,101,850	$ 726,703	$ 1,997,552	$ 68,048	$ 9,923,084
Assessments receivable	44,568	2,152	5,981	-	66,385
Interest receivable	7,337	1,074	2,732	62	13,168
Restricted cash and investments	6,447,010	1,470,819	1,031,392	-	17,101,159
Total Assets	12,600,765	2,200,748	3,037,657	68,110	27,103,796
LIABILITIES					
Accounts payable	-	1,550	-	6,390	228,440
Developer deposits payable	-	-	-	61,341	61,341
Total Liabilities	-	1,550	-	67,731	289,781
NET POSITION					
Net position restricted for individuals, organizations, and other governments	12,600,765	2,199,198	3,037,657	379	26,814,015
Total Net Position	$ 12,600,765	$ 2,199,198	$ 3,037,657	$ 379	$ 26,814,015

CITY OF LINCOLN
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Little League	Lincoln Airpark 98-1	Twelve Bridges Series 2011	Foskett Ranch CFD	Lakeside CFD
ADDITIONS					
Property taxes and assessments	$ -	$ -	$ 965,201	$ 256,689	$ 910,375
Investment income:					
Interest income	1,569	1,162	383,162	13,293	24,570
Net increase in fair value	-	928	11,672	6,448	15,971
Net investment income	1,569	2,090	394,834	19,741	40,541
Total Additions	1,569	2,090	1,360,035	276,430	950,916
DEDUCTIONS					
Professional services	17	21	88,486	25,794	264,508
Debt service:					
Principal	-	-	3,215,000	160,000	365,000
Interest	-	-	322,923	63,226	320,720
Total Deductions	17	21	3,626,409	249,020	950,228
Net increase (decrease) in fiduciary net position	1,552	2,069	(2,266,374)	27,410	688
Fiduciary Net Position - Beginning	33,683	44,883	14,463,470	366,896	988,673
Prior period restatement	-	-	(4,686,934)	-	-
Fiduciary Net Position - Beginning, Restated	33,683	44,883	9,776,536	366,896	988,673
Fiduciary Net Position - Ending	$ 35,235	$ 46,952	$ 7,510,162	$ 394,306	$ 989,361

CITY OF LINCOLN
COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUNDS (CONTINUED)
FOR THE FISCAL YEAR ENDED JUNE 30, 2025

	Lincoln Crossing CFD	Sorrento CFD	Independence Development CFD	Joiner Ranch East CFD	Total
ADDITIONS					
Property taxes and assessments	$ 6,707,628	$ 1,009,042	$ 1,338,467	$ -	$ 11,187,402
Investment income:					
Interest income	83,745	72,883	88,299	147	668,830
Net increase in fair value	90,486	12,825	34,249	232	172,811
Net investment income	174,231	85,708	122,548	379	841,641
Total Additions	6,881,859	1,094,750	1,461,015	379	12,029,043
DEDUCTIONS					
Professional services	131,688	43,635	195,611	-	749,760
Debt service:					
Principal	3,170,000	270,000	55,000	-	7,235,000
Interest	2,379,750	680,391	651,063	-	4,418,073
Total Deductions	5,681,438	994,026	901,674	-	12,402,833
Net increase (decrease) in fiduciary net position	1,200,421	100,724	559,341	379	(373,790)
Fiduciary Net Position - Beginning	23,331,178	2,098,474	2,478,316	-	43,805,573
Prior period restatement	(11,930,834)	-	-	-	(16,617,768)
Fiduciary Net Position - Beginning, Restated	11,400,344	2,098,474	2,478,316	-	27,187,805
Fiduciary Net Position - Ending	$ 12,600,765	$ 2,199,198	$ 3,037,657	$ 379	$ 26,814,015

STATISTICAL SECTION

STATISTICAL SECTION

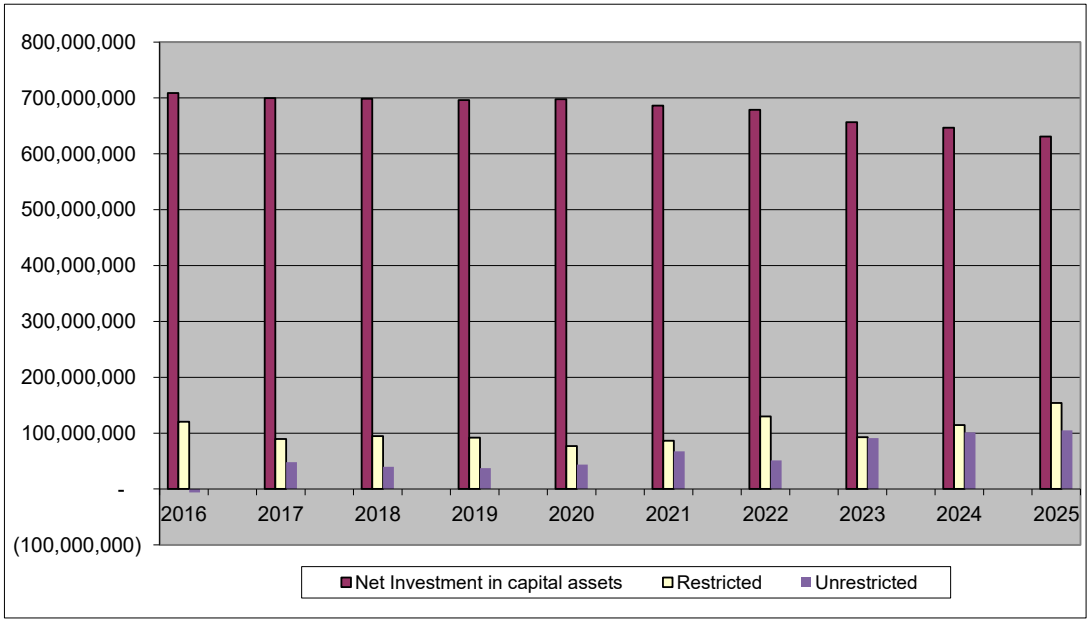
This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Contents	Page
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	130 - 134
Revenue Capacity These schedules contain information to help the reader assess the factors affecting the City's ability to generate its property and sales taxes.	135 - 138
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	139 - 141
Economic and Demographic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place and to help make comparisons over time with other governments.	142 - 144
Operating Information These schedules contain contextual information about the City's operations and resources to help the reader understand how the City's financial information relates to the services the City provides and the activities it performs.	145 - 146

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

City of Lincoln
Net Position by Component
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net Investment in capital assets	359,758,260	354,718,311	350,361,056	348,742,386	344,847,105	336,402,231	332,378,568	325,142,234	320,885,146	306,435,245
Restricted	106,251,051	76,398,564	86,266,260	82,496,431	69,876,345	71,650,008	110,940,416	74,322,328	93,487,145	132,490,434
Unrestricted	(21,706,971)	19,409,294	5,020,121	8,392,145	14,138,806	34,834,119	20,184,955	65,261,933	67,570,772	67,019,642
Total governmental activities net position	430,188,419	450,619,678	444,302,340	450,526,169	441,647,437	439,630,962	428,862,256	442,886,358	463,503,939	505,945,321
Business-type activities										
Net Investment in capital assets	349,180,869	345,150,139	348,208,139	347,503,553	353,011,194	349,818,023	346,447,473	331,622,431	325,680,312	324,521,171
Restricted	14,312,412	12,990,446	8,639,096	9,304,148	7,205,080	14,644,566	18,842,976	18,541,435	20,811,511	21,558,514
Unrestricted	15,639,418	28,760,478	34,614,888	29,053,080	29,512,061	32,396,407	31,049,519	25,937,677	33,754,195	38,092,917
Total business-type activities net position	379,132,699	386,901,063	391,462,123	385,860,781	389,728,335	396,858,996	396,339,968	376,101,543	380,246,018	384,172,602
Primary government										
Net Investment in capital assets	708,939,129	699,868,450	698,569,195	696,245,939	697,858,299	686,220,254	678,826,041	656,764,665	646,565,458	630,956,416
Restricted	120,563,463	89,389,010	94,905,356	91,800,579	77,081,425	86,294,574	129,783,392	92,863,763	114,298,656	154,048,948
Unrestricted	(6,067,553)	48,169,772	39,635,009	37,445,225	43,650,867	67,230,526	51,234,474	91,199,610	101,324,967	105,112,559
Total primary government net position	823,435,039	837,427,232	833,109,560	825,491,743	818,590,591	839,745,354	859,843,907	840,828,038	862,189,081	890,117,923
% change from prior year	*68.3%*	*1.7%*	*-0.5%*	*-0.9%*	*-0.8%*	*2.5%*	*2.3%*	*-2.3%*	*2.5%*	*3.1%*



Source *: City of Lincoln Audited Financial Reports*

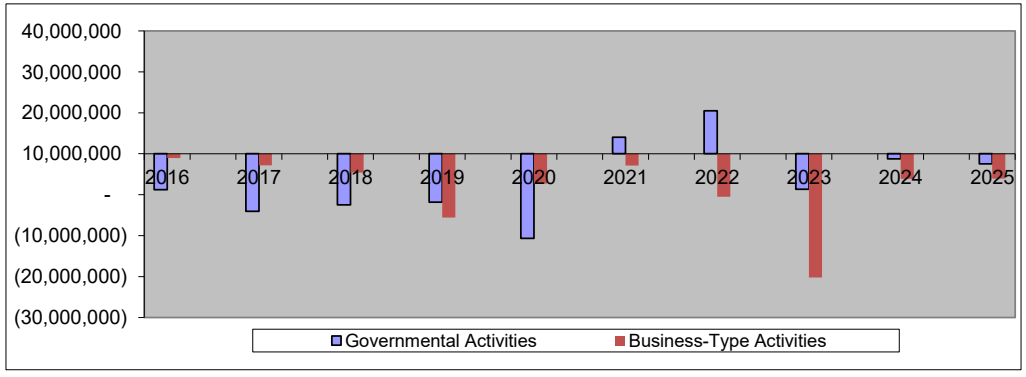
City of Lincoln
Change in Net Position
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses										
Governmental Activities										
General government	3,936,661	3,135,241	3,697,194	1,517,206	5,110,616	7,237,227	7,978,828	6,705,161	6,489,697	9,472,027
Public safety	11,437,055	9,222,033	11,443,750	12,567,871	13,880,906	14,493,876	11,446,089	19,074,136	20,366,528	21,693,685
Public works and facilities	21,087,881	21,065,618	24,230,516	28,442,592	24,585,754	23,764,510	26,405,413	28,384,075	34,285,306	32,726,000
Culture and recreation	839,156	735,780	939,858	1,043,517	1,017,823	642,096	1,071,344	1,105,148	1,409,450	1,676,854
Education	786,381	1,139,387	1,006,407	810,164	768,182	1,172,252	1,326,178	1,376,724	1,384,998	1,724,863
Urban redevelopment and housing	545,475	522,402	646,213	489,557	1,164,293	683,418	605,557	326,200	334,744	326,385
Interest on long-term debt	988,938	1,143,290	576,397	587,288	586,324	556,611	514,762	645,549	430,101	889,696
Total Governmental Activities	39,621,547	36,963,751	42,540,335	45,458,195	47,113,898	48,549,990	49,348,171	57,616,993	64,700,824	68,509,510
Business-Type Activities										
Water	12,618,263	16,370,415	14,598,974	18,975,438	15,416,723	16,976,467	17,972,553	18,967,580	19,964,857	21,906,341
Sewer	12,813,685	13,176,196	14,613,442	15,997,571	15,160,709	14,621,387	17,503,845	15,826,029	16,911,755	22,899,722
Solid Waste	7,355,610	4,448,941	4,983,983	5,713,323	6,291,563	6,139,631	7,551,871	8,705,055	9,520,615	10,710,546
Airport	1,563,378	1,414,739	1,546,662	1,570,314	1,385,498	1,270,254	1,822,575	1,845,053	1,799,086	1,855,664
Transit	796,960	1,208,851	1,019,402	831,545	763,389	445,062	577,606	680,646	562,700	643,806
Total Business-Type Activities	35,147,896	36,619,142	36,762,463	43,088,191	39,017,882	39,452,801	45,428,450	46,024,363	48,759,013	58,016,079
Total Expenses	74,769,443	73,582,893	79,302,798	88,546,386	86,131,780	88,002,791	94,776,621	103,641,356	113,459,837	126,525,589
Program Revenues										
Governmental Activities										
Charges for Services										
General government	1,384,406	1,314,126	1,072,515	1,644,853	1,950,391	2,718,096	3,599,525	2,789,940	2,323,515	2,887,138
Public Safety	746,075	836,963	511,568	698,400	1,053,814	1,797,174	2,333,797	1,126,325	1,288,633	1,769,744
Culture and recreation	1,252,263	1,317,891	1,459,252	1,405,219	2,415,811	3,448,733	4,556,115	3,144,602	3,513,049	2,313,254
Education	32,185	14,933	18,506	17,420	12,715	-	15,495	53,772	108,015	102,891
Urban redevelopment and housing	-	-	-	-	-	1,372	-	-	-	27,393
Public works and facilities	9,179,640	11,226,143	8,943,756	8,832,175	13,912,931	21,628,437	31,616,856	20,264,863	22,452,539	21,306,466
Operating Grants and Contributions	651,321	3,977,143	5,587,725	5,264,119	5,184,744	5,355,866	8,298,306	9,533,395	9,094,106	13,068,873
Capital Grants and Contributions	3,255,890	2,685,758	3,806,413	1,354,228	1,119,210	1,559,687	5,124,528	2,329,059	2,958,926	-
Total Governmental Activities	16,501,780	21,372,957	21,399,735	19,216,414	25,649,616	36,509,365	55,544,622	39,241,956	41,738,783	41,475,759
Business-Type Activities										
Charges for Services										
Water	13,400,117	16,383,662	17,982,749	15,661,241	14,132,515	15,322,625	12,998,938	12,884,150	20,610,667	25,731,822
Wastewater	7,692,439	17,547,426	10,905,805	10,914,957	11,715,959	14,256,920	9,311,644	10,360,863	15,585,307	18,822,587
Solid Waste	6,219,021	6,686,470	7,234,003	7,230,150	7,172,944	7,462,223	7,845,387	8,097,993	9,500,109	11,329,387
Airport	1,253,203	1,259,101	1,426,040	1,578,138	1,454,717	1,473,336	1,714,159	2,091,134	2,030,216	1,918,531
Transit	2,589	1,926	2,842	1,344	553	63	-	-	-	-
Operating Grants and Contributions	2,058,693	478,160	4,901,085	398,364	458,708	233,448	518,658	325,791	636,300	825,571
Capital Grants and Contributions	2,125,839	2,174,326	1,401,690	1,288,121	1,636,972	4,578,125	9,994,350	3,036,338	1,152,929	1,510,020
Total Business-Type Activities	32,751,901	44,531,071	43,854,214	37,072,315	36,572,368	43,326,740	42,383,136	36,796,269	49,515,528	60,137,918
Total Program Revenues	49,253,681	65,904,028	65,253,949	56,288,729	62,221,984	79,836,105	97,927,758	76,038,225	91,254,311	101,613,677

**The City restated historical data for Airport and Transit*

City of Lincoln
Change in Net Position (continued)
Last Ten Fiscal Years
(Full Accrual Basis of Accounting)

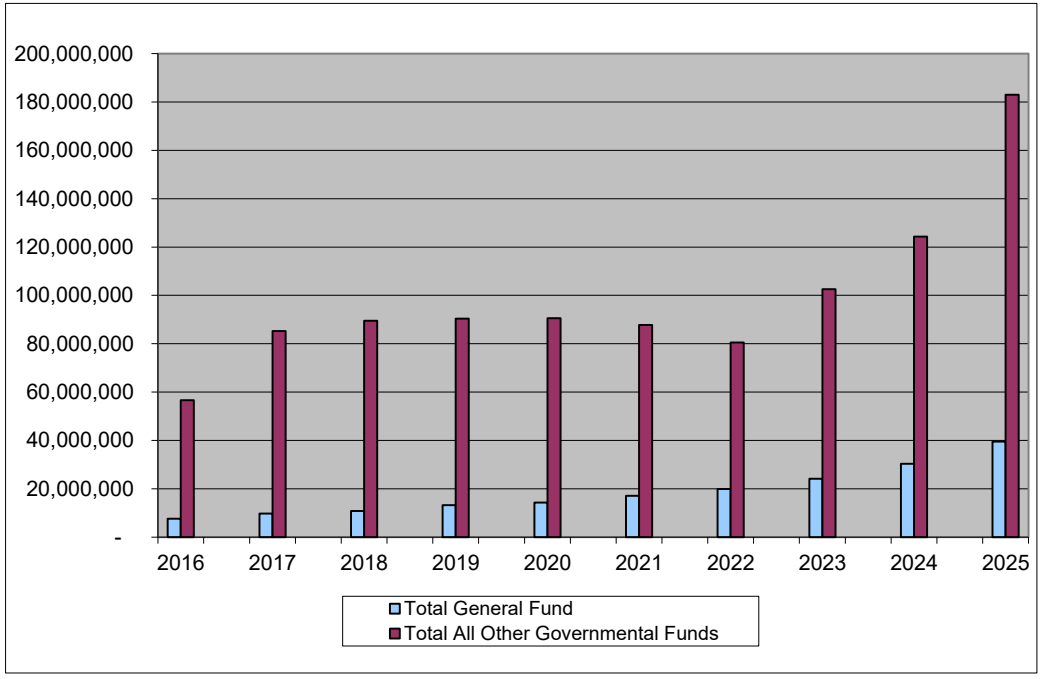
	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Net (Expense)/Revenue										
Governmental Activities	(15,590,794)	(21,140,600)	(21,140,600)	(26,241,781)	(21,464,282)	(12,040,625)	6,196,451	(18,375,037)	(22,962,041)	(27,033,751)
Business-Type Activities	7,911,929	7,091,751	7,091,751	(6,015,876)	(2,445,514)	3,873,939	(3,045,314)	(9,228,094)	756,515	2,121,839
Total Net Expense	(7,678,865)	(14,048,849)	(14,048,849)	(32,257,657)	(23,909,796)	(8,166,686)	3,151,137	(27,603,131)	(22,205,526)	(24,911,912)
General Revenues										
Governmental Activities										
Taxes:										
Property taxes	8,983,948	9,705,899	10,066,655	10,527,123	11,103,454	12,605,783	13,819,529	15,804,351	16,534,725	16,815,190
Sales and use taxes	2,844,841	3,686,126	3,660,917	4,158,035	4,210,076	4,900,418	5,732,715	5,923,572	5,910,362	5,451,537
Franchise taxes	852,458	807,201	802,573	906,237	923,555	941,096	928,079	973,152	960,330	1,033,136
Other local taxes	222,229	283,663	303,022	346,865	260,495	202,521	407,621	297,541	298,080	411,529
Interest income	1,661,188	584,516	338,114	3,987,398	4,910,140	569,054	(4,624,516)	1,711,995	5,593,158	7,928,774
Miscellaneous	1,714,705	621,727	602,739	2,485,938	1,123,086	1,054,574	1,410,794	1,156,849	1,718,191	987,454
Special Item - agency fund bond proceeds	-	-	-	-	1,500,000	-	-	-	-	-
Special Item - custodial fund bond proceeds	-	-	-	-	-	-	-	5,057,387	-	-
Special Item - return of unused bond proceeds	-	-	-	-	(14,048,856)	-	-	(7,744,777)	-	-
Capital Contribution from property owners	-	-	-	-	-	6,889,963	-	-	-	-
Transfers	-	1,375,484	2,868,785	2,022,620	840,575	(1,098,682)	(3,364,704)	(3,473,020)	716,585	1,916,566
Extraordinary gain	523,060	-	-	-	-	-	-	-	-	-
Total Governmental Activities	16,802,429	17,064,616	18,642,805	24,434,216	10,822,525	26,064,727	14,309,518	19,707,050	31,731,431	34,544,186
Business-Type Activities										
Taxes:										
Sales and use taxes	492,068	417,342	997,032	127,713	1,296,925	306,900	381,307	71,209	61,266	58,285
Interest income	735,107	75,455	(19,206)	2,191,471	2,329,372	129,650	(2,379,793)	346,329	2,780,424	3,338,465
Miscellaneous	239,418	984,836	200,260	99,153	2,322,591	1,704,393	1,142,019	3,594,886	1,068,597	312,593
Special Item - disposal of operations	-	-	-	-	-	-	-	(18,326,446)	4,937	-
Gain on sale of capital assets	83,688	(40,665)	1,100	18,817	34,133	17,097	18,049	-	-	19,169
Loss on disposal of capital assets	-	-	-	-	-	-	-	(161,092)	(105,734)	-
Transfers	(523,060)	(1,375,484)	(2,868,785)	(2,022,620)	(840,575)	1,098,682	3,364,704	3,473,020	(716,585)	(1,916,566)
Total Business-Type Activities	1,027,221	61,484	(1,689,599)	414,534	5,142,446	3,256,722	2,526,286	(11,002,094)	3,092,905	1,811,946
Change in Net Position										
Governmental Activities	1,211,635	(4,075,984)	(2,497,795)	(1,807,565)	(10,641,757)	14,024,102	20,505,969	1,332,013	8,769,390	7,510,435
Business-Type Activities	8,939,150	7,153,235	5,402,152	(5,601,342)	2,696,932	7,130,661	(519,028)	(20,230,188)	3,849,420	3,933,785
Total Change in Net Position	**10,150,785**	**3,077,251**	**2,904,357**	**(7,408,907)**	**(7,944,825)**	**21,154,763**	**19,986,941**	**(18,898,175)**	**12,618,810**	**11,444,220**



***Source**: City of Lincoln Audited Financial Reports*

City of Lincoln
Fund Balances of Government Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	387,438	492,748	330,040	5,371,094	5,306,135	5,059,976	5,045,194	5,260,992	5,418,622	6,400,919
Restricted	96	-	-	-	-	-	-	-	-	11,620,714
Committed	3,929,856	4,063,745	11,695,956	7,204,704	7,096,007	6,280,471	6,905,274	7,145,829	7,770,504	7,770,504
Assigned	-	-	678,711	678,711	678,711	678,711	678,711	-	-	-
Unassigned	6,530,612	8,685,506	1,566,065	3,860,869	6,836,827	12,147,645	15,397,663	17,850,646	17,173,545	13,714,390
Total General Fund	7,659,144	9,745,551	10,848,002	13,241,999	14,270,772	17,115,378	19,917,680	24,166,803	30,362,671	39,506,527
All Other Governmental Funds										
Nonspendable	437,032	12,667,904	424,560	441,577	436,791	10,884,663	455,716	40,402,869	40,455,157	41,013,394
Restricted	99,829,860	76,041,673	86,304,574	84,105,879	75,718,003	82,956,757	110,583,757	73,965,669	93,130,486	120,513,061
Assigned	5,984,063	5,878,548	5,076,709	4,757,518	4,834,251	8,945,789	13,548,584	15,899,481	19,444,908	21,704,885
Unassigned	(16,713,886)	(4,251,315)	(1,196,249)	(1,572,478)	(441,536)	(252,394)	(288,181)	(392,561)	(272,561)	(277,471)
Total All Other Governmental Funds	56,624,038	85,267,232	89,537,069	90,336,810	90,609,594	87,732,496	80,547,509	102,534,815	124,299,876	182,953,869



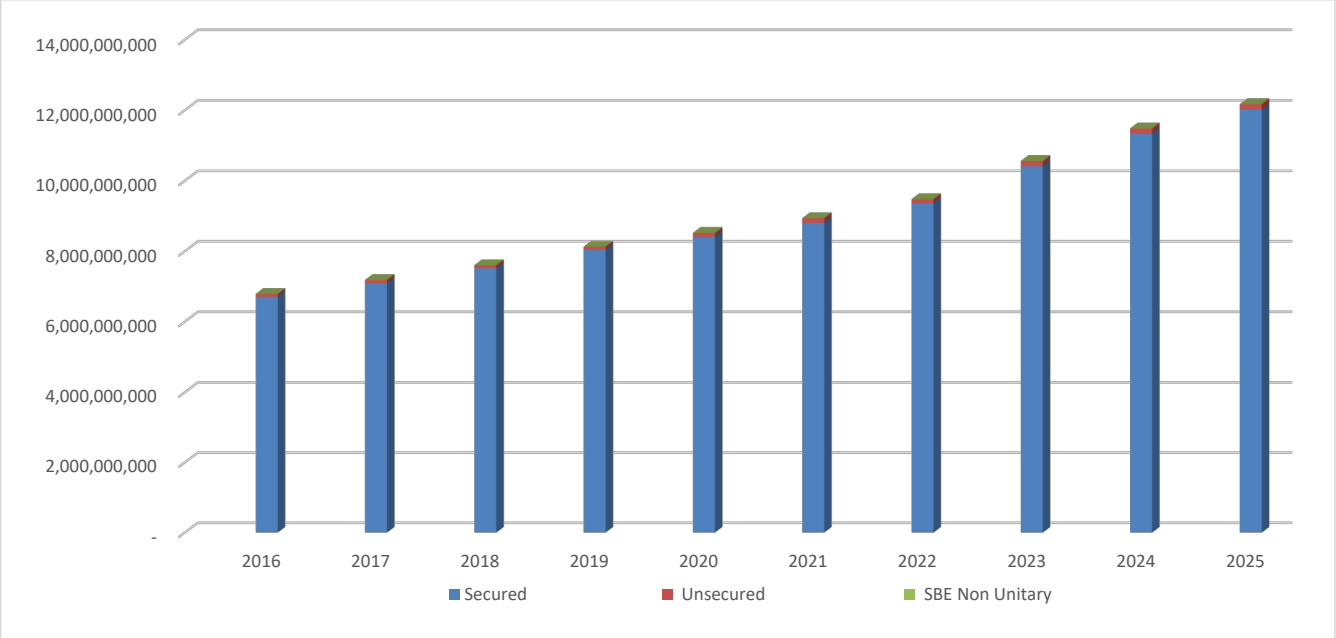
Source *: City of Lincoln Audited Financial Reports*

City of Lincoln
Changes in Fund Balances of Government Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenues										
Taxes and assessments	16,357,235	20,106,114	18,567,904	19,516,493	20,601,909	23,113,462	26,155,258	29,284,295	31,025,209	32,044,825
Licenses and permits	1,562,852	2,039,503	1,610,635	1,642,440	2,991,491	5,633,116	7,520,490	5,998,348	6,079,173	5,621,303
Fines and penalties	94,962	68,350	64,909	68,102	56,661	52,932	50,196	97,291	86,422	117,130
Interest and investment income	1,620,941	350,746	334,845	3,778,750	4,556,485	424,125	(4,675,930)	1,561,575	5,282,464	7,549,327
Intergovernmental revenue	4,641,768	4,704,926	6,847,168	6,574,382	7,143,718	6,336,978	9,012,115	11,927,640	10,859,852	13,040,493
Charges for services	7,482,996	9,067,969	6,732,616	7,309,292	12,245,106	19,760,802	29,832,762	15,302,633	16,211,552	14,349,144
Other revenue	1,714,705	459,607	379,952	2,527,056	1,140,383	1,034,850	6,157,591	1,022,835	1,490,437	863,411
Total Revenues	33,475,459	36,797,215	34,538,029	41,416,515	48,735,753	56,356,265	74,052,482	65,194,617	71,035,109	73,585,633
Expenditures										
Current										
General government	3,197,417	3,319,937	3,202,404	3,112,059	3,837,505	4,774,854	6,008,466	7,363,473	6,123,840	9,297,888
Public safety	9,356,075	9,740,100	10,640,805	10,982,420	11,928,284	12,117,860	13,137,552	16,190,061	17,650,800	19,424,106
Public works and facilities	7,146,117	7,692,480	9,204,907	9,283,230	11,339,025	9,103,758	11,450,300	15,221,017	19,435,169	17,222,098
Culture and recreation	712,594	762,026	891,065	971,921	954,402	560,143	922,837	1,120,594	1,326,179	1,569,842
Education	710,838	542,818	610,054	674,174	700,966	651,526	820,449	926,889	899,093	1,232,244
Urban redevelopment and housing	510,589	933,166	840,001	646,904	725,067	666,323	582,316	329,074	282,572	341,584
Debt Service										
Principal retirement	911,116	19,386,939	1,008,510	918,697	952,261	1,138,810	1,217,867	1,252,165	1,277,875	1,496,703
Interest and bond issuance costs	1,003,612	(51,400)	632,227	621,105	599,557	619,843	582,144	714,295	500,671	722,599
Capital Outlay	5,224,887	8,512,198	9,982,312	11,154,911	10,291,590	6,547,605	10,554,897	7,549,299	9,795,055	13,853,229
Total Expenditures	28,773,245	50,838,264	37,012,285	38,365,421	41,328,657	36,180,722	45,276,828	50,666,867	57,291,254	65,160,293
Excess(Deficiency) of Revenue over Expenditures	4,702,214	(14,041,049)	(2,474,256)	3,051,094	7,407,096	20,175,543	28,775,654	14,527,750	13,743,855	8,425,340
Other Financing Sources (Uses)										
Proceeds from Bond Issuance	-	17,760,000	-	-	1,500,000	-	-	-	-	-
Return of Bond Funds	-	-	(123,168)	(4,410,054)	(14,048,856)	-	-	-	-	-
Inception of SBITA	-	-	-	-	-	-	-	145,560	80,118	-
Contribution from property owners	-	-	-	-	-	6,889,963	-	-	-	-
Operating transfers in	2,637,544	20,616,774	5,256,776	6,496,221	2,274,238	2,241,142	2,164,260	1,473,177	2,174,849	4,028,843
Operating transfers out	(1,967,470)	(19,241,290)	(2,596,991)	(5,322,452)	(1,457,663)	(3,070,219)	(5,528,964)	(5,543,433)	(1,458,264)	(2,112,277)
Proceeds from sale of capital assets	-	-	-	152,699	-	-	-	-	-	-
Proceeds from capital leases	-	-	-	-	-	-	220,000	-	-	-
Inception of financed purchases and leases	-	(213,523)	-	-	-	-	-	-	-	12,422,108
Total Other Financing Sources (Uses)	670,074	18,921,961	2,536,617	(3,083,586)	(11,732,281)	6,060,886	(3,144,704)	(3,924,696)	796,703	14,338,674
Special Items (Note 18)										
Custodial fund bond proceeds	-	-	-	-	-	-	-	5,057,387	-	-
Return of unused bond funds	-	-	-	-	-	-	-	(7,744,777)	-	-
Net Change in fund balances before prior period adjustments and extraordinary items	5,372,288	62,361	62,361	(4,325,185)	26,236,429	26,236,429	10,603,054	7,915,664	14,540,558	22,764,014
Prior period adjustment	-	(6,544,385)	1,239,196	-	(57,500)	-	-	(109,457)	8,447,178	16,575,721
Net Change in fund balances	5,372,288	(6,482,024)	1,301,557	(4,325,185)	26,178,929	26,236,429	10,603,054	7,806,207	22,987,736	39,339,735
Debt service as a percentage of noncapital expenditures	8.1%	45.7%	6.1%	5.7%	5.0%	5.9%	5.2%	4.6%	3.7%	4.3%

Source *: City of Lincoln Audited Financial Reports*

CITY OF LINCOLN
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years



Fiscal Year Ending June 30	Secured	Unsecured	SBE Non Unitary	Taxable Assessed Value	% Change	Direct Rate
2016	6,700,348,821	89,368,958	197,100	6,789,914,879	7.731%	1.032%
2017	7,086,425,439	98,779,370	197,100	7,185,401,909	5.825%	1.039%
2018	7,511,498,201	91,269,260	-	7,602,767,461	5.809%	1.043%
2019	8,035,437,566	95,245,723	-	8,130,683,289	6.944%	1.056%
2020	8,404,444,524	114,687,131	-	8,519,131,655	4.778%	1.062%
2021	8,806,503,581	130,354,289	-	8,936,857,870	4.903%	1.069%
2022	9,352,403,919	124,469,858	-	9,476,873,777	6.043%	1.063%
2023	10,409,810,083	149,889,921	-	10,559,700,004	11.426%	1.063%
2024	11,328,653,734	154,948,870	-	11,483,602,604	8.749%	1.058%
2025	12,011,379,821	161,489,222	-	12,172,869,043	6.002%	1.051%

Notes:
In 1978, the votes of the State of California passed Proposition 13 which limited property taxes to a maximum rate of 1% based upon the assessed value of the property being taxes. Each year, the assessed value of property tax may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only reassessed at the time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the acutal market value of the taxable property and is subject to the limitations described above.

Source: *California Municipal Statistics*

CITY OF LINCOLN
Property Tax Rates - All Overlapping Governments
Last Ten Fiscal Years

	Fiscal Year Ended June 30, 2025									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
City of Lincoln										
General purpose	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Western Placer Unified School District	0.03%	0.04%	0.04%	0.06%	0.05%	0.05%	0.05%	0.04%	0.04%	0.04%
Sierra Joint Community College District	0.00%	0.00%	0.00%	0.00%	0.02%	0.01%	0.01%	0.02%	0.02%	0.01%
	1.03%	1.04%	1.04%	1.06%	1.06%	1.07%	1.06%	1.06%	1.06%	1.05%

CITY OF LINCOLN
Principal Property Tax Payers
Current Year and Nine Years Ago

		2024-2025		
Property Owner	Primary Land Use	Rank	Taxable Assessed Value	% of Total City Taxable Assessed Value
Sierra Pacific Industries	Heavy Industrial	1	$ 108,767,125	0.91%
PW Fund B LP	Warehouse	2	93,112,331	0.78%
Villas at Twelve Bridges Property LLC	Residential- Development	3	41,896,481	0.35%
Cyrene at Meadowlands LLC	Residential- Development	4	41,443,120	0.35%
Tri Pointe Homes Holdings Inc	Residential- Development	5	33,265,703	0.28%
J B R Inc	Commercial	6	29,689,510	0.25%
Taylor Morrison of California LLC	Residential Development	7	29,068,396	0.24%
Kaiser Foundation Health Plan Inc	Medical Buildings	8	27,543,237	0.23%
JPS Development LLC	Commercial	9	27,293,107	0.23%
Lincoln Summerset ALMC LLC	Assisted Living Facility	10	26,486,827	0.22%
			458,565,837	3.82%
	2024-2025 Local Secured Assessed Valuation		$ 12,011,379,821	

		2015-16		
Property Owner	Primary Land Use	Rank	Taxable Assessed Value	% of Total City Taxable Assessed Value
Sierra Pacific Industires	Industrial	1	$ 54,465,208	0.81%
OK&B	Warehouse	2	35,389,719	0.53%
Buzz Oates Enterprises II	Warehouse	3	23,202,601	0.35%
JPS Development LLC	Shopping Center	4	19,044,372	0.28%
Target Corporation	Commercial	5	17,663,480	0.26%
Lowes HIW Inc	Commercial	6	17,239,897	0.26%
Auburn Creek Investors	Apartments	7	16,915,433	0.25%
J B R Inc	Commercial	8	16,423,900	0.25%
Shadowbriar Investments Inc	Undeveloped	9	16,207,176	0.24%
Sterling Point Station LLC	Commercial	10	14,871,703	0.22%
			231,423,489	3.45%
	2015-2016 Local Secured Assessed Valuation:		$ 6,700,545,921	

Source: *California Municipal Statistics*

CITY OF LINCOLN
Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy	
		Amount	Percent of Levy
2015 / 2016	5,046,671	5,004,975	99.17%
2016 / 2017	5,366,078	5,324,911	99.23%
2017 / 2018	5,681,659	5,641,895	99.30%
2018 / 2019	6,101,116	6,060,436	99.33%
2019 / 2020	6,378,293	6,290,019	98.62%
2020 / 2021	6,664,607	6,612,758	99.22%
2021 / 2022	7,072,253	7,015,940	99.20%
2022 / 2023	7,755,930	7,690,780	99.16%
2023 / 2024	8,501,661	8,428,547	99.14%
2024 / 2025	8,930,315	8,852,621	99.13%

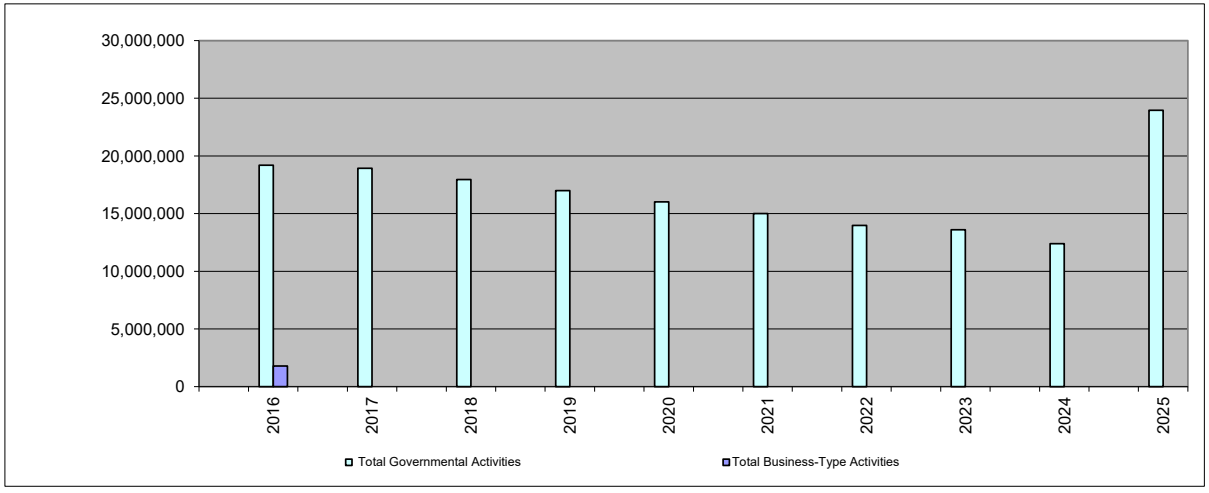
Notes:

Current tax collections beginning in 1993 have been reduced by mandatory tax reallocation imposed by the State of California. Placer County uses an estimate for the delinquency rate and compiles delinquency as a lump sum. Subsequent collections are not out by fiscal year from the County; thus this information is not available.

***Source**: Placer County Auditor-Controller*

CITY OF LINCOLN
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities					Business-Type Activities				Legal Bonded Debt Margin			
Fiscal Year Ending June 30	Bonds	Subscription SBITA	Financed Purchases	Lease Liability	Total Governmental Activities	Loans	Subscription SBITA	Capital Lease	Total Business-Type Activities	Total Primary Government	Percentage of Personal Income (1)	Percentage of Assessed Value (2)	Per Capita (1)
2016	19,201,120	-	235,448	-	19,201,120	13,410	-	1,534,122	1,790,894	20,992,014	6501.46%	0.31%	464
2017	18,935,573	-	88,510	-	18,935,573	-	-	-	-	18,935,573	7291.04%	0.26%	420
2018	17,959,447	-	-	-	17,959,447	-	-	-	-	17,959,447	7955.71%	0.24%	379
2019	16,993,319	-	1,443,636	-	16,993,319	-	-	-	-	16,993,319	7965.99%	0.23%	383
2020	16,012,191	-	1,386,471	-	16,012,191	-	-	-	-	16,012,191	9041.75%	0.20%	358
2021	15,008,802	-	1,192,660	-	15,008,802	-	-	-	-	15,008,802	10416.23%	0.18%	336
2022	13,978,796	-	1,164,794	-	13,978,796	-	-	-	-	13,978,796	11683.07%	0.16%	307
2023	12,918,790	679,352	912,629	-	13,598,142	-	-	-	-	13,598,142	14201.57%	0.13%	279
2024	11,813,785	574,864	670,001	-	12,388,649	-	-	-	-	12,388,649	15726.70%	0.11%	255
2025	10,668,780	504,831	12,170,621	611,598	23,955,830	-	218,079	-	218,079	24,173,909	9062.51%	0.21%	462



(1) See Demographic and Economic Statistics schedule for personal income and population data.
(2) See Assessed Value and Estimated Actual Value of Taxable Property schedule for property value data.
n/a - information is not available

Source: *City of Lincoln Audited Financial Reports* ***(Capital Assets Net of Depreciation) in MD&A section of ACFR***

CITY OF LINCOLN
Direct and Overlapping Bonded Debt
As of June 30, 2025

2024-25 Assessed Valuation:	$12,173,613,361			
	Total Debt 6/30/2025	% Applicable (1)		City's Share of Debt 6/30/25
OVERLAPPING TAX AND ASSESSMENT DEBT:				
Sierra Joint Community College District School Facilities Improvement District No. 4	$ 190,940,000	12.659%	$	24,171,095
Western Placer Unified School District	100,115,000	86.096%	$	86,195,010
Western Placer Unified School District Community Facilities District No. 1	6,895,941	100.00%	$	6,895,941
City of Lincoln Community Facilities Districts	84,680,000	100.00%	$	84,680,000
California Municipal Finance Authority Community Facilities Districts	66,315,000	100.00%	$	66,315,000
City of Lincoln 1915 Act Bonds	6,957,000	100.00%	$	6,957,000
California Statewide Communities Development Authority Community Facilities Districts	8,730,000	100.00%	$	8,730,000
California Statewide Communities Development Authority Assessment Districts	10,050,841	100.00%	$	10,050,841
Total Overlapping Tax and Assessment Debt			$	293,994,887
DIRECT AND OVERLAPPING GENERAL FUND DEBT:				
Placer County General Fund Obligations	$ 73,660,000	10.953%	$	8,067,980
Western Placer Unified School District Certificates of Participation	114,220,000	86.096%		98,338,851
City of Lincoln General Fund Obligations	**21,662,638**	**100.000%**		**21,662,638**
add Premium (discount) on bonds, net	688,780	100.000%		688,780
add Financed purchases	487,983	100.000%		487,983
add Subscription (SBITA) liability	504,831	100.000%		504,831
Placer Mosquito and Vector Control District Certificates of Participation	1,273,000	10.953%		139,432
Total Direct and Overlapping General Fund Debt			$	129,890,495
OVERLAPPING TAX INCREMENT DEBT (Successor Agency)	$ 2,455,000	100.00%	$	2,455,000
TOTAL DIRECT DEBT			**$**	**23,344,232**
TOTAL OVERLAPPING DEBT				402,996,150
COMBINED TOTAL DEBT			$	426,340,382 (2)

Ratios to 2024-25 Assessed Valuation:	
Total Overlapping Tax and Assessment Debt	2.42%
Total Direct Debt ($21,662,638)	**0.18%**
Combined Total Debt	3.49%
Ratios to Redevelopment Successor Agency Incremental Valuation ($646,948,584):	
Total Overlapping Tax Increment Debt	0.33%

KD:($600)

(1) The percentage of overlapping debt applicable to the city is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping district's assessed value that is within the boundaries of the city divided by the district's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics

CITY OF LINCOLN
Computation of Legal Bonded Debt Margin
June 30, 2025

Secured Property Assessed Value, Net of Exempt Real Property	$ 12,011,379,821	
Bonded debt limit (3.75% of assessed value) (a)		$ 450,426,743
Amount of Debt Subject to Limit:		
Total Bonded Debt	24,173,909	
Less Total Bonds not subject to limit (b)	-	
Amount of debt not subject to limit		24,173,909
Legal debt margin		$ 426,252,834

Fiscal Year Ending June 30	Debt Limit	Total net debt applicable to Limit	Legal Debt Margin	Total net debt applicable to the limit as a % of debt limit
2016	251,263,081	19,201,120	232,061,961	7.64%
2017	265,740,954	17,868,510	247,872,444	6.72%
2018	281,681,183	17,959,447	263,721,736	6.38%
2019	301,328,909	18,436,955	282,891,954	6.12%
2020	315,166,670	17,398,662	297,768,008	5.52%
2021	330,243,884	16,201,462	314,042,422	4.91%
2022	350,715,147	15,143,590	335,571,557	4.32%
2023	390,367,878	14,510,771	375,857,107	3.72%
2024	424,824,515	13,291,855	411,532,660	3.13%
2025	450,426,743	24,173,909	426,252,834	5.37%

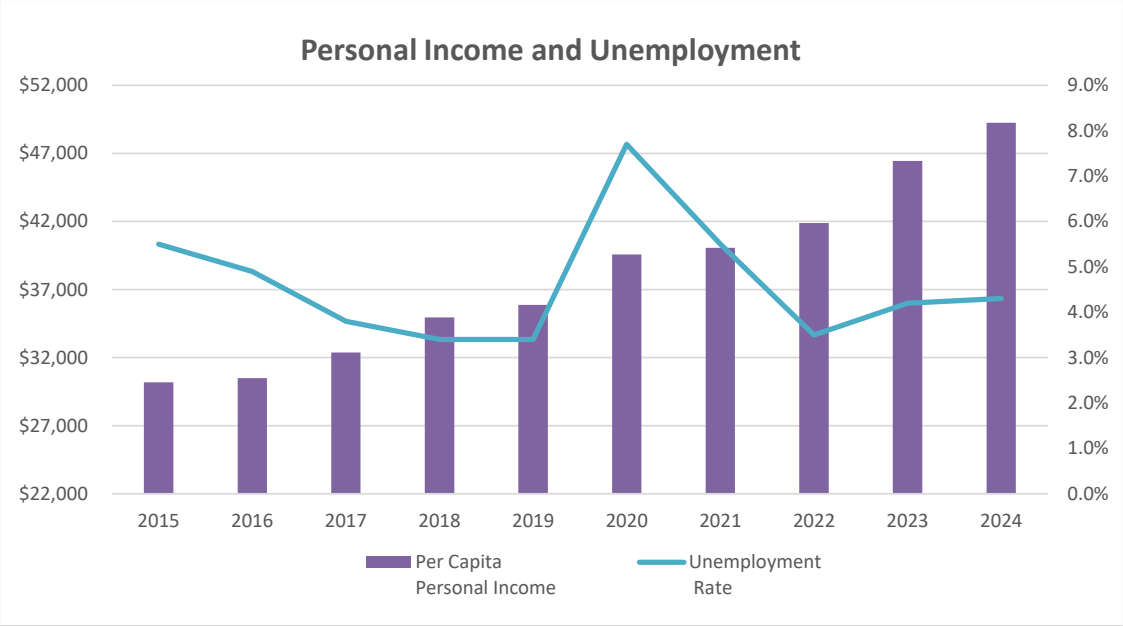
(a) California Government Code Section 43605 sets the debt limit at 15%. The Code section was enacted to the change in basing assessed value at full market value when it was previously 25% of market valu Thus, the limit shown as 3.75% is one-fourth the limit to account for the adjustment of showing assesse valuation at full cash value.

(b) Self-supporting debt such as lease revenue bonds and bonds payable from fees and charges of Enterprise Funds are not subject to limit.

***Source**: California Municipal Statistics, City of Lincoln Audited Financial Reports*

CITY OF LINCOLN
Demographic and Economic Statistics
Last Ten Calendar Years

Calendar Year	Population	Personal Income	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop25+ with High Scholl Degree	% of Pop25+ with Bachelor's Degree
2015	47,339	1,428,801,000	$ 30,182	5.5%	42.3	93.5%	32.6%
2016	48,165	1,468,686,000	$ 30,493	4.9%	42.3	93.0%	33.3%
2017	48,591	1,573,143,000	$ 32,375	3.8%	42.7	93.0%	34.4%
2018	48,277	1,687,581,000	$ 34,956	3.4%	43.1	92.4%	33.2%
2019	49,317	1,769,236,000	$ 35,874	3.4%	43.3	92.4%	33.5%
2020	49,624	1,964,278,000	$ 39,583	7.7%	43.3	92.8%	34.2%
2021	51,252	2,053,695,000	$ 40,070	5.5%	43.7	94.6%	35.3%
2022	52,313	2,190,762,000	$ 41,877	3.5%	43.9	94.0%	35.2%
2023	53,231	2,472,143,000	$ 46,441	4.2%	44.5	95.0%	37.1%
2024	54,520	2,685,043,000	$ 49,248	4.3%	43.7	94.0%	38.4%



CITY OF LINCOLN
Principal Employers
2025

Company	Business Description	Size (employees)
HORIZON CHARTER SCHOOLS	SCHOOLS	200
SIERRA PACIFIC LINCOLN	LUMBER-MANUFACTURERS	300
LOWE'S HOME IMPROVEMENT	HOME CENTERS	164
LINCOLN HIGH SCHOOL	SCHOOLS	130
THUNDER VALLEY CASINO	CASINOS (EXCEPT CASINO HOTELS)	2500
CITY OF LINCOLN	GOVERNMENT OFFICES-CITY	140
SUPERIOR EQUIPMENT REPAIR	COMMERCIAL AND INDUSTRIAL MACHINERY AND EQUIPMENT	300
LINCOLN MEADOWS CARE CENTER	REHABILITATION SERVICES	140
SAFEWAY	GROCERS-RETAIL	120
PACIFIC COAST CO	OFFICES OF REAL ESTATE AGENTS AND BROKERS	150

Source: EDD, Labor Market Information Division

CITY OF LINCOLN
Sales Tax Producers - Top 25
FY 2024-2025

7 Eleven	Service Stations
Aisle 1	Service Stations
Apex Underground Supply	Heavy Industrial
Arco AM PM	Service Stations
Chevron	Service Stations
Chevron	Service Stations
Chevron	Service Stations
GDAS Lincoln	Heavy Industrial
Home Depot	Building Materials
In n Out Burger	Quick-Service Restaurants
Lowes	Building Materials
McDonald's	Quick-Service Restaurants
National Building Systems	Building Materials
Old Town Pizza	Casual Dining
Petsmart	Specialty Stores
Plunge	Electronics/Appliance Stores
Raley's	Grocery Stores
Ross	Family Apparel
Safeway	Grocery Stores
Safeway Fuel	Service Stations
Sun City Lincoln Hills Community Association	Leisure/Entertainment
Target	Discount Dept Stores
TJ Maxx	Family Apparel
Ulta Beauty	Specialty Stores
Walmart Neighborhood Market	Grocery Stores

Sources: HDL, Coren & Cone

CITY OF LINCOLN
Full Time Equivalent City Government Employees
Last Ten Fiscal Years

	Fiscal Year Ending June 30									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
City Manager										
Administration	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.8	2.0
Human Resources	2.0	2.0	5.0	3.8	2.5	2.8	3.5	3.0	3.0	4.0
Information Technology / GIS	-	-	-	-	2.0	4.5	5.0	7.0	8.0	10.0
Economic Development	1.0	1.0	1.0	1.0	1.0	1.5	1.0	1.0	1.0	1.0
Records Management	2.0	2.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0
City Attorney										
City Attorney	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0
Code Enforcement	-	-	-	2.0	1.0	1.0	1.0	2.0	2.0	2.0
Finance										
Administration	3.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0
Finance	9.0	9.0	9.0	9.3	11.0	11.0	11.0	11.0	13.0	13.0
Central Services	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Community Development										
Administration	5.0	5.0	5.0	4.0	4.0	4.0	4.0	5.0	6.0	6.0
Planning	3.5	4.0	4.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0
Building	2.0	2.0	2.0	2.0	2.0	2.0	3.0	5.0	5.0	5.0
Development & Engineering	1.0	1.0	1.0	2.0	2.0	3.0	3.0	4.0	4.0	4.0
Public Works										
Administration	1.0	1.0	1.0	7.0	6.5	6.5	6.5	8.0	9.0	9.0
Engineering	-	-	7.0	8.5	5.0	5.0	7.0	7.0	8.0	8.0
Water	10.9	10.9	10.9	8.4	9.1	9.1	8.0	9.0	9.0	9.0
Wastewater	7.8	7.8	7.8	6.5	7.0	7.0	7.0	8.0	7.0	8.0
Solid Waste	13.5	13.5	13.5	15.0	15.0	15.0	16.0	18.0	18.0	19.0
Streets	6.3	6.3	6.3	7.9	7.9	8.9	10.0	10.0	10.0	11.0
Transit	2.0	2.0	2.0	1.0	-	-	-	-	-	-
Airport	2.0	2.0	2.0	2.0	1.0	1.5	1.5	1.5	1.5	1.5
Parks & Facilities	5.0	5.0	5.0	7.0	7.0	7.0	7.0	8.0	7.5	7.5
Fleet Maintenance	5.0	5.0	5.0	5.5	5.5	5.5	6.0	5.5	5.0	5.0
Police										
Administration	2.5	3.5	3.5	4.0	4.0	2.5	3.5	3.5	3.5	3.5
Communications	6.0	6.0	6.0	6.0	6.0	6.0	8.0	10.0	10.0	10.0
Operations	19.5	22.5	22.5	22.5	22.5	25.5	28.0	29.0	29.0	30.0
Fire										
Administration	2.0	2.0	2.0	2.0	2.0	2.5	3.5	3.5	4.5	4.5
Operations	18.0	18.0	18.0	18.0	18.0	18.0	18.0	27.0	27.0	27.0
Library	3.9	5.6	3.4	5.7	5.9	5.9	6.6	6.6	6.6	7.8
Recreation (a)	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	6.0	6.0
Total Full-Time Equivalents	**142.0**	**149.2**	**157.0**	**168.0**	**164.9**	**172.7**	**185.1**	**210.6**	**217.4**	**227.8**

(a) Includes regular employees only, does not include part-time seasonal.

Source: City of Lincoln Original Budget Documents

CITY OF LINCOLN
Operating Indicators
Last Ten Fiscal Years

	Fiscal Year Ending June 30									
	2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Business Licenses										
Annual business license	1,988	1,979	2,330	2,442	2,239	2,251	2,309	2,229	2,587	3,284
Environment and Utilities										
Gallons of wastewater treated per year (in millions)	1,178	1,935	1,709	1,880	1,669	1,602	1,850	2,046	1,952	2,077
Gallons of wastewater discharged per year (in millions	969	1,748	1,572	1,765	1,626	1,536	1,730	1,949	1,860	1,969
Fire										
Fires per year	149	152	158	145	154	153	152	135	140	150
Emergency medical calls per year	2,637	3,153	3,280	3,306	3,529	3,791	4,105	4,356	4,489	4,282
Hazardous materials incidents per year	41	58	52	49	65	52	57	65	76	37
Non-emergency service calls per year	1,250	1,442	1,261	1,176	1,428	1,571	1,813	1,777	1,847	2,107
Police										
911 calls per year	10,577	11,082	13,095	13,442	14,027	16,341	15,100	13,919	12,985	13,186
Cases investigated per year	1,872	2,288	2,226	2,310	2,209	2,693	2,627	2,428	2,350	2,194
Arrests per year	403	517	786	812	755	1,118	882	1,038	1,068	966
Building Permits										
New Single Family Dwellings	188	252	70	115	404	757	1,624	1,289	613	421
Commercial (New and Tenant Improvements)	146	132	26	119	94	84	104	91	106	108
All Other	2,820	2,314	1,100	1,847	1,945	2,606	3,390	3,594	2,443	2,011

n/a = information not available

** new licenses applied for

Source *: City of Lincoln*

CITY OF LINCOLN
SINGLE AUDIT AND RELATED REPORTS
FOR THE YEAR ENDED
JUNE 30, 2025

MUN CPAs, LLP
1760 Creekside Oaks Drive, Suite 160
Sacramento, California 95833

CITY OF LINCOLN
SINGLE AUDIT AND RELATED REPORTS
FOR THE YEAR ENDED JUNE 30, 2025

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the City Council
City of Lincoln, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lincoln (City), California, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 16, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2025-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2025-002 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

MUN CPAs, LLP

Sacramento, California
March 16, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the City Council
City of Lincoln, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Lincoln's (City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements. We issued our report thereon dated March 16, 2026, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

MUN CPAs. LLP

Sacramento, California
March 16, 2026

CITY OF LINCOLN
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

Federal Grantor/Pass-Through Grantor Program	Assistance Listing Number	Pass-Through Entity Identifying Number/Grant Number	Federal Expenditures
U.S Department of Housing and Urban Development			
Direct programs:			
Community Development Block Grants/State's Program and Non-Entitlement Grants in Hawaii	14.228	Beginning Loan Balance	$ 228,408
Pass-through California Department of General Services			
Community Development Block Grants/Entitlement Grants	14.228	20-CDBG-CV2-3-00238	150,816
Community Development Block Grants/Entitlement Grants	14.228	20-CDBG-CV2-3-00237	103,746
Total Community Development Block Grants / Entitlement Grants			482,970
Direct programs:			
Home Investment Partnerships Program	14.239	Beginning Loan Balance	979,651
Total U.S. Department of Housing and Urban Development			1,462,621
U.S Department of Transportation			
Direct programs:			
Airport Improvement Program	20.106	3-06-0120-028-2022	26,845
Total Airport Improvement Program			26,845
Pass-Through State of California Office of Traffic Safety			
Highway Safety Cluster:			
State and Community Highway Safety	20.600	PT25042	8,384
National Priority Safety Programs	20.616	TR25013	78,688
Total Highway Safety Cluster			87,072
Total U.S. Department of Transportation			113,917
U.S Department of the Treasury			
Pass-Through California State Controller:			
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	5,019,895
Total U.S. Department of the Treasury			5,019,895
Institute of Museum and Library Services			
Pass-Through California State Library			
Grants to States: Lincoln Public Library Teen Internship Program	45.310	N/A	54,355
Total Institute of Museum and Library Services			54,355
U.S Department of Energy			
Direct programs:			
Energy Efficiency and Conservation Block Grant Program	81.128		76,610
Total U.S. Department of Energy			76,610
Total Expenditures of Federal Awards			$ 6,727,398

CITY OF LINCOLN
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2025

NOTE 1: REPORTING ENTITY

The accompanying Schedule of Expenditures of Federal Awards presents the activity of all federal financial assistance programs of the City of Lincoln (the City). The City reporting entity is defined in Note 1 of the City's Annual Comprehensive Financial Report. All federal awards received directly from federal agencies as well as federal awards passed through other government agencies are included on the schedule. When federal awards were received from a pass-through entity, the Schedule of Expenditures of Federal Awards shows, if available, the identifying number assigned by the pass-through entity.

NOTE 2: BASIS OF ACCOUNTING

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City and is presented on accounting principles generally accepted in the United States of America. The information in this schedule is presented on the accrual basis of accounting and in accordance with requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

NOTE 3: RELATIONSHIP TO FINANCIAL STATEMENTS

The amounts reported in the accompanying Schedule of Expenditures of Federal Awards agree, in all material respects, to amounts reported within the City's basic financial statements. Federal award revenues are reported principally in the City's financial statements as intergovernmental revenues in the governmental funds.

NOTE 4: CLAIMS

The City of Lincoln has received federal grants for specific purposes that are subject to review and audit by the Federal Government pass-through entity. Although such audits could result in expenditure disallowance under grant terms, any required reimbursements are not expected to be material which have not already been recorded.

NOTE 5: LOANS OUTSTANDING

The programs listed below had the following aggregate federally funded loans outstanding at June 30, 2025:

Federal AL Number	Program Title	Amount Outstanding
14.228	Community Development Block Grants/State's Program and Non-entitlement Grants in Hawaii	$ 364,007
14.239	Home Investment Partnerships Program	1,382,155
	Total Loans Outstanding	$ 1,746,162

NOTE 6: INDIRECT COSTS

The City elected not to use the 10% de minimis indirect cost rate, and did not charge indirect costs to federal grants during the year ended June 30, 2025.

CITY OF LINCOLN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2025

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	Yes
Significant deficiency(ies) identified	Yes
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major programs:	
Material weakness(es) identified?	No
Significant deficiency(ies) identified?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with section 200.516 of the Uniform Guidance	No
Identification of Major Programs: Coronavirus State and Local Fiscal Recovery Funds, AL 21.027	
Dollar threshold used to distinguish between type A and type B programs:	$750,000
Auditee qualified as low-risk auditee?	No

CITY OF LINCOLN
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
CURRENT YEAR FINDINGS
FOR THE YEAR ENDED JUNE 30, 2025

SECTION II: FINANCIAL STATEMENT FINDINGS

Findings relating to the financial statements which are required to be reported in accordance with Generally Accepted *Government Auditing Standards*.

Finding 2025-001 Special Assessment Debt Proceeds (Material Weakness) - Repeat Finding

Criteria

Certain deficiencies in the internal control system over financial reporting could adversely affect an entity's ability to record, process, summarize, and report financial data consistent with the assertions of management in the financial statements.

GASB Statement No. 6 - *Accounting and Reporting for Special Assessments*, Paragraph 19 - The debt service transactions of a special assessment issue for which the government is not obligated in any manner should be reported in a custodial fund rather than a debt service fund, to reflect the fact that the government's duties are limited to acting as an agent for the assessed property owners and the bondholders. The construction phase should be reported like other capital improvements - in a capital projects fund, or other appropriate fund. The source of funds in the capital project fund should be identified by a description other than - bond proceeds, such as - contribution from property owners. The capital assets constructed or acquired (other than those related to an enterprise fund) should be reported in the governmental activities, as appropriate. Displaying the transactions in this way recognizes that the construction or acquisition is a governmental activity and results in the addition of a governmental asset, but is not financed by governmental debt.

Condition

Approximately $4.7 million relating to costs incurred in prior years for the construction of roadway improvements was transferred from the LPFA 12 Bridges Refunding Series 2011 A & B custodial fund to the Water Connections special revenue fund. Construction of these projects should have been paid with the proceeds of the special assessment debt.

Cause

The City has numerous issues of special assessment debt dating back to 1999 that have been refunded several times. During the early 2000's when the City experienced unprecedented growth and development, the Administrative department did not have adequate staffing to keep up with the appropriate accounting required to properly track use of the bond proceeds and the various debt refundings. Therefore, documentation to support the amounts of project funds by funding source and transfers was not properly maintained, and funds have not been properly applied to projects in the year the projects were constructed. The transfers noted above are a result of current management actively working to research and resolve any potential adjustments resulting from these prior transactions.

Effect

The City was not appropriately transferring the special assessment debt proceeds to the capital projects funds for use when the projects were constructed. Consequently, other funding sources may have contributed to the costs of these projects.

Recommendation

We recommend the City continue to reconcile all special assessment debt and related activity (cash with fiscal agent, special assessment revenue, bond payments, and capital projects) to ensure the funds are recorded in the proper fund and being tracked and used for the appropriate projects. Procedures should be developed for the transfer of special assessment bond funds to/from City capital project funds for the approved capital projects. Transfers between the funds should be adequately supported.

Views of Responsible Officials

The City agrees with this finding and we have completed the reconciliation during the Fiscal Year ended 2024/25.

Finding 2025-002 Financial Close & Financial Reporting (Significant Deficiency)

Criteria

An effective internal control system and timely financial reporting provides reasonable assurance for the safeguarding of assets, the reliability of financial information, and compliance with laws and regulations.

Condition

During the performance of the audit, processes utilized for closing and reporting of financial activity for the fiscal year were not effective. The following conditions existed:

- Bank reconciliations were not being performed timely.
- The monthly Master Close List reconciliation procedures were not being performed.
- Account reconciliations were not being performed timely.
- Upon receiving the trial balance to be audited, several issues were identified such as: incorrect classification of funds, incorrect classification of accounts, prior period adjustment noted in 2025-001 was recorded as current year activity, interest receivable was incorrectly recorded as cash, Section 115 trust related to pension pre-funding was incorrectly included with the OPEB trust fund, and the Treasury fund was not in balance. As a result, it was determined that additional reconciliations were needed and approximately 30 journal entries were provided.

Cause

In addition to implementing a new financial Enterprise Resource Planning (ERP) system, the City experienced turnover in the Finance Department during the year. These changes contributed significantly to delays in the reconciliation and financial close processes.

Effect

The financial statements as presented to the auditors contained material misstatements that required adjustment.

Recommendation

As the City continues to work through their first full year with its new financial ERP software, we recommend the City enhance and adjust their monthly and year-end close reconciliations and processes to ensure accurate, timely, and effective completion.

Views of Responsible Officials

The City agrees with this finding. The Finance department was down staffed 50% for over half of the fiscal year resulting in a late close process. In addition, the transition to a new financial ERP required completely new processes and procedures that resulted in some of the issues identified. The City is fortunate to have hired an experienced Accounting Manager, and we are confident that under his leadership these issues have been resolved which will result in a more streamlined and efficient audit process going forward.

SECTION III: FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Findings and questioned costs for Federal Awards, which includes audit findings as defined in section 200.516 of the Uniform Guidance

None reported.

Finding 2024-001 Special Assessment Debt Proceeds (Material Weakness)

Condition

- Approximately $7.2 million relating to costs incurred in prior years for the construction of roadway improvements was transferred from the LPFA 12 Bridges Refunding Series 2011 A & B custodial fund to the PFE Transportation special revenue fund. Construction of these projects should have been paid with the proceeds of the special assessment debt.
- Approximately $1.2 million relating to costs incurred in prior years for the construction of roadway improvements including a sound wall was transferred from the CFD 2005-1 Series 2006 (Sorrento) custodial fund to the PFE Transportation special revenue fund. Construction of this project should have been paid with the proceeds of special assessment debt.

Recommendation

We recommend the City continue to reconcile all special assessment debt and related activity (cash with fiscal agent, special assessment revenue, bond payments, and capital projects) to ensure the funds are recorded in the proper fund and being tracked and used for the appropriate projects. Procedures should be developed for the transfer of special assessment bond funds to/from City capital project funds for the approved capital projects. Transfers between the funds should be adequately supported.

Status

Not implemented, see repeat finding 2025-001

Finding 2024-002 Financial Close & Financial Reporting (Significant Deficiency)

Condition

During the performance of the audit, processes utilized for closing and reporting of financial activity for the fiscal year were not effective. Approximately 20 journal entries were proposed and posted to the trial balance for audit. Some of the specific financial statement areas that required adjustments included:

- Accounts payable had not been reconciled and had an overall debit balance of approximately $34,000. Upon inquiry, journal entries were provided to correct the balance.
- We noted a five-year software agreement entered into during the year was not correctly included in the City's SBITA calculation in accordance with GASB 96. In addition, when recording the activity for this agreement, the City incorrectly posted the allocation between funds and the inception was not included in governmental funds.
- The City changed systems for the tracking of capital assets and SBITAs during the year. The City did not reconcile beginning balances and activity between the two systems and spreadsheets, resulting in several errors and adjustments.
- Workers' compensation payable was not properly reconciled resulting in an overstatement of the liability and expenditure account balances of approximately $219,153.
- In relation to long-term debt, the City recorded principal and interest payments in the same account and did not true up debt balances in the long term debt/asset fund.

Recommendation

We recommend the City develop checklists or other guidance documents over the City's closing process to ensure all supporting schedules agree and reconcile to respective account balances prior to the trial balance being provided for the audit.

Status

Implemented

Finding 2024-003 Grant Accounting (Significant Deficiency)

Condition

Three grants had revenue recognized in the current year related to expenditures incurred in the prior year. The expenses were not claimed in the appropriate period due to expense miscodings.

Unavailable revenue related to one grant was improperly recorded.

One grant had revenue that was double posted.

Recommendation

We recommend the City enhance their grant reconciliation process. With assistance from department heads/grant managers, summarized grant information and program information should be provided to the Finance Department such as:

- Copies of grant agreements and budgets
- Copies of material expenditures with proper approvals of coding and application
- Copies of reimbursement requests submitted
- Monitoring of grant cash flow.

The Finance Department should then be able to prepare a reconciliation of grant revenues, expenditures, unearned revenue, cash received, and receivables for fiscal year-end.

Status

Implemented.

CITY OF LINCOLN
APPROPRIATIONS LIMIT CALCULATION
AS OF JUNE 30, 2025

INDEPENDENT ACCOUNTANT'S REPORT ON APPLYING AGREED-UPON PROCEDURES

To the City Council of
the City of Lincoln
Lincoln, California

We have performed the procedures enumerated below on the accompanying Appropriations Limit Calculation of the City of Lincoln, California, for the year ended June 30, 2025. The City of Lincoln's management is responsible for the Appropriations Limit Calculation.

The City has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of meeting the requirements of Section 1.5 of Article XIIIB of the California Constitution. Additionally, the League of California Cities (as presented in the publication entitled Agreed-upon Procedures Applied to Appropriations Limitation Prescribed by Article XIII-B of the California Constitution) has agreed to and acknowledged that the procedures performed are appropriate for its purposes. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and associated findings are as follows:

1. We obtained the completed internal calculations and compared the limit and annual adjustment factors included in those calculations to the limit and annual adjustment factors that were adopted by a resolution of the City Council. We compared the population and inflation options included in the aforementioned calculations to those that were selected by a recorded vote of the City Council.

   Finding: No exceptions were noted as a result of our procedures.

2. For the Appropriations Limit Calculation, we added June 30, 2024's appropriations limit to the annual permitted adjustments and agreed the resulting amount to the June 30, 2025 appropriations limit.

   Finding: No exceptions were noted as a result of our procedures.

3. We compared current year information presented in the appropriations limit calculation to supporting worksheets.

   Finding: No exceptions were noted as a result of our procedures.

4. We compared the June 30, 2024 appropriations limit presented in the appropriations limit calculation to the prior year appropriations limit adopted by the City Council during the prior year.

   Finding: No exceptions were noted as a result of our procedures.

We were engaged by the City to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the Appropriations Limit Calculation. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the City and to meet our ethical responsibilities, in accordance with the relevant ethical requirements related to our agreed-upon procedures engagement.

No procedures have been performed with respect to the determination of the appropriations limit for the base year, as defined by Article XIIIB of the California Constitution.

This report is intended solely for the information and use of the specified users listed above and is not intended to be and should not be used by anyone other than those specified parties. However, this report is a matter of public record and its distribution is not limited.

MUN CPAs, LLP

Sacramento, California
March 16, 2026

CITY OF LINCOLN
APPROPRIATIONS LIMIT CALCULATION
JUNE 30, 2025

	Amount	Source
A. Prior year's appropriations limit at June 30, 2024	$ 40,307,399	
B. Adjustment factors for the current fiscal year:		
1. Population change	1.0179	* State Finance
2. Inflation (per capita personal income change)	1.0362	* State Finance
Total adjustment	1.0547	* [(B1xB2)-1.0]
C. Annual adjustment	2,206,749	AxB
D. Other Adjustments		
Lost responsibility (-)	-	
Transfer to fees (-)	-	
Assumed responsibility (+)	-	
	-	
E. Total adjustments	2,206,749	C+D
F. Current year's appropriations limit at June 30, 2025	$ 42,514,148	A+E

* Rounded to the nearest ten thousandth

Management Letter

March 16, 2026

City of Lincoln
600 6th Street
Lincoln, California 95648

In planning and performing our audit of the financial statements of the City of Lincoln (the City) as of and for the year ended June 30, 2025, in accordance with auditing standards generally accepted in the United States of America, we considered the City's internal control over financial reporting (internal control) as a basis for designing auditing procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

However, during our audit we became aware of deficiencies in internal control other than significant deficiencies and material weaknesses and matters that are opportunities for strengthening internal controls and operating efficiency. The memorandum that accompanies this letter summarizes our comments and suggestions regarding those matters. A separate letter dated March 16, 2026, contains our communication of significant deficiencies or material weaknesses in the City's internal control. This letter does not affect our report dated March 16, 2026, on the financial statements of the City of Lincoln.

We will review the status of these comments during our next audit engagement. We have already discussed many of these comments and suggestions with various City personnel, and we will be pleased to discuss them in further detail at your convenience, to perform any additional study of these matters, or to assist you in implementing the recommendations.

The City's responses to the comments identified in our audit are described in the accompanying schedule of control deficiencies and internal control recommendations. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

This communication is intended solely for the information and use of management, City Council, and others within the City, and is not intended to be, and should not be, used by anyone other than those specified parties.

Sincerely,

MUN CPAs, LLP

MUN CPAs, LLP

City of Lincoln

Control Deficiencies and Internal Control Recommendations

June 30, 2025

Classification of Receivable Accounts

During our testing of receivables, we noted items were not recorded in the proper receivable account. For example, property tax receivables were recorded in both accounts and interest receivable accounts. To facilitate and improve account reconciliations, we recommend the City ensure all receivables are consistently recorded in the proper accounts.

Management's Response:

The City agrees with this recommendation, and we will carefully review account reconciliations.

Computer Loan Accounts

During our testing of receivables, we noted credit balances in the employee computer loan receivable account across several funds. Upon discussion, it was determined the loan repayments were recorded in individual funds and not transferred to the General Fund where the original receivable balance is recorded. We recommend the City ensure the repayments collected on the employee computer loans are transferred to the General fund at least quarterly.

Management's Response:

The City agrees with the recommendation and this one-time issue has been resolved.

Inventory

Upon review of airport inventory, we noted the price used to calculate the inventory value did not include taxes, and erroneously multiplied the cost times the quantity reduction rather than the quantity on hand to calculate the ending balance. We recommend the City ensure the correct cost and quantity are used in the calculation of total inventory.

Management's Response:

The City agrees with this recommendation and will take steps to ensure calculation of inventory.

Accrued Benefits Accounts

During our review of accrued benefits accounts, we inquired and noted the City has been recording items incorrectly and has not properly reconciled these accounts. We recommend the City reconcile the accrued benefits accounts on a monthly basis and post adjustments in a timely manner.

Management's Response:

The City agrees with this recommendation, and we will carefully review account reconciliations.

City of Lincoln

Status of Prior Year Findings

June 30, 2025

Pooled Cash

Upon the City's transition to a pooled cash system, we noted that the claims on cash balances do not agree to the pooled cash balances. However, we noted the difference is not material. We recommend the City review how transactions are processed to reconcile the claims on cash balances to the pooled cash balances and prevent future errors.

Status: Implemented

Transfers

During our procedures over transfers, we noted the City recorded a transaction to transfer cash from one fund to another incorrectly using fund balance rather than transfers in and transfers out. We recommend the City only post adjustments directly to fund balance in accordance with GAAP.

Status: Implemented

March 16, 2026

To the City Council
City of Lincoln
606 6th Street
Lincoln, California 95648

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lincoln (the City) for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards (and, if applicable, *Government Auditing Standards* and the Uniform Guidance), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated May 20, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. As described in Note 1 to the financial statements, the City adopted Statement of Governmental Accounting Standards (GASB Statement) No. 101, *Compensated Absences*, in 2025. We noted no transactions entered into by City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

- Depreciation – based on the City's capitalization policy
- Allowance for uncollectible accounts – based on current and historical collections and write-offs
- Allowance for notes receivable – based on management's specific identification of loans and long-term deferrals and non-current payments
- Leases receivable and deferred inflows of resources – based on the present value of lease payments to be received
- Right-to-use lease assets and subscription-based information technology arrangements and related liabilities – based on the present value of payments to be made
- Compensated absences (sick leave) – based on employment agreement, policy provisions, and historical usage

We evaluated the methods, assumptions, and data used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. The material misstatements in Attachment A were detected as a result of audit procedures and were corrected by management.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 16, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management's discussion & analysis; budgetary comparison schedules for the general fund and major special revenue funds; the schedule of proportionate share of the net pension liability; the schedule of contributions to the pension plan; the schedule of changes in the net other post-employment benefit (OPEB) liability and related ratios; and the schedule of contributions to the OPEB plan, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and the budgetary comparison schedules, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory and statistical sections of the annual comprehensive financial report, which accompany the financial statements but are not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restriction on Use

This information is intended solely for the information and use of City Council and management of the City of Lincoln and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

MUN CPAs, LLP

MUN CPAs, LLP

Attachment A

CITY OF LINCOLN
SUMMARY OF AUDIT ADJUSTMENTS
June 30, 2025

	Effect - Increase (Decrease)				
Description	**Assets / Deferred Outflows of Resources**	**Liabilities / Deferred Inflows of Resources**	**Equity**	**Revenue**	**Expenses**
To record prior period adjustment for funds received from custodial funds	$ -	$ -	$ 16,617,768	$ (16,617,768)	$ -
To correct pension trust contribution	3,695,412	-	-	1,997,879	(1,697,533)
To correct airport fuel inventory	(6,296)	-	-	-	6,296
To correct employee computer loan balance	913	913	-	-	-
Total Income Statement Effect				$ (14,619,889)	$ (1,691,237)
Balance Sheet Effect	$ 3,690,029	$ 913	$ 16,617,768		

STAFF REPORT

Item Number 12.A

SUBJECT: Approval of Meeting Minutes of March 16, 2026 Special City Council Meeting. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: March 24, 2026

ATTACHMENTS:
1.DRAFT - MEETING MINUTES, 03.16.2026.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Special Meeting – Closed Session
March 16, 2026

CLOSED SESSION MEETING – 2:00pm

1. **CALL TO ORDER -**The meeting was called to order at City Hall, 600 6th Street, Lincoln, CA in the Council Chambers by Mayor Pro Tem Eklund at 2:00 pm.

2. **ROLL CALL** Councilmembers present: Holly Andreatta, Whitney Eklund, John Reedy

   Attending remote: Richard Pearl

   Councilmembers absent: Ben Brown

Mayor Pearl reported he would be participating remotely under Government Code §54953.8.3(c) applying the Just Cause Provision due to a contagious illness that prevents a member from attending in person, noting that he would participate with both audio and video turned on throughout the meeting and that there were no other individuals present in the room.

3. **PLEDGE OF ALLEGIANCE** – led by Mayor Pro Tem Eklund.

4. **REMOTE PARTICIPATION UNDER THE BROWN ACT (Gov. Code §54953.8) **This time is reserved for any Council Member to announce remote participation under the "Just Cause" provision of Gov. Code, §54953.8.***

5. **PUBLIC COMMENT ON CLOSED SESSION**
There was no public comment.

6. **CLOSED SESSION**

Mayor Pro Tem Eklund announced the following agenda items after which Council recessed to Closed Session with Mayor Pearl rejoining the meeting via Zoom.

This portion of the meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA in the City Manager's Conference Room.

Councilmember Ben Brown arrived at 2:28 pm.

6.A Conference with Legal Counsel – Anticipated Litigation Significant exposure to litigation pursuant to Gov. Code, § 54956.9(d): (3 cases)

6.B Conference with Legal Counsel – Existing Litigation (Gov. Code, § 54956.9) Name of Case: (City of Lincoln v. The Gathering Inn, et al., Placer Superior Court Case No. SCV-0053711)

6.C Public Employee Appointment (Gov. Code, § 54957) Title: Interim City Attorney

Council returned to Council Chambers at 5:07pm. Mayor Pro Tem Eklund reported there were no reportable items, and direction was provided to staff.

7. ADJOURNMENT

Mayor Pro Tem Eklund adjourned the meeting at 5:08 pm.

Respectfully submitted by Hope Ithurburn, City Clerk

_____
Hope Ithurburn, City Clerk

DRAFT

STAFF REPORT

Item Number 12.B

SUBJECT: Approval of Meeting Minutes of March 10, 2026 Regular City Council Meeting. (Hope Ithurburn)

SUBMITTED BY: City Clerk

DEPARTMENT: City Clerk's Office

DATE: March 24, 2026

ATTACHMENTS:
1.DRAFT - MEETING MINUTES, 3.10.2026.docx

MINUTES
CITY OF LINCOLN CITY COUNCIL,
PUBLIC FINANCE AUTHORITY
and REDEVELOPMENT SUCCESSOR AGENCY
Regular Meeting
March 10, 2026

GENERAL SESSION – 6:00pm
The meeting was conducted in person at City Hall, 600 6th Street, Lincoln, CA, and virtually on Zoom with a Live Stream on the City of Lincoln YouTube Channel and WAVE Channel 18.

1. CALL TO ORDER by Mayor Pearl at 6:00 PM

2. ROLL CALL: Councilmembers present: Mayor Richard Pearl
Holly Andreatta
Ben Brown
Whitney Eklund
John Reedy *arrived at 6:04pm

3. REPORT FROM CLOSED SESSION (if any) – none.

4. PLEDGE OF ALLEGIANCE – led by Greg Kevin, City Treasurer.

5. AGENDA MODIFICATIONS – Modification to the Public Hearing section was noted by staff.

6. PRESENTATIONS

6.A Art League of Lincoln Presentation

Janet Phinick with Art League of Lincoln presented to the Council.

6.B Ensuring Equal Access Online: ADA Title II Digital Accessibility Compliance Update Presentation

Chief Innovation & Technology Officer Jennifer Brown presented to the Council with a brief discussion following. Mayor Pearl opened the discussion regarding the agenda item with no public comment.

7. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COUNCIL

The following provided public comment:

Stan Nader, Lincoln resident
Sela Greenhouse, Lincoln resident

8. CONSENT

Mayor Pearl asked if any members of the City Council or staff would like to pull any items from the consent agenda – no items were pulled from consent.

8.A Approval of Meeting Minutes of February 24, 2026, Regular City Council meeting.

8.B Approval of Meeting Minutes of January 20, 2026, Special Meeting, Work Session.

8.C **Approval of Meeting Minutes** of October 23, 2025, Special Meeting, Work Session.

8.D Adopt **Resolution 2026-022** Approving the 2026 Water Master Plan Update.

8.E Adopt **Resolution 2026-023** Accepting the Notice of Completion for the McBean Pool Resurfacing Capital Improvement Project (CIP 703).

8.F Adopt **Resolution 2026-024** Authorizing the City Manager to Execute the Ferrari Ranch Road Public Highway At-Grade Crossing Agreement.

8.G Waive Second Reading and Adopt an Ordinance of the City of Lincoln Repealing Lincoln Municipal Code Chapter 6.28, and Amending Lincoln Municipal Code Sections 6.24.010, 6.24.060, 18.22.020, 18.22.030, 18.26.010, 18.26.020, and 18.26.030 regarding Canine and Feline Kennel Uses.

8.H Adopt **Resolution 2026-025** Authorizing the City Manager to Execute Construction Contract for Verdera Tank #3 Ladder Retrofit Capital Improvement Project (CIP) 715.

8.I Adopt **Resolution 2026-026** Approving the Plans and Specifications and Authorizing Bidding for Crack Seal & Seal Coat Airport Apron Project (CIP 720).

8.J Adopt **Resolution 2026-027** Authorizing the Acceptance of Funds from Placer County Grant Funding Acceptance for the Community Center Park Project and a budget augmentation to revenues in Fund 2460 in the amount of $274,423.

8.K Adopt **Resolution 2026-028** Approving the Establishment of a Limited-Term Dispatch Supervisor Position and a Limited-Term Police Lieutenant Position.

The following provided public comment:

Stan Nader, Lincoln resident
Sela Greenhouse, Lincoln resident

Seeing no further public comment, Mayor Pearl called for a motion of approval. Councilmember Reedy motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

9. PUBLIC HEARINGS

9.A Introduce and Waive First Reading of an Ordinance of the Lincoln Municipal Code Establishing Chapter 3.8 Related to the Regulation of the Operation of Tobacco and Vape Retailers.

Staff noted further evaluation of the proposed Ordinance is needed and item would not be presented this evening.

Mayor Pearl opened the public hearing with the following providing public comment:

Sela Greenhouse, Lincoln resident

Mayor Pearl closed the public hearing with no action taken.

10. GENERAL BUSINESS

10.A Adopt **Resolution 2026-029** Amending and Restating Special Assessment and Community Facilities District Goals and Policies.

Assistant City Manager Nita Wracker introduced Brian Forbath of Stradling Yocca Carlson & Rauth, LLP, presented to Council with a brief discussion following. Mayor Pearl opened public comment.

The following provided public comment:

Stan Nader, Lincoln resident

Mayor Pearl called for a motion of approval for the item. Councilmember Reedy motioned to approve, motion was seconded by Mayor Pro Tem Eklund. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

10.B Adopt **Resolution 2026-030** Authorizing Staff to File Reports with the Governor's Office of Land Use and Climate Innovation (LCI) and California Department of Housing and Community Development (HCD) and Review and Accept the 2025 General Plan and Housing Element Annual Progress Reports.

Senior Planner Efren Sanchez presented to Council with a brief discussion following. Mayor Pearl opened public comment.

The following provided public comment:

Sela Greenhouse, Lincoln resident

Seeing no further public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

10.C Adopt **Resolution 2026-031** Approving the Salary Schedule for the Newly Established Senior Property and Evidence Technician Classification.

Human Resources Director Veronica Rodriguez presented to Council with a brief discussion following. Mayor Pearl opened public comment.

The following provided public comment:

Sela Greenhouse, Lincoln resident

Seeing no further public comment, Mayor Pearl called for a motion of approval for the item. Councilmember Andreatta motioned to approve, motion was seconded by Councilmember Brown. Passed by the following voice vote:

Ayes:	Andreatta, Brown, Eklund, Pearl, Reedy
Noes:	None
Absent:	None
Abstain:	None

11. CITY MANAGER REPORTS
City Manager Scully provided comments regarding the City of Lincoln named the 3rd Safest City in California per SafeWise, promoted an upcoming Economic Development Committee (EDC) meeting and an upcoming international shopping convention conference.

12. COUNCIL INITIATED BUSINESS
Councilmember Andreatta proposed downtown as an entertainment zone for discussion.

13. COMMITTEE REPORTS
Mayor Pearl reported on an upcoming Pioneer Community Energy board meeting, Placer County Air Pollution Control District board meeting, reported on a recently attended Economic Development Committee (EDC) meeting, as well as an upcoming Placer County Transportation Planning Agency (PCTPA) board meeting and Airport Committee meeting.

Mayor Pro Tem Eklund reported on an upcoming Local Area Formation Commission (LAFCO) board meeting as well as a Western Placer Unified School District (WPUSD) 2x2 meeting.

14. INFORMATION ITEMS
Councilmember Brown reported on Lincoln Serves and other non-profits. Mayor Pro Tem Eklund reported on a recently attended Verizon public safety event.

15. **ADJOURNMENT**

Mayor Pearl adjourned the meeting at 7:26 pm.

Respectfully submitted by Hope Ithurburn, City Clerk

_____
Hope Ithurburn, City Clerk

DRAFT

STAFF REPORT

Item Number 12.C

SUBJECT:	Adopt a Resolution Appointing Assistant City Manager Nita Wracker (or designee) as the Real Property Negotiator Relative to the Sale of a Vacant Parcel located at the Southwest Intersection of Joiner Parkway and 1st Street in Lincoln. (Nita Wracker)
SUBMITTED BY:	Nita Wracker
DEPARTMENT:	City Manager's Office
DATE:	March 24, 2026

STAFF RECOMMENDATION:
Staff recommends that the Successor Agency adopt a resolution appointing Assistant City Manager Nita Wracker (or designee) as the Real Property Negotiator relative to the sale of a vacant parcel located at the southwest intersection of Joiner Parkway and 1st Street in Lincoln, California, known as Assessor's Parcel Number 021-321-083.

BACKGROUND/INTRODUCTION:
The Successor Agency to the Former Redevelopment Agency of the City of Lincoln owns one parcel that is required to be sold pursuant to a Long Range Property Management Plan, approval of which was effective as of November 23, 2015 (“Plan”). The property, identified in the Plan as Suitable for Disposition (Sale), was approved for sale upon the acceptance of the Plan by the Department of Finance. Relevant excerpts of the Plan have been provided as an attachment in addition to a Legal Description of the Property.

FINDINGS/ANALYSIS:
While previous interest has been expressed in the parcel and the Successor Agency to the Former Redevelopment Agency of the City of Lincoln has attempted to sell this parcel at least twice since it was designated for sale, to date a successful sale has not yet been completed.

The parcel is vacant land comprising 1.36 acre (60,900 square feet), is designated as Community Commercial use in the City of Lincoln General plan and zoned Commercial in the City’s zoning code.

FISCAL IMPACT:
Should this parcel be sold, the net proceeds will be remitted to the Department of Finance for allocation and distribution. The proceeds to be distributed to each taxing entity as a function of the Tax Rate Area in which the property is located, and the proportion of property tax revenue allocated to each taxing entity under the terms of California legislation known as AB 8. The

City of Lincoln's share of taxes from the applicable Tax Rate Area under AB 8 is approximately 11%.

ATTACHMENTS:
Resolution, appointing real property negotiator.docx

Attachment 1 - Excerpts from Long Range Property Managment Plan.docx

Legal Description.docx

RESOLUTION 2026-XXS

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY OF THE CITY OF LINCOLN APPOINTING ASSISTANT CITY MANAGER, NITA WRACKER (OR DESIGNEE) AS THE REAL PROPERTY NEGOTIATOR RELATIVE TO THE SALE OF VACANT PARCEL LOCATED A THE SOUTHWEST INTERSECTION OF JOINER PARKWAY AND 1ST STREET, LINCOLN CA, KNOWN AS ASSESSOR'S PARCEL NUMBER 021-321-083.

WHEREAS, pursuant to Health and Safety Code Section 34191.5(b) the Successor Agency prepared a long-range property management plan ("Property Management Plan") that addresses the disposition and use of the real properties of the former redevelopment agency; and

WHEREAS, the Property Management Plan was approved by the Successor Agency, the Successor Agency's oversight board and the Department of Finance, which approval became effective as of November 23, 2015; and

WHEREAS, pursuant to Health and Safety Code Section 34191.5(f), Successor Agency actions to implement the disposition of property pursuant to an approved long-range property management plan shall not require review by the Department of Finance; and

WHEREAS, previous attempts to sell the vacant parcel located at the southwest intersection of Joiner Parkway and 1st Street, known as Assessor's Parcel 021-321-083 have been unsuccessful.

NOW THEREFORE BE IT RESOLVED that the Successor Agency to the Former Redevelopment Agency of the City of Lincoln hereby appoints Assistant City Manager, Nita Wracker (or designee) as the Real Property Negotiator relative to the sale of the vacant parcel located at the southwest intersection of Joiner Parkway and 1st Street, known as Assessor's Parcel 021-321-083.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____

Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

Table 4:
List of Real Property Assets Suitable for Disposition

No.	Address	Assessor's Parcel No.	Date of Purchase	Source of Funding	Existing Use
11	127 Fuller Lane	021-321-086	October 28, 1986	Tax Increment	Vacant
12	Joiner / 1st Street	021-321-083	October 28, 1986	Tax Increment	Vacant

Footnote:

(1) 2004 Tax Allocation Bond Funds, Series A (Tax Exempt)

Property No. 11: This property is a 0.24 acre (10,600 square foot) parcel located at the southeast intersection of First Street and Fuller Lane (see Attachment J). The property is currently vacant.

Property No. 11	
Address	127 Fuller Lane
Assessor's Parcel No.	021-321-086 (Current)
Parcel Size	0.24 acres
Date of Original Purchase	October 28, 1986
Purpose of Acquisition	Future Private Development
Existing Use	Vacant

Property No. 12: This property is a 1.40 acre (60,900 square foot) parcel located at the southwest intersection of Joiner Parkway and First Street (see Attachment K). The property is currently vacant.

Property No. 12	
Address	First Street & Joiner Parkway
Assessor's Parcel No. (Current)	021-321-083
Parcel Size	1.40 acres
Date of Original Purchase	October 28, 1986
Purpose of Acquisition	Future Private Development
Existing Use	Vacant

IV. RETENTION AND DISPOSITION STRATEGY AND PLAN

A. Categories of Property and Asset Disposition

1. Transfer of Real Property Assets for Public Use

The Plan proposes that the properties listed below be transferred to the City because such properties were originally acquired by the Redevelopment Agency, and have been continually dedicated for and in public use. The proposed disposition plan objective is to transfer the real property assets to the City for continued dedicated public use.

- *Property No. 11 – APN 021-321-086 (127 Fuller)*

This property is a 0.24 acre (10,600 square foot) parcel that is currently vacant. The property is designated Low Density Residential (LDR) use in the City of Lincoln General Plan, and Residential Development 4 (RD 4) use in the General Development Plan.

- *Property No. 12 – APN 021-321-083 (First Street / Joiner Parkway)*

This property is a 1.40 acre (60,900 square foot) parcel that is currently vacant. The property is designated Community Commercial use in the City of Lincoln General Plan, and Commercial use in the City's Zoning Ordinance. This property is in a key area of the City that is positioned for future commercial and residential development once the real estate market conditions improve to create additional demand for such uses (Note: this area of the City contains most of the basic public infrastructure needed to support future new development). Once the planned future residential development occurs in this area of the City it should create a corresponding demand for commercial uses to serve the increased residential population. Timing the disposition of the subject property to coincide with improved / increased commercial development / use demand would increase the potential to increase the disposition value of the subject property.

B. Estimated Value and Disposition of Proceeds for Identified Real Property Assets

1. Estimated Value of Identified Remaining Real Property Assets

Table 5, below, presents an estimated range of potential market value of the subject remaining real property assets based on a preliminary review of real estate market conditions for the City. The estimated range of value is based on: 1) preliminary information from reported property sales in Lincoln for the previous 18-month period; 2) preliminary information from recent property sale listings in Lincoln; and 3) preliminary information obtained from discussions with certain commercial real estate brokers with a working knowledge of the Lincoln and Placer County real estate market.

The information presented below in Table 5 is only intended to provide an "order-of-magnitude" estimate of potential values; and is not intended to present appraised market value or broker's opinion of market value.

League. Revenue from the existing lease totals $1 per year, resulting in a current minimal value for this property. In addition, the City intends that this property be reclaimed by the Fire Department to preserve its historical significance and to use it for storage of auxiliary fire apparatus, which is a governmental use specifically authorized under Health and Safety Code Section 34181(a), and complies with the 2004 Bond covenants.

- *Property No. 9 – APN 008-152-010 (540 F Street)*

The proposed disposition plan objective is to transfer the ownership of this property to the City as part of the planned Lincoln Public Plaza Project (see Attachment No. H-1). In the interim the property would continue to be leased to the Lincoln Chamber of Commerce for office use until such time as the property and building are needed as part of the Lincoln Public Plaza Project, which functions as a public park and is a governmental use specifically authorized under Health and Safety Code Section 34181(a), and complies with the 2004 Bond covenants. Since the proposed disposition plan objective is to transfer ownership of this property to the City for future public use (part of the Lincoln Public Plaza Project) there would not be any proceeds from disposition of the real property asset. The proceeds ($1.00 / year) from the interim lease of this real property asset will continue to be paid to the City.

- *Property No. 10 – APN 008-280-019 (601 First Street)*

Given the existing dilapidated condition of this property that may require that the building be demolished, the Successor Agency anticipates that the actual value for this property will be significantly lower than the current estimated value. Given the Bond covenants that restrict the use of the funds that were used to acquire this property, it cannot be sold for private development. Subject to the provisions of the law, the City would enter into a compensation agreement with the other taxing entities in connection with the sale of this property.

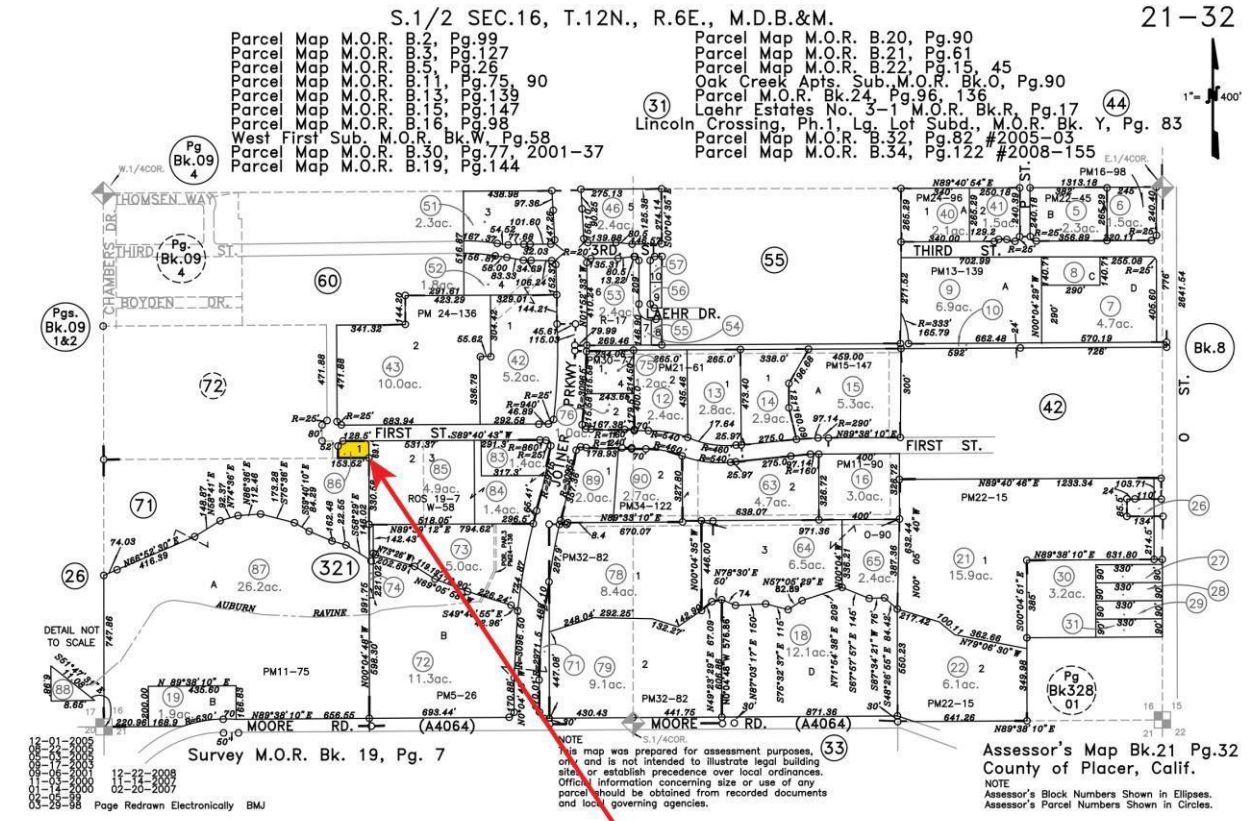
b. Real Property Assets Planned for Disposition (Sale)

- *Properties Nos. 11 and 12 – APNs 021-321-086 and -083 (127 Fuller Lane and First Street/Joiner Parkway)*

Depending on various factors, it is anticipated that the proceeds generated from the disposition (sale) of Property No. 11 (127 Fuller Lane) and No. 12 (First Street / Joiner Parkway) would be distributed to the applicable taxing entities or would be available to the Successor Agency to pay enforceable obligations, thereby resulting in additional future property taxes being distributed to the taxing entities, in accordance with the provisions of AB 1484.

Attachment J:

Property No. 11 - 127 Fuller Lane





DocuSign Envelope ID: 17C7B6E7-E367-4DDB-A4C7-925EDC2528E4

LEGAL DESCRIPTION OF PROPERTY

The land described herein is situated in the State of California, County of Placer, City of Lincoln, and is described as follows:

Situated in a portion of the southwest one-quarter of Section 16, Township 12 North, Range 6 East, Mount Diablo Meridian, City of Lincoln, County of Placer, State of California, and described as follows:

A portion of Resultant Lot 1 as said Lot is shown on that certain deed to Redevelopment Agency of the City of Lincoln recorded October 12, 2005 per Document No. 2005-136789, Official Records Placer County, California, more particularly described as follows:

BEGINNING at a point being the most southeast corner of said Lot 1, said point being on a non-tangent curve to the right having a radius of 2,971.50 feet and from which a radial line bears North 78°00'31" West;
thence South 89° 40' 43" West 317.30 feet along the southerly line of said Lot 1;
thence North 00° 19' 17" West 177.00 feet to a point on the northerly line of said Lot 1, said northerly line also being the southerly line of First Street;
thence North 89° 40' 43" East 291.32 feet along the said northerly line to the beginning of a curve to the right having a radius of 860.00 feet;
thence easterly along the curve through a central angle of 02° 01' 55" a length of 30.50 feet to the beginning of a compound curve to the right having a radius of 25.00 feet;
thence along the curve through a central angle of 97° 23' 15" a length of 42.49 feet to a point on the easterly line of said Lot 3 and the beginning of a compound curve to the right having a radius of 2971.50 feet, said easterly line also being the westerly line of Joiner Parkway;
thence southerly along the curve through a central angle of 02° 53' 36" a length of 150.06 feet to the Point of Beginning.

Parcel 1 contains 1.36 acres, more or less.

# # # # #

Prepared by: Gary G. Shuart
City Surveyor - City of Lincoln
Professional Land Surveyor No. 4645
Renewal Date: 09/30/08



APN: a portion of 021-321-080

STAFF REPORT

Item Number 12.D

SUBJECT: Adopt a Resolution Approving Auburn Ravine Center Parcel Map. (Sukhpal (SP) Mann)

SUBMITTED BY: SP Mann

DEPARTMENT: Engineering

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution approving Auburn Ravine Center Parcel Map and authorizing the City Clerk to sign the Clerk's Statements and record the Parcel Map.

BACKGROUND/INTRODUCTION:

The Auburn Ravine Center project, is located at the entrance to the Downtown, just north of the Auburn Ravine bridge on Lincoln Blvd. More specifically, the property is located on the southeast corner of the intersection of Lincoln Blvd. and Gateway Dr. The proposed parcel map creates three legal parcels.

The Auburn Ravine Center Tentative Subdivision Map was conditionally approved on March 23, 2021, per City Council Resolution 2021-46. Subsequently the tentative parcel map got a 4-year extension under City Council Resolution 2023-094.

The property owner, Roger Family Trust is requesting approval of Auburn Ravine Center Parcel Map. The frontage/public improvement plans have been approved by the City Engineer and Fire Battalion Chief, and the improvements have been substantially completed in accordance with the previously approved tentative parcel map.

City costs for review of the Auburn Ravine Center Parcel Map was funded pursuant to the City's master fee schedule with full cost recovery borne by the applicant through funds deposited into Developer Fund 248.

FINDINGS/ANALYSIS:

The Auburn Ravine Center Parcel Map (Attachment 2) were reviewed by the City's Surveyor for technical correctness and the City Engineer for conformance with the approved Tentative Parcel Map and Conditions of Approval (Attachment 3).

Section 66462 of the Subdivision Map Act requires the installation of all public improvements or an agreement with the local agency to secure the installation of these public improvements. All public improvements required under the conditions of approval have been secured and are substantially completed per the approved improvement plans. The securities for the one-year warranty period will be provided prior to the Notices of Completion and acceptance of the project.

Staff are requesting that the City Council approve the Auburn Ravine Center Parcel Map (Attachment 2) and authorize the City Clerk to sign the Clerk's Statements and record the Parcel Map.

FISCAL IMPACT:

The Auburn Ravine Center project will increase required levels of maintenance associated with public streets, storm drain, water, sewer, landscaping, open space, street lighting, and stormwater quality features throughout the City. Auburn Ravine Center project has annexed into Community Facilities District (CFD) 2018-1 (Maintenance Services) to help mitigate the increase in infrastructure maintenance associated with the project.

ATTACHMENTS:
AUBURN_RAVINE_CENTER_PARCEL_MAP_reso.docx

Auburn Ravine Parcel Map. DOC 2. Attachments-2. PM. Reso 2026.Mar.24.SMann.pdf

Auburn Ravine Parcel Map. DOC 3. Attachments-3. COA. Reso 2026.Mar.24.SMann.pdf

RESOLUTION NO. 2026 – XXX

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING AUBURN RAVINE CENTER PARCEL MAP AND AUTHORIZINGTHE RECORDING OF THE FINAL MAP

WHEREAS, on March 23, 2021, the City Council under Resolution 2021-46 conditionally approved the Tentative Parcel Map for Auburn Ravine Center; and

WHEREAS, on May 23, 2023, the City Council under Resolution 2023-094 conditionally approved a 4-year extension for the Auburn Ravine Tentative Parcel Map; and

WHEREAS, the improvement plans for the Auburn Ravine Center Public Improvements were signed by the City Engineer and the Fire Battalion Chief and the improvements are substantially complete; and

WHEREAS, the owner, Rogers Family Trust, has requested the recordation of the Auburn Ravine Center Parcel Map in accordance with section 66462 of the Subdivision Map Act; and

WHEREAS, the Auburn Ravine Center Parcel Map is technically correct as approved by the City's Surveyor; and

WHEREAS, the City Engineer has determined that the Auburn Ravine Center Parcel Map is substantially the same as it appeared on the Auburn Ravine Center Tentative Parcel Map; and

WHEREAS, the City Engineer has determined that all conditions of approval applicable to the Auburn Ravine Center Parcel Map have been satisfied; and

WHEREAS, the City Engineer has determined that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Tentative Parcel Map have been satisfied; and

WHEREAS, the City has determined that the Auburn Ravine Center Parcel Map is exempt from the California Environmental Quality Act (Public Resources Code § 21000 et seq., CEQA) pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

NOW, THEREFORE BE IT RESOLVED:

Section 1. Pursuant to Section 66474.1 of the Subdivision Map Act, the City Council hereby finds and determines that the Parcel Map for Auburn Ravine Center is in substantial compliance with the previously approved Auburn Ravine Center Tentative

Parcel Map and all associated conditions of approval specific to this Parcel Map have been satisfied; and

Section 2. The Auburn Ravine Center Parcel Map is hereby approved, and the City Clerk is authorized to sign the Clerk's Statements accepting on behalf of the public all easements for public utility and public access purposes, easements for sewer installation and maintenance purposes, and relinquishment of groundwater rights; and

Section 3. The City Clerk is authorized to proceed with the Recordation of the Auburn Ravine Center Parcel Map at the office of the County Recorder.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

_____

____

Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT-2

BOOK ___ OF PARCEL MAPS, PAGE ___

OWNER'S STATEMENT

THE UNDERSIGNED CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS PARCEL MAP OF AUBURN RAVINE CENTER, WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL PARCEL MAP. WE HEREBY OFFER FOR DEDICATION THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS TO THE CITY OF LINCOLN:

PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT). TOGETHER WITH A PUBLIC EASEMENT FOR INGRESS AND EGRESS AS SHOWN HEREON AND DESIGNATED "P.A.E." (PUBLIC ACCESS EASEMENT).

A 30-FOOT SANITARY SEWER EASEMENT FOR INSTALLATION AND MAINTENANCE PURPOSES.

THE FOLLOWING IS A DEDICATION TO THE CITY OF LINCOLN FOR UNDERGROUND WATER RIGHTS:

WE HEREBY RELINQUISH AND WAIVE OUR PRIORITY TO ANY AND ALL UNDERGROUND WATER RIGHTS ASSOCIATED WITH THE REAL PROPERTY WITHIN PARCELS 1, 2 AND 3, AS SHOWN ON THIS FINAL PARCEL MAP.

RYAN E. ROGERS AND LORI ~~RODGERS~~*, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 50% INTEREST

Ryan E Rogers
RYAN E. ROGERS, HUSBAND
DATE: 2/13/26

LORI ~~RODGERS~~*, WIFE
DATE: 2/13/26

THERON EUGENE ~~RODGERS~~* AND NEVELYN MARIE ~~RODGERS~~*, TRUSTEES OF THE ~~RODGERS~~* TRUST DATED JULY 10, 1997, AS TO AN UNDIVIDED 50% INTEREST

Theron Eugene Rogers
THERON EUGENE ~~RODGERS~~*, TRUSTEE
DATE: Theron Eugene* Rogers 2-13-2026

Nevelyn Marie Rogers
NEVELYN MARIE ~~RODGERS~~*, TRUSTEE
DATE: 2-13-2026

* Rogers

NOTARY ACKNOWLEDGMENTS

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Yuba

ON Feb.13, 2026, 2026, BEFORE ME, Isabela Sanchez-Trombetti,

NOTARY PUBLIC, PERSONALLY APPEARED Ryan Eugene Rogers, WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON THE BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

ISABELA SANCHEZ-TROMBETTI Notary Public - California Yuba County Commission # 2500202 My Comm. Expires Sep 20, 2028

SIGNATURE: Isabela Sanchez-T. COMMISSION No. 2500202

COMMISSION EXPIRES: Sep.20,2028 COUNTY OF Yuba

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Yuba

ON Feb.13, 2026, 2026, BEFORE ME, Isabela Sanchez-Trombetti,

NOTARY PUBLIC, PERSONALLY APPEARED Lori Dawn Rogers, WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON THE BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

ISABELA SANCHEZ-TROMBETTI Notary Public - California Yuba County Commission # 2500202 My Comm. Expires Sep 20, 2028

SIGNATURE: Isabela Sanchez-T. COMMISSION No. 2500202

COMMISSION EXPIRES: Sep.20,2028 COUNTY OF Yuba

NOTARY ACKNOWLEDGMENTS

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Yuba

ON February 13, 2026, BEFORE ME, Isabela Sanchez-Trombetti,

NOTARY PUBLIC, PERSONALLY APPEARED Nevelyn Marie Rogers, WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON THE BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

ISABELA SANCHEZ-TROMBETTI Notary Public - California Yuba County Commission # 2500202 My Comm. Expires Sep 20, 2028

SIGNATURE: Isabela Sanchez-T. COMMISSION No. 2500202

COMMISSION EXPIRES: Sep.20,2028 COUNTY OF Yuba

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Yuba

ON February 13, 2026, BEFORE ME, Isabela Sanchez-Trombetti,

NOTARY PUBLIC, PERSONALLY APPEARED Theron Eugene Rogers, WHO PROVED TO ME ON BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME IN HIS/HER AUTHORIZED CAPACITY, AND THAT BY HIS/HER SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON THE BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FORGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

ISABELA SANCHEZ-TROMBETTI Notary Public - California Yuba County Commission # 2500202 My Comm. Expires Sep 20, 2028

SIGNATURE: Isabela Sanchez-T. COMMISSION No. 2500202

COMMISSION EXPIRES: Sep.20,2028 COUNTY OF Yuba

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS PARCEL MAP OF AUBURN RAVINE CENTER, AND HAS ACCEPTED THE UNDERGROUND WATER RIGHTS AND THE EASEMENTS FOR PUBLIC UTILITY, SANITARY SEWER PURPOSES AND THE EASEMENT FOR PUBLIC INGRESS AND EGRESS ALL AS OFFERED HEREON FOR DEDICATION.

DATE: _____

HOPE ITHURBURN
CITY CLERK
CITY OF LINCOLN, CALIFORNIA

COMMUNITY DEVELOPMENT/IMPROVEMENT NOTES

1. A GRADING PERMIT SHALL BE REQUIRED PRIOR TO ANY WORK ON ANY PARCEL.
2. NO BUILDING IS PROPOSED WITH THIS MINOR SUBDIVISION. DEVELOPMENT OF THE PARCELS IS SUBJECT TO THE LINCOLN MUNICIPAL CODE, ADDITIONAL ENTITLEMENTS, AND SHALL REQUIRE REASONABLE OFFSITE AND ONSITE IMPROVEMENTS PURSUANT TO SECTION 66411.1 OF THE SUBDIVISION MAP ACT INCLUDING BUT NOT LIMITED TO: FRONTAGE IMPROVEMENTS AND ALL REQUIRED UNDERGROUND UTILITIES ALONG LINCOLN BOULEVARD AS PER SECTION 17.40 OF THE CITY'S MUNICIPAL CODE INCLUDING THE INSTALLATION OF LANDSCAPING ALONG LINCOLN BOULEVARD.

CITY ENGINEER'S STATEMENT

I, VIN CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP, COMPRISED OF FIVE (5) SHEETS; AND THAT THIS MAP IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE APPROVED TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED _____

VIN CAY, PE 72903
CITY ENGINEER
CITY OF LINCOLN, CALIFORNIA
EXPIRES 12-31-2026

REGISTERED PROFESSIONAL ENGINEER VIN CAY No. 72903 CIVIL STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RYAN E. ROGERS ON JANUARY 3, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DAVID LYNDOL SWARTZ
LS 8401
EXPIRES 06-30-2026

LICENSED LAND SURVEYOR DAVID LYNDOL SWARTZ No. 8401 STATE OF CALIFORNIA

2-18-26
DATE

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF FINAL MAP OF AUBURN RAVINE CENTER, AND FIND THIS MAP TO BE TECHNICALLY CORRECT.

RAYMOND MICHAEL MANGER
L.S. No. 5154
EXPIRES 06-30-2027

LICENSED LAND SURVEYOR RAYMOND MICHAEL MANGER LS 5154 STATE OF CALIFORNIA

DATE

COUNTY RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT ___ : _____ __M., IN BOOK _____ OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF DAVID L. SWARTZ.

FEE: $_____
FILE NO. _____ - _____

RYAN RONCO COUNTY RECORDER
COUNTY OF PLACER

BY: _____
DEPUTY

PARCEL MAP 26-_____
AUBURN RAVINE CENTER

BEING A SUBDIVISION OF A PORTION
OF
SECTIONS 15 and 22,
TOWNSHIP 12 NORTH, RANGE 6 EAST, M.D.M.
CITY OF LINCOLN COUNTY OF PLACER STATE OF CALIFORNIA

PREPARED BY
CALIFORNIA ENGINEERING COMPANY, INC.
1110 CIVIC CENTER DRIVE, SUITE 404B
YUBA CITY, CALIFORNIA 95993
(530) 751-9052
JANUARY 2026

SHEET 1 OF _____

ATTACHMENT-3

RESOLUTION NO. 2023 – 094

A RESOLUTION OF THE CITY OF LINCOLN CITY COUNCIL APPROVAL OF THE FOUR-YEAR EXTENSION OF TIME FOR THE AUBURN RAVINE CENTER TENTATIVE PARCEL MAP ON ASSESSOR PARCEL NUMBERS 008-280-021, -022 AND -024

WHEREAS, the Planning Commission of the City of Lincoln has considered the request to extend the Tentative Parcel Map, originally adopted by City Council under Resolution No. 2021-46 on March 23, 2021;

WHEREAS, the Planning Commission recommended approval of the time extension of the Auburn Ravine Center Tentative Parcel Map to the City Council on May 17, 2023, via Planning Commission Resolution Number 2023-09;

WHEREAS, the City Council of the City of Lincoln find that the proposed project qualifies for a Section 15315 Class 15 Minor Land Division Categorical Exemption, and thereby is exempt from further environmental review under the California Environmental Quality Act (CEQA) Guidelines based on the following findings of fact: (a) the proposed project consists of a minor land division within an urbanized area; (b) is zoned for residential, commercial, or industrial uses consisting of less than four parcels; (c) is in conformance with the General Plan and Zoning; (d) all services and access to the proposed parcels have been installed to local standards and are available; (e) the parcel was not involved in a division of a larger parcel within the previous 2 years; and (f) the parcel does not have an average slope greater than 20 percent. No further CEQA analysis is warranted as no other change is proposed to occur other than an extension of expiration of the approved tentative map;

WHEREAS, Section 66452.6 of the Subdivision Map Act provides authority for the requested extension of the aforementioned Tentative Parcel Map;

WHEREAS, notices describing the proposed four-year extension of the Auburn Ravine Center Tentative Parcel Map were published in the Lincoln News Messenger and sent to neighboring property owners pursuant to Section 17.16.150 of the Lincoln Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Lincoln hereby recommends to the Lincoln City Council approval of a four (4) year extension to the tentative parcel map for the Auburn Ravine Center Tentative Parcel Map project:

Section 1. The City Council hereby finds and determines that:

1. The Auburn Ravine Center Tentative Parcel Map presently conforms to the requirements for a tentative parcel map within the City of Lincoln and as such an extension of approval may be considered.

2. Based upon the City Council review of the facts, the City Council approves an extension of four (4) years for the Auburn Ravine Center Tentative Parcel Map.

3. The Auburn Ravine Center Tentative Parcel Map shall expire on March 23, 2027.

4. All original conditions of approval under Resolution # 2021-46 shall remain applicable.

PASSED AND ADOPTED this 23rd day of May 2023.

AYES: COMMISSIONERS: Andreatta, Brown, Karleskint, Lauritsen, Joiner

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Paul Joiner, Mayor

ATTEST:

Gwen Scanlon, City Clerk

Attachment 2

RESOLUTION 2021 - 46

A RESOLUTION OF THE CITY COUNCIL APPROVING
THE AUBURN RAVINE CENTER TENTATIVE PARCEL MAP, TO DIVIDE 2.49 ACRES INTO
THREE PARCELS ON ASSESSOR'S PARCEL NO. 008-280-021, -022, & -024
(PROPERTY OWNER: ROGERS FAMILY, ETAL (RYAN ROGERS))

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 parcel maps; and

WHEREAS, notices describing the Auburn Ravine Center Tentative Parcel Map on Assessor Parcel Nos. 008-280-021, -022, & -024 were sent to neighboring property owners pursuant to Section 17.16.150 of the Lincoln Municipal Code;

WHEREAS, the Planning Commission has reviewed the Auburn Ravine Center Tentative Parcel Map on Assessor Parcel Nos. 008-280-021, -022, & -024, owned by Rogers Family, ETAL (Ryan Rogers) and recommended approval to the City Council via Planning Commission Resolution #2021-10.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that:

That the proposed project qualifies for a Section 15315 Class 15 Minor Land Division Categorical Exemption, and thereby is exempt from further environmental review under the California Environmental Quality Act Guidelines based on the following findings of fact: (a) the proposed project consists of a minor land division within an urbanized area; (b) is zoned for residential, commercial, or industrial uses consisting of less than four parcels; (c) is in conformance with the General Plan and zoning; (d) all services and access to the proposed parcels have been installed to local standards and are available; (e) the parcel was not involved in a division of a larger parcel within the previous 2 years; and (f) the parcel does not have an average slope greater than 20 percent.

Section 2. Parcel Map Findings. Pursuant to Section 66474 of the Subdivision Map Act:

a) The Auburn Ravine Center Tentative Parcel Map is consistent with the General Plan because the Tentative Map provides for the subdivision of the property to allow for development in accordance with the General Plan Land Use designations and the City of Lincoln Municipal Code.

b) The design or improvement of the proposed project is consistent with the General Plan because adequate infrastructure and services are currently in the direct frontage of the property, and will be available to serve the demand for services generated by the parcel map, including water, sanitary sewer, storm drain facilities and roadways.

c) The site is physically suitable for the proposed Parcel Map because the Project is planned to respect and enhance the site's natural form and environmental attributes

and the proposed Project is designed to avoid areas of potential geologic instability, sensitive vegetation and wildlife resources, and significant cultural resources. The Project does not include plans to construct any buildings on or adjacent to unstable slopes.

d) The site is physically suitable for the proposed density of development as discussed in Finding, a) above.

e) The design of the Parcel Map will not cause any environmental damage or substantially and avoidably injure fish or wildlife or their habitat because a portion of the site is currently developed; and the remaining portion is graded.

f) The design of the Project or type of improvements is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the Project.

g) The design of the Project or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed project.

Section 3. This Resolution incorporates, and by this reference makes a part hereof, the Auburn Ravine Center Tentative Parcel Map on Assessor Parcel Nos. 008-280-021, -022, & -024, substantially in the form on file with the Community Development Director.

Section 4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Auburn Ravine Center Tentative Parcel Map for Rogers Family, ETAL (Ryan Rogers) creating three parcels, is hereby approved subject to the attached conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 23rd day of March, 2021, by the following roll call vote:

AYES: COUNCILMEMBERS: Joiner, Karleskint, Andreatta, Lauritsen, Silhi

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

Alyssa Silhi, Mayor

ATTEST:

Gwen Scanlon, City Clerk

The Auburn Ravine Center Tentative Parcel Map, located on the southeast corner of Lincoln Boulevard and Gateway Drive, in the City of Lincoln, Assessor Parcel Numbers 008-280-021, -022, & -024 is approved subject to the following conditions of approval:

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. The Owner/Developer 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. Owner/Developer further agrees to provide a defense for the City in any such action.	General Condition	City of Lincoln	
2. This approval constitutes approval of the proposed project only to the extent that the project complies with the City of Lincoln regulations, as modified by the conditions of approval. Project approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement of any or all agencies having jurisdiction over the project.	General Condition Ongoing	Agency Having Jurisdiction	
3. The Owner/Developer shall pay the City's actual costs of providing entitlement processing Plan review, improvement plan review, final Parcel 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	City of Lincoln	
4. The conditions of approval for the Tentative Parcel Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
5. The Tentative Parcel Map approval is valid for two years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e).	General Condition	City of Lincoln	
6. The project shall be subject to requirements of Section 17.20 of the City's Municipal Code and the Subdivision Map Act.	General Condition	Community Development	

Condition	Timing	Responsible Party	Status
7. Additional entitlements are required for development of each of these parcels, when each lot is proposed for development.	General Conditions	Community Development	
8. Development of the property shall comply with the City of Lincoln Municipal Code and City of Lincoln Downtown Urban Design Plan.	General Condition	Community Development	
9. Development of the project will require improvements, including but not limited to: • Frontage improvements and all required underground utilities along Lincoln Boulevard as per Section 17.40 of the City's Municipal Code and Section 66411.1 of the Subdivision Map Act • Installation of landscaping along Lincoln Boulevard Public Improvement Agreement and securities will be required for all work within public easements and rights-of-way.	General Condition	Development Engineering & City Engineer	
10. The project is subject to Infrastructure and Capital Facility Impact Fees categories as set forth in the City's Public Facilities Element (PFE) Fee program prior to the building permit.	General Condition	Community Development & Support Services	
PARCEL MAP			
11. The Owner/Developer shall prepare and submit to the City a Parcel Map (prepared by a licensed land surveyor or a Civil Engineer, per State law) which is in substantial conformance to the approved Tentative Parcel Map in accordance with Chapter 17.20 of the Lincoln Municipal Code.	Prior to submittal of the Final Parcel Map	Community Development	
12. Easement widths shall comply with the City's Design Criteria and Procedures Manual and Public Facilities Improvement Standards and be to the satisfaction of the City Engineer.	Prior to Final Parcel Map approval	Community Development	

Condition	Timing	Responsible Party	Status
13. The Owner/Developer shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Map.	Prior to recordation of Final Parcel Map	Community Development and City Engineer	
14. The Owner/Developer shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of the Parcel Map.	Prior to Final Parcel Map approval	Community Development	
15. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Parcel Map approval	Community Development	
16. The Owner/Developer shall provide the Community Development Department with a current title report with hyperlinks, and hard copies of all exception documents with the initial submittal of the Parcel Map package.	With the Parcel Map application submittal.	Community Development, & City Engineer	
17. The Owner/Developer shall record all easements and reciprocal use agreements between parcels for construction, use, and maintenance of any shared private infrastructure, reciprocal storm drainage maintenance areas, common drives, or landscaping.	Prior to Final Parcel Map Approval	Community Development	
18. The project shall provide a reciprocal parking, access and maintenance agreement to provide for cross property line circulation to the satisfaction of the City. Agreements shall be recorded.	Prior to Final Parcel Map Approval	Development Engineering & City Engineer	
19. The Owner/Developer shall provide to the Community Development Department copies of the Parcel Map after the City Engineer's approval but prior to City Council approval: • Two DVD disk copies of the Parcel Map in DWG format compatible with the City's mapping and PDF, • Five high resolution prints of the submittal	Prior to Final Parcel Map approval	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
20. Prior to the filing of Parcel Map with the City, the Owner/Developer 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 Parcel Map approval	Community Development	
21. Arrangements shall be made by the Owner/Developer during the review of Parcel Map by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Parcel Map approval	Community Development	
22. After recordation of the Parcel Map, the Owner/Developer shall provide to the City one copy of the recorded Parcel Map on Mylar.	Prior to Final Parcel Map approval	Community Development	
23. A note shall be placed on the final Parcel Map as follows: "A grading permit shall be required prior to any work on any parcel."	Prior to Final Parcel Map approval	Community Development	
24. A note shall be placed on the final Parcel Map as follows: "No building is proposed with this minor subdivision. Development of the parcels is subject to the Lincoln Municipal Code, additional entitlements, and shall require reasonable offsite and onsite improvements pursuant to Section 66411.1 of the Subdivision Map Act."	Prior to Final Parcel Map approval	Community Development	

Condition	Timing	Responsible Party	Status
25. Applicant shall cause the recordation of a disclosure statement for the property to include the following: a) The owner/developer shall provide security, in one of the standard forms acceptable to the City Attorney guaranteeing the construction of offsite improvements for the development of the parcels. b) The design and location of driveways shall be determined by a traffic analysis at the time of development of the parcels, as per City of Lincoln Design Criteria and Procedures Manual, and as approved by the City Engineer. There may be only one driveway permitted on Lincoln Blvd. for both parcels, per the City Engineer's discretion. c) If a point of entry to a public street is to be met with access through an adjacent parcel, a reciprocal access easement must be acquired prior to approval of the development. d) Development of the property shall require surface improvements, and undergrounding of existing above-ground wet and dry utilities, as per the City of Lincoln Municipal Code Chapter 17.40	Prior to Final Parcel Map recoding	Community Development	

END

Attachment 3

SURVEYOR'S NOTES

1. (R1) – HAS BEEN ROTATED CLOCK–WISE 00°10'31"
2. (R2) – HAS BEEN ROTATED CLOCK–WISE 00°32'27"
3. (R4) – HAS BEEN ROTATED CLOCK–WISE 00°31'30"
4. (R5) – HAS BEEN ROTATED CLOCK–WISE 00°32'28"
5. THE 30 FOOT SANITARY SEWER EASEMENT SHOWN HEREON IS BASED FROM FIELD OCCUPATIONS OF THE ACCESS LID TO THE MAINTENANCE HOLES. SEE CITY OF LINCOLN PUBLIC WORKS SANITARY SEWER IMPROVEMENT PLAN SHEET C–14, DATED AUGUST 2004, FOR THE "E STREET INFRASTRUCTURE PROJECT", FILE LINC03–17.
6. DEVELOPMENT OF THESE PARCELS SHALL REQUIRE REASONABLE OFFSITE AND ONSITE IMPROVEMENTS PURSUANT TO SUBDIVISION MAP ACT 66411.1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN TWO FOUND MONUMENTS SHOWN HEREON AND AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "LINCOLN GATEWAY PARCEL MAP NO. 2003–152" AS RECORDED IN BOOK 32 OF PARCEL MAPS, PAGE 47, SAID LINE BEING NORTH 86°33'31" EAST.

PROPERTY INFORMATION

ASSESSOR'S PARCEL NUMBER:	08–280–021; –022; –024
PROJECT LOCATION:	LINCOLN BLVD & GATEWAY DR. LINCOLN, CA 95648
TOTAL ACREAGE:	±2.49 AC
OWNER/APPLICANT:	ROGERS ET, AL PO BOX 510 MARYSVILLE, CA 95901
EXISTING ZONING:	C (COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL / RESTAURANT
DOMESTIC WATER:	CITY WATER
SEWAGE:	CITY SEWER
DRAINAGE:	EXISTING DRAINAGE SITE SLOPES LESS THAN ±1%

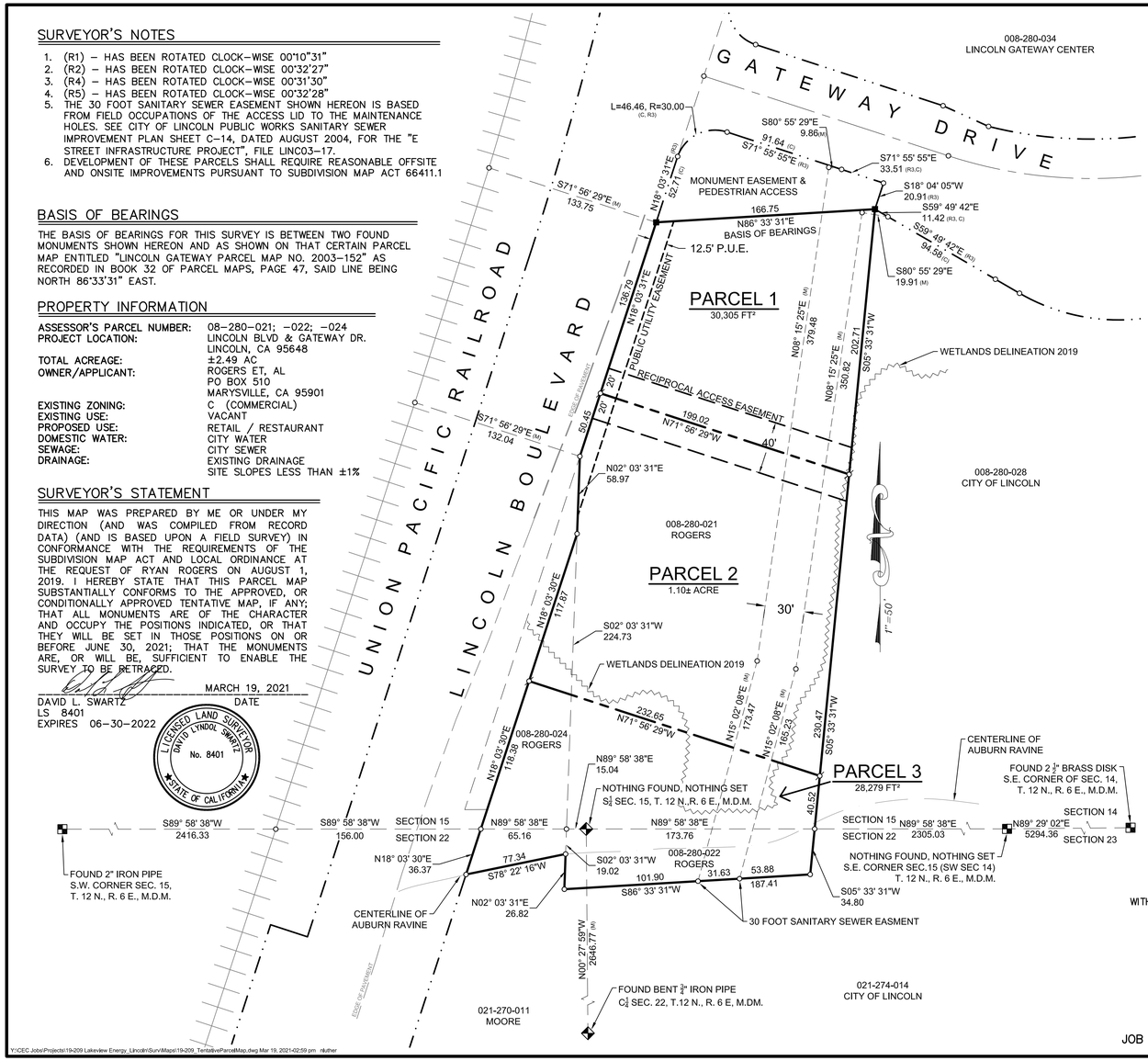
SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION (AND WAS COMPILED FROM RECORD DATA) (AND IS BASED UPON A FIELD SURVEY) IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RYAN ROGERS ON AUGUST 1, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED, OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE JUNE 30, 2021; THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MARCH 19, 2021

DAVID L. SWARTZ DATE
LS 8401
EXPIRES 06–30–2022

LICENSED LAND SURVEYOR DAVID LYNDOL SWARTZ No. 8401 STATE OF CALIFORNIA



Y:\CEC Jobs\Projects\19-209 Lakeview Energy_Lincoln\Surv\Maps\19-209_TentativeParcelMap.dwg Mar 19, 2021-02:59 pm rluther

LEGEND

- ■ SECTION CORNER AS NOTED
- ◆ SECTION QUARTER CORNER AS NOTED
- ■ FOUND 5/8" REBAR w/BLACK PLASTIC CAP "LS 4154"
- ○ DIMENSION POINT – NOTHING FOUND OR SET
- ⌀ SET 5/8" REBAR w/PLASTIC CAP "LS 8401"
- (M) OR (C) MEASURED OR CALCULATED
- (R1) RECORD INFORMATION PER OFFICIAL RECORD 2016–109544
- (R2) RECORD INFORMATION PER VOLUME 1304, O.R., PG. 171–173
- (R3) RECORD INFORMATION PER BK 32, PARCEL MAPS, PG. 47
- (R4) RECORD INFORMATION PER BK 11, SURVEYS, PG. 133
- (R5) RECORD INFORMATION PER CAL–TRANS RIGHT OF WAY MAP PLA 065 234OR, POST MILE 13.4
- BOUNDARY LINE
- SIDE TIE LINE
- CENTERLINE
- RIGHT–OF–WAY LINE
- EASEMENT LINE
- ASSESSOR'S PARCEL LINE
- WETLANDS DELINEATION, JULY 2019
- PROPOSED PARCEL BOUNDARY LINE
- PROPOSED PUBLIC UTILITY EASEMENT LINE
- PROPOSED RECIPROCAL ACCESS EASEMENT LINE
- RAILROAD TRACKS

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP; THAT THE EASEMENTS FOR AND AREAS APPURTENANT TO PARCELS DEPICTED ON THIS MAP WILL BE CONVEYED AS SHOWN HEREON; AND THAT THEY HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF LINCOLN, THE FOLLOWING DESCRIBED REAL PROPERTY AS EASEMENTS FOR PUBLIC PURPOSES:

PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO TRIM AND REMOVE TREES AND VEGETATION.

END OF PUBLIC DEDICATIONS

OWNER: _____
ROGERS ET, AL

DATE: _____

AUBURN RAVINE CENTER

TENTATIVE PARCEL MAP

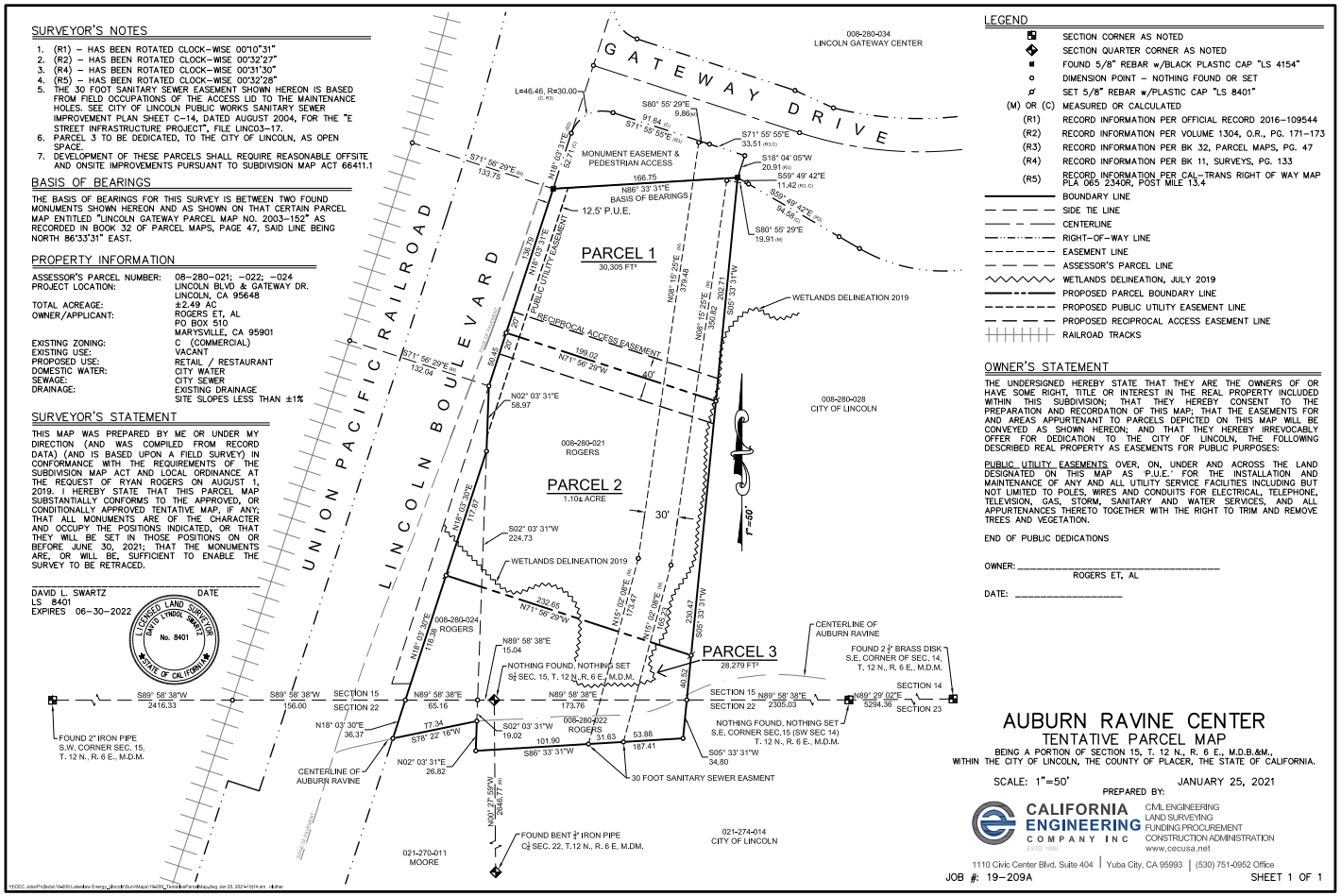
BEING A PORTION OF SECTION 15, T. 12 N., R. 6 E., M.D.B.&M.,
WITHIN THE CITY OF LINCOLN, THE COUNTY OF PLACER, THE STATE OF CALIFORNIA.

SCALE: 1"=50' MARCH 19, 2021

PREPARED BY:

CALIFORNIA ENGINEERING COMPANY INC
ESTD 1996
CIVIL ENGINEERING
LAND SURVEYING
FUNDING PROCUREMENT
CONSTRUCTION ADMINISTRATION
www.cecusa.net
1110 Civic Center Blvd. Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

JOB #: 19–209A SHEET 1 OF 1



SURVEYOR'S NOTES

1. (R1) – HAS BEEN ROTATED CLOCK–WISE 00°10'31"
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3. (R4) – HAS BEEN ROTATED CLOCK–WISE 00°31'30"
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6. PARCEL 3 TO BE DEDICATED, TO THE CITY OF LINCOLN, AS OPEN SPACE.
7. DEVELOPMENT OF THESE PARCELS SHALL REQUIRE REASONABLE OFFSITE AND ONSITE IMPROVEMENTS PURSUANT TO SUBDIVISION MAP ACT 66411.1

BASIS OF BEARINGS

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ASSESSOR'S PARCEL NUMBER:	08–280–021; –022; –024
PROJECT LOCATION:	LINCOLN BLVD & GATEWAY DR. LINCOLN, CA 95648
TOTAL ACREAGE:	±2.49 AC
OWNER/APPLICANT:	ROGERS ET, AL PO BOX 510 MARYSVILLE, CA 95901
EXISTING ZONING:	C (COMMERCIAL)
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL / RESTAURANT
DOMESTIC WATER:	CITY WATER
SEWAGE:	CITY SEWER
DRAINAGE:	EXISTING DRAINAGE SITE SLOPES LESS THAN ±1%

SURVEYOR'S STATEMENT

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DAVID L. SWARTZ DATE
LS 8401
EXPIRES 06–30–2022

LICENSED LAND SURVEYOR DAVID LYNDEL SWARTZ No. 8401 STATE OF CALIFORNIA

LEGEND

■	SECTION CORNER AS NOTED
◆	SECTION QUARTER CORNER AS NOTED
■	FOUND 5/8" REBAR w/BLACK PLASTIC CAP "LS 4154"
○	DIMENSION POINT – NOTHING FOUND OR SET
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(R1)	RECORD INFORMATION PER OFFICIAL RECORD 2016–109544
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(R5)	RECORD INFORMATION PER CAL–TRANS RIGHT OF WAY MAP PLA 065 2340R, POST MILE 13.4
	BOUNDARY LINE
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	CENTERLINE
	RIGHT–OF–WAY LINE
	EASEMENT LINE
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	RAILROAD TRACKS

OWNER'S STATEMENT

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PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THIS MAP AS P.U.E. FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, STORM, SANITARY AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO TRIM AND REMOVE TREES AND VEGETATION.

END OF PUBLIC DEDICATIONS

OWNER: _____
ROGERS ET, AL

DATE: _____

AUBURN RAVINE CENTER

TENTATIVE PARCEL MAP

BEING A PORTION OF SECTION 15, T. 12 N., R. 6 E., M.D.B.&M., WITHIN THE CITY OF LINCOLN, THE COUNTY OF PLACER, THE STATE OF CALIFORNIA.

SCALE: 1"=50' JANUARY 25, 2021

PREPARED BY:

CALIFORNIA ENGINEERING COMPANY INC
ESTD 1986
CIVIL ENGINEERING
LAND SURVEYING
FUNDING PROCUREMENT
CONSTRUCTION ADMINISTRATION
www.cecusa.net
1110 Civic Center Blvd. Suite 404 | Yuba City, CA 95993 | (530) 751-0952 Office

JOB #: 19–209A SHEET 1 OF 1

PLANNING COMMISSION
RESOLUTION NO. 2023 – 09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE FOUR-YEAR EXTENSION OF TIME FOR THE AUBURN RAVINE CENTER TENTATIVE PARCEL MAP ON ASSESSOR PARCEL NUMBERS 008-280-021, -022 AND -024

WHEREAS, the Planning Commission of the City of Lincoln has considered the request to extend the Tentative Parcel Map, originally adopted by City Council under Resolution No. 2021-46 on March 23, 2021; and

WHEREAS, the Planning Commission of the City of Lincoln find that the proposed project qualifies for a Section 151315 Class 15 Minor Land Division Categorical Exemption, and thereby is exempt from further environmental review under the California Environmental Quality Act (CEQA) Guidelines based on the following findings of fact: (a) the proposed project consists of a minor land division within an urbanized area; (b) is zoned for residential, commercial, or industrial uses consisting of less than four parcels; (c) is in conformance with the General Plan and Zoning; (d) all services and access to the proposed parcels have been installed to local standards and are available; (e) the parcel was not involved in a division of a larger parcel within the previous 2 years; and (f) the parcel does not have an average slope greater than 20 percent. No further CEQA analysis is warranted as no other change is proposed to occur other than an extension of expiration of the approved tentative map; and

WHEREAS, Section 66452.6 of the Subdivision Map Act provides authority for the requested extension of the aforementioned Tentative Parcel Map; and

WHEREAS, notices describing the proposed four-year extension of the Auburn Ravine Center Tentative Parcel Map were published in the Lincoln News Messenger and sent to neighboring property owners pursuant to Section 17.16.150 of the Lincoln Municipal Code.

NOW, THEREFORE, BE IT RESOLVED the Planning Commission of the City of Lincoln hereby recommends to the Lincoln City Council approval of a four (4) year extension to the tentative parcel map for the Auburn Ravine Center Tentative Parcel Map project:

Section 1. The Planning Commission hereby finds and determines that:

1. The Auburn Ravine Center Tentative Parcel Map presently conforms to the requirements for a tentative parcel map within the City of Lincoln and as such an extension of approval may be considered.

2. Based upon the Planning Commissions review of the facts, the Commission recommends to the City Council an extension of four (4) years for the Tentative Parcel Map adopted by City Council Resolution No. 2021-46 for the Auburn Ravine Center Tentative Parcel Map.

3. The Auburn Ravine Center Tentative Parcel Map shall expire on March 23, 2027.

4. All original conditions of approval under Resolution # 2021-46 shall remain applicable.

PASSED AND ADOPTED this 17th day of May 2023, by the following roll call vote -

AYES: COMMISSIONERS: McKinney, Eklund, E.Johnson, Reedy, Hutchinson, Gilbert

NOES: COMMISSIONERS: J.Johnson

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Peter Gilbert, Chairman

ATTEST:

Eugenie Guadron, Secretary

STAFF REPORT

Item Number 12.E

SUBJECT: Adopt a Resolution Approving Liberty at Lincoln Village 1 Improvement Plans, Liberty at Lincoln Village 1A Final Map, Authorizing the Execution of the Subdivision Improvement Agreement for Liberty at Lincoln Village 1A, And Authorizing the Recording of the Final Map and the Subdivision Improvement Agreement (Sukhpal (SP) Mann)

SUBMITTED BY: SP Mann

DEPARTMENT: Engineering

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution as follows: (a) approving the Improvement Plans for Liberty at Lincoln Villages 1; (b) approving Liberty at Lincoln Village 1A & 1B Final Maps, and authorizing the City Manager to execute the Subdivision Improvement Agreements for Liberty at Lincoln Villages 1; and (c) authorizing the City Clerk to sign the Clerk's Statements and record the Final Map and Subdivision Improvement Agreement.

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Phase 1 project, which is part of the Lewis Property in Village 7 Specific Plan Project Area, is located west of the Sorrento Parkway and Ferrari Ranch Road intersection. Liberty at Lincoln Villages 1A & 1B public subdivisions are located east of Liberty Parkway within Liberty at Lincoln Phase 1 Project (Attachment 2) and consists of a total of 79 Low Density Residential lots and 7 lettered lots.

The Liberty at Lincoln Phase 1 Vesting Tentative Subdivision Map was conditionally approved on December 13, 2016, per City Council Resolution 2016-242. Subsequently, an amendment to the approved Phase 1 Vesting Tentative Subdivision Map was approved on August 9, 2022, per City Council Resolution 2022-189 allowing a total of 565 residential lots (148 Low Density Residential lots and 417 Medium Density Residential lots) and two park lots. A Large Lot Final Map for the Liberty at Lincoln Phase 1 was recently approved on August 27, 2024 per City Council Resolution 2024-169. The owner intends to submit two final maps for subdividing Village 1 (1A & 1B).

The property owner, Lincoln Land Holdings, LLC is now requesting approval of Liberty at Lincoln Village 1A & 1B Final Maps, and the approval of the subdivision improvement agreement. The improvement plans are in accordance with the previously approved tentative

subdivision map. The Liberty at Lincoln Village 1 Improvement Plans have been approved by the City Engineer and Fire Battalion Chief, and are currently under construction.

City costs for review of the Liberty at Lincoln Village 1A & 1B Final Maps and Improvement Plans were funded pursuant to the City's master fee schedule with full cost recovery borne by the applicant through funds deposited into Developer Fund 248.

FINDINGS/ANALYSIS:

The Liberty at Lincoln Village 1A & 1B Final Maps (Attachment 2) were reviewed by the City's Surveyor for technical correctness and the City Engineer for conformance with the approved Vesting Tentative Map and Conditions of Approval (Attachment 3).

Section 66462 of the Subdivision Map Act requires the installation of all public improvements or an agreement with the local agency to secure the installation of these public improvements. Because the subdivision improvements have not been completed for Liberty at Lincoln Village 1A & 1B, subdivision improvement agreements are required. Lincoln Land Holdings, LLC, has executed the Liberty at Lincoln Village 1(Combined to include Villages 1A & 1B) Subdivision Improvement Agreement and provided securities to guarantee the performance and payment of the construction of public improvements. The securities for the one-year warranty period will be provided prior to the Notices of Completion and acceptance of the project.

Staff is requesting that the City Council approve the Liberty at Lincoln Village 1A & 1B Final Maps (Attachment 2) and Liberty at Lincoln Village 1 Improvement Plans (Attachment 4) and authorize the City Manager to execute the Liberty at Lincoln Village 1 Subdivision Improvement Agreement (Attachment 5).

FISCAL IMPACT:

The Liberty at Lincoln – Village 1 project will increase required levels of maintenance associated with public streets, storm drain, water, sewer, landscaping, open space, street lighting, and stormwater quality features throughout the City. Liberty at Lincoln-Phase 1 project has annexed into Community Facilities District (CFD) 2018-1 (Maintenance Services) to help mitigate the increase in infrastructure maintenance associated with the project prior to Village 1A & 1B Final Map acceptance.

The Liberty at Lincoln – Phase 1 project has also annexed into the CFD 2018-2 (Public Services) to provide funding to mitigate the subdivision impact on the General Fund, prior to Village 4A Final Map acceptance.

ATTACHMENTS:

Liberty_Village_1A__B_Final_Map_Reso.docx

Liberty Village 1 Final Map.DOC2.Attach 2. Final Maps 1A & 1B. Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 1 Final Map.DOC3.Attach 3. COA Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 1 Final Map.DOC4.Attach 4. Plans.Reso.2026.Mar.24.SP Mann.pdf

Liberty Village 1 Final Map.DOC5.Attach 5.SIA.Reso.2026.Mar.24.SP Mann.pdf

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING LIBERTY AT LINCOLN VILLAGE 1 IMPROVEMENT PLANS, LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP, AUTHORIZING THE EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR LIBERTY AT LINCOLN VILLAGE 1A, AND AUTHORIZING THE RECORDING OF THE FINAL MAP AND THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, in August 9, 2022, the City Council under Resolution 2022-189 conditionally approved the amended Vesting Tentative Map for Liberty at Lincoln – Phase 1; and

WHEREAS, the improvement plans for the Liberty at Lincoln Village 1 has been signed by the City Engineer and the Fire Battalion Chief; and

WHEREAS, the owner, Lincoln Land Holdings, LLC, has requested the recordation of the Liberty at Lincoln Village 1A Final Map in accordance with section 66462 of the Subdivision Map Act; and

WHEREAS, the Liberty at Lincoln Village 1A Final Map is technically correct as approved by the City's Surveyor; and

WHEREAS, the City Engineer has determined that the Liberty at Lincoln Village 1A Final Map is substantially the same as it appeared on the Liberty at Lincoln – Phase 1 Vesting Tentative Map and any approved alteration thereof; and

WHEREAS, the City Engineer has determined that all conditions of approval applicable to the Liberty at Lincoln Village 1A Final Map have been satisfied; and

WHEREAS, the City Engineer has determined that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Vesting Tentative Map have been satisfied; and

WHEREAS, the City has determined that the Liberty at Lincoln Village 1A Final Map is exempt from the California Environmental Quality Act (Public Resources Code § 21000 et seq., CEQA) pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

NOW, THEREFORE BE IT RESOLVED:

Section 1. The City Council hereby approves the Liberty at Lincoln Village 1 Improvement Plans; and

Section 2. Pursuant to Section 66474.1 of the Subdivision Map Act, the City Council hereby finds and determines that the Final Map for Liberty at Lincoln Village 1A is in substantial compliance with the previously approved Liberty at Lincoln Phase 1 Vesting

Tentative Map and all associated conditions of approval specific to this Final Map have been satisfied; and

Section 3. The Liberty at Lincoln Village 1A Final Map is hereby approved, and the City Clerk is authorized to sign the Clerk's Statements accepting on behalf of the public, all easements for public utility and pedestrian access purposes, easements for public street purposes, subject to improvement, direct vehicle access rights, relinquishment of groundwater rights, and consent to the irrevocable offers of dedication for Lots A, D, G, H, I and T; and

Section 4. The City Manager is authorized to execute the Subdivision Improvement Agreement for Liberty at Lincoln Village 1A.

Section 5. The City Clerk is authorized to proceed with the Recordation of the Liberty at Lincoln Village 1A Final Map and the associated Subdivision Improvement Agreement at the office of the County Recorder.

Section 6. The City Manager is authorized to accept at a later date the irrevocable offer of dedication for Lots A, D, G, H, I and T and that the City Clerk is authorized to proceed with Recordation of acceptances of the offers of dedication.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

_____

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT-2: V1A & V1B

BOOK_____ OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP" WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND WE HEREBY OFFER THE FOLLOWING DEDICATIONS:

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE TO THE CITY OF LINCOLN: LOT A, LOT D, LOT G, LOT H, LOT I, AND LOT T.

THE FOLLOWING ARE DEDICATIONS OF EASEMENTS TO THE CITY OF LINCOLN:

A. ANTHEM DRIVE, PARADE DRIVE, REVELRY DRIVE AND HONOR LANE FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

B. AN EASEMENT AND RIGHT OF WAY ON BEHALF OF THE PUBLIC FOR THE USE OF PEDESTRIAN WALKWAY AND USES INCIDENT THERETO ON, OVER AND ACROSS LOTS D, G AND H SHOWN HEREON AND LABELED (PAE).

C. AN EASEMENT FOR LANDSCAPING PURPOSES AND ALL USES INCIDENT THERETO ON, OVER AND ACROSS LOTS D, G, H AND I AS SHOWN HEREON AND LABELED (LSE).

D. MULTI-PURPOSE TRAIL EASEMENT FOR PEDESTRIANS, NON-MOTORIZED CYCLE AND EQUESTRIAN INGRESS AND EGRESS TOGETHER WITH THE RIGHT OF TRAIL CONSTRUCTION AND MAINTENANCE AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT I SHOWN HEREON AND LABELED (MPTE).

E. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE ALL RIGHTS-OF-WAY.

LINCOLN LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
PHILLIP E. RODRIGUEZ JR
AUTHORIZED AGENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON March 9, 2026 BEFORE ME, Crystal Rae Boehm, A NOTARY PUBLIC

PERSONALLY APPEARED Phillip E. Rodriguez Jr.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ Crystal Rae Boehm
PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct. 23, 2029 MY COMMISSION NUMBER: 2536380

CITY ENGINEER'S STATEMENT

I, VIN H. CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "LIBERTY AT LINCOLN PHASE 1A FINAL MAP", CITY OF LINCOLN, STATE OF CALIFORNIA COMPRISED OF SEVEN (7) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

_____
VIN H. CAY, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 72903
LICENSE EXPIRES: DECEMBER 31, 2026

REGISTERED PROFESSIONAL ENGINEER — VIN H. CAY — No. 72903 — CIVIL ENGINEER — STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP" IS TECHNICALLY CORRECT.

_____
RAYMOND MICHAEL MANGER, PLS 5154
LICENSE EXPIRES: JUNE 30, 2027

LICENSED LAND SURVEYOR — RAYMOND MICHAEL MANGER — LS 5154 — STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LINCOLN LAND HOLDINGS, LLC , IN MARCH, 2022, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET. ALL CENTERLINE MONUMENTS WILL BE SET BEFORE THE CITY ACCEPTANCE OF THE STREET IMPROVEMENTS AND ALL LOT CORNERS WILL BE SET BEFORE THE FIRST BUILDING PERMIT IS ISSUED BY THE CITY, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: Pedro Jarquin
PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/9/26

LICENSED LAND SURVEYOR — PEDRO JARQUIN — 12/31/27 — No. 8268 — STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP", DID ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC STREET PURPOSES, ANTHEM DRIVE, PARADE DRIVE, REVELRY DRIVE AND HONOR LANE, SUBJECT TO IMPROVEMENT, THE EASEMENTS FOR LANDSCAPE PURPOSES (LSE), THE MULTI-PURPOSE TRAIL EASEMENT (MPTE), THE EASEMENTS FOR PEDESTRIAN PURPOSES (PAE) AND THE PUBLIC EASEMENT FOR CENTRALIZED MAILBOX DELIVERY, ALL AS OFFERED HEREON, AND DID CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION IN FEE SIMPLE OF LOT A, LOT D, LOT G, LOT H, LOT I AND LOT T AS OFFERED HEREON.

_____ DATE: _____
HOPE ITHURBURN
CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____.M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: 2026-_____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

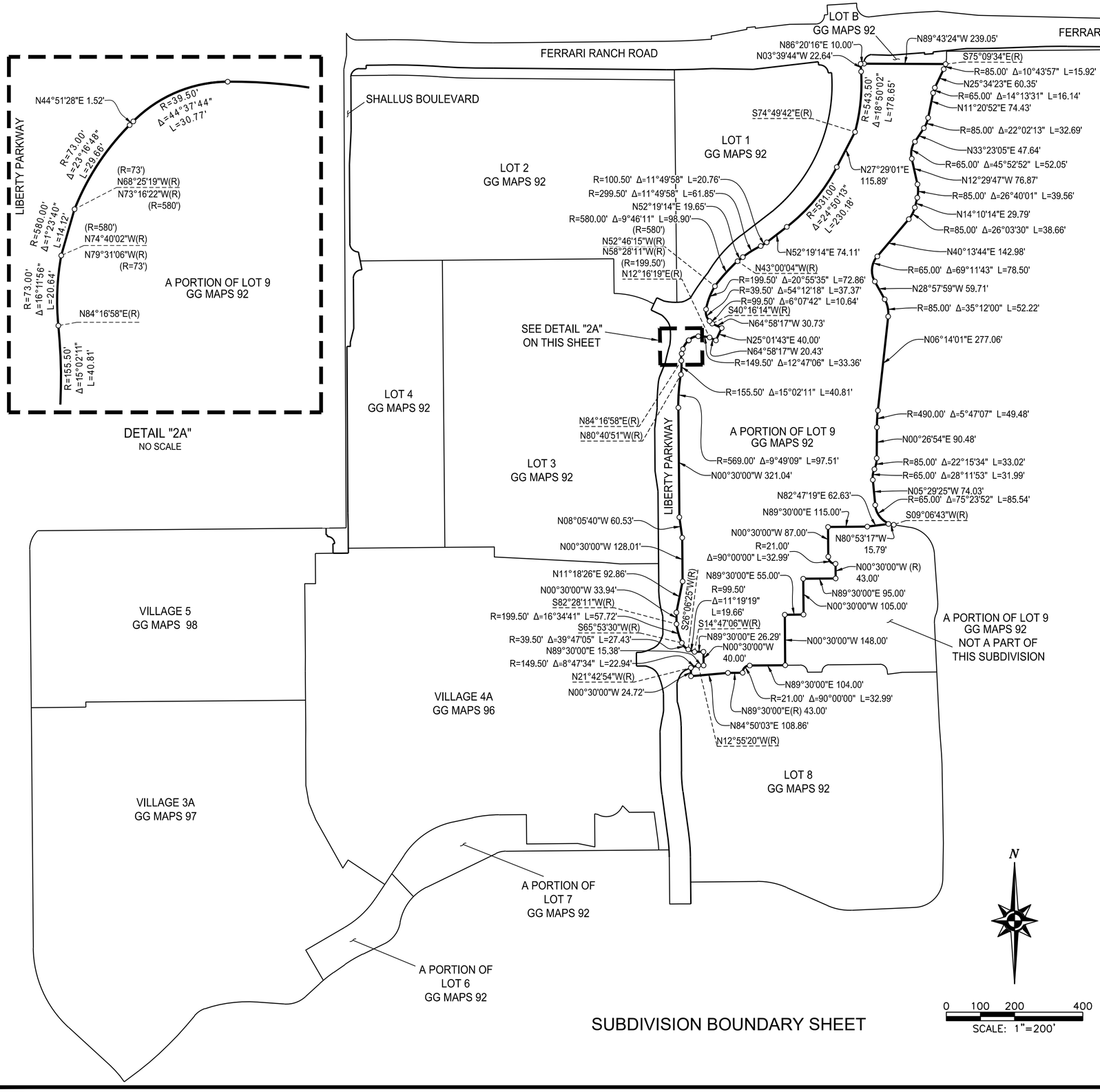
BEING A SUBDIVISION OF A PORTION OF LOT 9 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

SHEET 1 OF 7



DETAIL "2A"
NO SCALE

SUBDIVISION BOUNDARY SHEET

LEGEND

⊙	3/4" IRON PIPE WITH PLUG STAMPED "LS 8268" TO BE SET PER GG MAPS 92
⊠	2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" TO BE SET PER GG MAPS 92
⊠	SET 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268"
◎	SET 3/4" IRON PIPE AND CAP STAMPED "LS 8268"
⊗	SET 1" BRASS DISC STAMPED "LS 8268" ON MEDIAN CURB
○	DIMENSION POINT
AC	ACRES
DN	DOCUMENT NUMBER, OR
LSE	LANDSCAPE EASEMENT
MAPS	BOOK OF MAPS
MPTE	MULTI-PURPOSE TRAIL EASEMENT
NAPOTS	NOT A PART OF THIS SUBDIVISION
(OA)	OVERALL
OR	OFFICIAL RECORDS OF PLACER COUNTY
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
———	BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
———	LOT LINE
- - - - -	ADJACENT PROPERTY
———	RIGHT-OF-WAY
— — — —	EASEMENT
—— - ——	CENTER LINE
- - - - -	SHEET INDEX LINE OR DETAIL LINE
(X)	SHEET INDEX

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP CONTAINS 16.8415± ACRES OF LAND GROSS CONSISTING OF 60 NUMBERED LOTS (1-35, 40-62, 78-79) AND 6 LETTERED LOTS.
3. ALL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 8268" IN THE SIDEWALK OR CONCRETE GUTTER ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY CORNER.
4. ALL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE WITH A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THAT LOT.

N

0 100 200 400
SCALE: 1"=200'

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

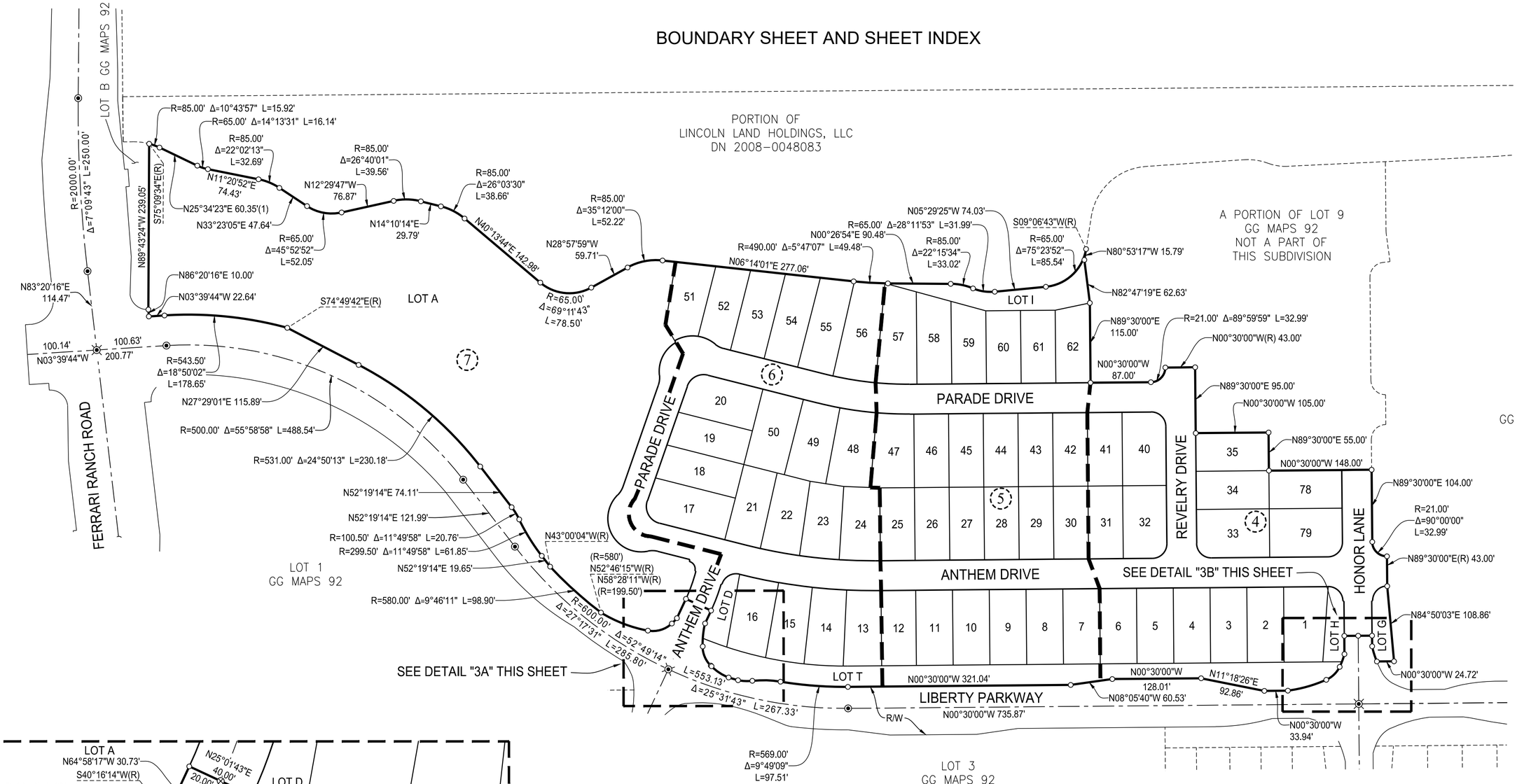
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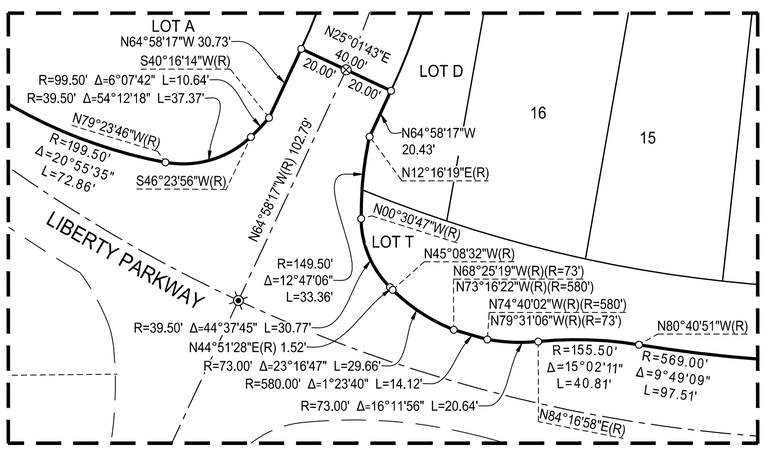
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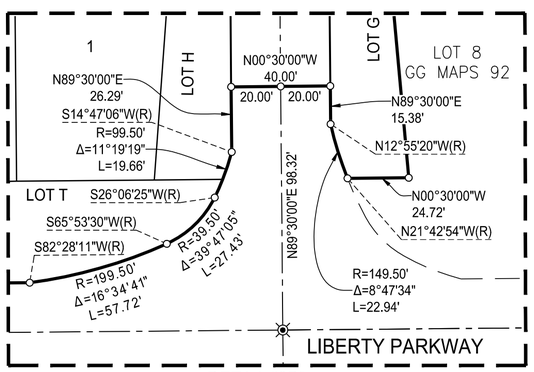
MARCH 2026

BOUNDARY SHEET AND SHEET INDEX





DETAIL "3A"
SCALE: 1"=40'



DETAIL "3B"
SCALE: 1"=40'



SEE SHEET 2 FOR LEGEND AND NOTES

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

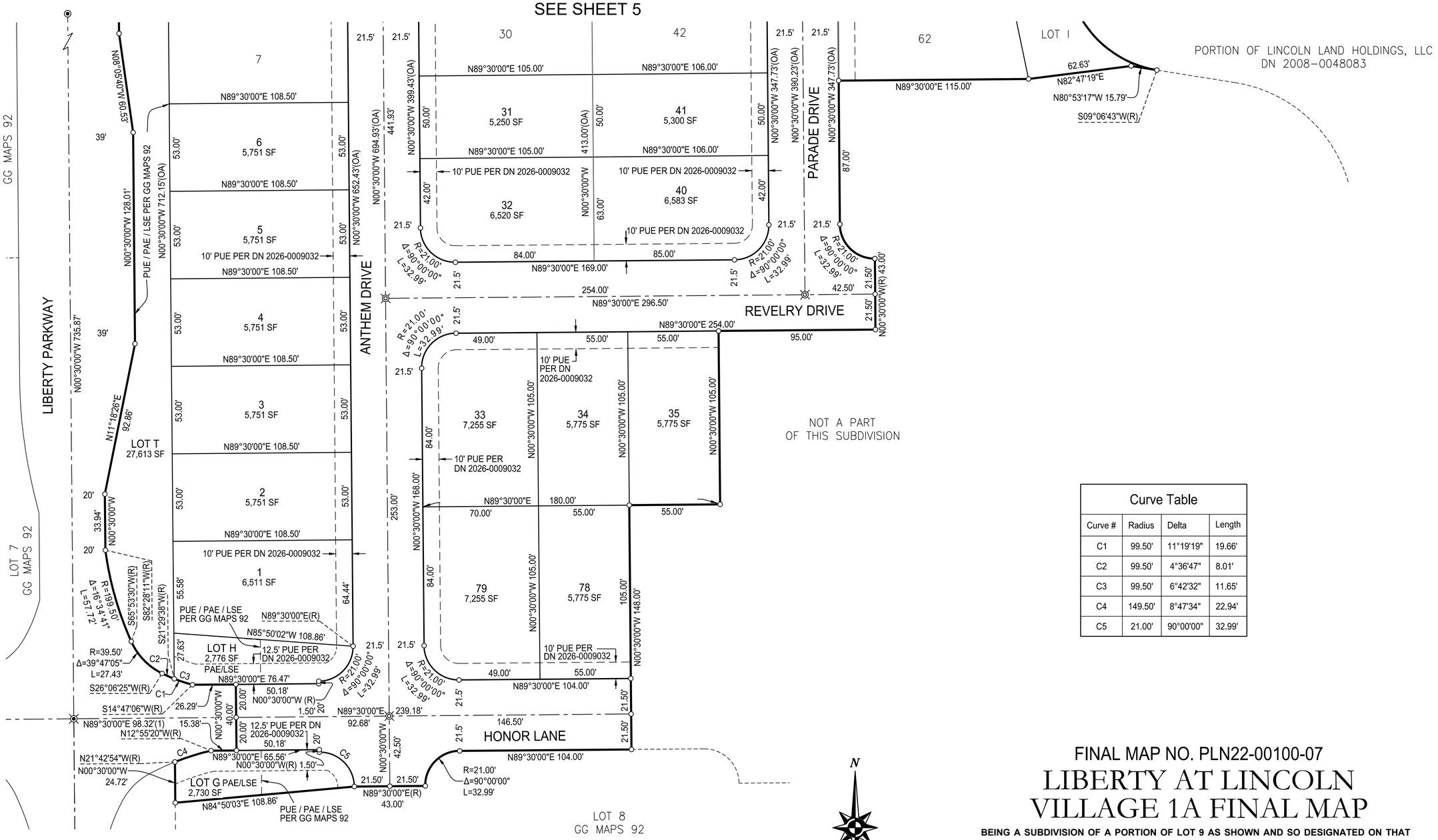
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MARCH 2026

SEE SHEET 5



Curve Table			
Curve #	Radius	Delta	Length
C1	99.50'	11°19'19"	19.66'
C2	99.50'	4°36'47"	8.01'
C3	99.50'	6°42'32"	11.65'
C4	149.50'	8°47'34"	22.94'
C5	21.00'	90°00'00"	32.99'

N

0 20 40 80

SCALE: 1"=40'

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 9 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MARCH 2026

SEE SHEET 2 FOR LEGEND AND NOTES

SEE SHEET 7

LOT 2 GG MAPS 92

LOT 1 GG MAPS 92

LOT 3 GG MAPS 92

LOT A

12.5' PUE PER DN 2026-0009032

17' LSE/PAE/PUE PER GG MAPS 92

VARIABLE LSE/PAE/PUE PER GG MAPS 92

12.5' PUE PER DN 2026-0009032

PUE / PAE / LSE PER GG MAPS 92

PUE / PAE / LSE / LSE PER GG MAPS 92

Δ=52°49'14" L=553.13'
Δ=27°17'31" L=285.80'

R=600.00'

N64°58'17"W(R) 102.79'

R=149.50'
N03°57'53"E(R)
N00°30'47"W(R)

ANTHEM DRIVE

R=73.00' Δ=23°16'47" L=29.66'
(R=73')
N68°25'19"W(R)
N73°16'22"W(R)
(R=580')

R=580.00' Δ=1°23'40" L=14.12'
(R=580')
N74°40'02"W(R)
N79°31'06"W(R)
(R=73')

R=73.00' Δ=16°11'56" L=20.64'
N84°16'58"E(R)

R=155.50'
Δ=15°02'11"
L=40.81'
S80°40'51"E(R)

LIBERTY PARKWAY

Δ=25°31'43" L=267.33'

R=569.00'
Δ=9°49'09" L=97.51'

N00°30'00"W 735.87'

N00°30'00"W 321.04'(OA)

31'

39'

LOT T
27,613 SF

LOT D
2,997 SF
PAE/LSE

R=539.00'
N67°46'05"W(R)

N79°53'15"W 106.58'
N71°38'34"W(R)

Δ=6°10'25"
L=58.08'

L=213.85'

Δ=22°43'55"
L=213.85'

Δ=5°57'40"
L=56.08'

R=539.00'

Δ=6°01'29"
L=56.68'

N77°48'59"W(R)
N80°05'15"W(R) 109.86'

10' PUE PER DN 2026-0009032

15 *
5,812 SF

Δ=3°38'30" L=49.03'

N83°43'45"W(R) 110.95'

N83°46'39"W(R)

Δ=3°40'50" L=49.56'

14 *
5,871 SF

N89°48'08"W(R)

N87°24'35"W(R) 109.74'

Δ=0°41'52"
L=6.56'

Δ=3°05'25" L=41.61'

13 *
5,720 SF

10' PUE PER DN 2026-0009032

8.00'

N89°30'00"E 108.50'

N00°30'00"W 712.15'(OA)

48.94'

16
6,245 SF

12.5' PUE PER DN 2026-0009032

Δ=4°16'06" L=57.47'

S75°49'09"E(R)

Δ=4°16'06" L=197.68'

R=771.50'

Δ=14°40'51" L=197.68'

R=750.00'

Δ=14°42'49" L=192.60'

12

L5(OA)

L6(OA)

L7(OA)

R=728.50'

Δ=14°42'49" L=187.08'

Δ=4°31'24" L=57.51'

22
5,871 SF

N81°53'10"W(R) 108.49'

23
5,730 SF

N86°24'34"W(R) 106.00'

10' PUE PER DN 2026-0009032

Δ=4°05'26" L=52.01'

24
5,891 SF

7.43'

N89°30'00"E 105.00'

25

N08°45'25"E 49.10'

26.39'

22.70'

N02°21'21"E 51.90'

38.40'

49
6,440 SF

Δ=3°34'45" L=32.58'

N79°21'56"W(R) 111.08'

48
6,487 SF

Δ=5°52'13" L=53.43'

N85°14'09"W(R) 107.98'

47

R=521.50'

Δ=14°42'49" L=133.92'

R=500.00'

Δ=14°42'49" L=128.40'

21.5'

PARADE DRIVE

R=25.00'
Δ=95°00'00"
L=41.45'

N70°47'11"W 268.02'

N70°47'11"W 174.66'

10' PUE PER DN 2026-0009032

34.95'

50.19'

39.33'

R=25.00'
Δ=95°00'00"
L=37.09'

3.00'

N59°44'58"E(R) 29.74'

N80°50'18"W 91.81'

26.74'
Δ=39°10'57"
L=34.88'

51 *
5,635 SF

S81°04'05"E(R)

N75°47'11"W 104.26'

Δ=31°07'25"
L=27.70'

R=29.00'
Δ=25°50'31"
L=13.08'
10.44'

52
5,588 SF

R=51.00'
Δ=70°18'22"
L=62.58'

N49°56'40"W(R)

N75°47'11"W 119.06'

53
6,128 SF

N75°47'11"W 126.07'

54
6,479 SF

N75°47'11"W 133.08'

55
6,912 SF

Δ=1°22'01"
L=11.42'

N77°09'12"W(R) 139.84'

Δ=0°07'56"
L=1.13'

N83°53'55"W(R)

56
7,556 SF

N89°03'18"W(R)

Δ=5°09'23"
L=44.10'

R=490.00'

Δ=5°47'07"
L=49.48'

N84°37'43"W(R) 144.14'

Δ=0°29'48"
L=4.25'

57

R=478.50'

Δ=14°42'49" L=122.88'

Δ=7°28'31" L=62.43'

N14°12'49"E 205.86'

N14°12'49"E 163.25'

N14°12'49"E 151.29'

N14°12'49"E 129.48'

N14°12'49"E 180.23'

N14°12'49"E 118.77'

N14°12'49"E 110.02'

N14°12'49"E 212.85'

N14°12'49"E 48.54'

17
7,368 SF

18
5,829 SF

19
5,610 SF

20
6,544 SF

21
5,719 SF

Δ=1°34'35" L=20.05'

N77°21'46"W(R) 111.77'

50
6,727 SF

N75°47'11"W 112.00'

10' PUE PER DN 2026-0009032

N75°47'11"W
50.00'

224.00'

112.00'

62.00'

60.07'

81.88'

114.39'

96.91'

138.38'

32.57'

62.00'

N75°47'11"W 268.02'

N75°47'11"W 174.66'

N75°47'11"W 112.00'

N75°47'11"W 126.07'

N75°47'11"W 133.08'

N75°47'11"W 139.84'

N75°47'11"W 104.26'

N75°47'11"W 119.06'

50.49'

58.41'

48.28'

50.00'

40.85'

21.5'

18.5'

18.90'

N06°14'01"E 277.06'

PORTION OF LINCOLN LAND HOLDINGS, LLC
DN 2008-0048083

Curve Table			
Curve #	Radius	Delta	Length
C1	39.50'	44°37'45"	30.77'
C2	149.50'	12°47'06"	33.36'
C3	149.50'	4°28'40"	11.68'
C4	149.50'	8°18'26"	21.68'
C5	539.00'	3°52'29"	36.45'
C6	270.00'	8°41'44"	40.98'
C7	250.00'	10°48'54"	47.19'

Line Table		
Line #	Bearing	Length
L1	N44°51'28"E	1.52'
L2	N64°58'17"W	20.43'
L3	N16°19'59"E	1.50'
L4	N75°47'11"W	31.68'
L5	N0°30'00"W	652.43'
L6	N0°30'00"W	694.93'
L7	N0°30'00"W	399.43'

* SEE NOTE 5 ON SHEET 2

SEE SHEET 5

N

0 20 40 80

SCALE: 1"=40'

SEE SHEET 2 FOR LEGEND AND NOTES

FINAL MAP NO. PLN22-00100-07

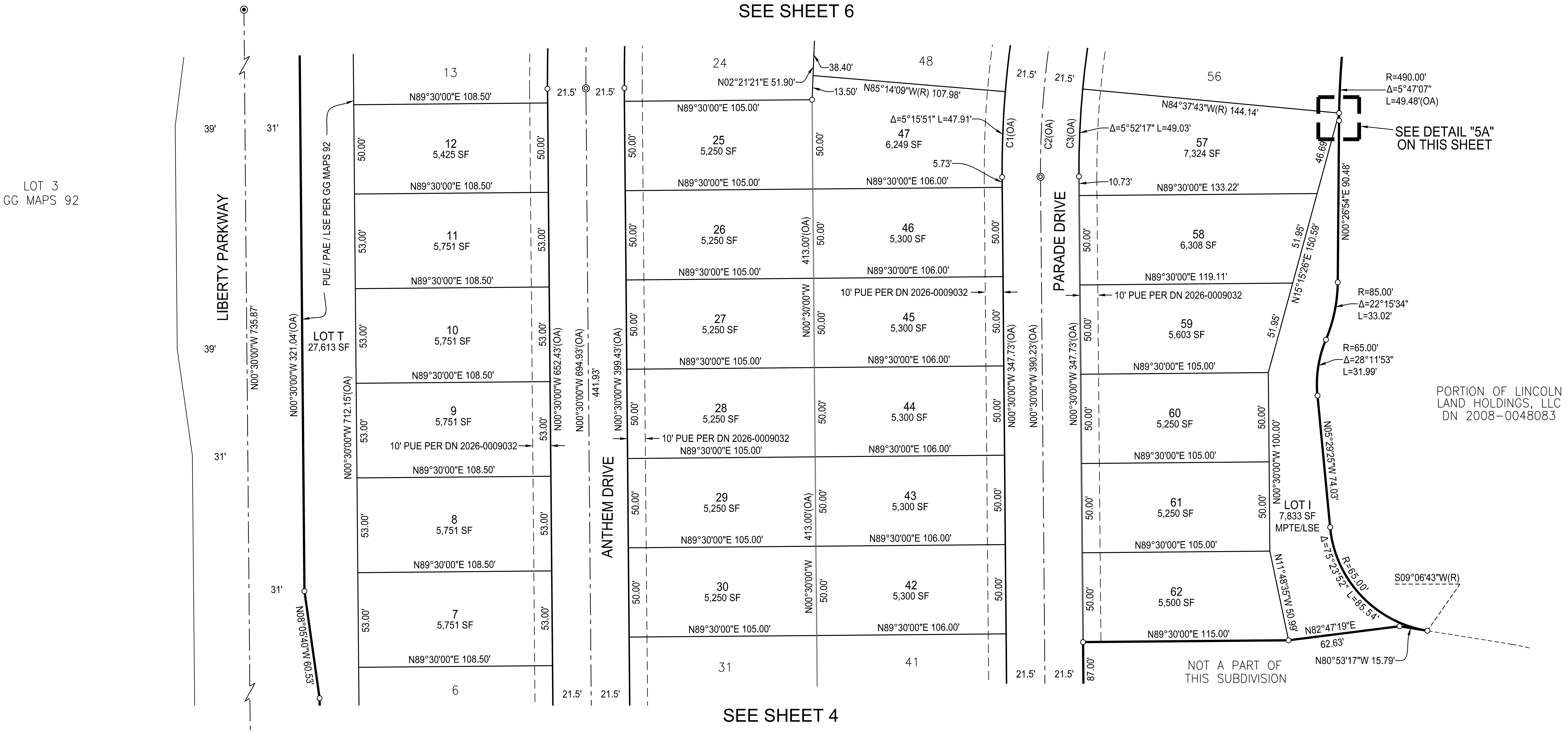
LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

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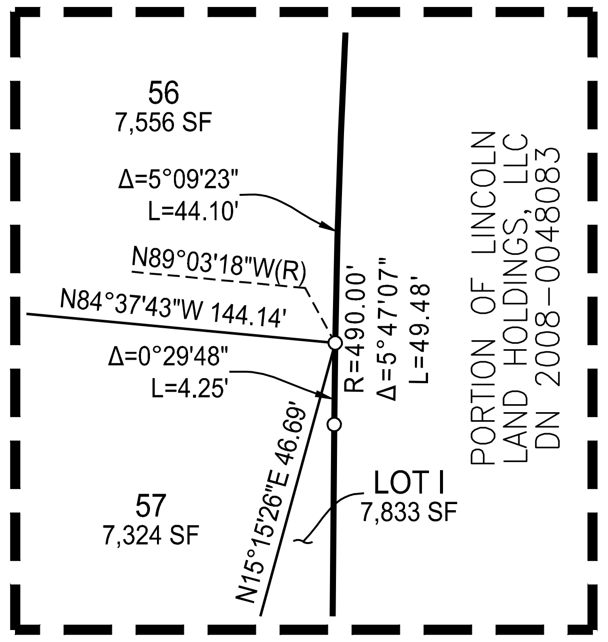
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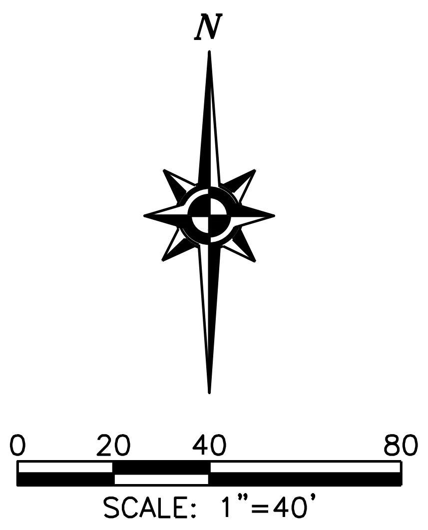
MARCH 2026



Curve Table			
Curve #	Radius	Delta	Length
C1	521.50'	14°42'49"	133.92'
C2	500.00'	14°42'49"	128.40'
C3	478.50'	14°42'49"	122.88'



DETAIL "5A"
SCALE: 1"=10'



SEE SHEET 2 FOR LEGEND AND NOTES

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

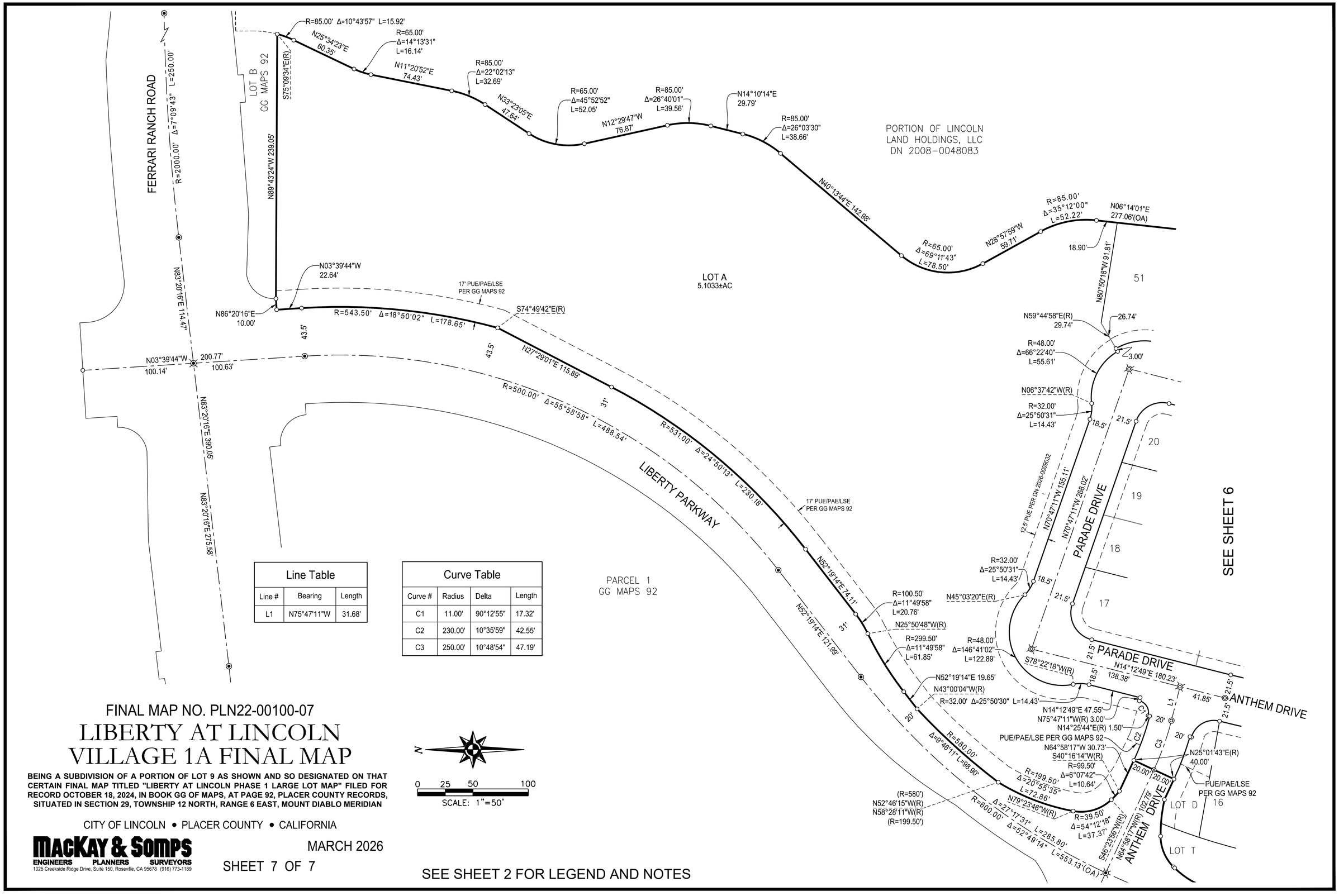
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MARCH 2026

SHEET 5 OF 7



Line Table		
Line #	Bearing	Length
L1	N75°47'11"W	31.68'

Curve Table			
Curve #	Radius	Delta	Length
C1	11.00'	90°12'55"	17.32'
C2	230.00'	10°35'59"	42.55'
C3	250.00'	10°48'54"	47.19'

N

0 25 50 100

SCALE: 1"=50'

FINAL MAP NO. PLN22-00100-07

LIBERTY AT LINCOLN VILLAGE 1A FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 9 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

SEE SHEET 2 FOR LEGEND AND NOTES

BOOK_____OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1B FINAL MAP" WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND WE HEREBY OFFER THE FOLLOWING DEDICATIONS:

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE TO THE CITY OF LINCOLN: LOT J.

THE FOLLOWING ARE DEDICATIONS OF EASEMENTS TO THE CITY OF LINCOLN:

A. REVELRY DRIVE AND HONOR LANE FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

B. AN EASEMENT FOR LANDSCAPING PURPOSES AND ALL USES INCIDENT THERETO ON, OVER AND ACROSS LOT J SHOWN HEREON AND LABELED (LSE).

C. MULTI-PURPOSE TRAIL EASEMENT FOR PEDESTRIANS, NON-MOTORIZED CYCLE AND PEDESTRIAN INGRESS AND EGRESS TOGETHER WITH THE RIGHT OF TRAIL CONSTRUCTION AND MAINTENANCE AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT J SHOWN HEREON AND LABELED (MPTE).

D. PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS, TOGETHER WITH ANY AND ALL APPURTENANCES THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER, AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS TO ALL RIGHTS OF WAY.

LINCOLN LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
PHILLIP E. RODRIGUEZ JR.
AUTHORIZED AGENT

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON March 9, 2026 BEFORE ME, Crystal Rae Boehm, A NOTARY PUBLIC

PERSONALLY APPEARED Phillip E. Rodriguez Jr.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME Crystal Rae Boehm

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct. 23, 2029 MY COMMISSION NUMBER: 2536380

CITY ENGINEER'S STATEMENT

I, VIN H. CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "LIBERTY AT LINCOLN PHASE 1B FINAL MAP", CITY OF LINCOLN, STATE OF CALIFORNIA COMPRISED OF THREE (3) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

REGISTERED PROFESSIONAL ENGINEER
VIN H. CAY
No. 72903
CIVIL ENGINEER
STATE OF CALIFORNIA

_____
VIN H. CAY, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 72903
LICENSE EXPIRES: DECEMBER 31, 2026

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1B FINAL MAP" IS TECHNICALLY CORRECT.

_____
RAYMOND MICHAEL MANGER, PLS 5154
LICENSE EXPIRES: JUNE 30, 2027

LICENSED LAND SURVEYOR
RAYMOND MICHAEL MANGER
LS 5154
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LINCOLN LAND HOLDINGS, LLC , IN MARCH, 2022, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET. ALL CENTERLINE MONUMENTS WILL BE SET BEFORE THE CITY ACCEPTANCE OF THE STREET IMPROVEMENTS AND ALL LOT CORNERS WILL BE SET BEFORE THE FIRST BUILDING PERMIT IS ISSUED BY THE CITY, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: Pedro Jarquin
PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/9/26

LICENSED LAND SURVEYOR
PEDRO JARQUIN
12/31/27
No. 8268
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 1B FINAL MAP", DID ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC STREET PURPOSES, REVELRY DRIVE AND HONOR LANE, SUBJECT TO IMPROVEMENT, THE EASEMENTS FOR LANDSCAPE PURPOSES (LSE), THE MULTI-PURPOSE TRAIL EASEMENT (MPTE) AND THE EASEMENTS FOR CENTRALIZED MAIL DELIVERY, ALL AS OFFERED HEREON AND DID CONSENT TO THE IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE OF LOT J AS OFFERED HEREON.

_____ DATE: _____
HOPE ITHURBURN
CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: 2026-_____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

FINAL MAP NO. PLN22-00100-08

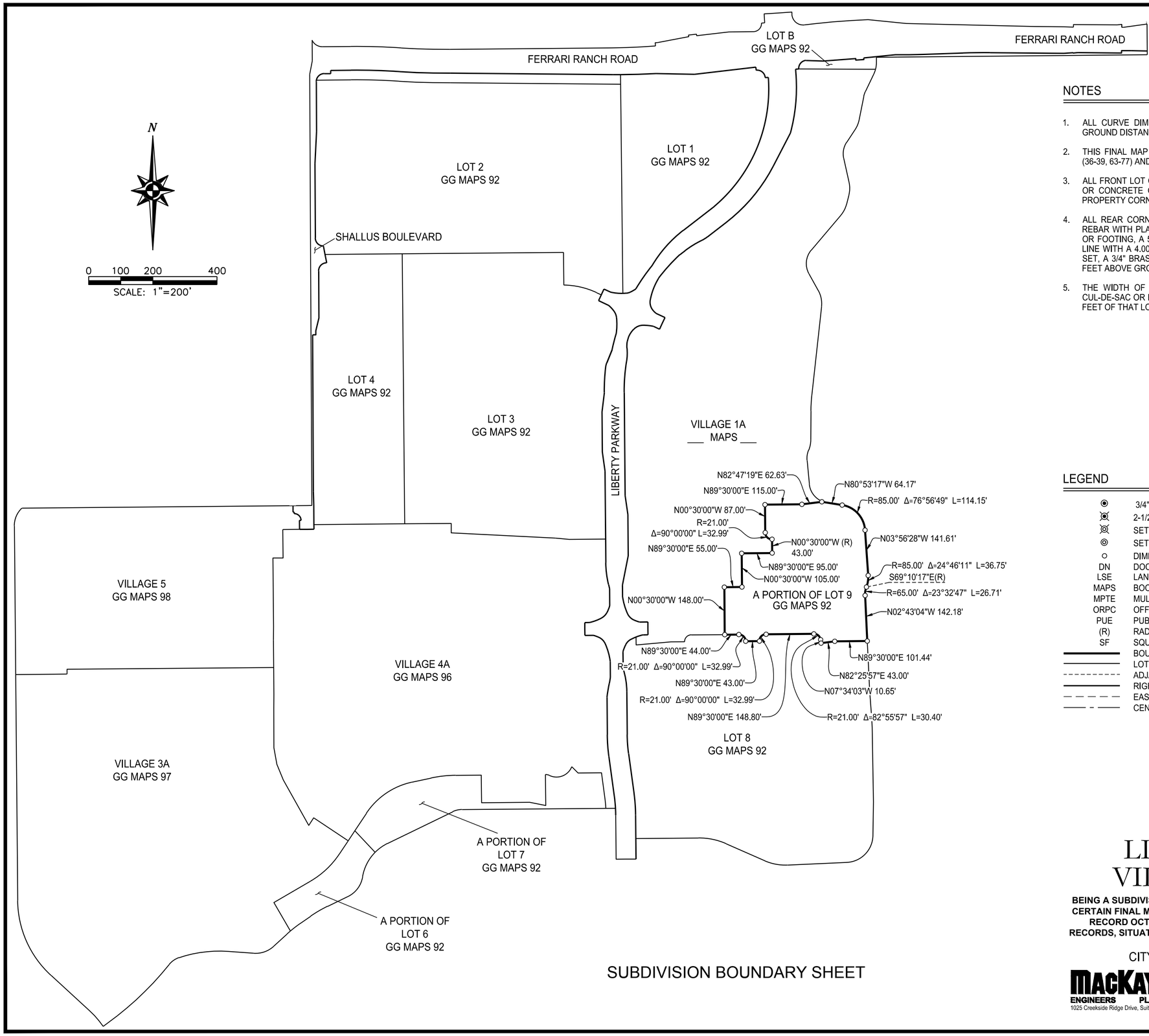
LIBERTY AT LINCOLN VILLAGE 1B FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 9 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED " LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MARCH 2026



SUBDIVISION BOUNDARY SHEET

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP CONTAINS 3.579± ACRES OF LAND GROSS CONSISTING OF 19 NUMBERED LOTS (36-39, 63-77) AND 1 LETTERED LOT (J).
3. ALL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 8268" IN THE SIDEWALK OR CONCRETE GUTTER ON THE EXTENSION OF SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY CORNER.
4. ALL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268". WHERE REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE WITH A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THAT LOT.

LEGEND

◉	3/4" IRON PIPE WITH PLUG STAMPED "LS 8268" TO BE SET PER ___ MAPS ___
⊗	2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" TO BE SET PER ___ MAPS ___
⊗	SET 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268"
◎	SET 3/4" IRON PIPE AND CAP STAMPED "LS 8268"
○	DIMENSION POINT
DN	DOCUMENT NUMBER, OR
LSE	LANDSCAPE EASEMENT
MAPS	BOOK OF MAPS
MPTE	MULTI-PURPOSE TRAIL EASEMENT
ORPC	OFFICIAL RECORDS OF PLACER COUNTY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
———	BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
———	LOT LINE
- - - - -	ADJACENT PROPERTY
———	RIGHT-OF-WAY
— — — —	EASEMENT
——— - ———	CENTER LINE

FINAL MAP NO. PLN22-00100-08

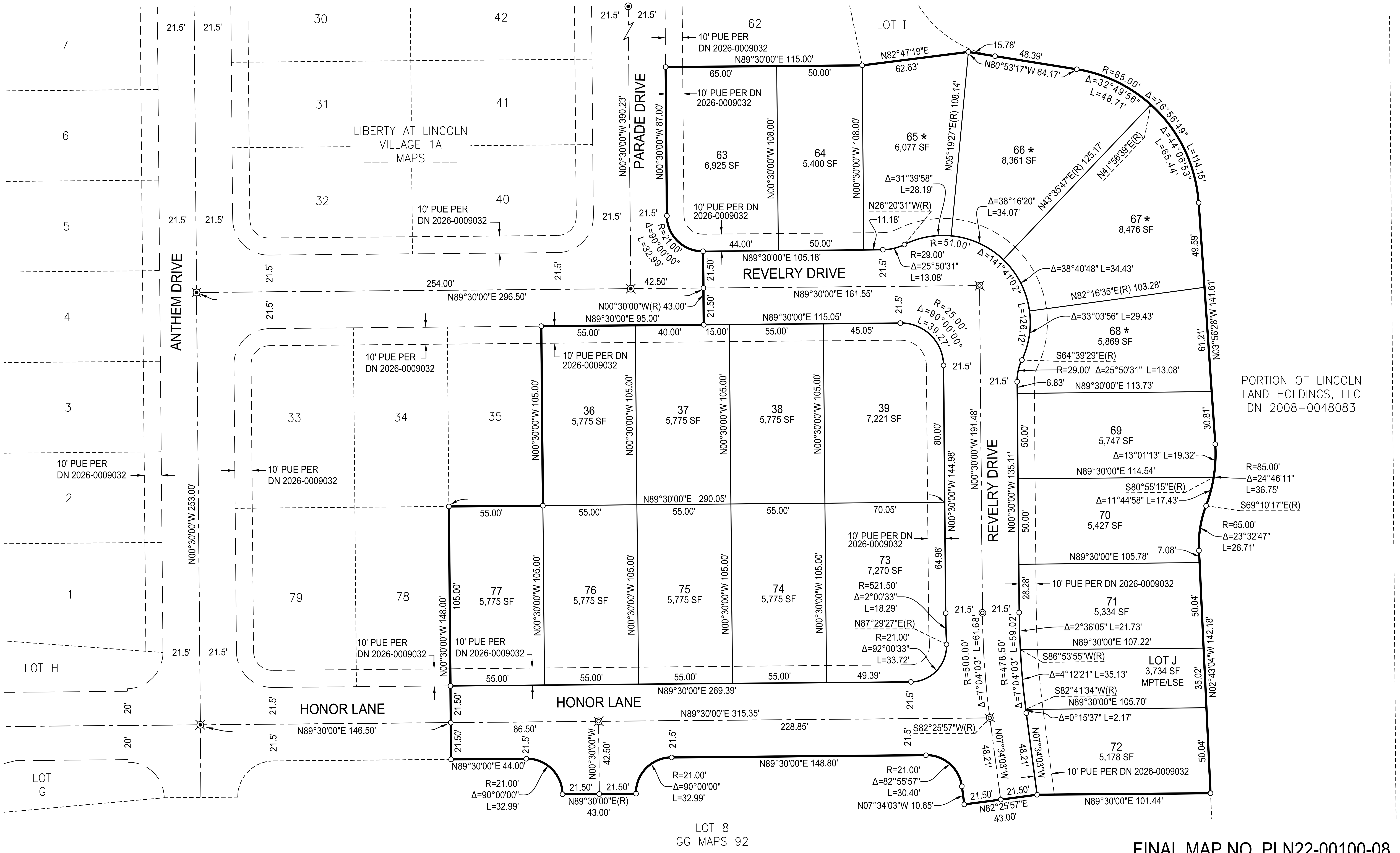
LIBERTY AT LINCOLN VILLAGE 1B FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 9 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED " LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

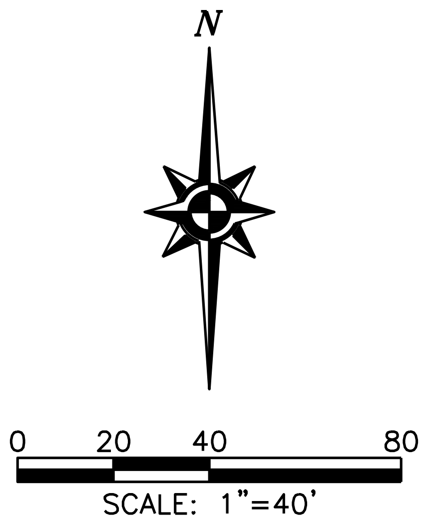
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MARCH 2026



* SEE NOTE 5 ON SHEET 2



FINAL MAP NO. PLN22-00100-08

LIBERTY AT LINCOLN
VILLAGE 1B FINAL MAP

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MARCH 2026

SHEET 3 OF 3

SEE SHEET 2 FOR NOTES AND LEGEND

ATTACHMENT-3

RESOLUTION 2022 – 189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE AMENDMENT TO THE APPROVED PHASE 1 VESTING TENTATIVE SUBDIVISION MAP FOR THE LIBERTY AT LINCOLN PROJECT WITHIN THE VILLAGE 7 SPECIFIC PLAN

Recitals

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 8, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") SCH No. 2005062001 pursuant to the California Environmental Quality Act ("CEQA"); and

WHERAS, the City of Lincoln City Council adopted Resolution No. 2010-096, on June 8, 2010, approving the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2016-242, on December 13, 2016, approving the Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln has received a request to amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to adopt Resolution No. 2022-015 recommending the City of Lincoln City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR, based on an Addendum to the EIR prepared for the project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend the City Council, under Resolution No.2022-016 amend the General Development Plan of The Village 7 Project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No. 20-017 the City Council amend the First Amendment to the Development Agreement By and Between the City of Lincoln and Lincoln Land Holdings, LLC Relative to the Development Known as the Lewis Property.

WHEREAS, notices describing the proposed Project and the time and place of the Planning Commission hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Section 18.92 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain; and

WHEREAS, additional Conditions of Approval have been prepared for the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.1); and

WHEREAS, the adopted Phase 1 Vesting Tentative Subdivision Map Conditions of Approval (Resolution No. 2016-242), remain applicable to the amended Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.2); and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No.22-018, the City Council amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.3).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY MAKE THE FOLLOWING DETERMINATIONS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001) shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162, the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

Section 4. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan.

Section 5. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the Village 7 Specific Plan.

Section 6. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is compatible with the uses authorized by the Village 7 General Development Plan.

PASSED AND ADOPTED THIS 9th day of August, 2022, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Silhi, Lauritsen, Karleskint, Andreatta
NOES:	COUNCILMEMBERS:	
RECUSED:	COUNCILMEMBERS:	Joiner
ABSENT:	COUNCILMEMBERS:	

Mayor Holly Andreatta

ATTEST:

City Clerk

The Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 is approved subject to the following conditions of approval:

** (Double Asterisk) located in front indicates a New Condition Specific to the Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			

Condition	Timing	Responsible Party	Status
1. **The Applicant shall comply with these conditions, in addition to the previously approved conditions of approval for the Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 as approved under City of Lincoln City Council Resolution 2016-242.		City Engineer	

Condition	Timing	Responsible Party	Status
2. **All improvements required for the Liberty at Lincoln (Village-7) Phase 1 Amended Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards consistent with the project Development Agreement as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
3. ** Prior to City Council approval of any Final Map, the applicant shall dedicate full right of way required for all backbone roadways, and required for the installation of all offsite infrastructure associated on a large lot map to the satisfaction of the City Engineer.	Prior to the approval of 1st Final Map	City Engineer	

Condition	Timing	Responsible Party	Status
4. **All infrastructure phasing must be to the satisfaction of the City Engineer. Full street improvements shall be required over any proposed underground improvements. The following conditions shall apply to Phase 1A: a. The initial phase of development must include the design and construction of the water system with 2 points of connection to Ferrari Ranch Road, such that no more than 20 lots will be without water if a single water valve is closed. Full street improvements will be required to be designed and constructed with such waterlines. The dedication of the easements, securities, and improvement agreements for this infrastructure are required prior to the first final map. b. The initial phase of development must include construction of Lot-B park. c. The initial phase of development must include construction of all offsite infrastructure required to serve the initial phase.	Prior to the improvement plan approval and 1st Final Map.	Community Development and City Engineer	
5. **Prior to City Council approval of any Final Map, the installation timing of all offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering and City Engineer	
ADDITIONAL CONDITION OF APPROVAL 6. **The Liberty @ Lincoln – Area 2 Amended Small Lot Vesting Tentative Subdivision Map (Map) is approved with the street sections as shown, and so designated, on Sheet 1 of the Map. However, the Alternative Street Section J2 (43' ROW) with an attached sidewalk is preferred by the City of Lincoln (City) for the in-tract streets, over Sections J (53' ROW) and J1 (56' ROW) with a detached sidewalk. The Developer and the City will collaborate and attempt to include the City preferred Section J2 in the in-tract streets provided that the stormwater quality calculations and facilities can be designed efficiently and cost-effectively to meet the satisfaction of both the Developer and the City. The final decision to utilize Section J2 is at the sole discretion of the Developer.	Prior to the improvement plan approval and final map	Community Development & City Engineer	

Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
7. **Applicant shall submit a stamped technical memorandum to address any changes to the previously approved sewer, water and drainage studies as noted in Conditions of Approval Number- 18, 19 & 20 of the previously approved Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map by City of Lincoln City Council Resolution 2016-242.	Prior to Improvement Plan approval	Development Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
8. **Applicant shall comply with the State mandated, City of Lincoln Supplement Trash Control Design Standards to complement the existing West Placer Stormwater Design Manual, approved by Resolution 2021-134.	Prior to Improvement Plan approval	Development Engineering	
9. **The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
10. **The Applicant shall provide maintenance of the storm water quality features (including but not limited to soil amended areas or stormwater quality features or bio retention ponds) and a warranty securing for a two (2) year period after the notice of completion. The maintenance shall include but not be limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to bonding or acceptance of Central Blvd. and Ferrari Ranch Road Improvements	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
11. **The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality features. The Water Quality Maintenance and Operation Plan shall conform to the requirements of the factsheet SDM-2 of the West Placer Stormwater Quality Design Manual. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality features, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
UTILITIES			
12. **The Applicant shall pay for the cost of the City's consultant to perform water modeling to include this Project water system into the City's water model.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
PARKS AND TRAILS			
13. ** The Applicant shall dedicate all park land, landscape corridors, trails and other open space lots on a large lot map.	Prior to approval of the first final map	Development Engineering and City Engineer	
14. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the annual maintenance and operation of streets, on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). An expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services and City Engineer	
15. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the additional demand on public safety and public library, etc. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.			

Condition	Timing	Responsible Party	Status
16. **The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
PRIOR TO BUILDING PERMIT			
17. **All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
18. **The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2019 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

The Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 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 Village 7 Tentative Subdivision Map

	Condition	Timing	City Department	Status
1.	* All development within the Village 7 Specific Plan area is subject to compliance with Mitigation Measures contained within the Village 7Specific Plan EIR (State Clearinghouse No. 2005062001).	General Condition	City of Lincoln	
2.	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	City of Lincoln	
3.	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	City of Lincoln	
4.	* All improvements required for the Phase 1 Small Lot Vesting Tentative Map shall be designed and constructed in accordance with the City of Lincoln "Design Criteria and Procedures Manual" and "Public Facilities and Improvement Standards." Prior to final map approval, all improvements shown on the vesting tentative subdivision map shall be completed to the satisfaction of the City, or the applicant shall enter into an improvement agreement committing to completion of the improvements.	Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
5.	** Improvement plans entitled "Lewis Property – Phase 1 Infrastructure," dated as approved on September 12, 2012, (or as subsequently amended and approved), include all required off-site improvements for Phase 1 of the project by the Development Agreement except for those improvements identified as "not included" or "included in Phase 1 Backbone Landscape Plans" in the August 24, 2016 Memorandum from Vance Jones of MacKay and Somps to Phil Rodriguez of Lewis Planned Communities. Completion of improvement plans and construction of improvements required for Phase 1 shall be in accordance with the timing specified in the Development Agreement.	Prior to Improvement Plans/Final Map Approval	Engineering	
6.	** The items listed under the heading "Encroachment Permit Issuance Requirements" on sheet 2 of the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012, (or as subsequently amended and approved), shall be satisfied prior to the approval of an encroachment permit for the construction of improvements shown on those plans and the approval of improvement plans for the required on-site Phase 1 improvements.	Prior to Approval of Improvement Plans/Final Map	Engineering	
7.	** The VTSM proposes street and utility connections at locations that are inconsistent with the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012. The Applicant shall revise the off-site plans, subject to City Approval, to be consistent with the VTSM. These revisions shall include a modified alignment for the Sanitary Sewer line between Central Boulevard and Street 57, which shows the line within an east/west street in the Phase 1A-1 and 1B area.	Prior to Approval of Improvement Plans/Final Map.	Engineering	
8.	* Prior to approval of a Final Map, the Large Lot Final Map for Village 7 shall be approved, and all requirements applicable to that map, including but not limited to Conditions of Approval 14 and 15 of the Large Lot Vesting Tentative Map approved by City Council on June 8, 2010 by Resolution No. 2010-098 requiring the establishment of financing mechanisms to fund the construction and maintenance of public improvements required of Phase 1 of Village 7, shall be satisfied.	Prior to approval of Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
9.	The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Developer/HOA shall be in compliance with the West Placer Storm Water quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Engineering	
10.	If there is a conflict between the Project Development Agreement and the Conditions of Approval, the Development Agreement shall prevail.	General Condition	City of Lincoln	
11.	As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Finance	
12.	* The Small Lot Vesting Tentative Map shall be subject to those provisions set forth in the approved Specific Plan (adopted by Resolution No. 2010-097, dated June 8, 2010) and General Development Plan for the Plan Area (adopted by Ordinance No.847B), as amended by Ordinance No. ___, and as may be subsequently amended	General Condition	Engineering	
13.	The conditions of approval for the Small Lot Vesting Tentative Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
14.	* The Small Lot Vesting Tentative Subdivision Map approval is valid for the term specified in the Village 7 Development Agreement.	General Condition	City of Lincoln	
15.	* All improvements and construction within the project shall be consistent with the Village 7 Specific Plan, General Development Plan, Development Agreement, Large Lot Vesting Tentative Map and Small Lot Vesting Tentative Map.	General Condition	City of Lincoln	
16.	One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Engineering	

Condition	Timing	City Department	Status
17. The Development Agreement allows for the project to be developed in phases. Upon submittal of Improvement Plans for the Small Lot Vesting Tentative Subdivision Map, the City Engineer/Community Development Director will review the project and determine the extent, timing and installation requirements of public facilities necessary to the provision of public services to the subject parcel, provided such determination is consistent with the Development Agreement. Such determination by the City is limited to the following criteria: Any phase that serves more than forty-five (45) units shall provide two points of vehicular access, one of which can be an emergency vehicle access (EVA) if the EVA provides the ultimate second point of access; provide a looped water system capable of achieving fire flow, maximum day flow and pressure as required by the applicable Improvement Standards; provide a sanitary sewer system which could consist of gravity mains and is connected to the wastewater treatment plant; provide a storm drainage system (including BMP's) to adequately convey storm water to an ultimate discharge point shown on the storm drainage master plan or to an interim discharge point consistent with the extension to the ultimate discharge point; or to require improvements necessary to comply with any other Federal, State or local agency requirements applicable to the project. All phases of development will require final approval by the Community Development Department, Police, and Fire Chiefs based upon the ability to access each phase for regular and emergency City services, as well as the provision of needed public utilities. The City reserves the right to require improvements outside of each phase if deemed appropriate to achieve needed levels of service for each phase.	Prior to approval of Improvement Plans	Engineering	
DEVELOPMENT STUDIES/MITIGATION			
18. * The design of on-site water system improvements shall comply with the "Master Water Study for the Nader Property Specific Plan," prepared by Wood Rogers, dated November 2004 and revised January 2006.	Prior to approval of Improvement Plans	Engineering	

	Condition	Timing	City Department	Status
19.	* The design of on-site sanitary sewer system improvements shall comply with the "Master Sanitary Sewer Study for the Lewis Property," prepared by Wood Rogers, dated December 2011.	Prior to approval of Improvement Plans	Engineering	
20.	* The design of the on-site storm drainage system improvements shall comply with the "Master Drainage Study for the Lincoln Lewis Property - On-Site Drainage Evaluation," prepared by Wood Rogers, dated September 2011. In addition, prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Prior to approval of Improvement Plans	Engineering	
21.	** The design of storm water quality facilities to support development of Phase 1 shall comply with the "Technical Storm Water Quality Report for the Lincoln Village 7 Phase 1," prepared by MacKay and Somps, dated March 16, 2016.	Prior to approval of Improvement Plans		
22.	The Developer shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
23. For those improvements that affect regulated resources, the Developer shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
24. The Developer shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to approval of Improvement Plans that affect the regulated resources of Final Map.	Planning	
25. ** The Developer shall inventory oak trees that will be removed as a result of development within the Phase 1 VTSM and shall mitigate loss of on-site oak trees through the planting of replacement oak trees within the Village 7 open space areas. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to approval of Improvement Plans and Final Map	Engineering and Planning	

Condition	Timing	City Department	Status
26. ** Cultural Resources Mitigation Measure: An archaeological excavation consisting of one controlled unit (three feet by three feet by three feet) will be placed in the center of archeological resource V7-01 to determine if an archaeological deposit is present. If a deposit is not present, no further actions will be required. If a deposit is present, the resource boundary will be covered or capped with fill dirt and a restriction will be established to avoid further disturbance (excavation) that would impact the deposit. Such restriction shall be noted of any final map that includes the area of the resource and shall be recorded on the individual residential lots to restrict activities within the resource boundary. A UAIC will monitor ground disturbing activities associated with construction within a yet-to-be-defined sensitivity area that would be drawn around the resource boundary and the developer shall provide funding for the UAIC monitor.	Prior to approval of subdivision improvement plans, recordation of final map or site disturbance, whichever comes first	Engineering and Planning	
TRANSPORTATION/STREET IMPROVEMENTS			
27. ** The configuration, location and timing of street improvements shall be as set forth in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	
28. Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide travel lane or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders and shall be provided with a minimum vertical clearance of not less than 13-feet 6-inches (13'-6"). Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock is to be provided on all easement gates.	Prior to approval of Improvement Plans and Final Map	Engineering	

Condition	Timing	City Department	Status
29. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Engineering	
30. The Developer shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Engineering	
31. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
32. If determined necessary by the City, the Developer shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Engineering	
33. ** The Developer shall design and construct reclaimed water facilities as specified in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	

Condition	Timing	City Department	Status
34. The Developer shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
35. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to approval of Improvement Plans and Final Map	Engineering	
36. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	Engineering	
37. In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
38. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the Community Development Department).	Prior to approval of Improvement Plans and Final Map	Engineering	
39. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Developer shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	Engineering	

Condition	Timing	City Department	Status
FLOODPLAIN/WETLANDS			
40. * Grading of the project shall comply with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.) If the proposed grading results in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map), the Applicant shall file requests to FEMA for map changes (i.e. CLOMR or LOMR), if necessary, in accordance with FEMA regulations, and shall be responsible for any costs associated with processing these. A CLOMR has been previously approved by FEMA for the project. Within six months of completion of grading, the Applicant shall submit a request for the LOMR, and shall work diligently and cooperatively with FEMA until an approved LOMR is issued. No building permits will be issued within the FEMA designated 100-year floodplain until a LOMR is issued, which shows residential lots outside the 100-year (i.e. Zone A) and 50-year (i.e. Zone Shaded X) floodplain.	Approved CLOMR; prior to Construction within floodplain. Approved LOMR; application to FEMA within six months of completion of grading, and issued by FEMA prior to Building Permit issued for lots within the 100-year and 500-year FEMA designated floodplain	Engineering	

Condition	Timing	City Department	Status
41. * All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Engineering	
FIRE			
42. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Engineering	
43. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Engineering	
44. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Engineering	

PARKS AND TRAILS			
45. The Developer shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, in accordance with the Project Development Agreement and Specific Plan. Landscape and Trail plans shall be approved with the Public Improvement Plans. The following specifications shall be applied to trails in the project: • Trails must be located to the satisfaction of the City Engineer, consistent with the Specific Plan and 404 permit as applicable. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Developer shall install all required signage for the trail.	Prior to approval of Improvement Plans and final Map.	Planning and Engineering	
46. The Developer shall design and construct open fencing along all open space, drainage corridors, and parkways consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	
47. ** The Developer shall prepare Improvement Plans for parks (Park A and Park B) and Major Paseos (Lots C through U) for City review and approval. Such plans shall address frontage improvements, grading and drainage, mobility improvements, landscaping and recreational improvements.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	

LANDSCAPING			
48. As specified in the Village 7 General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The project will be required to incorporate the use of non-potable water into the Irrigation Plans where available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Engineering	
49. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The Community Development Director shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Engineering	

LIGHTING/DESIGN			
50. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Village 7 General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Engineering	
51. The Developer shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Engineering and Planning	

IMPROVEMENT PLAN NOTES			
52. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Engineering	
53. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Engineering	

54. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Engineering	
55. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Engineering	
56. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing."	Prior to approval of Improvement Plans	Engineering	
57. A note shall be added to the Improvement Plans: "The Developer shall submit Environmental surveys in compliance with the mitigation measures. The Developer shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Engineering and Planning	
58. A note shall be added to the Improvement Plans: "The Developer shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Engineering	

59. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction."	Prior to approval of Improvement Plans	Engineering	
GRADING			
60. The Developer shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Engineering	
61. The Developer shall provide a grading and erosion control security plan in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	Engineering	
62. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Grading on-site	Engineering	
63. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading on-site	Engineering	

64. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	Engineering	
FINAL MAP			
65. The Developer shall submit Joint Trench Plans for review by City Engineering	Prior to Acceptance of Improvements or Final Map	Engineering	
66. Prior to the approval of each Final Map, the Developer shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Developer shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Engineering	
67. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase 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	Engineering	
68. 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	Engineering	

69.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Map approval	Engineering	
70.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Engineering	
71.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Public Services	
72.	The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Map approval	Engineering	
73.	The Developer shall consent to the City's formation of, or annex to, a Drainage Maintenance Assessment District if deemed necessary by the City Engineer, as required by the Development Agreement.	Prior to Final Map approval	Engineering	

74.	The Developer shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Engineering	
75.	* Consistent with Section 3.9.1 of the Village 7 Development Agreement, if the City determines that there may be a shortfall in revenues needed to provide certain General Fund services to the Project, Developer agrees that either the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") or alternatively agrees to consent to the City's formation of a new Services CFD. If determined necessary by the City, such funding mechanism shall be established prior to the recordation of the first Large Lot Final Map on the Property.	Prior to Final Map approval	Engineering and Finance	
76.	* The Developer will participate in the Public Facilities Element Fee program as outlined in the Development Agreement.	Prior to Final Map approval.	Engineering	
77.	The Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to Final Map approval	Fire and Planning	

78.	In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79.	In the event that Homeowner Associations (HOA's) are established for the project, the Developer shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Developer shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Engineering	
80.	All small lot subdivisions shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan for Village 7. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Planning	
81.	After recordation of the Final Map, the Developer shall provide to the City one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Engineering	
PRIOR TO CONSTRUCTION				
82.	The Developer shall apply for and obtain an Encroachment Permit from the Community Development Department prior to any work conducted within the City right-of-way.	Prior to beginning construction	Engineering	

83.	The Developer, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	Engineering and Fire	
84.	The Developer shall consult with/notify the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	Engineering	
85.	An on-site meeting with the Developer, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Developer shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Developer shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	Engineering	
86.	All construction haul routes shall be approved by the Community Development Department prior to commencement of any construction activity	Prior to any construction	Community Development	
DURING CONSTRUCTION				
87.	Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	Engineering	

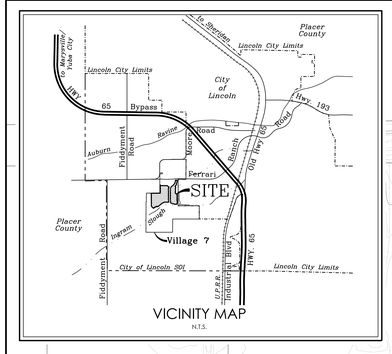
88.	For each phase of development, the Developer shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Developer identifies any unique unforeseen soils conditions, the Developer shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	Engineering	
89.	The Developer/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	During construction	Engineering	
90.	For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Developer. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	Engineering	
91.	The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Developer shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
92.	The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Developer shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	

PRIOR TO ACCEPTANCE			
93. For each phase of development, the Developer shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Engineering/ Public Services	
94. The Developer shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance of Improvements	Engineering	
95. The Subdivider, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	Engineering	
96. The project shall be required to underground all existing public utilities fronting Phase 1 of the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	Engineering	
97. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	Engineering	
98. Prior to the acceptance of each phase of improvements, the Developer shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance of Improvements	Engineering	

99. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Developer, at his expense, to the satisfaction of the Community Development Director.	Prior to Notice of Completion	Engineering	
100. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Developer shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Developer shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	Engineering, Community Development, and Public Services	
101. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	Engineering	
PRIOR TO BUILDING PERMIT			
102. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building and Engineering	
103. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	

104. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards.	Prior to Building Permit Issuance	Community Development	
105. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Building, Planning, and Police Department	
106. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
107. The Developer shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
108. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
109. The Developer shall comply with the Development Agreement regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	

110. Unless otherwise addressed in the Development Agreement, the development of any residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
PRIOR TO OCCUPANCY			
111. The Developer shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy of each home	Building	
112. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Final Inspection / Occupancy	Building	



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. "BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave, at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

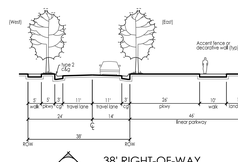
BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

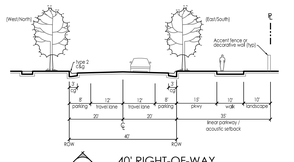
TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

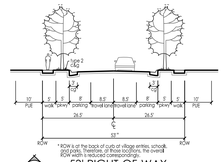
APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband



I1 — 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.

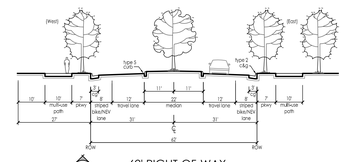


I — 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.

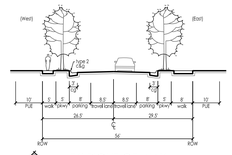


J — 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.

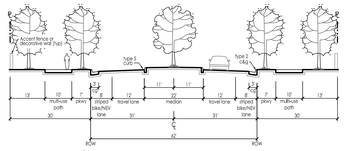
* ROW is at the back of curb at village entries, schools, pool parks, Freeway, or Ross Ranch/Hwy 65. The overall ROW width is consistent throughout.



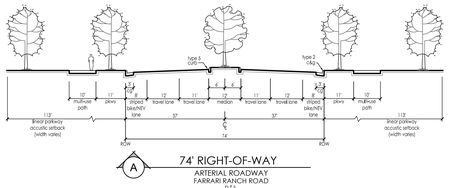
D — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



J1 — 56' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides / 8' walk one side)
n.t.s.



C — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



A — 74' RIGHT-OF-WAY
ARTERIAL ROADWAY
FARRARI RANCH ROAD
n.t.s.

Village 6
VMDR
72 LOTS - 40' x 90' (TYP.)
9.6 ± AC G
9.5 ± AC N

Village 7
VMDR
95 LOTS - 45' x 67' (TYP.)
11.3 ± AC G
11.1 ± AC N

TENTATIVE SUBDIVISION MAP LIMITS

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± AC N

Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

FERRARI RANCH ROAD
WESTERN BOULEVARD
CENTRAL BOULEVARD
INGRAM SLOUGH
SOUTH INGRAM SLOUGH
NORTH INGRAM SLOUGH
FUTURE BRIDGE
FUTURE roadway (south of traffic circle)
Lot A Park 4.3± Ac
Lot B Park 2.9± Ac
Lot C Major Paseo 0.08± Ac
Lot D Major Paseo 0.07± Ac
Lot E Major Paseo 0.05± Ac
Lot F Major Paseo 0.05± Ac
Lot G Major Paseo 0.07± Ac
Lot H Major Paseo 0.07± Ac
Lot I Major Paseo 0.2± Ac
Lot J Major Paseo 0.09± Ac
Lot K Major Paseo 0.2± Ac
Lot L Major Paseo 0.3± Ac
Lot M Major Paseo 0.1± Ac
Lot N Major Paseo 0.1± Ac
Lot O Major Paseo 0.04± Ac
Lot P Major Paseo 0.04± Ac
Lot Q Major Paseo 0.09± Ac
E Drive
F Drive
G Drive
H Drive
I Drive
J Drive
K Drive
L Drive
M Drive
N Drive
O Drive
P Drive
Q Drive
R Drive
S Drive
T Drive
U Drive
021-283-018-000 LINCOLN LAND HOLDINGS LLC
021-283-012-000 LINCOLN LAND HOLDINGS LLC
021-283-010-000 LINCOLN LAND HOLDINGS LLC
021-283-007-000 DAVIS CHRISTIE K & JACKIE N
021-283-008-000 LINCOLN CITY OF
021-283-009-000 SWINGLE KEVIN & SWINGLE COREY
327-010-040-000 LINCOLN CITY OF

Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.6
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

N

0 50 100 200
SCALE: 1"=100'

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484

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10/14/2021 12:45:50 pm jpowers

LEGEND

PROPOSED	DESCRIPTION	EXISTING
8"SS	SEWER LINE (SIZE INDICATED)	8"SS
	SEWER MANHOLE	
12"W	WATER LINE (SIZE INDICATED)	12"W
16"NP	NON POTABLE WATER LINE (SIZE INDICATED)	
	BLOW OFF VALVE	
	FIRE HYDRANT ASSEMBLY	
	GATE VALVE	
	BUTTERFLY VALVE	

FERRARI RANCH ROAD

WESTERN BOULEVARD

CENTRAL BOULEVARD

021-263-018-000
LINCOLN LAND HOLDINGS LLC

021-263-012-000
LINCOLN LAND HOLDINGS LLC

021-283-010-000
LINCOLN LAND HOLDINGS LLC

021-283-006-000
DAVIS CHRISTIE K & JACKIE N

021-283-007-000
SNOW LAVERNE ALVES ET AL

021-283-009-000
SWINGLE KEVIN & SWINGLE COREY

021-283-008-000
LINCOLN CITY OF

327-010-040-000
LINCOLN CITY OF

Lot A
Park

Lot B
Park

Lot C
Major Paseo

Lot D
Major Paseo

Lot E
Major Paseo

Lot F
Major Paseo

Lot G
Major Paseo

Lot H
Major Paseo

Lot I
Major Paseo

Lot J
Major Paseo

Lot K
Major Paseo

Lot L
Major Paseo

Lot M
Major Paseo

Lot N
Major Paseo

Lot O
Major Paseo

Lot P
Major Paseo

Lot Q
Major Paseo

Future roadway
(south of traffic circle)

FUTURE BRIDGE

N

0 50 100 200
SCALE: 1"=100'

AMENDED PRELIMINARY UTILITY PLAN

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

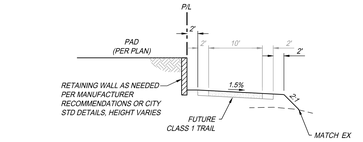
Lincoln, CA

October 14, 2021

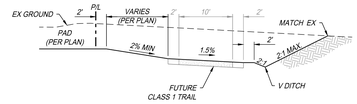
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

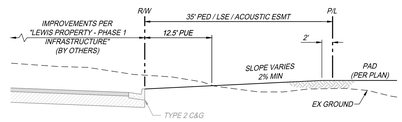




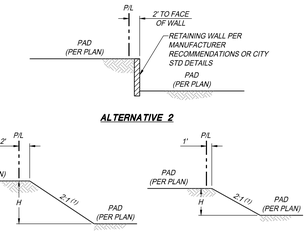
1 GRADING SECTION (NTS)



2 GRADING SECTION (NTS)

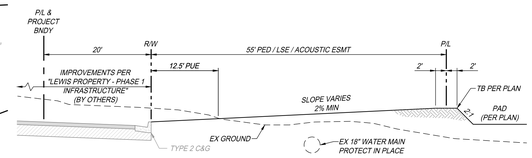


3 WESTERN BLVD - TYPICAL SECTION (NTS)

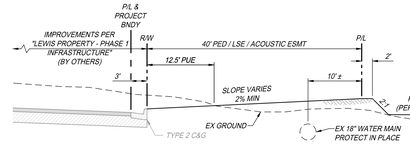


TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING (NTS)

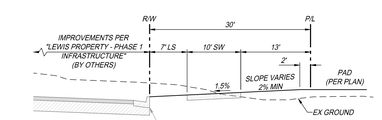
NOTE:
1) THE DETERMINATION OF RETAINING WALLS OR SIDE SLOPES FOR REAR AND SIDE YARDS SHALL BE DETERMINED DURING THE DESIGN PHASE AND PREPARATION OF IMPROVEMENT PLANS



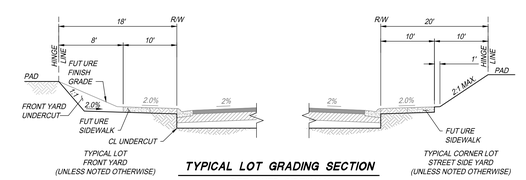
5 WESTERN BLVD - TYPICAL SECTION (NTS)



6 WESTERN BLVD - TYPICAL SECTION (NTS)



7 CENTRAL BOULEVARD - TYPICAL SECTION (NTS)



TYPICAL LOT GRADING SECTION
DETACHED SIDEWALK (NTS)

NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. GRADING & UTILITIES SHOWN WITH SCREENED LINEWORK FOR LIBERTY @ LINCOLN - AREA 2. PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROUGH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES, (BY OTHERS)
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO.: " BM A 855" ELEV.: 127.877'. NGS BENCHMARK DISK STAMPED "A 855 1949" SET IN CONCRETE MONUMENT 39± EAST OF E. SPRR RAIL, 31.5± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI S. OF LINCOLN. NGS PID JS0897.
8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS". (BY OTHERS)
9. CONVERSION BETWEEN NAVD88 AND NGVD29 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED " BM A 855". BASED ON THIS DATA POINT, THE VERTICAL DIFFERENCE IS 2.34 FEET.

N

0 50 100 200
SCALE: 1"=100'

AMENDED PRELIMINARY GRADING PLAN

LIBERTY @ LINCOLN - AREA 2

Lincoln, CA

(VILLAGE 7 PHASE 1)

October 14, 2021

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

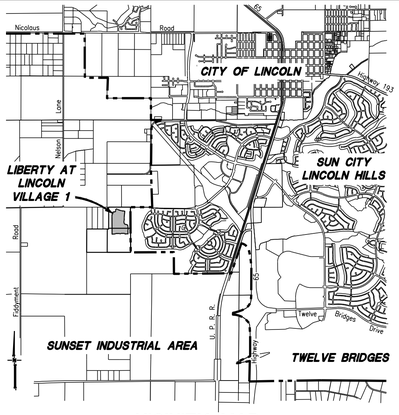
18484

ATTACHMENT-4

IMPROVEMENT PLANS FOR:

LIBERTY AT LINCOLN VILLAGE 1

LINCOLN, CALIFORNIA



VICINITY MAP
(NTS)

LEGEND

PROPOSED	DESCRIPTION	EXISTING	FUTURE
	CURB, GUTTER & SIDEWALK		
	TYPE 2 CURB, GUTTER & SIDEWALK		
	STREET CENTERLINE		
	RIGHT-OF-WAY		
8"SS	SANITARY SEWER	8"SS	8"SS
	SANITARY SEWER CLEANOUT		
	SANITARY SEWER MANHOLE		
12"SD	STORM DRAIN	12"SD	12"SD
	STORM DRAIN MANHOLE		
	STORM DRAIN DROP INLET		
8"W	WATER MAIN	8"W	8"W
8"RW	RECYCLED WATER MAIN	8"RW	8"RW
	BLOW-OFF VALVE ASSEMBLY		
	GATE VALVE		
	BUTTERFLY VALVE		
	AIR RELEASE VALVE		
	FIRE HYDRANT		
	WATER LINE PROFILE (PVC PIPE)		
	WATER LINE PROFILE (DUCTILE IRON PIPE)		
X	TEMPORARY CONSTRUCTION FENCE	X	X
	SLOPE BANK		
	SURVEY MONUMENT WELL		
	STREET LIGHT		
	STREET NAME SIGN		
	OVERLAND RELEASE		
	STREET BARRICADE		
	STREET LIGHT PULL BOX		

CONTRACTOR RESPONSIBILITY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF LINCOLN AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF LINCOLN OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER.

ELECTRONIC LINEWORK

ELECTRONIC VERSIONS OF THE LINEWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS, OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

SWPPP NOTE

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP IS KEPT UP-TO-DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY LOCAL AND STATE INSPECTORS.

STAKING REQUESTS

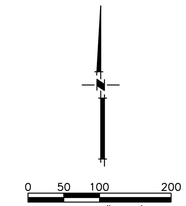
MACKAY & SOMPS SHALL BE NOTIFIED AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.

FINISHED LOT GRADING

THE GRADING PLAN PREPARED BY MACKAY & SOMPS IS MEANT, AMONG OTHER THINGS, TO ENSURE THAT ADEQUATE SURFACE DRAINAGE AWAY FROM AND AROUND THE HOUSE AND TO THE STREET OR OTHER APPROVED DRAINAGE FACILITY CAN BE ACHIEVED WITHOUT ANY SUBSTANTIAL EARTHMOVING BEYOND THE INITIAL ROUGH GRADING OPERATION. IN ORDER TO ACTUALLY ACHIEVE ADEQUATE DRAINAGE, FINISH GRADING AND LANDSCAPING, WHICH ARE BEYOND MACKAY & SOMPS SCOPE AND CONTROL, MUST FAITHFULLY INCORPORATE THE DRAINAGE CONCEPTS CONTAINED IN THE PLANS AND SPECIFICATIONS PREPARED BY MACKAY & SOMPS.



SITE PLAN
SCALE: 1"=100'



MAINTENANCE NOTE:

- PUBLIC SUBDIVISION/INFRASTRUCTURE IS MAINTAINED BY THE CITY OF LINCOLN

WORKING HOURS:

- 7:00AM TO 5:00PM MONDAY-FRIDAY
- WORK BETWEEN 8:00AM TO 4:00PM ON SATURDAY, SUNDAY AND HOLIDAYS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 72 HOURS PRIOR TO THE DESIRED CONSTRUCTION

BENCHMARK:

NGS BENCHMARK DISK STAMPED 'A 855 1949' ELEV. 130.210 NAVD 88

DISK SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5'± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI SOUTH OF LINCOLN. NGS PID JS0897

NOTE: THE ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE ON NGVD 29 DATUM. TO CONVERT FROM NGVD 29 TO NAVD 88, ADD 2.333-FEET.
EXAMPLE: 127.877 (NGVD 29) = 130.210 (NAVD 88)

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES		PHONE
U.S.A.	UNDERGROUND SERVICE ALERT		(800)227-2600
TELEPHONE	AT&T	JIM JOHNSON	(530)888-2048
COMMUNICATIONS	CONSOLIDATED	WAYNE ANDERSON	(916)786-1226
GAS	PACIFIC GAS & ELECTRIC	MARY WESTFALL	(530)889-3256
ELECTRIC			
FIRE	CITY FIRE CHIEF		(916)434-2416
WATER	PUBLIC WORKS	STAFF	(916)434-2450
SEWER			
STORM DRAIN			
CABLE T.V.	WAVE	EVELYN CORTEZ	(866)928-3123

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEERING STUDY, PREPARED BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000, DATED FEBRUARY 1, 2022

ENGEO INCORPORATED

ADDRESS: 2213 PLAZA DRIVE, ROCKLIN, CA 95765

APPROVED BY: _____

REGISTERED PROFESSIONAL ENGINEER — MARK M. GILBERT — No. 2191 — GEOTECHNICAL — STATE OF CALIFORNIA

MARK GILBERT, GE

ESTIMATED EARTHWORK QUANTITIES

AREA	CUT(CY)	FILL(CY)	ADJUSTED FILL(10%)(CY)	NET(CY)
VILLAGE 1	N/A	N/A	N/A	N/A
TOTALS	N/A	N/A	N/A	N/A

EARTHWORK NOTES:
1. LIBERTY AT LINCOLN - AREA 2 VILLAGE 1 PROJECT WAS GRADED AS A PART OF LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING. NO ADDITIONAL GRADING IS ANTICIPATED WITH VILLAGE 1.

WDID# 5S31C397402

CITY OF LINCOLN FIRE DEPARTMENT

APPROVED BY: _____ 6/18/25

DIVISION CHIEF — DATE

CITY OF LINCOLN ENGINEERING DEPARTMENT

APPROVED BY: _____ 06/11/25

VIN CAY, CITY ENGINEER — DATE

RECORD DRAWINGS APPROVED BY: _____

CITY ENGINEER — DATE

SHEET INDEX

1. COVER SHEET
2. CITY OF LINCOLN GENERAL NOTES
3. MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS
4. TYPICAL SECTIONS AND DETAILS
5. WATER PLAN
6. UTILITY PLAN
7. ANTHEM DRIVE PLAN & PROFILE (STA 6+02.79 TO 6+81.67)
   PARADE DRIVE (N) PLAN & PROFILE (STA 10+00.00 TO 12+68.02)
8. HONOR LANE PLAN & PROFILE (STA 6+03.68 TO 11+52.85)
   RESOLUTION WAY PLAN & PROFILE (STA 15+28.93 TO 15+71.43)
9. ANTHEM DRIVE (W) PLAN & PROFILE (STA 14+92.29 TO 24+64.17)
   PARADE DRIVE (W) PLAN & PROFILE (STA 24+64.17 TO 26+02.55)
10. PARADE DRIVE (E) PLAN & PROFILE (STA 10+00.00 TO 17+24.49)
11. REVELRY DRIVE (N) PLAN & PROFILE (STA 10+00.00 TO 14+58.05)
    REVELRY DRIVE (E) PLAN & PROFILE (STA 15+69.58 TO 18+70.94)
12. EROSION CONTROL PLAN
13. SIGNING AND STRIPING

STREET LIGHT PLAN (1)
E-1 VILLAGE 1 STREET LIGHT PLAN

PLAN NOTES:
(1) STREET LIGHT PLAN IS THE RESPONSIBILITY OF TJKM TRANSPORTATION CONSULTANTS

NOTES

1. IMPROVEMENT ACCEPTANCE BY THE CITY ENGINEER SUBJECT TO RECEIPT OF A LETTER OF DETERMINATION BY FEMA
2. CITY ENGINEERS WRITTEN APPROVAL REQUIRED PRIOR TO CONNECTION TO EXISTING WATER SYSTEM

REGISTERED PROFESSIONAL ENGINEER — JENNIFER N. LANE — NO. 65801 — CIVIL — STATE OF CALIFORNIA

811 Know what's below. Call before you dig.

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

OWNER/DEVELOPER:
LEWIS MANAGEMENT CORP.
CONTACT: PHIL RODRIGUEZ
9216 KIEFER BLVD
SACRAMENTO, CA 95826
PHONE: (916) 403-1703

ENGINEER:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
CONTACT: TYE SHEEHAN
1025 CREEKSIDE RIDGE DRIVE, SUITE 150
PHONE: (916) 773-1189
FAX: (916) 773-2595

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: 1" = 100'
DRAWN BY: S.T.T.
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

COVER SHEET

CITY OF LINCOLN — CALIFORNIA

SHEET 1 OF 13
PROJECT NO. 18484.A2.V1

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CITY OF LINCOLN PROJECT NOTES

CITY STANDARD NOTES

1. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION, CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
2. ALL MATERIALS METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS, JANUARY 2020 OR LATEST EDITION, OR MOST CURRENT STANDARDS WHEN APPROVED, AND CALTRANS LATEST EDITION OR MOST CURRENT STANDARDS WHEN APPROVED (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE CERTIFICATION FOR CONFORMANCE WITH CITY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LINCOLN CITY ENGINEER FOR A PRE-CONSTRUCTION CONFERENCE, 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 48-HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION OF PUBLIC FACILITIES SHALL BE GIVEN 48-HOURS IN ADVANCE, AND BE PERFORMED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. THE CITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE AND PROVIDED WITH A WORK PLAN PRIOR TO CONNECTING TO EXISTING PUBLIC INFRASTRUCTURE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR.
6. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION, AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN IN THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION TO BE UNKNOWN.
7. THE CONTRACTOR IS TO EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE, ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.
11. THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO RETAIN AND USE LOCAL VENDORS, SUPPLIERS. SUBCONTRACTORS AND LABOR, PROVIDED SAME ARE COMPETITIVE.
12. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. FOR INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
14. CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY.
15. THE CITY OF LINCOLN COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRING A THREE (3) YEAR WARRANTY ON ALL STREETS THAT ARE CONSTRUCTED DURING THE RAINY SEASON (OCTOBER 1 THRU MARCH 31), AND FOR STREETS WHERE UTILITIES ARE BEING INSTALLED DURING THIS TIME FRAME.
16. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.
17. PONDING WATER IN THE LANDSCAPE MEDIANS WHILE UNDER CONSTRUCTION IS NOT PERMISSIBLE.
18. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS WILL NOT BE PERMISSIBLE.
19. PONDING WATER BETWEEN THE BUILDING PAD AND THE BACK OF WALK IS NOT PERMITTED.

EARTHWORK

1. ENGEO INCORPORATED SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000 , DATED FEBRUARY 1, 2022 , AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.
2. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AND CITY'S SPECIFICATIONS AND SHALL BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT
3. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER
4. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT.
5. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER. AS IT RELATES TO EXISTING CITY STREETS, THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.
6. EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15TH IF LANDSCAPING HAS NOT BEEN INSTALLED.
7. WINTERIZATION NOTE - THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH; EROSION PROTECTION ON SLOPES 10: 1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER.
    1) NO SEDIMENT SHALL LEAVE THE PROJECT AREA
    2) GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS.
    3) PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SEC 110N SS 60-05 (CALTRANS SPECS).
    4) SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS.
    5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.
8. WHEN COMPACTION CANNOT BE DETERMINED BY SPECIFIED TEST METHODS, THE CONTRACTOR SHALL PROPOSE A METHOD TO ACHIEVE REQUIRED DENSITIES. THE METHOD MUST BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND CITY ENGINEER PRIOR TO IMPLEMENTATION. ANY WORK DONE PRIOR TO APPROVAL MAY BE REJECTED. A FULL TIME GEOTECHNICAL INSPECTOR SHALL BE PRESENT TO OBSERVE PERFORMANCE OF BACKFILLS. THE CITY RESERVES THE RIGHT TO REJECT ANY BACKFILL WHERE INSPECTOR IS NOT PRESENT.

SEWER

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

    PIPE ALTERNATIVES FOR MAINS AND SERVICES SHALL BE:

    a. PVC SDR 26 PIPE
    b. EXTRA STRENGTH VITRIFIED CLAY PIPE BELL AND SPIGOT CONFORMING TO ASTM C700-C301, C828, C425 AND C12 STANDARDS
    c. PIPES GREATER THAN 15" DIAMETER, PIPE BELL AND SPIGOT TO BE NEW HIGH STRENGTH CLASS
    d. FORCE MAINS LESS THAN 6" DIAMETER TO BE POLYVINYL CHLORIDE PIPE SCHEDULE 80
    e. FORCE MAINS 6" DIAMETER AND LARGER TO BE HIGH DENSITY POLYETHYLENE (HDPE) WITH BUTT-FUSED JOINTS AND WALL THICKNESS OF NOT LESS THAN DR11
2. EXISTING SEWER FACILITIES SHALL BE EXPOSED AND INVERTS VERIFIED PRIOR TO PLACEMENT OF PROPOSED PIPE.
3. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN THE EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR AND BRICK PLUGS SHALL BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
4. ALL SANITARY SEWER INITIAL BACKFILL SHALL BE AS SHOWN ON CITY STD. SS-1
5. A VACUUM TEST SHALL BE DONE AFTER ASSEMBLY OF THE MANHOLE, BUT PRIOR TO BACKFILL. ALL LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED INSIDE THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10" OF MERCURY (APPROXIMATELY 5PSI) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9". ACCEPTABLE TIMES ARE: 60+ SECONDS FOR 48" MANHOLES, 75+ SECONDS FOR 60" MANHOLES, 90+ SECONDS FOR 72" MANHOLES, AND 120+ SECONDS FOR 84" MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED. THE CONTRACTOR IS TO PERFORM THE TEST AND SUPPLY ALL TEST EQUIPMENT.
6. ALL BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION. VALVE SHALL BE 4" SIZE WITH 4"SS SERVICE LINE, DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVE.
7. SEWER MANHOLES SHALL BE A MINIMUM OF 60 INCHES IN DIAMETER IF (a) THEY EXCEED 15 FEET IN DEPTH OR (b) SERVICE PIPES 15 INCHES AND GREATER.
8. THE PROJECT SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS PRIOR TO ACCEPTANCE OF THE SEWER BY THE CITY. A 72 HOUR NOTIFICATION MUST BE GIVEN TO THE CITY ENGINEER PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. ALL SEWER VIDEO TAPES/DATA ARE TO BE SUPPLIED TO THE CITY.
9. ALL SEWER SERVICE LATERALS SHALL JOIN THE MAIN BY MEANS OF A WYE RATHER THAN A TEE. (UNLESS OTHERWISE NOTED)
10. A STEEL BANDED “JIM” CAP MAY BE USED ON THE CLEANOUT TO GRADE PER STANDARD DETAILS SS-6 AND SS-7 IN LIEU OF THE THREADED PLUG REQUIRED ON THE DETAILS. ACCEPTABLE MATERIALS SHALL BE “BAND-SEAL END CAP” BY MISSION RUBBER, “QUIK CAP” BY FERNCO, OR EQUAL.

STORM DRAIN

1. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, (50 YEAR SERVICE LIFE).

    PIPE ALTERNATIVES SHALL BE:

    a. ACRYLONITRILE-BUTADIENE-STYRENE (ABS): MEETING ASTM DESIGNATION D2680
    b. HIGH DENSITY POLYETHYLENE (HDPE): TYPE S CONFORMING TO SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS AND AASHTO SPECIFICATIONS M-294
    e. POLYVINYL CHLORIDE (PVC):
        SIZES 8"-15": D3034, SDR 35
        SIZES 18"-27": F794, F2241, SDR 51
        SIZES 30"-48": F794
    f. REINFORCED CONCRETE PIPE (RCP): MEETING ASTM DESIGNATION C76 FOR CLASS I, II, III, IV, OR V.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.
4. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
5. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD. SD-30.

WATER

1. INSPECTION OF THE POTABLE WATER SUPPLY SYSTEM SHALL BE AS FOLLOWS:
    a. THE CITY ENGINEER WILL INSPECT ALL POTABLE WATER SUPPLY UP TO THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER/ METER SETTER.
    b. THE PROPERTY OWNER/ APPLICANT SHALL BE RESPONSIBLE FOR THAT PORTION OF THE WATER SUPPLY SYSTEM FROM THE BACKFLOW PREVENTER/ METER SETTER TO THE BUILDING.
2. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD-FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.

    PIPE ALTERNATIVES SHALL BE:

    a. POLYVINYL CHLORIDE PIPE (PUBLIC): MINIMUM CLASS 200 DR14 RATING CONFORMING TO AWWA C900 AND ASTM D 1784 FOR PIPE SIZES 6" TO 12"
    b. DUCTILE IRON PIPE (PUBLIC): MINIMUM CLASS 350 AND CONFORM TO ANSI/AWWA C150/21.50 THICKNESS DESIGN FOR PIPE SIZES 16" TO 36" AND CEMENT MORTAR LINED
    c. CONTRACTOR HAS OPTION AT CONTRACTOR'S EXPENSE TO USE D.I.P. FOR PIPE SIZES 6" TO 12". ALL D.I.P. SHALL BE POLYWRAPPED PER CORROSION CONSULTANT'S RECOMMENDATIONS AND AS APPROVED BY THE CITY.
    d. POLYVINYL CHLORIDE PIPE (PRIVATE): ASTM D-1784 SCHEDULE 40 (2" AND SMALLER) ASTM D-1784 SCHEDULE 80 (2-1/2" AND 3")
3. ONLY CITY STAFF IS AUTHORIZED TO OPERATE CITY VALVES. NOTIFY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO NEEDING VALVES OPENED OR CLOSED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED CUSTOMERS ONE DAY BEFORE SHUT OFF.
4. FIRE HYDRANTS SHALL BE CLOW #2060 OR EQUAL APPROVED BY THE CITY ENGINEER. ALL HYDRANTS SHALL BE INSTALLED PER CITY STD W-11 UNLESS OTHERWISE NOTED ON THESE PLANS.
5. ALL RUNS OF NONMETALLIC WATER MAINS SHALL HAVE A NO. 10 GAUGE SOLID INSULATED SOFT-DRAWN COPPER WIRE PLACED 6" OVER THE TOP OF THE PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END ASSEMBLY. ANY SPLICES SHALL BE SOLDERED OR USE WIRE NUT CONNECTIONS.
6. AT UTILITY CROSSINGS, MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STD. SS-10.
7. ALL VALVES SHALL BE FLANGED TO TEES AND/OR CROSSES. ALL MAINLINE VALVES 12-INCH AND LARGER SHALL BE BUTTERFLY VALVES. WHERE VALVE NUT IS GREATER THAN 36-INCH BELOW FINISHED GRADE, A VALVE OPERATING EXTENSION SHALL BE REQUIRED PER CITY STD. W-9.

WATER (CONTINUED)

8. THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING A WATER METER BY APPLYING TO THE WATER UTILITY BILLING SECTION AT THE CITY HALL. THE CONTRACTOR SHALL NOTIFY THE CITY AT (916 645-3314 AND 916 645-4070 EXT. 224) 24-HOURS IN ADVANCE FOR INSTALLATION. A LOCATION MAP OF THE HYDRANT BEING USED SHALL BE SUBMITTED TO THE CITY.
9. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE TRAFFIC RATED REINFORCED CONCRETE.
10. ALL VALVES AND G-5 BOXES (EXISTING AND NEW) SHALL BE ADJUSTED TO GRADE AND SHALL HAVE SUITABLE PERMANENT MARKERS WHICH CANNOT BE COVERED UP.
11. ALL SINGLE WATER SERVICES LESS THAN 45' LONG SHALL BE 1.5" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED. ALL DUAL WATER SERVICES AND SINGLE SERVICES 45' AND LONGER SHALL BE 1-1/2" TYPE K COPPER WITH 8 MIL POLYETHYLENE WRAP, COMPRESSION, OR AS NOTED.
12. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS. ALL BENDS 45° OR GREATER AND TEES SHALL HAVE BOTH RESTRAINED JOINTS AND THRUST BLOCKS.
13. FOR THRUST BLOCK DETAILS. SEE CITY STD. W-6 & W-6A.
14. CONTRACTOR SHALL NOTIFY CITY AT LEAST 72 HOURS PRIOR TO DISINFECTION OF WATERLINE SYSTEM, WITHOUT EXCEPTIONS.
15. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PER CITY SPECIFICATIONS.
16. CONSTRUCTION WATER USAGE IS NOT AVAILABLE FROM MAY 1ST TO DECEMBER 1ST WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF LINCOLN PUBLIC WORKS DEPARTMENT.
17. THE CITY PUBLIC WORKS DEPARTMENT WILL CONDUCT WATER QUALITY TESTS. TESTS WILL NOT BE PERFORMED UNTIL THE METER SETS ARE INSTALLED AND THE FIRE HYDRANTS HAVE BEEN RAISED OR LOWERED AS NECESSARY AND THE SYSTEM HAS PASSED THE PRESSURE TEST. CONTACT PUBLIC WORKS DEPARTMENT TO SCHEDULE WATER QUALITY TESTS.
18. WATER SERVICE SADDLES SHALL BE CC THREAD; JONES J996, MUELLER 13000 SERIES, A.Y. MCDONALD 3805 C900, OR APPROVED EQUAL.
19. CORPORATION STOPS SHALL BE CC THREAD X COMPRESSION: JONES E-1937SG, MUELLER B 25008, A.Y. MCDONALD 74000 SERIES, OR APPROVED EQUAL. INSULATION NOT REQUIRED WITH POLYETHYLENE COATED COPPER SERVICES.

STREETS/PARKING

1. ALL STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.
2. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS, CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS REVISED STANDARD PLAN RSP A88A, UNLESS OTHERWISE SHOWN ON PLAN.
3. EXISTING ASPHALT SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL WITH OR PERPENDICULAR TO, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING. THE EXPOSED EDGE OF ASPHALT AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. ANY CONCRETE, ASPHALT, TREES, FENCES, AND/OR OTHER ITEMS WITHIN THE RIGHT-OF-WAY THAT ARE OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. PRIOR TO REMOVAL OF ANY OF THE ABOVE MENTIONED ITEMS, APPROVAL BY THE CITY ENGINEER IS REQUIRED IF REMOVAL OF SAID ITEM IS NOT CALLED OUT ON THESE PLANS.
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.

CONSTRUCTION STAKING

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.
2. NO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE ISSUED UNTIL THE SURVEY MONUMENTS ARE IN PLACE AND THE CENTERLINE MONUMENT TIES ARE FURNISHED TO THE CITY ENGINEER'S OFFICE.

EROSION CONTROL AND WINTERIZATION

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT WHICH MAY RESULT FROM THE WORK.
2. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.
3. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE PRIOR TO ANTICIPATED STORM EVENTS, (OCTOBER 15 TO APRIL 15) AND AFTER ACTUAL EVENTS TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING CONTROL PRACTICES TO REDUCE POLLUTANT LOADINGS ARE ADEQUATE.
4. ALL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE MONITORED BY THE CONTRACTOR DURING ALL STORMS TO ENSURE CONTROL FEATURES ARE WORKING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED IF ORIGINAL MEASURES FAIL.
5. THE SWPPP PLAN FOR THIS PROJECT IS ON FILE WITH THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), AND ALL AMENDMENTS THEREOF, AND SHALL BE IMPLEMENTED BY THE CONTRACTOR. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR, AND SHALL DESIGNATE APPROPRIATE PERSONNEL TO ASSURE THAT THE PROJECT IS MONITORED, INSPECTED, AND UPDATED WITH REPORTS TO THE RWQCB BY CERTIFIED EROSION CONTROL INSPECTORS, TESTING LABORATORIES, DESIGNERS AND PROFESSIONALS AS REQUIRED BY THE RWQCB.

STRIPING

1. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT IMPROVEMENT PLANS AND SPECIFICATIONS, CALTRANS STANDARDS SECTIONS 84 AND 85, CALTRANS STANDARD PLANS, AND THE CALTRANS TRAFFIC MANUAL.
2. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL AND CONFORM TO SECTION 84-2 OF THE STATE STANDARD SPECIFICATIONS. ALL THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS SHALL INCLUDE GLASS BEADS.
3. APPLICATION AND THERMOPLASTIC MATERIAL SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

GENERAL NOTES

1. WATER LINE DEFLECTION SHALL BE ACCOMPLISHED BY DEFLECTION AT THE JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND PER CITY OF LINCOLN REQUIREMENTS. (MAX DEFLECTION 1° PER JOINT FOR PVC)
2. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CONTRACTOR SHALL NOTIFY THE CITY OF LINCOLN AND THE OWNER. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE ARCHEOLOGIST.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/MATERIALS LIST AND CONSTRUCTION METHODS TO CITY ENGINEER FOR REVIEW IN ADVANCE OF CONSTRUCTION. THESE SHOP DRAWINGS SHALL INCLUDE ALL APPURTENANCES, HORIZONTAL AND VERTICAL ALIGNMENT CHANGES AND PIPE ENDS.
4. ALL DRAINAGE INLETS SHALL INCLUDE A "NO DUMPING" PUBLIC NOTICE PER CITY DETAIL
5. ALL RADII AT CURB RETURNS REFER TO BACK OF CURB, UNLESS OTHERWISE NOTED.
6. RAW WATER IRRIGATION MAIN LINES THAT ARE 8" OR GREATER IN SIZE CROSSING STREETS AND BRIDGES SHALL BE DUCTILE IRON PIPE (CL 350) WRAPPED WITH 8 MIL POLYETHYLENE AND PLASTIC BACKFILL TAPE. MAINS LESS THAN 8" IN SIZE SHALL BE PURPLE PVC C900 CL 200 WITH PLASTIC BACKFILL TAPE.
7. ALL RAW WATER LINES SHALL BE WRAPPED WITH THE APPROPRIATE WARNING TAPE PER CITY STANDARDS.

GENERAL NOTES CONTINUED)

8. CURB AND GUTTER FLOWLINES AT D.I. LOCATIONS ON THESE PLANS ARE PROJECTED FLOWLINES ONLY. (FLOWLINE = LIP - 2") THEY DO NOT INDICATE GRATE ELEVATIONS.
9. 6" TO 12" WATER LINES SHALL BE LOCATED 6' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -36” MINIMUM OR AS NOTED.
10. 16" TO 30" WATER LINES SHALL BE LOCATED 8' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -42” MINIMUM OR AS NOTED.
11. ALL NON-WELDED D.I.P. WATER LINE JOINTS SHALL BE BONDED WITH INSULATED COPPER CABLE. ALSO TEST STATIONS SHALL BE INSTALLED PER CORROSION ENGINEER'S RECOMMENDATIONS AND AS APPROVED PER CITY ENGINEER. CONTRACTOR TO OBTAIN CORROSION ENGINEER'S REPORT FOR DETAILED RECOMMENDATIONS AND SPECIFICATIONS.
12. TRAFFIC SIGNS MAY BE MOUNTED ON STREET NAME SIGNS IF LOCATED IN THE SAME VICINITY.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT, AFTER LAYING THE FINAL LIFT OF ASPHALT CONCRETE, THE RAISED MANHOLE FRAME AND COVER SHALL CONFORM TO THE FINISHED SURFACE OF THE ROADWAY. FINISHED MANHOLE RIM ELEVATIONS SHOWN ON THE PLANS ARE TO BE USED AS A GUIDE ONLY.
14. STREET NAME SIGNS AND ALL TRAFFIC SIGNS SHALL CONFORM TO CITY STD. H-13 MODIFIED TO BE MOUNTED ON 1-3/4" X 1-3/4" UNISTRUT POSTS AND HAVE 8” DIAMETER FOUNDATIONS.
15. THE CITY REQUIRES ENCROACHMENT PERMITS FOR ALL CONSTRUCTION DONE IN THE RIGHT OF WAY INCLUDING, BUT LIMITED TO, THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET IMPROVEMENTS, AND DRY UTILITY CROSSINGS. THE ENCROACHMENT PERMITS SHALL BE ON FILE WITH THE CITY PRIOR TO CONSTRUCTION.
16. SLOPES SHOWN AROUND CUL-DE-SAC BULBS AND ELBOWS ARE BASED ON BACK OF CURB LENGTHS.
17. ONLY THOSE MANHOLES IN NON-PAVED AREAS SHALL HAVE BOLTED COVERS/GRATES, UNLESS OTHERWISE NOTED.
18. BARRICADES SHALL BE INSTALLED ONLY IF IMPROVEMENTS ARE NOT TO BE EXTENDED WITHIN THE SAME CONSTRUCTION SEASON.
19. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT SITE SECURITY MEASURES TO THE SATISFACTION OF THE CITY OF LINCOLN POLICE DEPARTMENT.
20. ALL CONSTRUCTION EQUIPMENT AND STATIONARY NOISE SOURCES ARE REQUIRED TO HAVE EFFECTIVE MANUFACTURE INSTALLED MUFFLERS.
21. LOCATE EQUIPMENT WARM-UP AREAS, WATER TANKS, AND EQUIPMENT STORAGE AS FAR FROM EXISTING RESIDENCES AS FEASIBLE.
22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. WHERE MARKINGS ARE NEAR PROPOSED EXCAVATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POTHOLING PRIOR TO EXCAVATION.
23. ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.
24. SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.
25. THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF AN ON-SITE CONSTRUCTION.
26. THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.
27. ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

ENGINEER'S NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, NEITHER THE CITY NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS.
2. CONTRACTOR TO EXPOSE EXISTING SEWER AND (OR) DRAIN LINE FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF PIPE. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VARIOUS ITEMS OF WORK.
3. PRIOR TO ANY CORRECTIVE ACTION, BY THE CONTRACTOR, WHICH IS NECESSARY DUE TO ALLEGED DESIGN OR STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING.

CONDITIONS OF APPROVAL NOTES

COA 54: CONSTRUCTION IN THE PROJECT SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS WRITTEN APPROVAL IS GRANTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ALLOWING WORK FOR DIFFERENT DAYS OR HOURS. RADIOS AND OTHER MUSICAL EQUIPMENT NOISE SHALL BE PLAYED AT LEVELS CONSISTENT WITH THE CITY OF LINCOLN STANDARDS SO AS TO BE CONTAINED ON-SITE.

COA 55: ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.

COA 56: SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.

COA 57: THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF ANY ON-SITE CONSTRUCTION.

COA 58: THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.

COA 59: ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS
PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1
CITY OF LINCOLN GENERAL NOTES
CITY OF LINCOLN CALIFORNIA

SHEET 2 OF 13
PROJECT NO.
18484.A2.V1

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MACKAY AND SOMPS PROJECT SPECIFICATIONS:

GENERAL

1. THESE PROJECT SPECIFICATIONS SHALL APPLY TO ALL ROADWAY IMPROVEMENTS. THESE SPECIFICATIONS ALSO APPLY TO ROUGH GRADING AND BUILDING PAD CONSTRUCTION AS SHOWN ON THE ROUGH GRADING PLANS FOR LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING.
2. THE WORK TO BE PERFORMED CONSISTS OF THE FURNISHING OF ALL LABOR, METHODS OF PROCESSES, IMPLEMENTS, TOOLS, MACHINERY, WATER AND MATERIALS NECESSARY AND REQUIRED FOR COMPLETION OF THE WORK.
3. FOR THE PURPOSES OF THIS SPECIFICATION THE TERM "CONTRACTOR" SHALL MEAN "ALL CONTRACTORS" UNLESS OTHERWISE QUALIFIED.

DEMOLITION:

4. DEMOLITION, IF ANY, SHALL BE DONE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DEMOLITION PERMITS FROM CITY.

EXISTING IMPROVEMENTS:

5. PARTICULAR CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHILE WORKING (ESPECIALLY CUTTING AND FILLING) NEAR ADJACENT PROPERTIES. EXTREME CARE MUST BE TAKEN WHEN WORKING AROUND ANY EXISTING FACILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY IMPROVEMENT DAMAGED BY IT OR ITS SUBCONTRACTORS OR MATERIAL SUPPLIERS.

EXISTING UTILITY SERVICES:

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND LEAVE IN-SERVICE EXISTING UTILITY SERVICES SUCH AS GAS, POWER, COMMUNICATION, WATER, SANITARY SEWER, STORM DRAIN, ETC. UNLESS OTHERWISE SPECIFIED ON PLANS.

POLLUTION CONTROL:

7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE ON FILE AT THE JOB SITE. THIS PLAN DESCRIBES THE MANNER IN WHICH POTENTIAL SOURCES OF POLLUTION WILL BE MANAGED ON THE SITE AND WILL INCLUDE PROVISIONS FOR EROSION CONTROL.
8. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE PROVISIONS OF THIS PLAN AND ALL OTHER LOCAL REQUIREMENTS AND CONDUCT ALL ITS OPERATIONS AND ACTIVITIES IN ACCORDANCE WITH SAME. THE PLAN WILL PROVIDE JOB SITE RULES FOR PROHIBITED OPERATIONS WHEN RAIN IS EXPECTED; EQUIPMENT FUELING, CLEANING, REPAIR & MAINTENANCE; MATERIAL DELIVERY, STOCKPILING & STORAGE; JOB SITE CLEANUP, ETC.. PROVISIONS OF THIS PLAN ARE NOT LIMITED TO TIMES OF INCLEMENT WEATHER.
9. ARRANGEMENTS FOR THE INSTALLATION, PROTECTION, AND/OR MAINTENANCE OF EROSION CONTROL MEASURES (BALES, FIBER ROLL, BERMS, SWALES, PONDS, EROSION CONTROL FENCING, HYDROSEEDING, TEMPORARY PIPES AND DRAINS, TEMPORARY ARMORING, ETC.) REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN ARE TO BE COORDINATED WITH THE OWNER.
10. IN ADDITION TO THE REQUIREMENTS NOTED ABOVE, CONTRACTOR WILL COMPLY WITH THE FOLLOWING PROVISIONS:
    - A. CONTRACTOR SHALL TRAIN ALL EMPLOYEES/SUBCONTRACTORS ON STORM WATER POLLUTION PREVENTION.
    - B. WASHING DOWN OF STREETS OR HARD SURFACES WITH WATER THAT ENTERS THE STORM DRAINAGE SYSTEMS IS PROHIBITED. RATHER, CONTRACTORS ARE TO SWEEP ROADWAYS AS NECESSARY TO AVOID POLLUTANTS ENTERING THE STORM DRAIN SYSTEM.
    - C. CONTRACTOR ARE TO COMPLY WITH ALL RECYCLING REQUIREMENTS OF THE LOCAL AGENCIES.
    - D. CONTRACTOR SHALL NOT ALLOW SAWCUT SLURRY TO ENTER THE STORM DRAIN SYSTEM.
    - E. CONTRACTOR SHALL INSPECT VEHICLES AND EQUIPMENT ARRIVING ON THE PROJECT FOR LEAKING FLUIDS AND SHALL PROMPTLY REPAIR ANY LEAKING VEHICLES OR EQUIPMENT. DRIP PANS SHALL BE USED TO CATCH LEAKS UNTIL REPAIRS ARE MADE. LEAKING FLUIDS SHALL BE PROPERLY DISPOSED.

SPECIFICATIONS AND STANDARDS

1. ALL WORK TO BE DONE WITH THIS PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE: CITY OF LINCOLN
2. IF ANY DEVIATION FROM THE CONSTRUCTION PLANS OR SPECIFICATIONS OR AGENCY STANDARDS OR DETAILS IS MADE BY EITHER THE CONTRACTOR OR THE OWNER DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR NOTIFICATION, CONSENT, AND WRITTEN APPROVAL OF MACKAY & SOMPS, MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE RESULTS OF SUCH DEVIATIONS.

QUALITY CONTROL

1. ALL PUBLIC IMPROVEMENT WORK BY CONTRACTOR SHALL BE DONE UNDER THE INSPECTION OF, AND TO THE SATISFACTION AND ACCEPTANCE OF THE CITY ENGINEER. IN THE EVENT OF ANY DISPUTE ARISING AS TO THE INTERPRETATION OF THE LOCAL AGENCIES' SPECIFICATIONS OR DETAILS OR THE CHARACTER OF THE WORK DONE BY THE CONTRACTOR, THE DECISION OF THE CITY ENGINEER SHALL BE CONCLUSIVE.

DISCREPANCIES

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND PHYSICAL CONDITIONS IN THE FIELD, OR ANY ERRORS OR OMISSION IN THE PLANS, IN THE LAYOUT OF SURVEY STAKES, AND/OR IN INSTRUCTIONS GIVEN, HE OR SHE SHALL IMMEDIATELY INFORM MACKAY & SOMPS.
2. A MAJORITY OF ERRORS ARE EASILY DETECTABLE (AND CORRECTABLE WITH MINIMAL EXPENSE AND DISRUPTION) IF COMMON SENSE AND GOOD CONSTRUCTION PRACTICES ARE FOLLOWED. MACKAY & SOMPS IS NOT RESPONSIBLE FOR ERRANT CONSTRUCTION RESULTING FROM THE CONSTRUCTION PROCESS PROCEEDING BLINDLY FROM STAKES AND/OR PLANS WITHOUT CROSS REFERENCING BETWEEN THE TWO. THE CONTRACTOR SHALL CONDUCT ROUTINE CHECKS PRIOR TO AND DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS AND SHALL HAVE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES. CHECKS WILL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING TYPES OF ACTIVITIES:
    - A. PLACING STRING LEVELS ON STRINGLINE CONTROLS TO CONFIRM PROPER SLOPE BEFORE USING THEM FOR CONSTRUCTION.
    - B. USING STRAIGHT EDGE AND HAND LEVEL TO CONFIRM CROSS SLOPES AND ADEQUACY OF STREET DRAINAGE PRIOR TO PLACING PAVEMENT.
    - C. SUBMITTING SHOP DRAWINGS OF FACTORY (OR FIELD) MANUFACTURED FACILITIES WHICH CONTAIN CRITICAL DIMENSIONS OR OTHER CRITICAL CHARACTERISTICS TO MACKAY & SOMPS OR OTHER CONSULTANTS FOR ACKNOWLEDGMENT WELL IN ADVANCE OF CONSTRUCTION.
    - D. COMPARING WHAT IS BEING CONSTRUCTED IN THE FIELD TO WHAT IS SHOWN ON THE PLANS. IMPROVEMENTS SHALL NOT BE CONSTRUCTED BY USING CONSTRUCTION STAKES ALONE.
3. ANY TIME THE CONTRACTOR DOUBTS THE REASONABLENESS OR CORRECTNESS OF AN ELEMENT IN THE PLANS OR FIELD CONTROL STAKING, THE CONTRACTOR SHALL CONTACT MACKAY & SOMPS FOR CLARIFICATION OR CONFIRMATION. MACKAY & SOMPS WILL ENDEAVOR TO RESPOND TO ANY SUCH INQUIRY MADE IN GOOD FAITH ON A HIGHEST PRIORITY BASIS. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL THE PROBLEM HAS BEEN REMEDIED OR DISPELLED, WILL BE DONE AT THE CONTRACTOR'S OWN RISK.

PERMITS, CONFORMANCE WITH LAWS

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF EVERY KIND RELATING TO THE PERFORMANCE OF THE WORK, AND IF ANY PERMIT SHALL BE REQUIRED BY ANY LOCAL GOVERNMENTAL AGENCY OR SPECIAL DISTRICT OR BE NECESSARY BY LAW, ORDINANCE, OR OTHER REGULATIONS, THE SAME SHALL BE PROCURED BY CONTRACTOR AT THEIR OWN EXPENSE.

SAFETY AND LIABILITY

1. CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND MACKAY & SOMPS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MACKAY & SOMPS RESPECTIVELY. THE COST OF ASSURING JOB SAFETY INCLUDING, BUT NOT LIMITED TO FENCING, TRENCH SHORING, TRAFFIC CONTROL AND/OR TRAFFIC WARNING DEVICES SHALL BE INCLUDED IN ALL APPLICABLE BID ITEMS. JOBSITE SAFETY ASSURANCES INCLUDE PROVIDING A SAFE JOBSITE FOR THE SETTING OF CONSTRUCTION STAKES. THE DUTIES OF MACKAY & SOMPS DO NOT INCLUDE ANY REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL AS PART OF ITS WORK, INCLUDING THE PREPARATION OF TRAFFIC CONTROL PLANS AND OBTAINING APPROVAL OF SAME AS REQUIRED.

COORDINATION

1. CONTRACTORS ARE TO NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES (CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES.
2. IT IS UNDERSTOOD BY THE CONTRACTOR THAT IT WILL BE RESPONSIBLE FOR THE ADVANCE COORDINATION AND SCHEDULING OF WORK BETWEEN ITSELF AND/OR ITS SUBCONTRACTORS AND ALL UTILITY COMPANIES.
3. ANY PUBLIC UTILITY INSTALLATION OBSTRUCTING THE WORK TO BE PERFORMED HEREUNDER SHALL BE MOVED AT THE EXPENSE OF THE PUBLIC UTILITY COMPANY OR OWNER AND WITHOUT COST TO THE CONTRACTOR UNLESS SPECIFIED OTHERWISE ON THE PLANS OR IN THESE SPECIFICATIONS.
4. NO ADDITIONAL COST SHALL BE CHARGED TO THE OWNER BY THE CONTRACTOR DUE TO DELAYS, INCONVENIENCE OR OTHER ADDITIONAL EXPENSES ASSOCIATED WITH THE PRESENCE OF SUCH OBSTRUCTIONS.

PRECONSTRUCTION CONFERENCE

1. PRIOR TO THE BEGINNING OF WORK, THERE WILL BE A PRECONSTRUCTION CONFERENCE HELD AT A TIME AND PLACE TO BE SPECIFIED BY THE OWNER. REPRESENTATIVES OF THE CITY OF LINCOLN, MACKAY & SOMPS, OWNER, AND OTHERS AS APPROPRIATE, (I.E. SOILS ENGINEER, UTILITY COMPANIES, ETC.) WILL MEET WITH THE CONTRACTORS TO REVIEW THE PROPOSED WORK AND DISCUSS CONSTRUCTION SCHEDULING.

STREET WORK CONSTRUCTION

IN ADDITION TO GRADING, THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING OPERATIONS:

1. PROVIDE AND DEPOSIT IN-PLACE AT JOB SITE ALL PAVEMENT, AND BASE ROCK FOR PAVEMENT, CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, AND DRIVEWAY APPROACHES CALLED FOR ON THE PLANS.
2. INSTALLATION OF ALL SIGNS, SURVEY MONUMENTS, PAVEMENT MARKINGS, STRIPING AND BARRICADES CALLED FOR ON THE PLANS. (NOTE THAT ALL NEW AND EXISTING MANHOLE CASTINGS, WATER VALVE BOX CASTINGS, ETC. WILL BE ADJUSTED TO GRADE AND HAVE NEW PAVEMENT PLACED AROUND CASTINGS BY THE UNDERGROUND CONTRACTOR.)

CONCRETE CONSTRUCTION

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSTRUCTION ITEMS:

1. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, CURB INLETS AND CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE REMOVAL AND DISPOSAL AS CALLED FOR ON THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR ON THE BID PROPOSAL FORM.
2. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK AND HANDICAP RAMPS SHALL BE AS SPECIFIED ON THE CITY STANDARD DETAILS AND/OR AS SHOWN ON IMPROVEMENT PLANS.
3. MARKING SEWER LATERAL AND WATER SERVICE LOCATIONS IN THE CURB, AND "WATER QUALITY" STENCILING OF STORM INLETS.
4. EXPOSE AND VERIFY LOCATION OF "AS-BUILT" STORM LATERAL WHILE EXCAVATING FOR STORM WATER INLET. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
5. IF THE CURB AND SIDEWALK IS MACHINE POURED, THE CONCRETE CONTRACTOR SHALL LEAVE "OPENINGS" THAT ARE A MINIMUM OF 10 FEET WIDE FOR THE STORM WATER INLETS OR EXPOSE, VERIFY, AND MARK THE LOCATION OF ALL STORM LATERAL STUBS PRIOR TO THE POUR IF SMALLER "OPENINGS" ARE DESIRED.
6. IF UNDERGROUND FACILITIES ARE INSTALLED PRIOR TO POURING STORM WATER INLETS, THE CONCRETE CONTRACTOR SHALL USE APPROPRIATE CARE IN EXCAVATING FOR THE STORM WATER INLETS. IF THE UNDERGROUND FACILITIES ARE DAMAGED THROUGH THE CONCRETE CONTRACTOR'S ACTIVITIES, THE CONCRETE CONTRACTOR WILL BE HELD RESPONSIBLE FOR SAID DAMAGES.

GRADING/UNDERGROUND COORDINATION

1. BACKFILL FOR UTILITY LINES SHALL BE AS REQUIRED BY THE SOILS ENGINEER AND CITY/DISTRICT. BACKFILL SHALL BE OBSERVED BY THE SOILS ENGINEER. SUCH OBSERVATIONS SHALL BE SCHEDULED AND COORDINATED BY THE UNDERGROUND CONTRACTOR. SOILS ENGINEER'S FEES WILL BE PAID BY THE OWNER.
2. THE UNDERGROUND CONTRACTOR SHALL MOVE SPOILS GENERATED FROM TRENCHES TO UNDERCUT ROADWAY. THIS WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR.
3. THE GRADING CONTRACTOR SHALL CONSULT WITH THE UNDERGROUND CONTRACTOR PRIOR TO GRADING SO THAT PROPER UNDERCUTTING TO ACCOMMODATE ANTICIPATED TRENCH SPOILS CAN BE ACCOMPLISHED.
4. VARIOUS AGENCIES AND/OR UTILITY DISTRICTS HAVE ESTABLISHED REQUIREMENTS FOR SUBGRADE PREPARATION WHICH MUST BE ATTAINED PRIOR TO WATER MAIN INSTALLATION. IT SHALL BE THE UNDERGROUND CONTRACTOR'S RESPONSIBILITY TO CONFORM TO THESE REQUIREMENTS AND BEAR THE COST FOR REGRADING STREET AREAS IF REQUIRED. ORIGINAL ROUGH GRADE STAKES ARE TO BE USED TO RE-ESTABLISH SUBGRADE.
5. ONE PRIMARY OBJECTIVE OF THE ROUGH GRADING PLAN IS TO ACHIEVE A DIRT BALANCE ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOIL BY SELECTIVELY UNDERCUTTING STREETS AS APPROPRIATE, OR BY OTHER METHOD APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER DURING GRADING PROCESS IF ADJUSTMENTS ARE NEEDED FOR SITE BALANCE. ADJUSTMENTS ARE TO BE MADE IN ACCORDANCE WITH THESE PLANS OR AT THE DIRECTION OF THE ENGINEER.

UNDERGROUND CONSTRUCTION

1. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF WATER MAINS, STORM DRAINAGE, SANITARY SEWER FACILITIES AND THEIR RESPECTIVE APPURTENANCES AND CERTAIN INLETS (INCLUDING WATER QUALITY STENCILING). IT SHALL ALSO BE RESPONSIBLE FOR LOWERING NEW AND PREVIOUSLY EXISTING MANHOLES, VALVE BOXES, CLEANOUTS, ETC. TO BELOW SUBGRADE LEVEL (FOR COMPLETION OF FINISH GRADING, ROCKING AND PAVING BY THE GRADING CONTRACTOR) AND RAISING SAME TO FINISH GRADE INCLUDING ALL PATCH PAVING NECESSARY. THE UNDERGROUND CONTRACTOR SHALL ALSO PROVIDE AN EFFECTIVE METHOD OF MARKING SEWER LATERALS AND WATER SERVICES FOR USE BY THE CONCRETE CONTRACTOR IN MARKING CURBS. HE SHALL ALSO MARK WATER VALVE LOCATIONS BY APPROPRIATE REFERENCE INDICATORS ON CURBS AS MAY BE REQUIRED BY THE CITY/ DISTRICT.
2. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL IMPORTED BACKFILL MATERIAL THAT MAY BE REQUIRED BY THE SOILS ENGINEER OR BY THE PUBLIC AGENCIES HAVING JURISDICTION. NO CLAIM FOR EXTRA PAYMENT WILL BE ALLOWED FOR IMPORTED TRENCH BACKFILL OR TRENCH BEDDING MATERIAL AS REQUIRED BY THE SOILS ENGINEER, BY THE CITY, OR DISTRICT HAVING JURISDICTION.
3. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SHORING OF SEWER TRENCHES IN ACCORDANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY LAWS. COST FOR THIS SHALL BE INCLUDED IN UNIT PRICES FOR VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE MADE. IT IS SUGGESTED THAT THE CONTRACTOR ENGAGE A CONSULTING ENGINEER TO DESIGN SHORING.
4. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND SITE OF WORK TO DETERMINE THE EXTENT OF PAVEMENT REMOVAL AND/OR REPAIR OR OTHER REMOVAL AND REPLACEMENT OR DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT UNDERGROUND LINES THROUGH EXISTING PAVEMENT OR OTHER AREAS. COST OF PAVEMENT, REPAIR, OR OTHER REMOVAL AND REPLACEMENT AND/OR REPAIR REQUIRED SHALL BE INCLUDED IN THE UNIT PRICES OF THE APPLICABLE ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
5. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL FITTINGS, SHORTER THAN STANDARD PIPE LENGTHS, OR BEVELED END PIPE THAT ARE REQUIRED TO ACHIEVE THE PIPE ALIGNMENTS SHOWN ON THE PLANS WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY CALLED FOR ON THE PLANS OR BID PROPOSAL FORMS, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
6. THE UNDERGROUND CONTRACTOR SHALL COMMENCE CONSTRUCTION FROM THE LOW END OF ALL GRAVITY LINES. SHOULD THE UNDERGROUND CONTRACTOR FAIL TO DO SO, AND SHOULD SUCH FAILURE RESULT IN AN UNDERGROUND SYSTEM THAT WILL NOT FUNCTION PROPERLY, THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE TO REMEDY THE SITUATION AT HIS OWN COST AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
7. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROJECT'S SOILS REPORT. IF SUB-SURFACE CONDITIONS REQUIRE A CHANGE IN TRENCHING METHODS FROM THAT ANTICIPATED, NO EXTRA COMPENSATION WILL BE ALLOWED. THE CONTRACTOR IS WELCOME TO OBTAIN HIS OWN SOIL BORINGS IF HE SO DESIRES. THIS SOILS WORK SHALL BE COORDINATED WITH THE OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION AND ALIGNMENT OF EXISTING UTILITY SYSTEMS TO BE CONNECTED TO. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
9. IT IS SOMETIMES REQUIRED OR REQUESTED THAT THE OWNER'S ENGINEER PROVIDE GRADES FOR THE UPSTREAM END OF SANITARY LATERALS. IF THIS IS DONE, THE UNDERGROUND CONTRACTOR SHALL NOT ASSUME THAT THE LATERALS ARE TO BE LAID ON A STRAIGHT GRADE FROM THE MAIN TO THE END OF THE LATERAL. THE UNDERGROUND CONTRACTOR SHALL REVIEW THE PLANS TO DETERMINE IF GRADE BREAKS IN THE LATERAL ARE NECESSARY (22.5° MAXIMUM DEFLECTION) OR IF WYES NEED TO BE SET A CERTAIN WAY TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL CONSTRUCT THE LATERAL AND WYE.

EXISTING UTILITY NOTE TO CONTRACTOR:

1. ALL EXISTING UTILITIES, WET & DRY, WITHIN THIS PLAN SET HAVE BEEN REPRESENTED TO BEST OF MACKAY & SOMPS' KNOWLEDGE AND IN ACCORDANCE WITH THE INFORMATION OBTAINED FROM THE GOVERNING AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY HIMSELF/HERSELF WITH THE ACCURACY OF THE EXISTING UTILITIES THROUGH PHYSICAL VERIFICATION AND/OR COORDINATION WITH THE CITY OF LINCOLN AND VARIOUS UTILITY PURVEYORS PRIOR TO BID & CONSTRUCTION.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OR ACCURACY OF DELINEATION OF UTILITIES, NOR THE EXISTENCE OF ADDITIONAL BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS WHICH MAY BE ENCOUNTERED. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL EXISTING CONDITIONS DISCOVERED BY THE CONTRACTOR SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR PROTECTION OF OR DAMAGE TO THEM.

ABBREVIATIONS:

AB	AGGREGATE BASE	DTL	DETAIL	H	HEIGHT	PSI	POUNDS PER SQUARE INCH	SQ F T, SF	SQUARE FEET
AC	ASPHALT CONCRETE	DW	DRIVEWAY	HGL	HYDRAULIC GRADE LINE	PT	POINT	STD	STANDARD
BC	BEGINNING OF CURVE	E	EAST	HP	HIGH POINT	PUE	PUBLIC UTILITY EASEMENT	SURF	SURFACE
BFV	BUTTERFLY VALVE	ELEC	ELECTRICAL	HPS	HIGH PRESSURE SODIUM	PVMT	PAVEMENT	SW, S/W	SIDEWALK
BO	BLOW OFF VALVE	EC	END OF CURVE	HS	HOUSE SERVICE	RCP	REINFORCED CONCRETE	T	TELEPHONE
BOC	BACK OF CURB	ELEV	ELEVATION	IMP	IMPROVEMENTS		PIPE	T-MAIN	TRANSMISSION MAIN
BMW	BOTTOM MASONRY WALL	EP, EOP	EDGE OF PAVEMENT	INTX	INTERSECTION	RECP	REINFORCED ELLIPTICAL	TB	TOP OF BANK
BRW	BOTTOM OF RETAINING WALL	ESMT	EASEMENT	INV	INVERT		CONCRETE PIPE	TBC	TOP BACK OF CURB
BSW	BACK OF SIDEWALK	ETB	EAST TOP OF BANK	IRRIG	IRRIGATION	RL	RESTRAINED LENGTH	TC	TOP OF CURB
BW, B/W	BACK OF WALK	ETW	EDGE OF TRAVEL WAY	LE, LSE	LANDSCAPE EASEMENT	R/W	RIGHT OF WAY	TCE	TEMPORARY CONSTRUCTION
BVC	BEGIN VERTICAL CURVE	EVA	EMERGENCY VEHICLE	LF	LINEAL FEET	RPM	REFLECTIVE PAVEMENT		EASEMENT
EVC	END VERTICAL CURVE		ACCESS	LP	LOW POINT		MARKER	TDC	TOP OF DEPRESSED CURB
CG, C&G	CURB & GUTTER	EX	EXISTING	LT	LEFT	RT	RIGHT	TF	TOP OF FENCE
CATV	CABLE TELEVISION	FOC	FACE OF CURB	MAX	MAXIMUM	S	SLOPE, SOUTH	TMW	TOP OF MASONRY WALL
C/L, CL	CENTERLINE	FB	FLUSHING BRANCH	MH	MANHOLE	SBL	SETBACK LINE	TRW	TOP OF RETAINING WALL
CLR	CLEARANCE	FES	FLARED END SECTION	MIN	MINIMUM	SD	STORM DRAIN	TS	TOP OF SLAB
CMP	CORRUGATED METAL PIPE	FF	FINISHED FLOOR	N	NORTH	SDMH	STORM DRAIN MANHOLE	TW	TOP OF WALL
CONST	CONSTRUCTION	FH	FIRE HYDRANT	NTS	NOT TO SCALE	SHT	SHEET	TYP	TYPICAL
COTG	CLEAN OUT TO GRADE	FL	FLOW LINE	OMP	OPEN METAL PIPE	SS	SANITARY SEWER	VIL	VILLAGE
CR	CURB RETURN	FUT	FUTURE	PCC	POINT OF COMPOUND CURVE	SSCO	SANITARY SEWER CLEANOUT	W	WATER, WES T
D	DEPTH, DISTANCE	G	GAS	PE	PEDESTRIAN EASEMENT	SSE	SANITARY SEWER EASEMENT	WLE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT	GB	GRADE BREAK	PL, P/L	PROPERTY LINE	SSFB	SANITARY SEWER FLUSHING	WS	WATER SERVICE
DI	DROP INLET	GET	GROUND WATER EXTRACTION	POC	POINT OF CONNECTION		BRANCH	WTB	WEST TOP OF BANK
DIP	DUCTILE IRON PIPE		AND TREATMENT LINE	PRC	POINT OF REVERSE CURVE	SSMH	SANITARY SEWER MANHOLE	X-SLOPE	CROSS-SLOPE
DIA	DIAMETER	GR	GRATE	PS	PROTECTIVE SLOPE				

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS

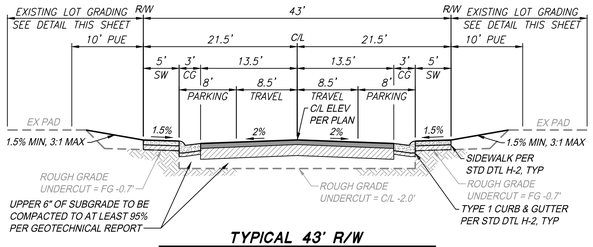
CITY OF LINCOLN CALIFORNIA

SHEET 3 OF 13

PROJECT NO. 18494.A2_V1

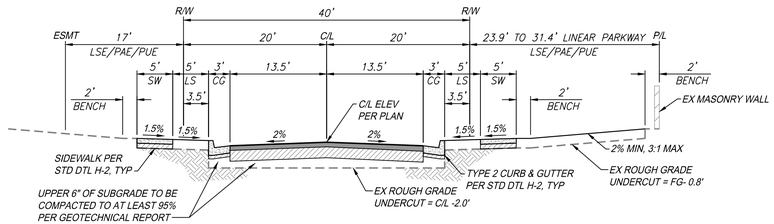
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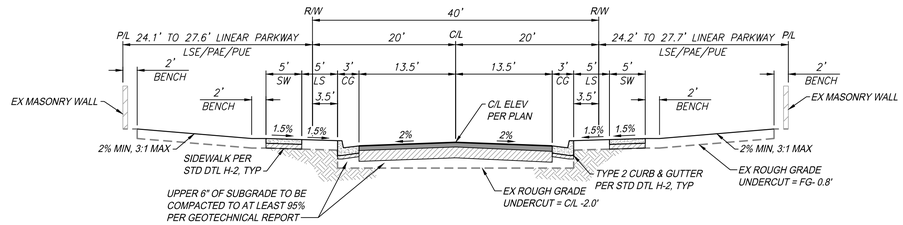
TYPICAL 43' R/W

ALL STREETS EXCEPT THOSE NOTED OTHERWISE
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



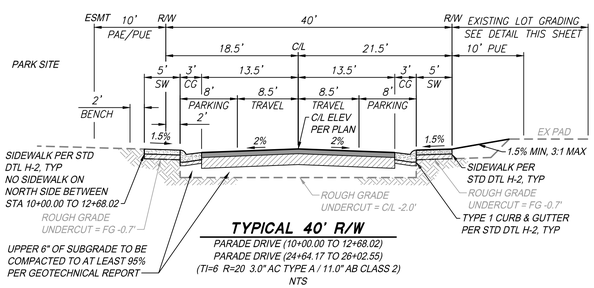
TYPICAL 40' R/W

ANTHEM DRIVE (6+02.79 TO 6+18.67)
ANTHEM DRIVE (14+92.29 TO 24+64.17)
(TI=7.5 R=20 4.0" AC TYPE A / 14.0" AB CLASS 2)
NTS



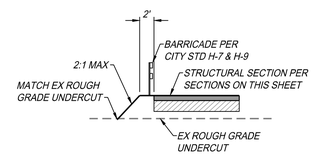
TYPICAL 40' R/W

HONOR LANE (5+98.32 TO 6+91.00)
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NTS



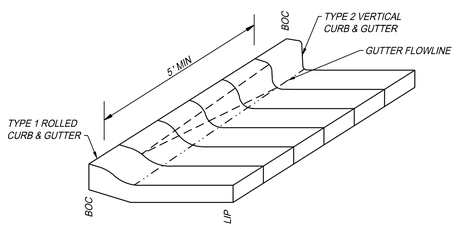
TYPICAL 40' R/W

PARADE DRIVE (10+00.00 TO 12+68.02)
PARADE DRIVE (24+64.17 TO 26+02.55)
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



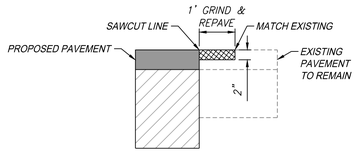
TYPICAL END SURFACE IMPROVEMENTS

NTS



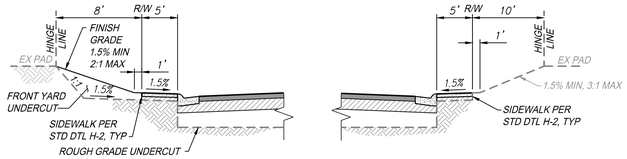
CURB & GUTTER TRANSITION

NTS



STEP GRIND DETAIL

NTS



TYPICAL LOT FRONT YARD (UNLESS NOTED OTHERWISE)

TYPICAL CORNER LOT STREET SIDE YARD (UNLESS NOTED OTHERWISE)

TYPICAL LOT GRADING SECTION

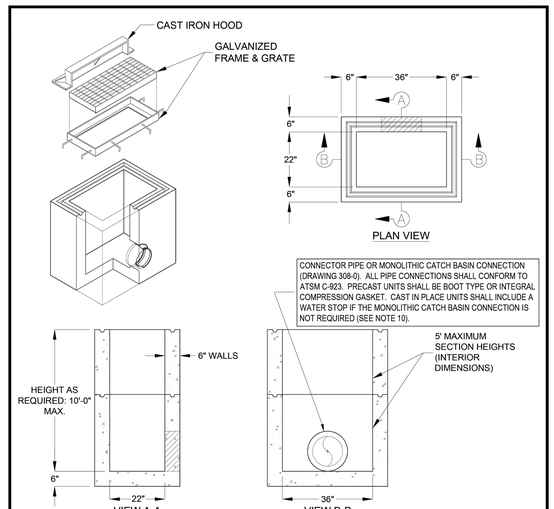
ATTACHED SIDEWALK

NTS

NOTE:
PAVEMENT SECTIONS AND R-VALUE (R=20) PER GEOTECHNICAL REPORT (NO. 09328.000.000, DATED FEBRUARY 1, 2022) PREPARED BY ENGEO INC. CONTRACTOR TO CONTACT THE GEOTECHNICAL ENGINEER TO PERFORM R-VALUE TESTS PRIOR TO COMPLETION OF THE SUBGRADE IN ORDER TO VERIFY PAVEMENT SECTION DESIGN.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29



GENERAL NOTES:
1. ALL PIPE CONNECTIONS WITH 7 DEGREES OF DEFLECTION OR LESS SHALL CONFORM TO ASTM C-923.
2. PRECAST UNITS SHALL BE BOOT TYPE OR INTEGRAL COMPRESSION GASKET.
3. STANDARD DEPRESSION FOR INLET IS 1-1/2" IN FIELD BY OTHERS.
4. FRAME AND GRATE SHALL CONFORM TO SACRAMENTO COUNTY DRAWINGS 9-14 AND 9-15.
5. OPEN-BACK HOOD SHALL BE H-20 RATED, 3/4" THICK AND CONFORM TO DWG 9-13B.
6. ALL EXPOSED EDGES SHALL HAVE A 1/8" R (MINIMUM) IN FIELD BY OTHERS.
7. AN EDGING TOOL SHALL BE USED ON ALL EDGES WHERE THE CONCRETE SIDEWALK AND CURB MEET THE TOP OF THE HOOD.
8. EXPOSED SURFACES OF THE GRATES, FRAMES AND HOODS WITH THE PARTS ASSEMBLED AND DISASSEMBLED SHALL BE PAINTED WITH COMMERCIAL QUALITY ASPHALTUM PAINT IN FIELD BY OTHERS AFTER TESTING AND ASSEMBLY.
9. THIS INLET MAY ONLY BE USED ON MINOR RESIDENTIAL AND PRIMARY RESIDENTIAL STREETS. TYPE J INLETS ARE REQUIRED FOR DEEP APPLICATIONS ON ALL OTHER STREETS.
10. ~~MINIMUM PIPE SIZED BASED ON DEPTH: 15" DIAMETER FOR DEPTHS GREATER THAN 4 FEET AND LESS THAN 6 FEET. 18" DIAMETER FOR DEPTHS GREATER THAN OR EQUAL TO 6 FEET.~~
11. MINIMUM PIPE SIZE SHALL BE 12" DIAMETER
12. DROP INLET COMPONENTS CONFORM TO CURRENT SPECIFICATIONS & ASTM C890.
13. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
MODIFIED DROP INLET TYPE B - DEEP	
SCALE: NONE DATE: June, 2016	9-13BD

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 150, Roseville, CA 95661 (916) 773-1189

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CITY OF LINCOLN — CALIFORNIA

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

TYPICAL SECTIONS AND DETAILS

SHEET 4 OF 13
PROJECT NO. 18484 A2_V1

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WATER CONSTRUCTION NOTES

- W1 REMOVE EXISTING B.O.V. ASSEMBLY AND CONNECT TO EXISTING WATER MAIN. DISINFECT AND FLUSH NEW WATER SYSTEM PRIOR TO CONNECTION PER CITY STD, SECTION 4-12. CITY ENGINEERS WRITTEN APPROVAL REQUIRED PRIOR TO CONNECTION TO EXISTING WATER SYSTEM
- W2 INSTALL 2" BLOW-OFF VALVE 3' OFF LIP OF GUTTER PER CITY STD DTL W-7.
- W3 INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-11.
- W4 INSTALL 2" IN-LINE BLOW-OFF VALVE PER CITY STD DTL W-7.
- W5 INSTALL 2" COMBINATION AIR RELEASE VALVE AND VACUUM PER CITY STD DTL W-8
- W6 INSTALL 1" RECYCLED WATER SERVICE WITH METER PER CITY STD DTL RW-7.
- W7 INSTALL 1" AIR RELEASE VALVE PER CITY STD DTL W-8.
- W10 WATER SERVICES TO BE INSTALLED 3' FROM FIRE HYDRANT. SEE DETAIL, BELOW.
- W11 WATER SERVICES TO BE INSTALLED 3' FROM THE OUTER EDGE OF STORM DRAIN INLETS. SEE DETAIL, BELOW.
- W12 WATER SERVICES TO BE INSTALLED 3' CLEAR FROM STREET LIGHT AND OTHER ELECTRICAL DEVICE AND IN A SEPARATE TRENCH. SEE DETAIL, BELOW.
- W29 INSTALL RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4 & W-5. (TYP). SERVICE SIZE PER CITY WATER NOTE 10, SHEET 2
- W31 INSTALL DOUBLE 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4A & W-5.

WATERLINE NOTES TO CONTRACTOR

1. WHERE WATER MAIN CROSSES ABOVE SEVERAL LINES (STORM DRAIN, SEWER OR RAW WATER), WATER PIPE JOINTS SHALL BE LOCATED AT MIDPOINT BETWEEN LINES AND A MINIMUM 10' BEYOND CROSSED LINES. NO OTHER JOINTS PERMITTED IN CROSSING AREA.
2. ALL SINGLE RESIDENTIAL WATER SERVICES TO BE INSTALLED PER WATER CONSTRUCTION NOTE W29 & W31.
3. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY TJKM TRANSPORTATION CONSULTANTS FOR FURTHER DETAILS.
4. A FULL LENGTH STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE. (SEE PLAN AND PROFILE SHEETS FOR EXACT LOCATIONS)

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LINE
No. 65801
CIVIL
STATE OF CALIFORNIA

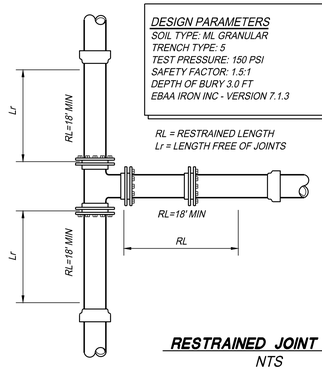
FOR MACKAY & SOMPS

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0 30 60 120
SCALE: 1"=60'

DESIGN PARAMETERS

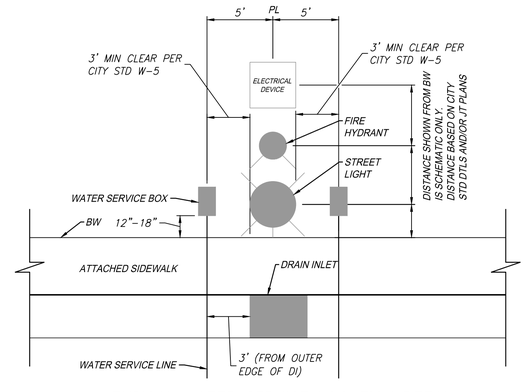
SOIL TYPE: ML GRANULAR
TRENCH TYPE: 5
TEST PRESSURE: 150 PSI
SAFETY FACTOR: 1.5:1
DEPTH OF BURY 3.0 FT
EBAA IRON INC - VERSION 7.1.3



RL = RESTRAINED LENGTH
Lr = LENGTH FREE OF JOINTS

NOTES:
1. TEE FITTINGS REQUIRE THE RESTRAINT OF ALL JOINTS WITHIN A CALCULATED LENGTH ALONG THE BRANCH PIPE. THE RESTRAINT DESIGN ALSO REQUIRES THE SELECTION OF A LENGTH OF PIPE ALONG THE RUN (Lr) TO BE FREE OF JOINTS. (MIN RESTRAINED LENGTH RL = 18' ALL SIDES; MIN Lr = 18' ALONG RUN)
2. RL'S MEASURED FROM END OF JOINT OR VALVE, NOT THE INTERSECTION

RESTRAINED JOINT DETAIL
NTS



TYPICAL WATER SERVICE LOCATION DETAIL ADJACENT TO STREET LIGHT, DRAIN INLET, FIRE HYDRANT OR ELECTRICAL DEVICE
NTS

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SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

WATER PLAN

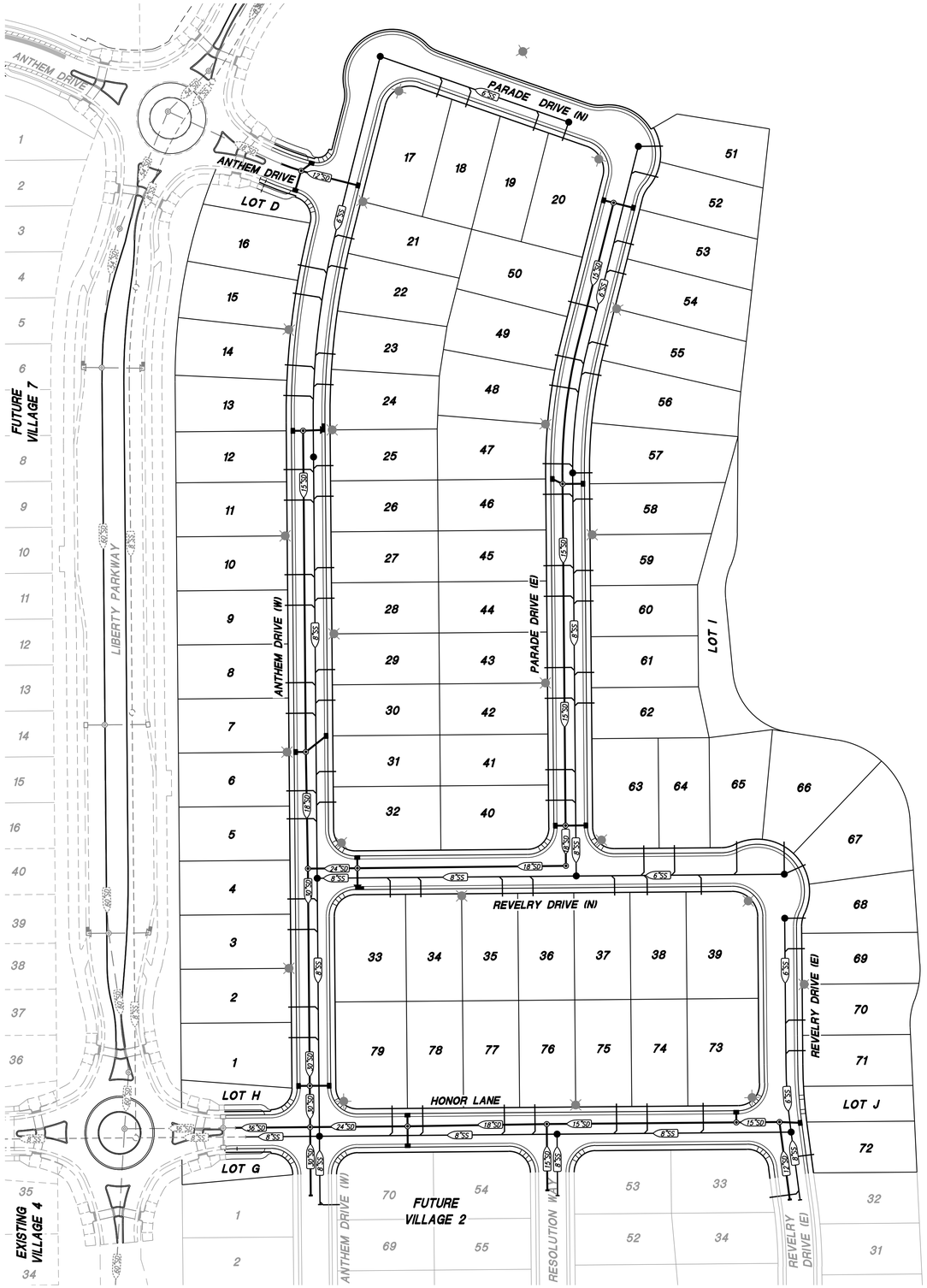
CALIFORNIA

CITY OF LINCOLN

SHEET 5 OF 13
PROJECT NO. 18484.A2.V1

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NOTES

1. STORM DRAIN MANHOLES TO BE BUILT PER STD DTL SD-22, SD-23 & SD-24
2. STORM DRAIN INLETS TO BE BUILT PER STD DTL SD-3, SD-4 & SD-9, UNLESS OTHERWISE NOTED. SEE DETAIL, SHEET 4 FOR DEEP TYPE B INLETS.
3. SEWER MANHOLES TO BE BUILT PER STD DTL SS-3, SS-4, SS-5 & SS-15
4. SEWER SERVICES TO BE BUILT PER STD DTL SS-6, SS-7, SS-11 & SS-12
5. SEWER INSIDE DROP CONNECTIONS TO BE BUILT PER STD DTL SS-2
6. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY TJKM TRAFFIC CONSULTANTS FOR FURTHER DETAILS

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

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0 30 60 120
SCALE: 1"=60'

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IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

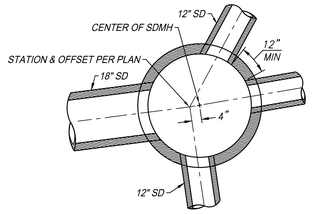
UTILITY PLAN

CALIFORNIA
CITY OF LINCOLN

SHEET 6 OF 13
PROJECT NO. 18484 A2 V1

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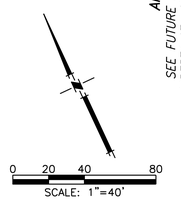
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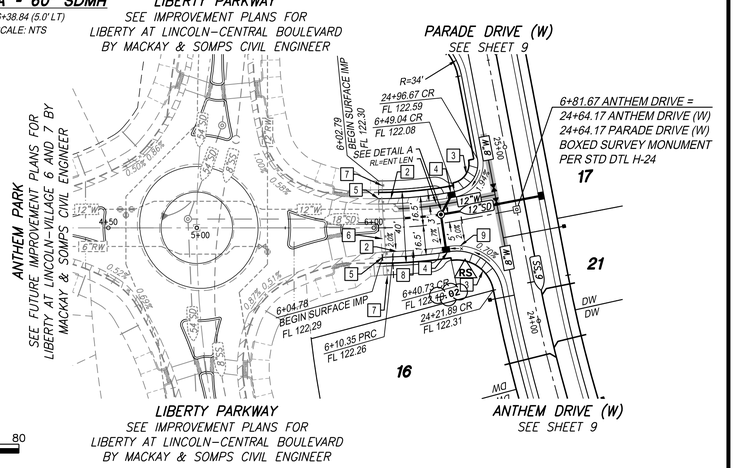


DETAIL A - 60" SDMH
STA 6+38.84 (5.0' LT)
SCALE: NTS

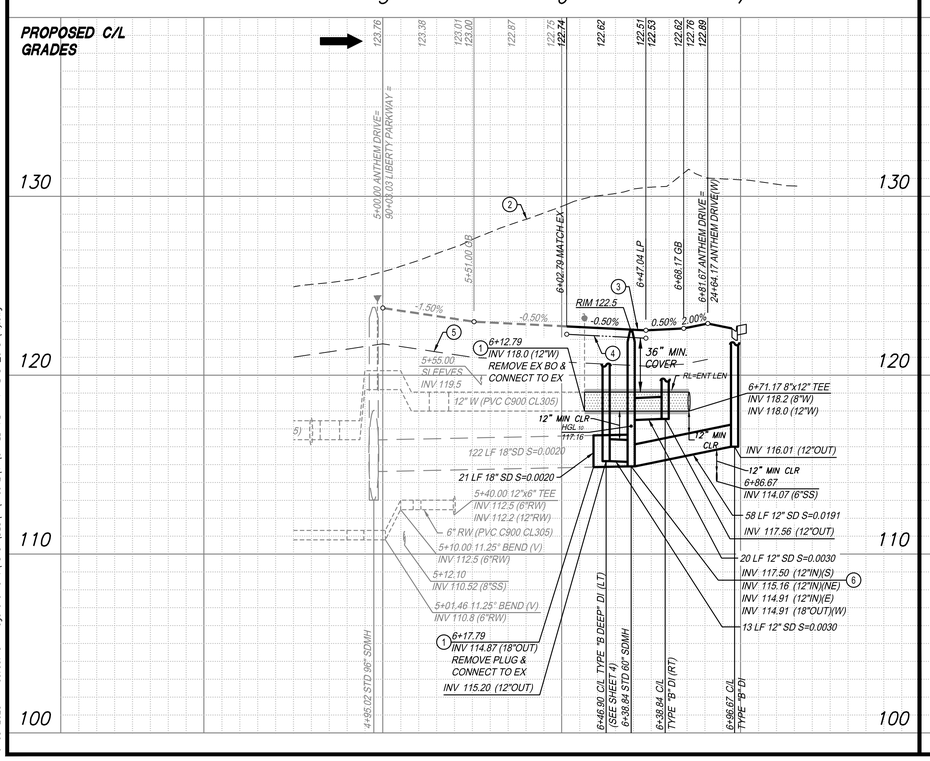
C/L CURVE DATA
ANTHEM DRIVE

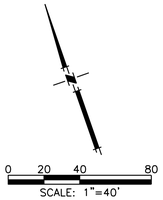
STATION	Δ	L	R
6+02.79 TO 6+49.98	10°48'54"	47.19'	250'

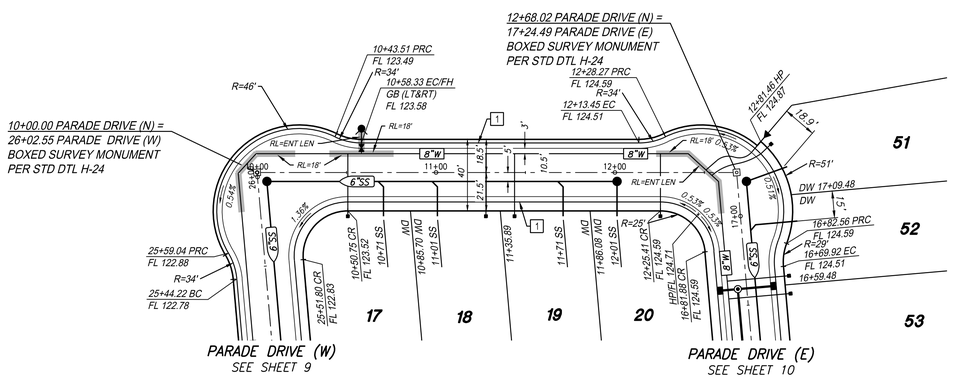




ANTHEM DRIVE
(40' R/W)



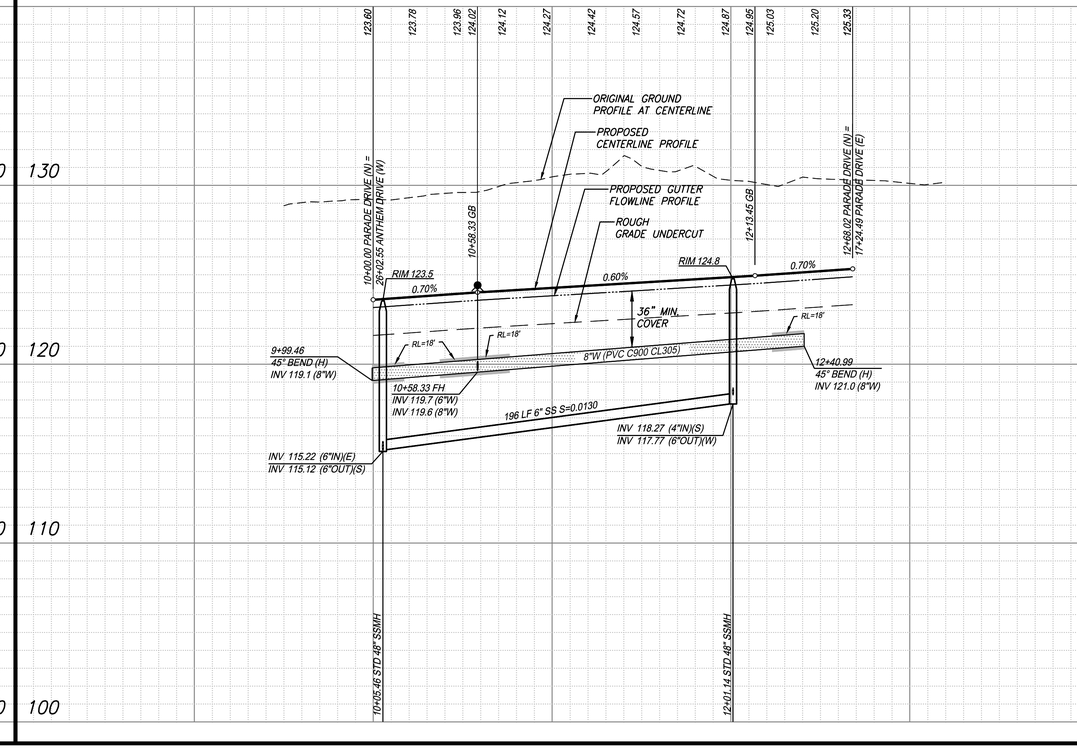




PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. TYPE 2 CURB AND GUTTER PER STD DTL H-2
3. SIDEWALK RAMP PER STD DTL H-5A, CASE C
4. TRANSITION FROM TYPE 2 C&G TO TYPE 1 C&G WITHIN DI
5. CONTRACTOR SHALL VERIFY ELEVATION AT EXISTING CURBS AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
6. REMOVE & DISPOSE OF EXISTING BARRICADE, AND CONFORM TO EXISTING PAVEMENT PER STEP GRIND DETAIL ON SHEET 4
7. REMOVE & DISPOSE OF EXISTING BARRICADE
8. STA 6+04.78 TO 6+38.84 GUTTER SLOPE= -0.79%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.7% MAX
9. STA 6+38.84 TO 6+47.04 GUTTER SLOPE= 0.50%, CROSS SLOPE VARIES FROM 2.7% MAX TO 2.0% MIN

PARADE DRIVE (N)
(40' R/W)



PROFILE KEYNOTES

1. CONTRACTOR SHALL VERIFY INVERT AT EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
2. ORIGINAL GROUND PROFILE AT CENTERLINE
3. PROPOSED CENTERLINE PROFILE
4. PROPOSED GUTTER FLOWLINE PROFILE
5. ROUGH GRADE UNDERCUT
6. INSTALL UNITED STORM WATER CONNECTOR PIPE SCREEN, OR AN APPROVED EQUAL

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

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DESIGNED BY: J.N.L.
CHECKED BY:

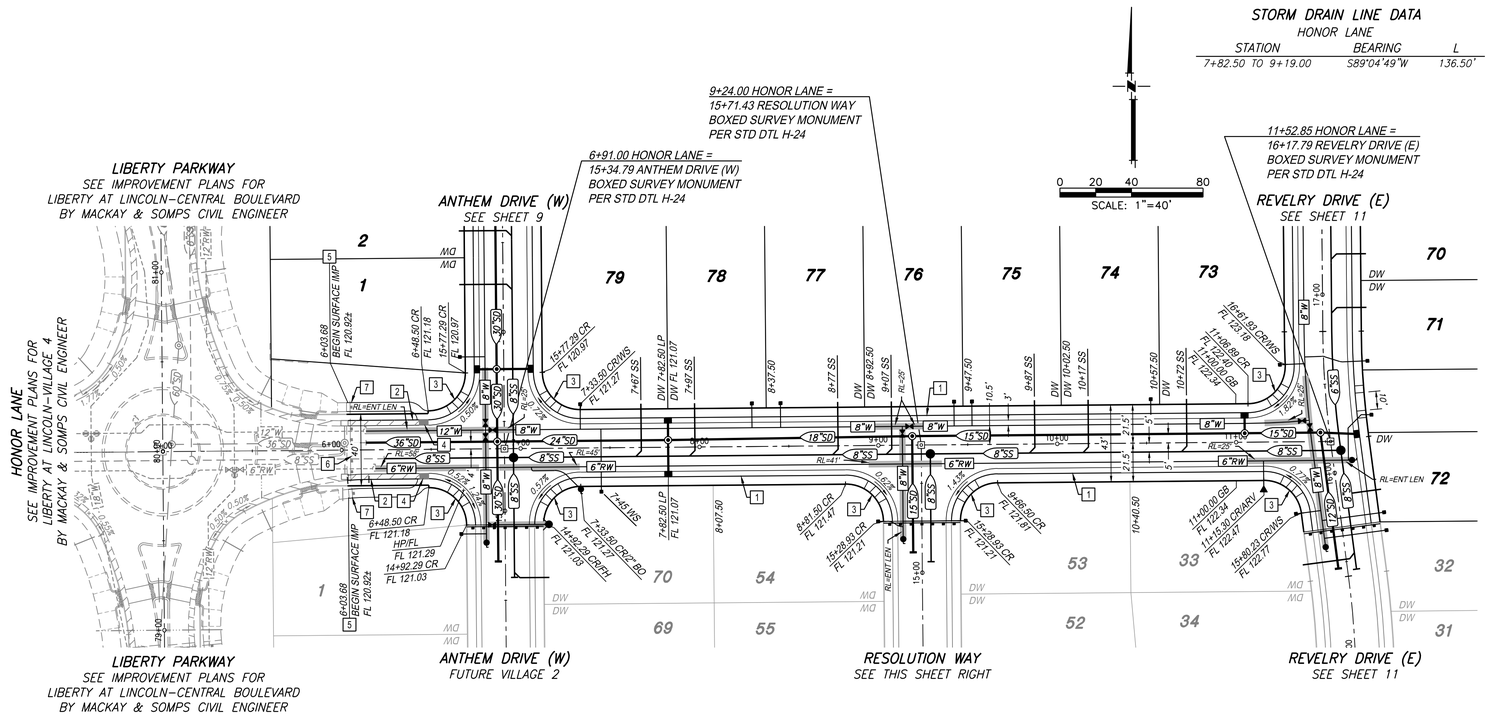
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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN - VILLAGE 1
ANTHEM DRIVE & PARADE DRIVE (N)
(STATION 6+02.79 TO 6+81.67) & (STATION 10+00.00 TO 12+68.02)
CITY OF LINCOLN CALIFORNIA

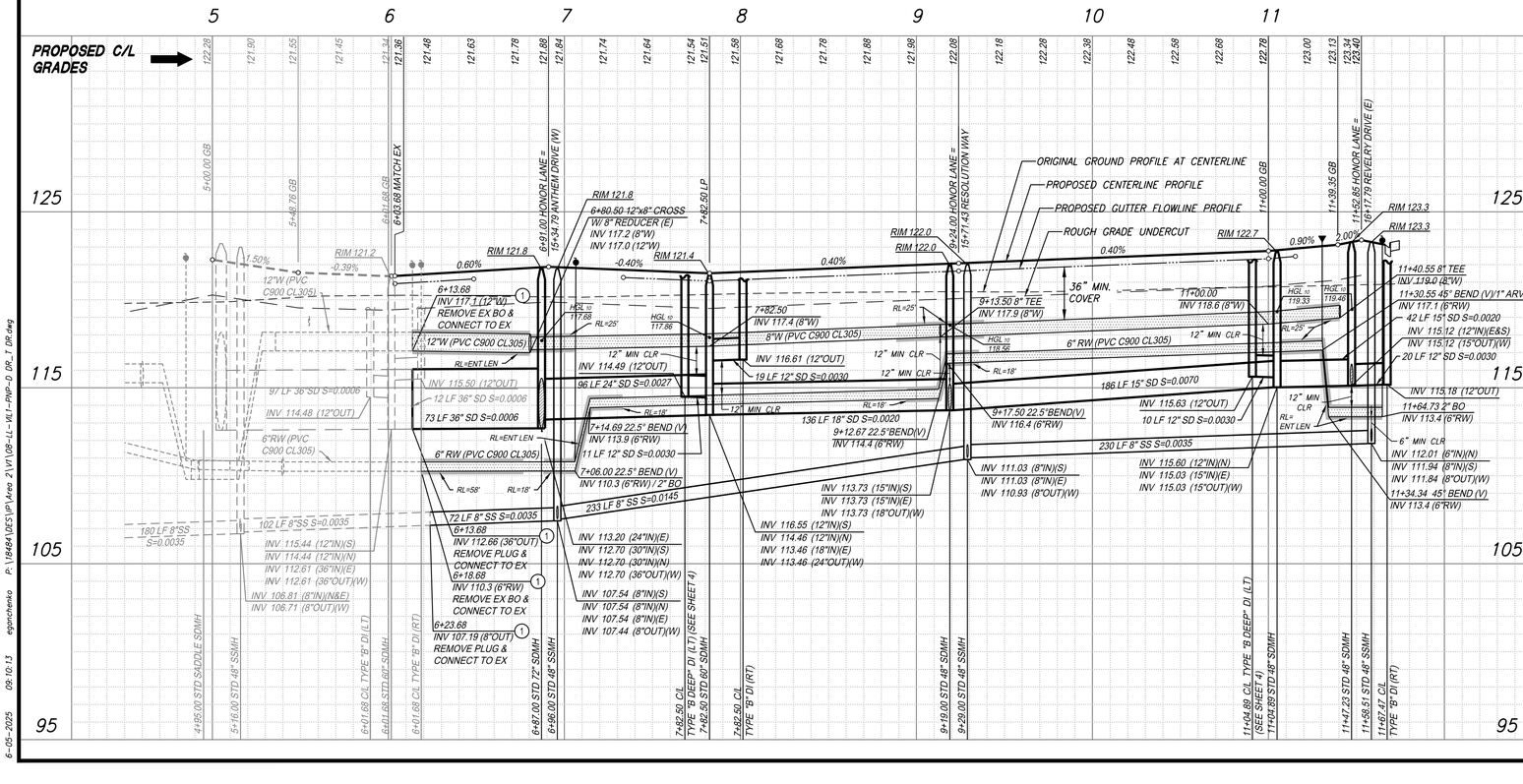
SHEET 7 OF 13
PROJECT NO. 18484.A2 V1

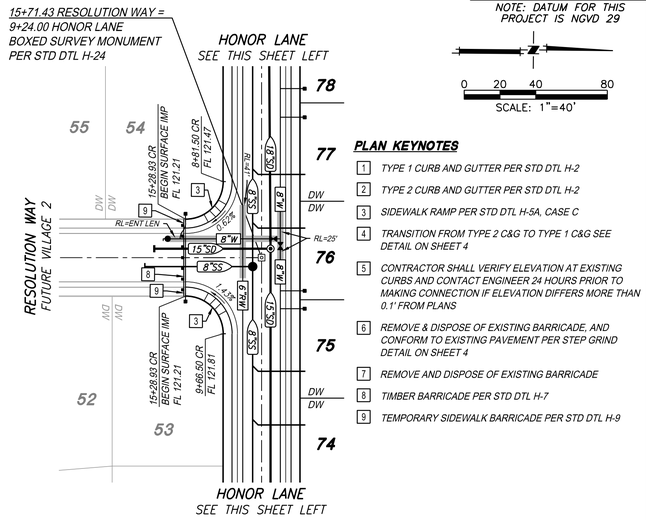
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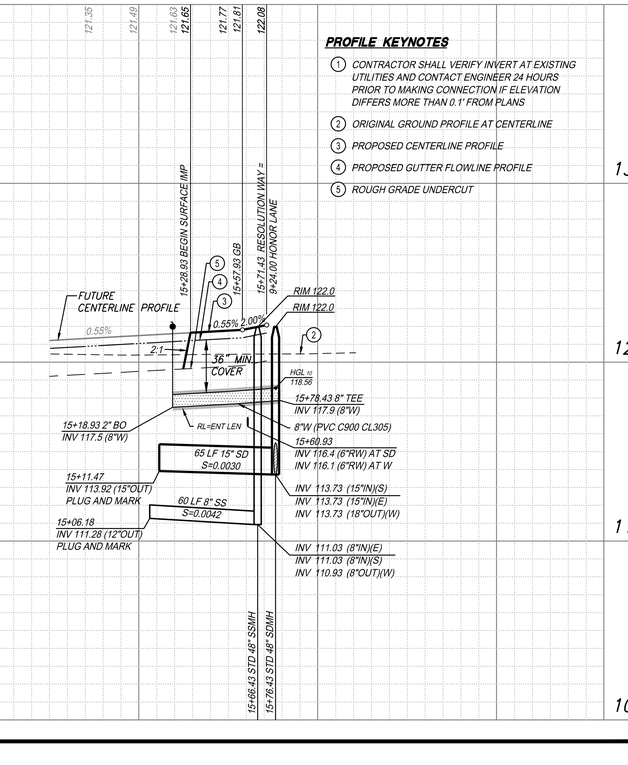


HONOR LANE
(43' R/W)





RESOLUTION WAY
(43' R/W)



REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

SCALE: 1"=40'

PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. TYPE 2 CURB AND GUTTER PER STD DTL H-2
3. SIDEWALK RAMP PER STD DTL H-5A, CASE C
4. TRANSITION FROM TYPE 2 C&G TO TYPE 1 C&G SEE DETAIL ON SHEET 4
5. CONTRACTOR SHALL VERIFY ELEVATION AT EXISTING CURBS AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
6. REMOVE & DISPOSE OF EXISTING BARRICADE, AND CONFORM TO EXISTING PAVEMENT PER STEP GRIND DETAIL ON SHEET 4
7. REMOVE AND DISPOSE OF EXISTING BARRICADE
8. TIMBER BARRICADE PER STD DTL H-7
9. TEMPORARY SIDEWALK BARRICADE PER STD DTL H-9

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
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DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

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IMPROVEMENT PLANS FOR LIBERTY LINCOLN - VILLAGE 1

HONOR LANE & RESOLUTION WAY

(STATION 6+03.68 TO 11+52.85) & (STATION 15+28.93 TO 15+71.43)

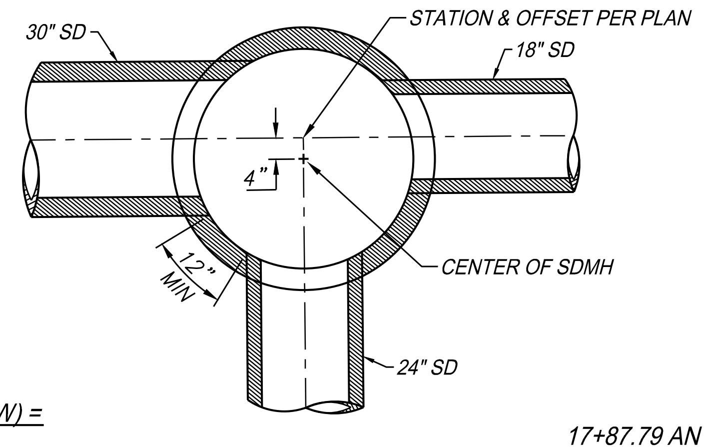
CITY OF LINCOLN CALIFORNIA

SHEET 8 OF 13

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DETAIL B - 60" SDMH

STA 17+92.29 (5.0' LT)
SCALE: NTS

PLAN KEYNOTES

- 1 TYPE 1 CURB AND GUTTER PER STD DTL H-2
- 2 TYPE 2 CURB AND GUTTER PER STD DTL H-2
- 3 SIDEWALK RAMP PER STD DTL H-5A, CASE C
- 4 TIMBER BARRICADE PER STD DTL H-7
- 5 TEMPORARY SIDEWALK BARRICADE PER STD DTL H-9
- 6 STA 19+06.73 TO 19+22.29 GUTTER SLOPE=-0.40%, CROSS SLOPE VARIES FROM 2.0% MIN TO 3.2% MAX
- 7 STA 19+22.29 TO 19+50.00 GUTTER SLOPE=1.15%, CROSS SLOPE VARIES FROM 3.2% MAX TO 2.0% MIN
- 8 CROSS SLOPE VARIES FROM 2.9% TO 2.0% BETWEEN STA 22+21.73 AND 24+21.89.

C/L CURVE DATA

ANTHEM DRIVE (W)

STATION	Δ	L	R
22+29.72 TO 24+22.32	14°42'49"	192.60'	750'

STORM DRAIN LINE DATA

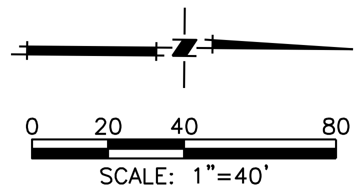
ANTHEM DRIVE (W)

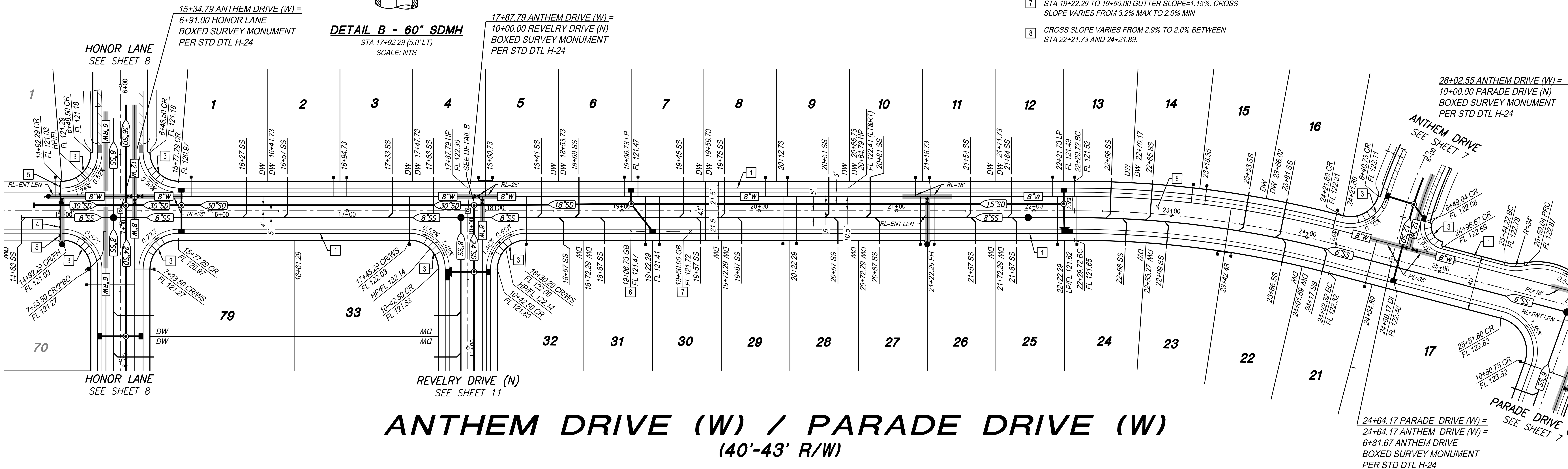
STATION	BEARING	L
17+92.79 TO 19+06.73	N01°00'10"E	113.94'

JENNIFER N. LANE
No. 65801
CIVIL

FOR MACKAY & SOMPS

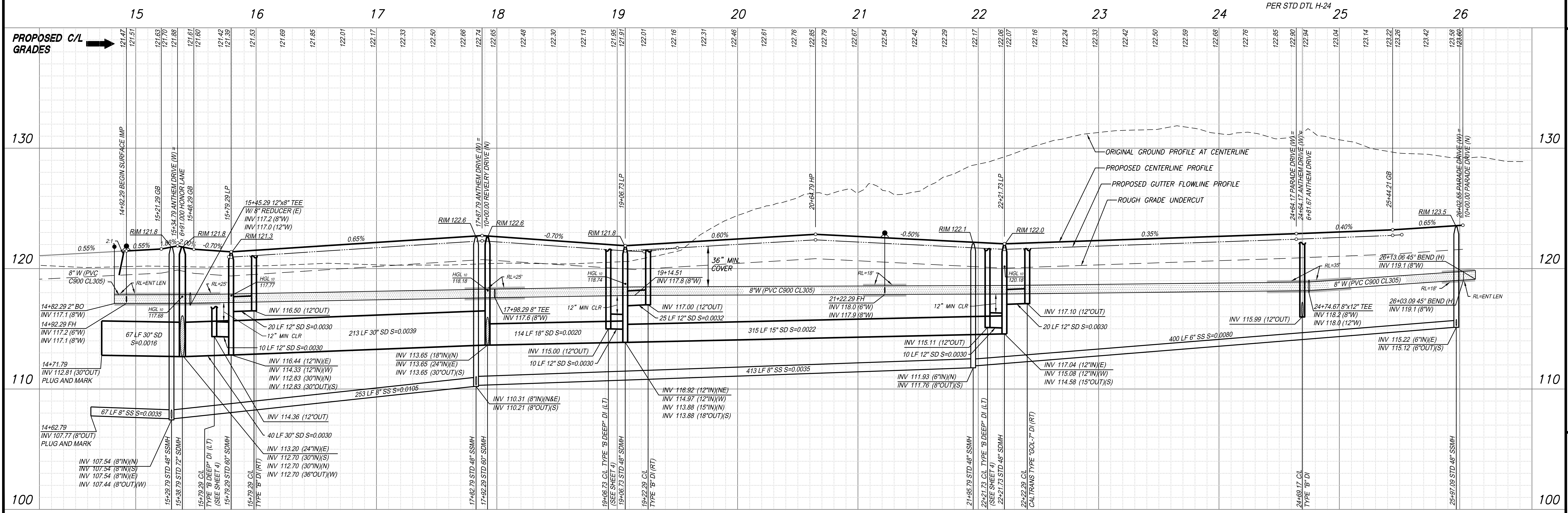
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ANTHEM DRIVE (W) / PARADE DRIVE (W)

(40'-43' R/W)



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DRAWN BY: STAFF
DESIGNED BY: T.C.T.
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1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1
ANTHEM DRIVE (W) & PARADE DRIVE (W)
(STATION 14+92.29 TO 26+02.55)
CITY OF LINCOLN CALIFORNIA

SHEET 9 OF 13
PROJECT NO.
18484.A2.V1

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C/L CURVE DATA
PARADE DRIVE (E)

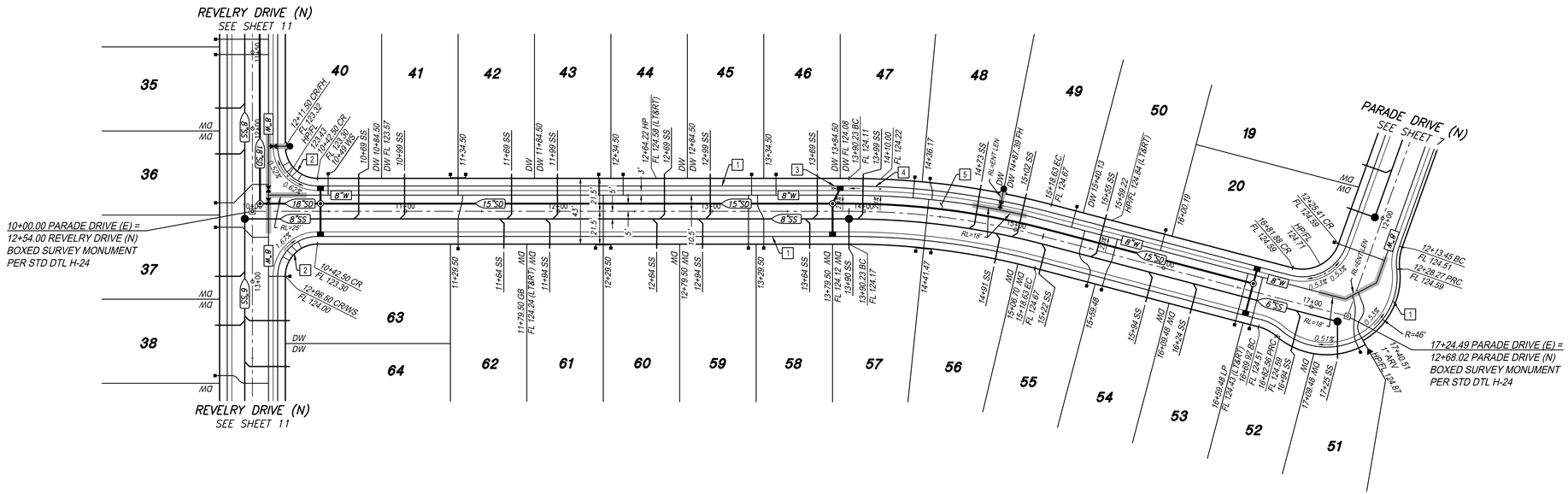
STATION	Δ	L	R
13+90.23 TO 15+18.63	14°42'49"	128.40'	500'

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

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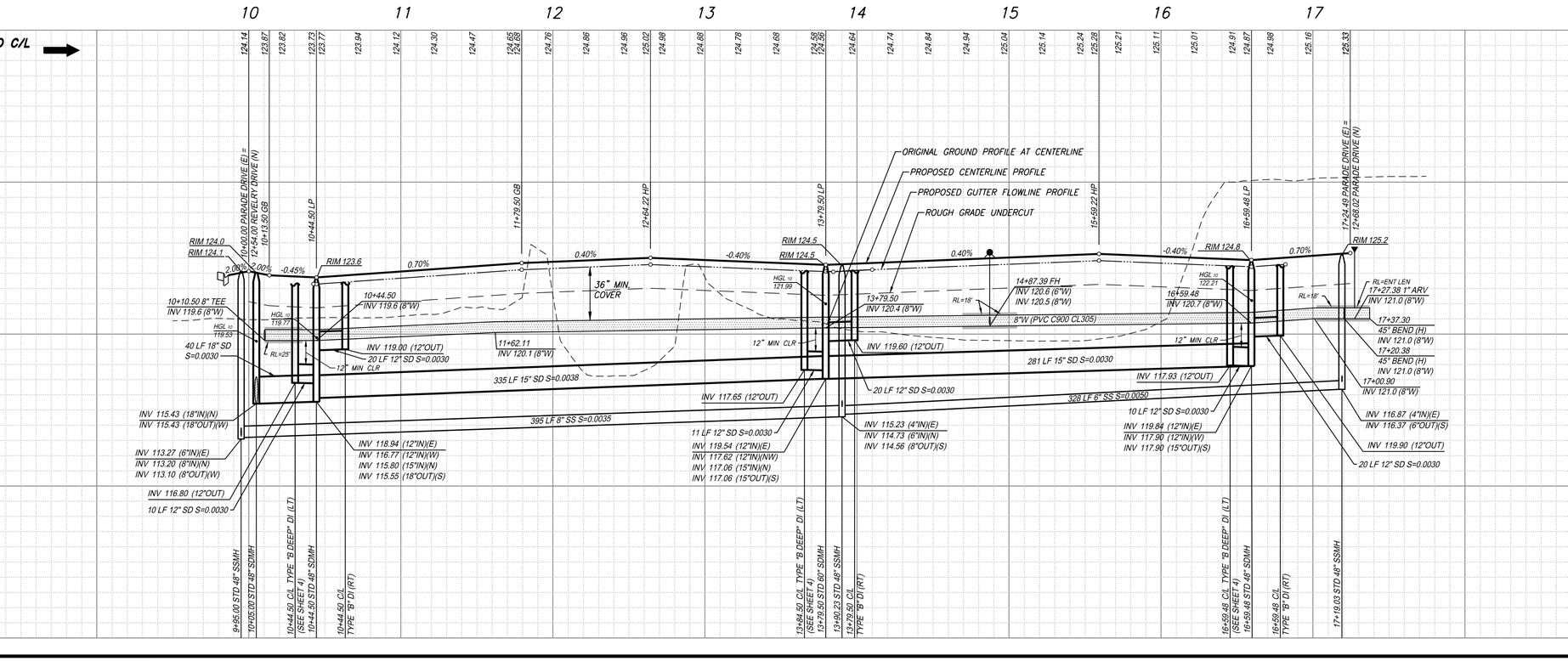
0 20 40 80
SCALE: 1"=40'



PARADE DRIVE (E)
(43' R/W)

PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. SIDEWALK RAMP PER STD DTL H-5A, CASE C
3. STA 13+79.50 TO 13+84.50 GUTTER SLOPE=-0.40%, CROSS SLOPE VARIES FROM 2.1% MIN TO 2.4% MAX
4. STA 13+84.50 TO 14+10.00 GUTTER SLOPE=0.56%, CROSS SLOPE VARIES FROM 2.4% MAX TO 2.1% MIN
5. CROSS SLOPE VARIES FROM 2.1% TO 2.0% BETWEEN STA 14+10.00 AND 15+59.22.



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DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

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ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

PARADE DRIVE (E)
(STATION 10+00.00 TO 17+24.49)

CALIFORNIA

CITY OF LINCOLN

SHEET 10 OF 13

PROJECT NO. 18484.A2 V1

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STORM DRAIN LINE DATA

REVELRY DRIVE (N)

STATION	BEARING	L
10+44.50 TO 12+49.00	N89°21'36"E	204.50'

C/L CURVE DATA

REVELRY DRIVE (E)

STATION	Δ	L	R
16+17.79 TO 16+79.46	7°04'03"	61.68'	500'

SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER — JENNIFER N. LANE — No. 65801 — CIVIL — STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

10+00.00 REVELRY DRIVE (N) = 17+87.79 ANTHEM DRIVE (W) BOXED SURVEY MONUMENT PER STD DTL H-24

12+54.00 REVELRY DRIVE (N) = 10+00.00 PARADE DRIVE (E) BOXED SURVEY MONUMENT PER STD DTL H-24

14+58.05 REVELRY DRIVE (N) = 18+70.94 REVELRY DRIVE (E) BOXED SURVEY MONUMENT PER STD DTL H-24

16+17.79 REVELRY DRIVE (E) = 11+53.85 HONOR LANE (E) BOXED SURVEY MONUMENT PER STD DTL H-24

18+70.94 REVELRY DRIVE (E) = 14+58.05 REVELRY DRIVE (N) BOXED SURVEY MONUMENT PER STD DTL H-24

ANTHEM DRIVE (W) — SEE SHEET 9

PARADE DRIVE (E) — SEE SHEET 10

HONOR LANE — SEE SHEET 8

REVELRY DRIVE (N) — SEE THIS SHEET

ANTHEM DRIVE (W) — SEE SHEET 9

REVELRY DRIVE (E) — SEE THIS SHEET

REVELRY DRIVE (E) — FUTURE VILLAGE 2

LOT J

PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. SIDEWALK RAMP PER STD DTL H-5A, CASE C
3. TIMBER BARRICADE PER STD DTL H-7

REVELRY DRIVE (N)
(43' R/W)

REVELRY DRIVE (E)
(43' R/W)

PROPOSED C/L GRADES

ORIGINAL GROUND PROFILE AT CENTERLINE
PROPOSED CENTERLINE PROFILE
PROPOSED GUTTER FLOWLINE PROFILE
ROUGH GRADE UNDERCUT
FUTURE GUTTER FLOWLINE PROFILE

36" MIN. COVER

8"W (PVC C900 CL305)

204 LF 18" SD S=0.0050
20 LF 12" SD S=0.0030
12" MIN CLR
254 LF 8" SS S=0.0110
49 LF 24" SD S=0.0051
77 LF 12" SD S=0.0030
67 LF 8" SS S=0.0035
210 LF 6" SS S=0.0275

10+00.00 REVELRY DRIVE (N) = 17+87.79 ANTHEM DRIVE (W)
10+44.50 LP
12+54.00 REVELRY DRIVE (N) = 10+00.00 PARADE DRIVE (E)
14+01.69 HP
14+58.05 REVELRY DRIVE (N) = 18+70.94 REVELRY DRIVE (E)
15+69.58 BEGIN SURFACE IMP
16+17.79 REVELRY DRIVE (E) = 11+53.85 PARADE DRIVE (E)
18+14.57 CB
18+70.94 REVELRY DRIVE (E) = 14+58.05 REVELRY DRIVE (N)

9+96.00 STD 60" SDMH
10+05.00 STD 48" SSMH
10+44.50 C/L TYPE "B DEEP" DI (LT) (SEE SHEET 4)
10+44.50 STD 48" SDMH
10+44.50 C/L CALTRANS TYPE "GOL-1" DI (RT)
12+49.00 STD 48" SDMH
12+59.00 STD 48" SSMH
14+63.05 STD 48" SSMH
16+12.13 STD 48" SSMH
16+23.39 STD 48" SDMH
18+22.75 STD 48" SSMH

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NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: H: 1"=40', V: 1"=4'
DRAWN BY: S.T.F.
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

REVELRY DRIVE (N) & REVELRY DRIVE (E)

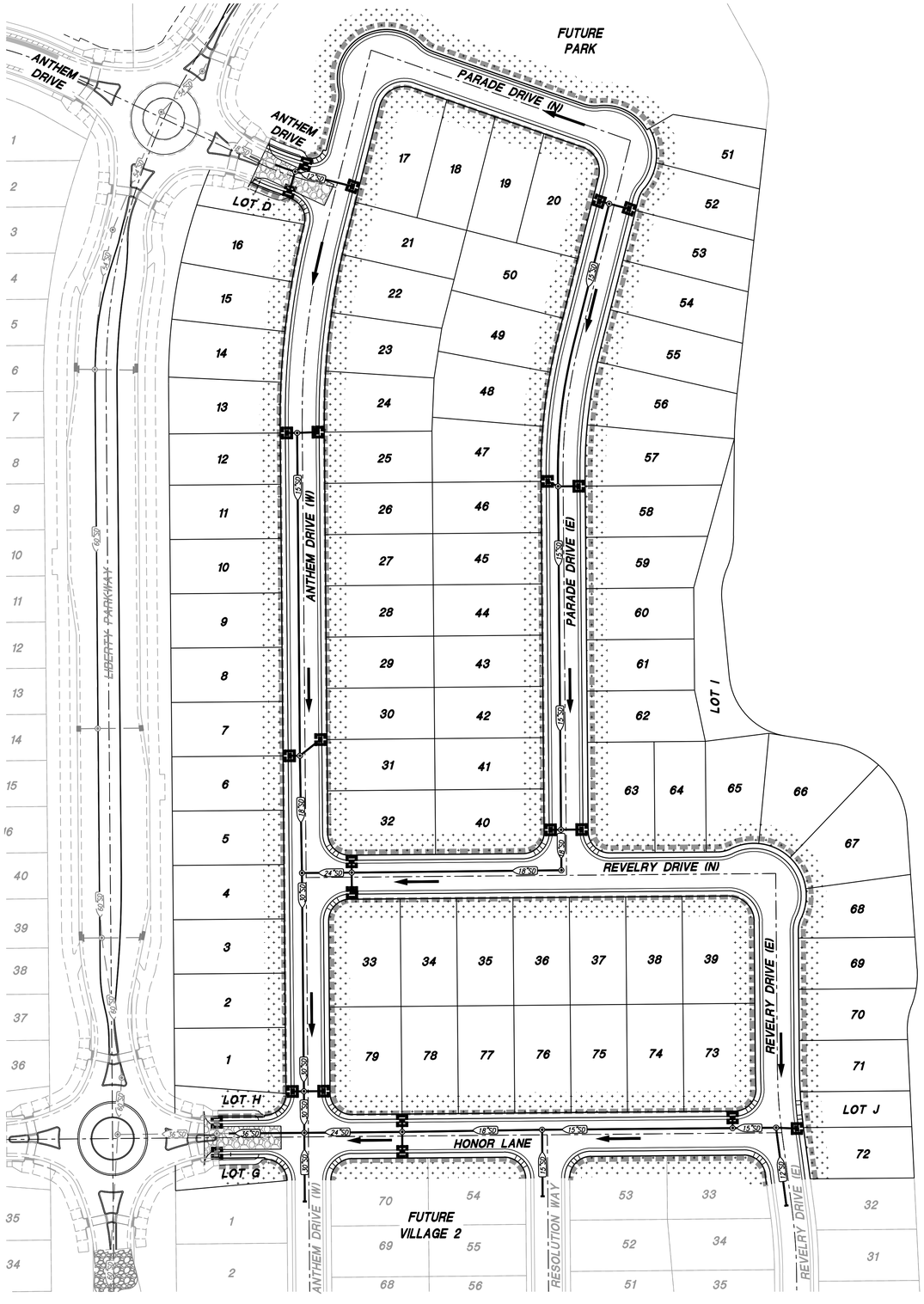
(STATION 10+00.00 TO 14+58.05) & (STATION 15+69.58 TO 18+70.94)

CITY OF LINCOLN — CALIFORNIA

SHEET 11 OF 13

PROJECT NO. 18484.A2.V1

6-05-2025 09:11:16 egonchenko P:\18484\DES\PLN\xrev 2\V11\1-LL-1-VIL1-PNP-S DR(N)_S DR(E).dwg



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- FIBER ROLL
- STORM DRAIN INLET PROTECTION
- OVERLAND RELEASE
- HYDROSEED BUFFER STRIP (20' MIN) AND SLOPES GREATER THAN 10:1

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. EROSION CONTROL ON THIS PLAN IS FOR TEMPORARY DRAINAGE PURPOSES. PLEASE SEE SWPPP FOR LOCATION AND IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 30 60 120
SCALE: 1"=60'

NO.	REVISION	DATE	APPROVED BY

DATE: JUNE 2025
SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1005 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

EROSION CONTROL PLAN

CITY OF LINCOLN CALIFORNIA

SHEET 12 OF 13
PROJECT NO. 18484.A2.V1

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 30 60 120
SCALE: 1"=60'

PLAN KEYNOTES:

[1] STREET NAME SIGN PLACEMENT PER CITY STD DTL H-15 (TYP FOR ALL STREET NAME LOCATIONS)

STREETLIGHTS SHOWN FOR REFERENCE ONLY. SEE STREETLIGHT PLAN PREPARED BY TJKM TRANSPORTATION CONSULTANTS

LEGEND

- STREET NAME SIGN
- BLUE RETROREFLECTIVE RAISED PAVEMENT MARKER. LOCATION TO BE 1' OFFSET FROM CENTERLINE TOWARDS THE FIRE HYDRANT SIDE
- STREET AND PEDESTRIAN BARRICADE PER CITY STD DTL H-7 & H-9, RESPECTIVELY
- FIRE HYDRANT

NOTE:
STREET NAME DIRECTIONAL LABELS (N, S, E, W) ARE FOR REFERENCE ONLY. DO NOT INCLUDE IN STREET NAME SIGNS.

NO.	REVISION	DATE	APPROVED BY

DATE: JUNE 2025
SCALE: AS SHOWN
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 1

SIGNING AND STRIPING

CALIFORNIA

CITY OF LINCOLN

SHEET 13 OF 13

PROJECT NO. 18484 A2_V1

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VILLAGE 1 STREET LIGHTING PLAN
SCALE: 1" = 50'

STREET LIGHTING GENERAL NOTES:

1. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF LINCOLN PUBLIC FACILITIES CONSTRUCTIONS STANDARDS, AND 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS. ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. CERTIFICATION SHALL CONFORM WITH CITY SPECIFICATIONS AND WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
2. EQUIPMENT AND MATERIALS SHALL BE NEW, UL LISTED AND LABELED.
3. CONTACT ALL UTILITY COMPANIES TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.
4. ALL CONDUITS SHALL BE INSTALLED PER CITY STANDARD DRAWING SL-2.
5. CONDUIT SHALL BE SCHEDULE 40 PVC CONFORM TO UL 651. PROVIDE MINIMUM 24 INCH RADIUS FOR ELBOWS AND SWEEPS.
6. CONDUCTORS SHALL BE CLASS B STRANDED COPPER, ASTM DESIGNATION B3 AND B8 WITH TYPE TW OR THW INSULATION.
7. PROVIDE LUMINAIRES WITH WATERPROOF FUSE HOLDERS AND FUSES LOCATED IN THE HAND HOLE SECTION OF THE POLE. PROVIDE WATERPROOF FUSE HOLDERS WITH CRIMP TYPE TERMINATIONS (BUSSMAN CAT. #HEB-AA), AND 13/32 INCH DIAMETER BY 1-1/2 INCH FAST BLOWING TYPE FUSES. FUSE SIZES: UP TO 175W-6AMP. 250W TO 400W-10AMP. PROVIDE 12" MINIMUM CONDUCTOR SLACK AT BOTH ENDS OF THE FUSE HOLDER.
8. INSTALL ELECTRIC SERVICE ENTRANCE CONDUITS AND EQUIPMENT IN ACCORDANCE WITH THE SERVING UTILITY'S REQUIREMENTS. COORDINATE WITH THE SERVING UTILITY TO ENSURE TIMELY CONNECTION BY THE UTILITY. OBTAIN UTILITY COMPANY APPROVAL OF SERVICE ENTRANCE AND METERING EQUIPMENT SHOP DRAWINGS PRIOR TO STARTING FABRICATION.
9. BOND LIGHTING STANDARD TO GROUNDING SYSTEM WITH GROUNDING LUG AND #8 AWG CONDUCTOR.
10. BALLAST SHALL BE UL AND ANSI LISTED AND WILL HAVE A MINIMUM 90% POWER FACTOR. BALLASTS FOR LUMINAIRE WATTAGES IN EXCESS OF 100 WATTS SHALL BE MULTI-TAP FOR VOLTAGES FROM 120 TO 240. HPS LUMINAIRES WILL BE SUPPLIED WITH ENERGY EFFICIENT BALLAST MANUFACTURED BY AMERICAN ELECTRIC.
11. A CONTINUOUS #8 AWG. BARE COPPER WIRE MUST BE PLACED IN ALL NON-METALLIC CONDUIT. BONDING AND GROUNDING MUST CONFORM TO SECTION 86-2.10 OF CALTRANS STANDARD SPECIFICATIONS.

LEGEND

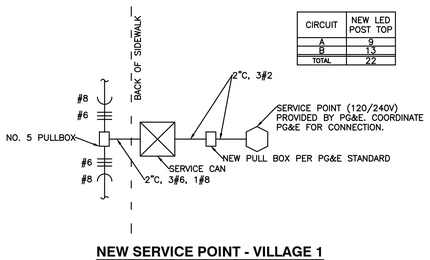
- PED POLE
- PULL BOX
- SERVICE METER
- CONDUIT

CONSTRUCTION NOTES (FOR THIS SHEET ONLY):

1 FURNISH AND INSTALL SERVICE CABINET AND METER PER CITY OF LINCOLN STANDARD DETAILS

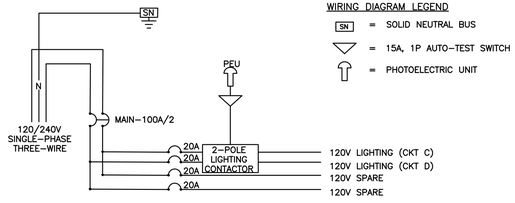
2 PLACE 2"C, 3#6 (LIGHTING), 1#8 (GROUND).

3 PLACE 2"C, 2#6 (LIGHTING), 1#8 (GROUND).



CIRCUIT	NEW LED POST TOP
A	9
B	13
TOTAL	22

NEW SERVICE POINT - VILLAGE 1
NO SCALE



WIRING DIAGRAM
NO SCALE

CITY OF LINCOLN
ENGINEERING DEPARTMENT

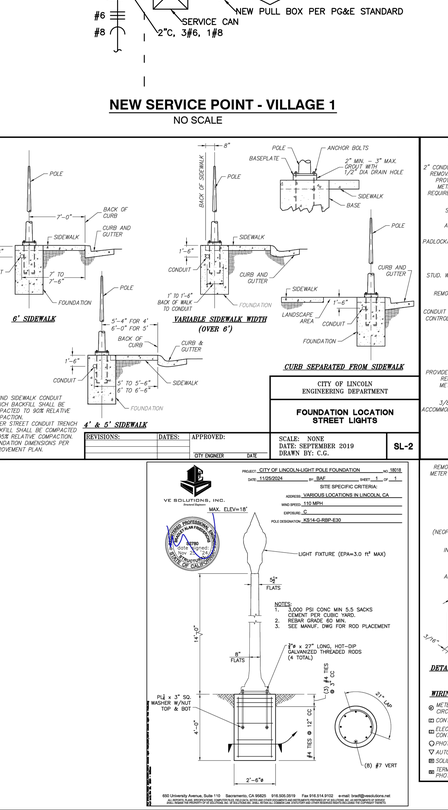
FOUNDATION LOCATION STREET LIGHTS

REVISIONS:	DATES:	APPROVED:	SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-2
		CITY ENGINEER DATE		

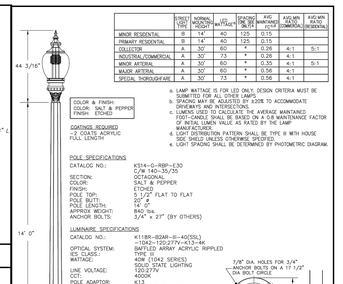
CITY OF LINCOLN
ENGINEERING DEPARTMENT

SERVICE CABINET & METER SOCKET FRONT VIEW

REVISIONS:	DATES:	APPROVED:	SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-4
		CITY ENGINEER DATE		



NEW SERVICE POINT - VILLAGE 1
NO SCALE



	STREET TYPE	NORMAL MOUNT. HEIGHT	LED WATTAGE	GRADING OUTPUT	AVG. MAINT. LUX	AVG:MIN UNIFORMITY COMMERCIAL	AVG:MIN UNIFORMITY RESIDENTIAL
MINOR RESIDENTIAL	B	14'	40	125	0.15		
PRIMARY RESIDENTIAL	B	14'	40	125	0.15		
COLLECTOR	A	30'	60	*	0.26	4:1	5:1
INDUSTRIAL/COMMERCIAL	A	30'	73	*	0.26	4:1	
MINOR ARTERIAL	A	30'	60	*	0.35	4:1	5:1
MAJOR ARTERIAL	A	30'	60	*	0.56	4:1	
SPECIAL TO/DISTGN/FIRE	A	30'	73	*	0.56	4:1	

a. LAMP WATTAGE IS FOR LED ONLY. DESIGN CRITERIA MUST BE SUBMITTED FOR ALL OTHER LAMPS.
b. SPACING MAY BE ADJUSTED BY ±20% TO ACCOMMODATE DRIVEWAYS AND STREET TREES.
c. LUMENS USED TO CALCULATE THE AVERAGE MAINTAINED FOOT-CANDLE SHALL BE BASED ON A 0.8 MAINTENANCE FACTOR OF INITIAL LUMEN VALUE AS RATED BY THE LAMP MANUFACTURER.
d. THE ILLUMINATION PATTERN SHALL BE TYPE II WITH HOUSE SIDE SHIELD UNLESS OTHERWISE SPECIFIED.
e. LIGHT SPACING SHALL BE DETERMINED BY PHOTOMETRIC DIAGRAM.

COLOR & FINISH:
COLOR: SALT & PEPPER
FINISH: ETCHED

COATINGS REQUIRED
PRIMER: ACRYLIC
FULL LENGTH

POLE SPECIFICATIONS
CATALOG NO.: KS14-G-RBP-E30
C/W 140-35/35
SECTION: ROUND
COLOR: SALT & PEPPER
FINISH: ETCHED
POLE TOP: 5 1/2" FLAT TO FLAT
POLE BUTT: 20" ø
POLE LENGTH: 14' 0"
APPROX WEIGHT: 840 lbs.
ANCHOR BOLTS: 3/4" x 37" (BY OTHERS)

LUMINAIRE SPECIFICATIONS
CATALOG NO.: K118R-B2AR-W-40(SSL)
-1042-120:277V-<K13-4K
OPTICAL SYSTEM: BAFFLED ARRAY ACRYLIC RIPPLED
IES CLASS.: TYPE II
WATTAGE: 40W (1042 SERIES)
SOLID STATE LIGHTING
LINE VOLTAGE: 120:277V
CCT: 4000K
POLE ADAPTOR: K13
FINISH: NATURAL BRONZE
MIN. YIELD STRENGTH: 55,000 psi
OPTIONS: STANDARD LIFETIME WARRANTY
STANDARD MIN. 8000PSI CONCRETE STRENGTH

BASEPLATE DETAIL (SECTION A-A)
MAT'L: 3/4" THICK GALV. STL.

CITY OF LINCOLN
ENGINEERING DEPARTMENT

POST TOP STREET LIGHT

REVISIONS:	DATES:	APPROVED:	SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-1B
		CITY ENGINEER DATE		

REVISION	NO.
DATE: APRIL 2025	
SCALE: 1" = 50'	
DRAWN BY:	AM
DESIGNED BY:	AH/ESB
CHECKED BY:	ESB

TJKM
4305 Hacienda Drive, Suite 550
Pleasanton, CA 94588
(925) 463-0611
tjkm@tjkm.com

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – FERRARI RANCH ROAD
CITY OF LINCOLN — CALIFORNIA

VILLAGE 1 STREET LIGHT PLAN

SHEET E-1 OF
PROJECT NO. 18484.Y21.A2.D

ATTACHMENT-5

Insco Insurance Services, Inc.
(800) 782-1546

SUBDIVISION BOND REQUEST

Inclusion of the following information with this subdivision bond request will speed our underwriting and approval process:

- ASSURANCE LETTER FROM CONSTRUCTION LENDER/FUND CONTROL FACILITY
- ENGINEER'S ESTIMATE OF COSTS TO COMPLETE OFFSITE IMPROVEMENTS
- REQUIRED BOND FORMS
- SUBDIVISION AGREEMENT
- VICINITY MAP
- ENGINEER'S ENVIRONMENTAL SURVEY

NAME OF ENTITY HOLDING TITLE TO THE SUBJECT PROPERTY: LINCOLN LAND HOLDINGS, LLC
DEVELOPER: LINCOLN LAND HOLDINGS, LLC
SUBDIVISION NAME: LIBERTY AT LINCOLN - Village 1A&B TYPE OF PRODUCT: MASTER PLANNED COMMUNITY
DESCRIBE LOCATION: 2695 MOORE ROAD, LINCOLN, CA 95678

TRACT NUMBER: _____ NUMBER OF UNITS: 79 Lots
SELLING PRICE OF UNITS: $_____ TO $_____
SQUARE FEET OF UNITS: _____ TO _____
ANTICIPATED START DATE: 5/1/2025 COMPLETION DATES (OFFSITES) _____
(TOTAL PROJECT) 12/2025

CONSTRUCTION LENDER/FUND CONTROL FACILITY: _____
OFFICER/CONTACT: _____

ADDRESS: _____ PHONES: ( ) _____

AMOUNT OF CONSTRUCTION FUND: $_____ EQUITY: _____
AMOUNT ALLOCATED TO OFFSITE IMPROVEMENTS: _____
IS ASSURANCE LETTER AVAILABLE [ ] YES, ATTACH SAMPLE [ ] NO

TYPE OF DISBURSEMENT: [ ] CASHIERS CHECK [ ] VOUCHER [ ] STAGE [ ] REIMBURSEMENT

GENERAL CONTRACTOR: Teichert Construction

IMPROVEMENTS	**COST**	**NAME OF SUBCONTRACTOR (IF APPLICABLE)**	**BOND** subcontractor (Y) Yes (N) No
GRADING IMPROVEMENTS	$		
STREET IMPROVEMETS	$ 3,776,462		
WATER IMPROVEMENTS	$		
SEWER IMPROVEMENTS	$		
STORM DRAIN IMPROVEMENTS	$		
MONUMENT	$ 20,097.00		
OTHER	$ 3,776,462		

OBLIGEE (MUNICIPALITY REQUIRING BONDS): CITY OF LINCOLN
ADDRESS OF OBLIGEE: 600 6TH STREET, LINCOLN, CA 95678

TYPE OF BOND	**PERFORMANCE**	**LABOR & MATERIALS**
GRADING IMPROVEMENTS	$	$
STREET IMPROVEMENTS	$	$
WATER IMPROVEMENTS	$	$
SEWER IMPROVEMENTS	$	$
STORM DRAIN IMPROVEMENTS	$	$
MONUMENT	$	$
MAINT. GUARANTEE	$	$
PROPERTY TAX	$	$

JOB # 70590210 **DATE BOND IS NEEDED:** 2/2026 **Project Manager** ERIC ANDERSON
NUMBER OF ORIGINALS REQUIRED: 1

SUBDIVISION IMPROVEMENT AGREEMENT FOR

Liberty at Lincoln Village 1A & 1B

This Subdivision Improvement Agreement ("Agreement') is entered into by and between the **City of Lincoln**, a municipal corporation ("City") and **Lincoln Land Holdings, LLC, a Delaware Limited Liability Company** ("Subdivider") on

_____.

RECITALS

1. Subdivider has received approval of a tentative subdivision map commonly known as **Liberty @ Lincoln – Area 2** and the conditions and approvals set forth per the Tentative Map and Specific Development Plans, approved by the City on **August 9, 2022** per City Council Resolution Numbers **2022-189**.

2. Subdivider has presented to the City a final map ("map") of a proposed subdivision of land located and within the corporate limits of the City that has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the City, and the tentative map of the subdivision previously approved by the City Council of the City of Lincoln.

3. The proposed subdivision of land is commonly known and described as **Liberty at Lincoln Village 1** (hereinafter referred to as the "Subdivision").

4. Subdivider has requested approval of the final map prior to the construction and completion of the public improvements, including, but not limited to streets, highways, public ways, sidewalks, curbs, gutters, storm drainage facilities, public utility facilities, design standards which are part of the provisions for lot grading and drainage in or appurtenant to the Subdivision, and other public improvements that are required by the Subdivision Map Act, the subdivision ordinances of the City, the tentative map (and approvals given in connection therewith), and final grading plan, if any, approved by the City. Subdivider shall be responsible to complete all of the foregoing improvements. The particular items on the foregoing improvements that are hereinafter referred to as "the Required Improvements," are listed in Exhibit B, which is attached hereto and incorporated herein by reference.

5. Subdivider is willing to execute this Agreement as a condition precedent to the recording of the map.

6. The authority for this Agreement is set forth in the Subdivision Map Act (Government Code §§66410 et seq.) and the Subdivision Ordinance of the City of Lincoln ("the Subdivision Ordinance").

WHEREFORE, the parties hereto agree as follows:

COVENANTS AND CONDITIONS

7. Acceptance of Rights of Way. City hereby accepts on behalf of the public all lands, rights of way and easements offered for dedication on the map, in accordance with the conditions hereinafter set forth.

8. Fees. Subdivider agrees to pay all fees set forth in Exhibit A, attached hereto and hereby incorporated, at the time of execution of this Agreement.

9. Improvements. Subdivider agrees to furnish, construct, install, and complete all the works of Required Improvements as set forth on Exhibit B, attached hereto and hereby incorporated, in accordance with the requirements of the Map Act, the Subdivision Ordinance, and the Standard Specifications of City in effect at the time of the installation of said improvements. Such work shall be completed within Twelve (12) months of the date of the execution of this Agreement.

10. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the improvements, in accordance with the Standard Specifications and the conditions of approval of the tentative subdivision map, City agrees to accept for maintenance the improvements and any offsite easements granted, subject to the provisions of paragraph 11 hereof.

11. Notice Regarding Construction. Subdivider shall notify the City Engineer of the commencement of construction of the improvements. Until final acceptance of the Required Improvements by City, Subdivider shall give good and adequate warning to the public of each and every dangerous condition existing in said improvements, and will take reasonable actions to protect the public from such dangerous conditions.

12. Warranty. Subdivider agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements occurring within Twelve (12) months after the improvements have been accepted by resolution of the City Council during regular session, and the City Clerk files a Notice of Completion with the Placer County Recorder.

13. Indemnity and Hold Harmless. Subdivider, and any successor who has purchased a lot or lots for residential use, shall defend, indemnify and hold harmless City, its officers, employees, agents, and elective and appointive boards from any and all claims, losses, damages, including property damage, personal injury, including death, costs, attorneys' fees, and liability of any kind or nature directly or indirectly arising out of or in any way connected with performance under this Agreement and/or construction of the Required Improvements by the Subdivider, contractor or any person directly or indirectly employed by, or acting as agent for the Subdivider, save and except to the extent any of those matters are caused by or arise from the sole active negligence of the City. This defense, indemnification and hold harmless provision shall extend to claims, losses, damage, injury, costs, including attorney fees, and liability for injuries occurring after completion of the construction of the Required Improvements, as well as during construction, and shall apply regardless of whether or not the City has prepared, supplied or approved the plans and/or specifications for the Required Improvements or has inspected or accepted the same. Acceptance of insurance required under this Agreement shall not relieve Subdivider from liability under this defense, indemnification and hold harmless provisions. The parties intend that this provision shall be broadly construed to effectuate its purpose.

14. Insurance. SUBDIVIDER shall maintain in full force and effect for the duration of this Agreement the following policies of insurance:

(a) General Liability. SUBDIVIDER shall maintain general liability insurance in an amount not less than $1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Any deductible shall not exceed $50,000.

(b) Automobile Liability. SUBDIVIDER shall maintain automobile liability insurance covering bodily injury and property damage for all activities of SUBDIVIDER arising out of or in connection with the Work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than $1,000,000 combined single limit for each occurrence, no deductible.

(c) Worker's Compensation. SUBDIVIDER shall maintain worker's compensation coverage as required by the Labor Code of the State of California.

Each general liability and automobile insurance policy shall be with insurers rated "A: VII" or better in the most current edition of Best's Insurance Reports and shall be endorsed with the following specific language:

(i) "The CITY, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds with respect to liability arising out of Work performed by or on behalf of the SUBDIVIDER, including the materials, parts, or equipment furnished in connection with such Work or operations.

(ii) This policy shall be considered primary insurance as respects to the CITY, its elected or appointed officers, employees, agents and volunteers. Any

insurance maintained by the CITY may have, shall be considered excess only and shall not contribute with it.

(iii) The insurer waives all rights as subrogation against the CITY, its elected or appointed officers, officials, employees or agents.

(iv) The insurer provided by this policy shall not be suspended, voided, canceled or reduced in coverage or limits except after 30 days written notice has been received by CITY.

(v) SUBDIVIDER shall provide certificate(s) of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement."

15. Delay. If the construction of the improvements shall be delayed without fault of Subdivider, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

16. Security. Subdivider shall furnish to City security to ensure the faithful performance of all duties and obligations or Subdivider herein contained. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, an instrument of credit issued by a banking institution subject to regulation by the State or federal government and pledging that the funds necessary to carry out this agreement are on deposit and guaranteed for payment or a letter of credit issued by such a banking institution, or a cash deposit, made either directly

with the City, or deposited with a recognized escrow agent for the benefit of the City. Such security shall be in the following amounts for the following purpose:

(a) One hundred percent (100%) of the estimated cost of improvements securing faithful performance of this Agreement, which estimated cost is in the amount of **Three Million, Seven Hundred Seventy-Six Thousand, Four Hundred Sixty-Two and no/100 Dollars ($3,776,462.00)**.

(b) One hundred percent (100%) of the estimated cost of the improvements, as set forth in paragraph (a) immediately preceding, securing payment to the contractor of the improvements, to his subcontractors and to person furnishing labor, materials or equipment to them.

(c) Twenty percent (20%) of the sum specified in subparagraph (a) above to guarantee and warranty the improvements for a period of one (1) year following the completion of acceptance thereof against any defective work or labor done, or defective materials furnished. This security need not be furnished prior to completion of the improvements, but must be provided prior to their acceptance.

(d) One hundred percent (100%) of the estimated cost of the installation of survey monuments, which estimated cost is in the amount of **Twenty Thousand, Ninety-Seven and no/100 dollars ($20,097.00)**.

17. Irrevocability of Security. The improvement security furnished pursuant to paragraph 14 shall be irrevocable, shall not be limited as to time (except as to the one-year period specified in paragraph 12) and shall provide that it shall be released, in whole or in part, only upon the written approval of the City Engineer or his delegate.

18. Actions. Any action by any party to this Agreement, or any concerning the security furnished pursuant to paragraph 16, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, notwithstanding any other provision of law which may provide that such action may be brought in some other location. The corporate surety, bank, or escrow agent providing the security required by paragraph 16 shall waive, in such security, reliance upon the provisions of any statute, whether state or federal, having to do with the location for commencing and maintaining actions against such corporate surety, bank, or escrow agent.

19. Inspection; Release of Improvement Security.

(a) Subdivider may, from time to time, request the City Engineer to inspect the improvements as they progress. No Required Improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Subdivider shall bear all costs of plan check, inspection, certification and all City overhead costs. The City Engineer may, at his option, if he finds the work to be in accordance with the Standard Specifications in effect at the time of the installation of the improvements, accept so much of that work as is completed, and authorize a release **protanto** of the security provided pursuant to paragraph 16(a); provided, however, that in no event shall he authorize the release of more than eighty percent (80%) of the improvement security.

(b) Notwithstanding the authorization for partial releases pursuant to Section 19(a), the City Engineer shall not allow for a partial release of security unless the cost estimate of the remaining Required Improvements does not exceed twenty percent (20%) of the total original security.

20. Release of Remaining Improvement Security; Warranty. At the conclusion of the construction of the improvements, and acceptance by resolution and filing of a Notice of Completion by the City Clerk with the Placer County Recorder, the City Engineer shall authorize the release of the security provided pursuant to paragraph 16 upon the furnishing of the warranty security as required by paragraph 16(c).

21. Release of Labor and Materials Security. Thirty (30) days after a Notice of Completion is filed with respect to the improvements, the City Engineer may authorize the release of the security given to secure payment for labor and materials as provided in paragraph 16(b) of this Agreement, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess 100% of the total of the claims made against it.

22. Monuments. Subdivider agrees to install, on or before twelve (12) months from the date of this agreement, such survey monuments as may be required by the City Engineer. Upon the installation of such monuments, and their acceptance by the City Engineer, the security provided therefore shall be released.

23. Environmental Warranty.

a. Prior to the acceptance of any dedications or improvements by City, Subdivider shall certify and warrant that: neither the property to be dedicated nor Subdivider (with respect to such property) are in violation of any environmental law and neither the property to be dedicated nor the Subdivider are subject to any existing, pending investigation, or threatened investigation by any federal, state or local governmental authority under or in connection with any environmental law. Neither Subdivider nor any

third party shall use, generate, manufacture, produce, or release, on, under, or about the property to be dedicated, any hazardous substance, except in compliance with all applicable environmental laws. Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any hazardous substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated, except in compliance with law and/or as described in writing to City. Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any hazardous substance on the property to be dedicated. Subdivider shall give prompt written notice to City at the address set forth herein of:

(i) Any proceeding or investigation by any federal, state or local governmental authority with respect to the presence of any hazardous substance on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated;

(ii) Any claims made or threatened by any third party against City or the property to be dedicated relating to any loss or injury resulting from any hazardous substance; and

(iii) Subdivider's discovery of any occurrence or condition on any property adjoining or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability, or suit under any environmental law.

b. As used in this Agreement, the term "hazardous substance" includes any hazardous or toxic substance or material or waste, including but not limited to all types of gasoline, oil, and other petroleum hydrocarbons, asbestos, radon, polychlorinated

biphenols (PCBs), or any other chemical, material, controlled substance, object, condition, waste, living organism or any combination thereof which is or may be hazardous to human health or safety or to the environment due to its radioactivity, ignitability, corrosivity, reactivity, explosivity, toxicity, carcinogenicity, mutagenicity, phytotoxicity, infectiousness or other harmful properties of effects, which is now, or in the future becomes, listed, defined or regulated in any manner by any federal, state, or local City based directly or indirectly upon such properties.

24. Failure of Performance. In the event Subdivider fails to perform one or more of the conditions herein, City shall have recourse to the security given to guarantee the performance of such acts. City shall do, or cause to be done, those acts required of Subdivider, and shall have recourse against so much of the security as is necessary to discharge the responsibility of Subdivider hereunder. City shall have recourse against Subdivider for any and all amounts necessary to complete the obligations for Subdivider in the event the security therefore is insufficient to pay such amounts. All administrative costs incurred by the City, in addition to the costs of the improvements, shall be a proper charge against the security and/or Subdivider.

25. Attorney's Fees. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, for the security therefore, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be determined by the court.

26. Agreement Binding on Successors, etc. This Agreement shall be binding upon all the heirs, successors, and assigns of either party, and the same shall be recorded in the office of the Recorder of Placer County upon its execution, and shall be a covenant

running with the land and equitable servitude upon the parcel or parcels of real property subdivided by the map.

WHEREFORE, the parties hereto have executed this Agreement on the day and in the year first above written.

City of Lincoln

By: _____

Sean Scully, City Manager

SUBDIVIDER
Lincoln Land Holdings, LLC, a Delaware Limited Liability Company

By: Lewis Management Corp.,
a Delaware corporation – Its Manager

By: _____

Phillip E. Rodriguez Jr., Authorized Agent

[THIS SUBDIVISION IMPROVEMENT AGREEMENT SHALL BE NOTARIZED AND MAY BE SIGNED IN COUNTERPART]

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento }

On January 15, 2026 before me, Nicole Bianchini, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Phillip Rodriguez
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICOLE BIANCHINI
Notary Public - California
Sacramento County
Commission # 2484257
My Comm. Expires Mar 12, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Bianchini
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

Signer's Name: _____
☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer is Representing: _____

©2019 National Notary Association

EXHIBIT 'A'

FEES (Final Map Subdivision)

LIBERTY AT LINCOLN VILLAGE 1A & 1B

	Amount Paid	Date Paid	Paid By
Final Map Checking	$30,000.00	01/29/2025	Lincoln Land Holdings, LLC

EXHIBIT 'B'

IMPROVEMENT REQUIRED

and

BOND SCHEDULE (Final Map Subdivision)

LIBERTY AT LINCOLN VILLAGE 1A & 1B

The IMPROVEMENT are as shown on the Improvement Plans entitled "Liberty at Lincoln Village 1" signed by the City Engineer, City of Lincoln. Said Plans are on file at:

City of Lincoln
Community Development Department
600 Sixth Street
Lincoln, CA 95648

Faithful Performance (100%)	$3,776,462.00
Labor & Material (100%)	$3,776,462.00
Warranty (20%) (Due prior to notice of completion)	$755,293.00
Monument Security (100%)	$20,097.00

EXHIBIT B: ENGINEER'S ESTIMATE

18484
2/27/2025

PRELIMINARY OPINION OF QUANTITIES AND COSTS

for



Liberty at Lincoln
Village 1
SIA Estimate Based on Teichert Pricing

City of Lincoln, California

February 27, 2025

MacKay & Somps
CIVIL ENGINEERS, INC.

NOTES

Liberty at Lincoln

City of Lincoln, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Assessments for associations, lighting & landscaping, GHAD, Mello Roos districts of the like.
   b. Reimbursable dry utilities costs. (Costs shown in this estimate are construction costs only)
   c. Postal pads and mail boxes
   d. Land costs, right of way acquisition, entitlements, easements, and/or rights of entry
   e. Backflow Devices
   f. Fees due at building permit
   g. Phased construction or out of regular sequence construction
   h. Over excavation of unsuitable materials, undercutting, and/or landslide repair
   I. Costs associated with high groundwater or inclement weather conditions
   j. Costs associated with limitations on construction access
   k. Tree preservation systems and mitigation costs
   l. Costs associated with Homeowner's Associations
   m. Financing and overhead charges.
   n. Costs associated with Endangered Species and Wildlife Conservation.
   o. Cost associated with Corps of Engineer, Fish and Game, Fish and Wildlife and Wetlands (Permitting, Mitigation, and Preservation)
   p. Costs associated with inclusionary zoning and low income housing
   q. Toxic contamination evaluation studies or remediation
   r. Archaeological studies, investigations or relocations
   s. Costs associated with siltation basins
   t. Bridges and associated design costs
   u. Bike paths or equestrian trails
   v. Cost associated with traffic engineering studies.
   w. Irrigation systems and associated design costs
   x. Cost associated with the design and construction of stormwater quality treatment units
   y. Emergency vehicle access
   z. Architectural design and associated fees
   aa. Interior drainage inlets and pipes associated with courtyard and/or open space areas
   bb. Bonds
   aa. Joint Trench

bb. Landscaping

3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, PG&E may require refundable deposits for gas and electricity that are paid back when the houses are connected.

4. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.

5. All construction costs items are per Construction Standards as applicable.

6. It is the responsibilty of the Contractor to investigate and estimate quantity of excess material due to grading operations, and coordinate with the Client and Engineer well in advance of when the material must be either reloacted on site or removed from the project site.

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 1		
			Based on Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**AMOUNT**
I.	**GRADING / EROSION CONTROL**				
1.	14.7	AC	Clearing & Grubbing	$150.00	$2,205
2.	14.7	AC	Erosion Control	$2,000.00	$29,400
3.	2	EA	Stabilized Construction Entrance	$4,000.00	$8,000
			TOTAL GRADING		**$39,605**
II.	**SEWER SYSTEM**				
1.	1,338	LF	6" Sewer Pipe	$65.00	$86,970
2.	2,045	LF	8" Sewer Pipe	$74.00	$151,330
3.	12	EA	48"SSMH	$16,500.00	$198,000
4.	81	EA	4" Sewer Service with Clean Out	$1,750.00	$141,750
5.	1	EA	Connect to Existing Stub	$2,500.00	$2,500
6.	3	EA	Plug & Mark	$500.00	$1,500
			TOTAL SEWER		**$582,050**
III.	**STORM DRAINAGE**				
1.	460	LF	12" Storm Drain Pipe	$93.00	$42,780
2.	1,225	LF	15" Storm Drain Pipe	$89.00	$109,025
3.	495	LF	18" Storm Drain Pipe	$93.00	$46,035
4.	144	LF	24" Storm Drain Pipe	$132.00	$19,008
5.	321	LF	30" Storm Drain Pipe	$144.00	$46,224
6.	74	LF	36" Storm Drain Pipe	$230.00	$17,020
7.	9	EA	48" SDMH	$12,000.00	$108,000
8.	5	EA	60" SDMH	$16,800.00	$84,000
9.	1	EA	72" SDMH	$27,000.00	$27,000
10.	9	EA	Type "B" Drain Inlet	$4,300.00	$38,700
11.	10	EA	Type "B Deep" Drain Inlet	$5,600.00	$56,000

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 1		
			Based on Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**AMOUNT**
12.	2	EA	Type "Gol-7" Drain Inlet	$23,000.00	$46,000
13.	3	EA	Plug & Mark	$200.00	$600
14.	2	EA	Connect to Existing	$1,000.00	$2,000
			TOTAL STORM DRAINAGE		**$642,392**
IV.	**WATER SYSTEM**				
1.	3,350	LF	8" Water (PVC C900 CL 305, Includes: Fittings, Bends, Restrained Joints)	$92.00	$308,200
2.	124	LF	12" Water (PVC C900 CL 305, Includes: Fittings, Bends, Restrained Joints)	$288.00	$35,712
3.	13	EA	8" Gate Valve	$3,200.00	$41,600
4.	5	EA	Fire Hydrant Assembly (with Tee and Valve)	$15,600.00	$78,000
5.	86	EA	1" Residential Service w/ Meter Box	$3,250.00	$279,500
6.	3	EA	2" Blow-Off Valve	$6,000.00	$18,000
7.	2	EA	1" Air Release Valve	$5,500.00	$11,000
8.	2	EA	Connect to Existing	$3,000.00	$6,000
			TOTAL WATER SYSTEM		**$778,012**
V.	**RECYCLED WATER SYSTEM**				
1.	540	LF	6" Water (PVC C900 CL 305, Includes: Fittings, Bends, Restrained Joints)	$86.00	$46,440
2.	2	EA	2" Blow-Off Valve	$6,000.00	$12,000
3.	1	EA	1" Air Relsease Valve	$5,500.00	$5,500
4.	1	EA	1" Recycled Water Service	$4,100.00	$4,100
5.	1	EA	Connect to Existing	$3,000.00	$3,000
			TOTAL RECYCLED WATER SYSTEM		**$71,040**

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 1		
			Based on Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**AMOUNT**
VI.	STREETWORK & CONCRETE				
1.	97,469	SF	Paving 3.5" AC on 11" AB	$8.00	$779,752
2.	147,698	SF	Roadway Subgrade Preparation. (Including Curb, Gutter, Monolithic Sidewalk)	$0.85	$125,543
3.	29,947	SF	Attached Sidewalk (4" PCC / 4" AB)	$5.35	$160,216
4.	914	SF	Detached Sidewalk (4" PCC / 4" AB)	$12.50	$11,425
5.	14	EA	Case C Curb Ramp	$2,400.00	$33,600
6.	5,860	LF	Type 1 Rolled Curb & Gutter	$25.00	$146,500
7.	616	LF	Type 2 Verticle Curb & Gutter	$46.00	$28,336
8.	9	EA	Survey Monument Well	$2,030.00	$18,270
9.	99	LF	Timber Barricade	$123.00	$12,177
10.	6	EA	Pedestrian Barricade	$1,100.00	$6,600
11.	99	LF	Timber Barricade Removal	$18.00	$1,782
12.	6	EA	Pedestrian Barricade Removal	$286.00	$1,716
13.	1	LS	Signing and Striping	$12,400.00	$12,400
			TOTAL STREETWORK & CONCRETE		$1,338,318
			COST SUMMARY		
		I.	GRADING / EROSION CONTROL		$39,605
		II.	SEWER SYSTEM		$582,050
		III.	STORM DRAINAGE		$642,392
		IV.	WATER SYSTEM		$778,012
		V.	RECYCLED WATER SYSTEM		$71,040
		VI.	STREETWORK & CONCRETE		$1,338,318
				TOTAL :	$3,451,417

Certified Resolution approving Subdivision Agreement & Final Map

BONDS

Bonds are on file with the Community Development Department.

STAFF REPORT

Item Number 12.F

SUBJECT: Adopt a Resolution Approving Liberty at Lincoln Village 2 Improvement Plans, Liberty at Lincoln Village 2 Final Map, Authorizing the Execution of the Subdivision Improvement Agreement for Liberty at Lincoln Village 2, and Authorizing the Recording of the Final Map and the Subdivision Improvement Agreement (Sukhpal (SP) Mann)

SUBMITTED BY: SP Mann

DEPARTMENT: Engineering

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution as follows: (a) approving the Improvement Plans for Liberty at Lincoln Village 2; (b) approving Liberty at Lincoln Village 2 Final Map and authorizing the City Manager to execute the Subdivision Improvement Agreement; and (c) authorizing the City Clerk to sign the Clerk's Statements and record the Final Map and Subdivision Improvement Agreement.

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Phase 1 project, which is part of the Lewis Property in Village 7 Specific Plan Project Area, is located west of the Sorrento Parkway and Ferrari Ranch Road intersection. Liberty at Lincoln Village 2 public subdivision is located east of Liberty Parkway within Liberty at Lincoln Phase 1 Project (Attachment 2) and consists of a total of 70 Low Density Residential lots and 2 lettered lots.

The Liberty at Lincoln Phase 1 Vesting Tentative Subdivision Map was conditionally approved on December 13, 2016, per City Council Resolution 2016-242. Subsequently, an amendment to the approved Phase 1 Vesting Tentative Subdivision Map was approved on August 9, 2022, per City Council Resolution 2022-189 allowing a total of 565 residential lots (148 Low Density Residential lots and 417 Medium Density Residential lots) and two park lots. A Large Lot Final Map for the Liberty at Lincoln Phase 1 was recently approved on August 27, 2024 per City Council Resolution 2024-169.

The property owner, Lincoln Land Holdings, LLC is now requesting approval of Liberty at Lincoln Village 2 Final Map, and the approval of the subdivision improvement agreement. The improvement plans are in accordance with the previously approved tentative subdivision map. The Liberty at Lincoln Village 2 Improvement Plans have been approved by the City Engineer

and Fire Battalion Chief, and are currently under construction.

City costs for review of the Liberty at Lincoln Village 2 Final Map and Improvement Plans were funded pursuant to the City's master fee schedule with full cost recovery borne by the applicant through funds deposited into Developer Fund 248.

FINDINGS/ANALYSIS:

The Liberty at Lincoln Village 2 Final Map (Attachment 2) were reviewed by the City's Surveyor for technical correctness and the City Engineer for conformance with the approved Vesting Tentative Map and Conditions of Approval (Attachment 3).

Section 66462 of the Subdivision Map Act requires the installation of all public improvements or an agreement with the local agency to secure the installation of these public improvements. Because the subdivision improvements have not been completed for Liberty at Lincoln Village 2, subdivision improvement agreements are required. Lincoln Land Holdings, LLC, has executed the Liberty at Lincoln Village 2 Subdivision Improvement Agreement and provided securities to guarantee the performance and payment of the construction of public improvements. The securities for the one-year warranty period will be provided prior to the Notices of Completion and acceptance of the project.

Staff is requesting that the City Council approve the Liberty at Lincoln Village 2 Final Map (Attachment 2) and Liberty at Lincoln Village 2 Improvement Plans (Attachment 4) and authorize the City Manager to execute the Liberty at Lincoln Village 2 Subdivision Improvement Agreement (Attachment 5).

FISCAL IMPACT:

The Liberty at Lincoln – Village 2 project will increase required levels of maintenance associated with public streets, storm drain, water, sewer, landscaping, open space, street lighting, and stormwater quality features throughout the City.

Liberty at Lincoln-Phase 1 project has annexed into Community Facilities District (CFD) 2018-1 (Maintenance Services) to help mitigate the increase in infrastructure maintenance associated.

The Liberty at Lincoln – Phase 1 project has also annexed into the CFD 2018-2 (Public Services) to provide funding to mitigate the subdivision impact on the General Fund.

ATTACHMENTS:

Liberty_Village_2_Final_Map_Reso.docx

Liberty Village 3B Final Map.DOC2.Attach 2. Final Map Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 2 Final Map.DOC3.Attach 3.COA.Reso.2026.Mar.24.SP Mann.pdf

Liberty Village 2 Final Map.DOC4.Attach 4. Plans. Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 3B Final Map.DOC5.Attach 5.SIA.Reso.2026.Mar.24.SP Mann.pdf

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING LIBERTY AT LINCOLN VILLAGE 2 IMPROVEMENT PLANS, LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP, AUTHORIZING THE EXECUTION OF THE SUBDIVISION IMPROVEMENT AGREEMENT FOR LIBERTY AT LINCOLN VILLAGE 2, AND AUTHORIZING THE RECORDING OF THE FINAL MAP AND THE SUBDIVISION IMPROVEMENT AGREEMENT

WHEREAS, in August 9, 2022, the City Council under Resolution 2022-189 conditionally approved the amended Vesting Tentative Map for Liberty at Lincoln – Phase 1; and

WHEREAS, the improvement plans for the Liberty at Lincoln Village 2 has been signed by the City Engineer and the Fire Battalion Chief; and

WHEREAS, the owner, Lincoln Land Holdings, LLC, has requested the recordation of the Liberty at Lincoln Village 2 Final Map in accordance with section 66462 of the Subdivision Map Act; and

WHEREAS, the Liberty at Lincoln Village 2 Final Map is technically correct as approved by the City's Surveyor; and

WHEREAS, the City Engineer has determined that the Liberty at Lincoln Village 2 Final Map is substantially the same as it appeared on the Liberty at Lincoln – Phase 1 Vesting Tentative Map and any approved alteration thereof; and

WHEREAS, the City Engineer has determined that all conditions of approval applicable to the Liberty at Lincoln Village 2 Final Map have been satisfied; and

WHEREAS, the City Engineer has determined that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Vesting Tentative Map have been satisfied; and

WHEREAS, the City has determined that the Liberty at Lincoln Village 2 Final Map is exempt from the California Environmental Quality Act (Public Resources Code § 21000 et seq., CEQA) pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

NOW, THEREFORE BE IT RESOLVED:

Section 1. The City Council hereby approves the Liberty at Lincoln Village 2 Improvement Plans; and

Section 2. Pursuant to Section 66474.1 of the Subdivision Map Act, the City Council hereby finds and determines that the Final Map for Liberty at Lincoln Village 2 is in

substantial compliance with the previously approved Liberty at Lincoln Phase 1 Vesting Tentative Map and all associated conditions of approval specific to this Final Map have been satisfied; and

Section 3. The Liberty at Lincoln Village 2 Final Map is hereby approved, and the City Clerk is authorized to sign the Clerk's Statements accepting on behalf of the public, all easements for public utility and pedestrian access purposes, easements for public street purposes, subject to improvement, direct vehicle access rights, relinquishment of groundwater rights, and consent to the irrevocable offers of dedication for Lots U & K; and

Section 4. The City Manager is authorized to execute the Subdivision Improvement Agreement for Liberty at Lincoln Village 2.

Section 5. The City Clerk is authorized to proceed with the Recordation of the Liberty at Lincoln Village 2 Final Map and the associated Subdivision Improvement Agreement at the office of the County Recorder.

Section 6. The City Manager is authorized to accept at a later date the irrevocable offer of dedication for Lots U and K and that the City Clerk is authorized to proceed with Recordation of acceptances of the offers of dedication.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

_____

____

Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT-2

BOOK_____OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP" WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND WE HEREBY OFFER THE FOLLOWING DEDICATIONS:

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, THE FOLLOWING IRREVOCABLE OFFER OF DEDICATION IN FEE SIMPLE TO THE CITY OF LINCOLN: LOT U AND LOT K.

THE FOLLOWING ARE DEDICATIONS OF EASEMENTS TO THE CITY OF LINCOLN:

A. ANTHEM DRIVE, REVELRY DRIVE, AND RESOLUTION WAY FOR PUBLIC STREET PURPOSES, SUBJECT TO IMPROVEMENT.

B. AN EASEMENT FOR LANDSCAPING PURPOSES AND ALL USES INCIDENT THERETO ON, OVER AND ACROSS LOT K SHOWN HEREON AND LABELED (LSE).

C. MULTI-PURPOSE TRAIL EASEMENT FOR PEDESTRIANS, NON-MOTORIZED CYCLE AND EQUESTRIAN INGRESS AND EGRESS TOGETHER WITH THE RIGHT OF TRAIL CONSTRUCTION AND MAINTENANCE AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT K SHOWN HEREON AND LABELED (MPTE).

D. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE ALL RIGHTS-OF-WAY.

LINCOLN LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
Phillip E. Rodriguez Jr
Authorized Agent

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON March 9, 2026 BEFORE ME, Crystal Rae Boehm, A NOTARY PUBLIC

PERSONALLY APPEARED Phillip E. Rodriguez Jr.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME Crystal Rae Boehm

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct. 23, 2029 MY COMMISSION NUMBER: 2536380

CITY ENGINEER'S STATEMENT

I, VIN H. CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP", CITY OF LINCOLN, STATE OF CALIFORNIA COMPRISED OF FIVE (5) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

_____
VIN H. CAY, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 72903
LICENSE EXPIRES: DECEMBER 31, 2026

REGISTERED PROFESSIONAL ENGINEER · VIN H. CAY · No. 72903 · CIVIL ENGINEER · STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP" IS TECHNICALLY CORRECT.

_____
RAYMOND MICHAEL MANGER, PLS 5154
LICENSE EXPIRES: JUNE 30, 2027

LICENSED LAND SURVEYOR · RAYMOND MICHAEL MANGER · LS 5154 · STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LINCOLN LAND HOLDINGS, LLC , IN MARCH, 2022, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET. ALL CENTERLINE MONUMENTS WILL BE SET BEFORE THE CITY ACCEPTANCE OF THE STREET IMPROVEMENTS AND ALL LOT CORNERS WILL BE SET BEFORE THE FIRST BUILDING PERMIT IS ISSUED BY THE CITY, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/9/27

LICENSED LAND SURVEYOR · PEDRO JARQUIN · No. 8268 · STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP", DID ACCEPT ON BEHALF OF THE PUBLIC FOR PUBLIC STREET PURPOSES, ANTHEM DRIVE, REVELRY DRIVE AND RESOLUTION WAY, SUBJECT TO IMPROVEMENT, THE EASEMENTS FOR LANDSCAPE PURPOSES, THE EASEMENTS FOR MULTI-PURPOSE TRAIL AND THE EASEMENTS FOR PEDESTRIAN PURPOSES, AND THE EASEMENT FOR CENTRALIZED MAIL DELIVERY, ALL AS OFFERED HEREON, AND DID CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION IN FEE SIMPLE OF LOT U AND LOT K AS OFFERED HEREON.

_____ DATE: _____
HOPE ITHURBURN
CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: 2026-_____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

FINAL MAP NO. PLN22-00100-09

LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP

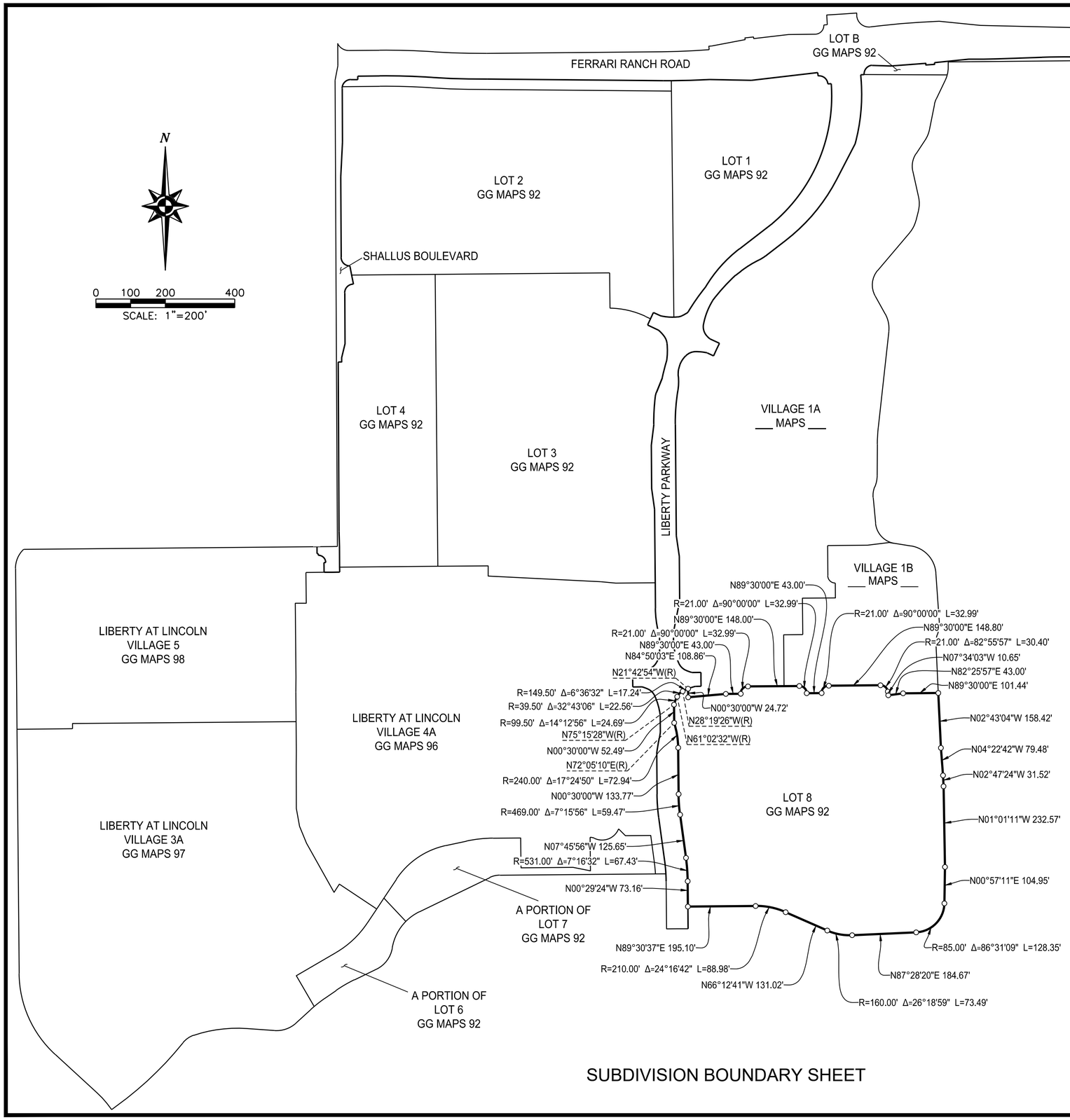
BEING A SUBDIVISION OF LOT 8 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

BOOK_____OF MAPS, PAGE_____



NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP CONTAINS 11.500± ACRES OF LAND GROSS CONSISTING OF SEVENTY (70) NUMBERED LOTS AND TWO (2) LETTERED LOTS.
3. ALL RESIDENTIAL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE LOT LINE FROM THE FRONT PROPERTY CORNER ONTO THE SIDEWALK.
4. ALL RESIDENTIAL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268". WHERE RESIDENTIAL REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE WITH AT A 4.00' OFFSET TO THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THAT LOT.

LEGEND

⊗	2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" TO BE SET PER GG MAPS 92
⊗	2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" TO BE SET PER ___ MAPS ___
⊙	3/4" IRON PIPE WITH PLUG STAMPED "LS 8268" TO BE SET PER GG MAPS 92
⊗	SET 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268"
◎	SET 3/4" IRON PIPE AND CAP STAMPED "LS 8268"
○	DIMENSION POINT
AC	ACRES
DN	DOCUMENT NUMBER, OR
LSE	LANDSCAPE EASEMENT
MAPS	BOOK OF MAPS
MPTE	MULTI-PURPOSE TRAIL EASEMENT
(OA)	OVERALL
ORPC	OFFICIAL RECORDS OF PLACER COUNTY
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
( )	RECORD DATA PER REFERENCE
———	BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
———	LOT LINE
- - - - -	ADJACENT PROPERTY
———	RIGHT-OF-WAY
— — —	ADJACENT RIGHT-OF-WAY
— — —	EASEMENT
—— - ——	CENTER LINE
▬ ▬ ▬	SHEET INDEX LINE OR DETAIL LINE
(X)	SHEET INDEX

SUBDIVISION BOUNDARY SHEET

FINAL MAP NO. PLN22-00100-09

LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP

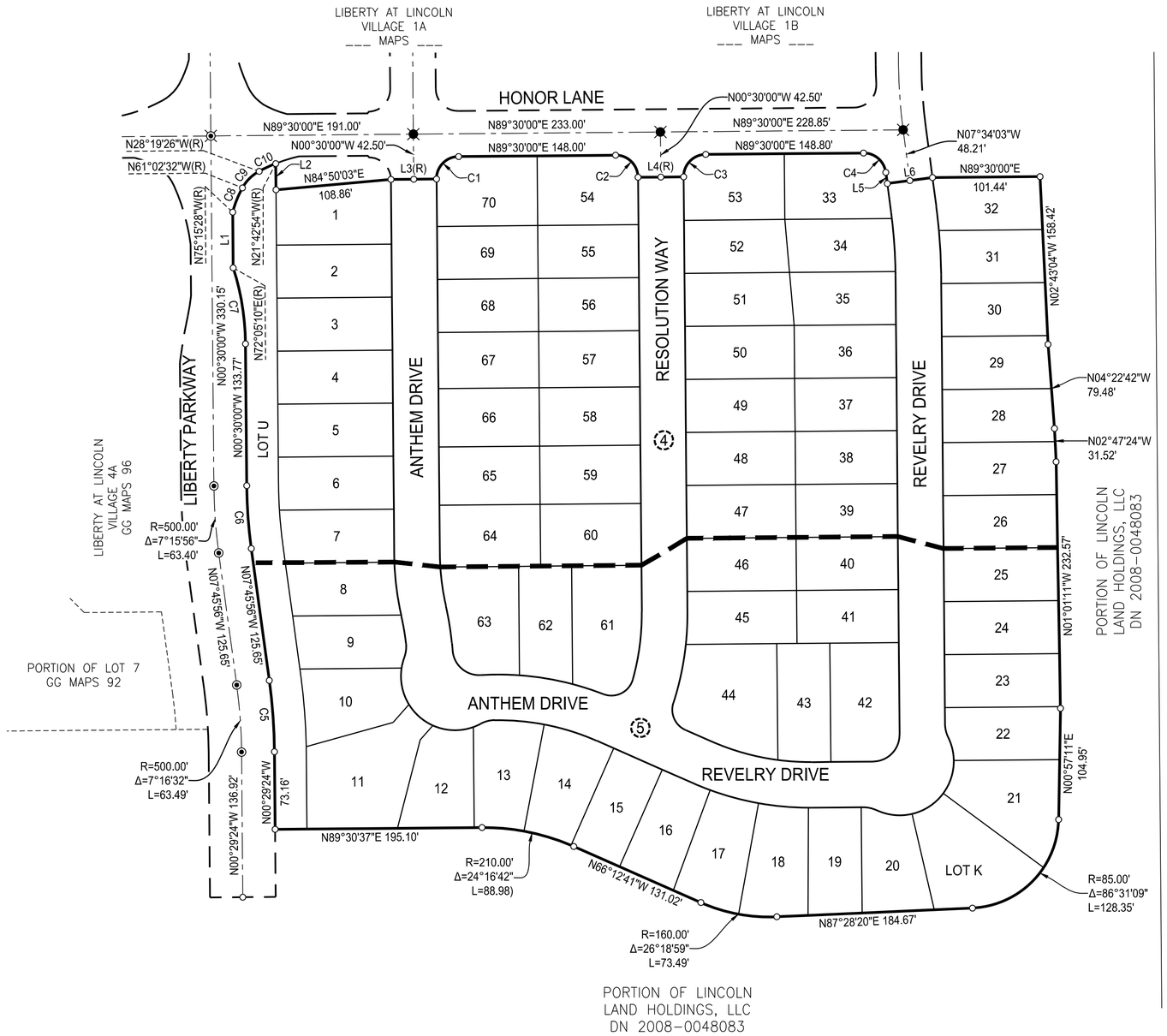
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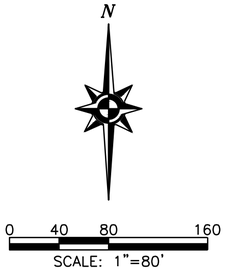
MARCH 2026

SHEET 2 OF 5



Line Table		
Line #	Bearing	Length
L1	N00°30'00"W	52.49'
L2	N00°30'00"W	24.72'
L3	N89°30'00"E (R)	43.00'
L4	N89°30'00"E (R)	43.00'
L5	N07°34'03"W	10.65'
L6	N82°25'57"E	43.00'

Curve Table			
Curve #	Radius	Delta	Length
C1	21.00'	90°00'00"	32.99'
C2	21.00'	90°00'00"	32.99'
C3	21.00'	90°00'00"	32.99'
C4	21.00'	82°55'57"	30.40'
C5	531.00'	7°16'32"	67.43'
C6	469.00'	7°15'56"	59.47'
C7	240.00'	17°24'50"	72.94'
C8	99.50'	14°12'56"	24.69'
C9	39.50'	32°43'06"	22.56'
C10	149.50'	6°36'32"	17.24'



FINAL MAP NO. PLN22-00100-09

LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP

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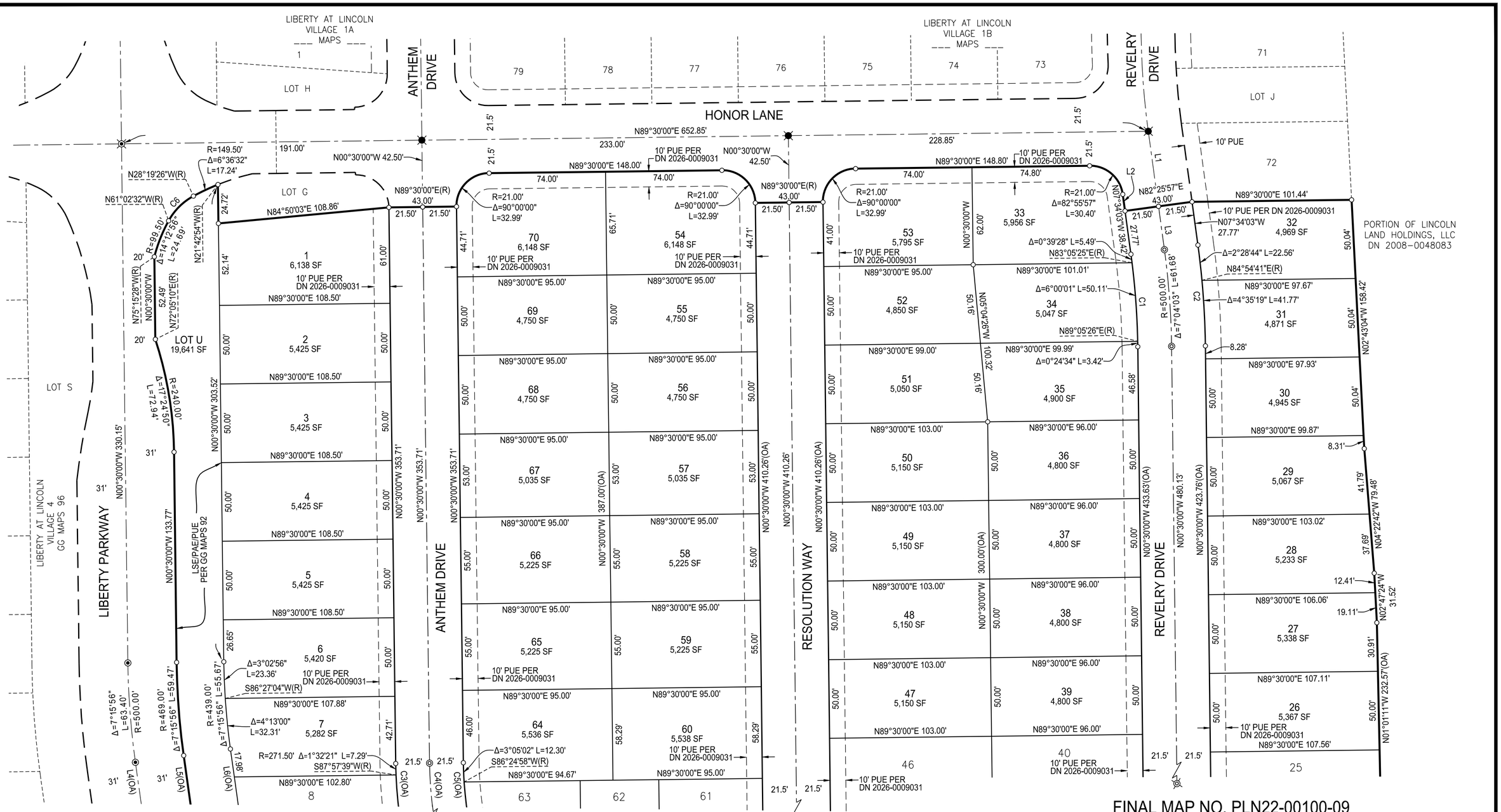
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MARCH 2026

SHEET 3 OF 5

SEE SHEET 2 FOR LEGEND AND NOTES

BOOK_____OF MAPS, PAGE_____



SEE SHEET 5

Line Table		
Line #	Bearing	Length
L1	N07°34'03"W	48.21'
L2	N07°34'03"W	10.65'
L3	N07°34'03"W	27.77'
L4	N07°45'56"W	125.65'
L5	N07°45'56"W	125.65'
L6	N07°45'56"W	125.65'

Curve Table			
Curve #	Radius	Delta	Length
C1	478.50'	7°04'03"	59.02'
C2	521.50'	7°04'03"	64.33'
C3	271.50'	12°25'58"	58.91'
C4	250.00'	12°25'58"	54.25'
C5	228.50'	12°25'58"	49.58'
C6	39.50'	32°43'06"	22.56'

SEE SHEET 2 FOR LEGEND AND NOTES

N

0 20 40 80

SCALE: 1"=40'

FINAL MAP NO. PLN22-00100-09

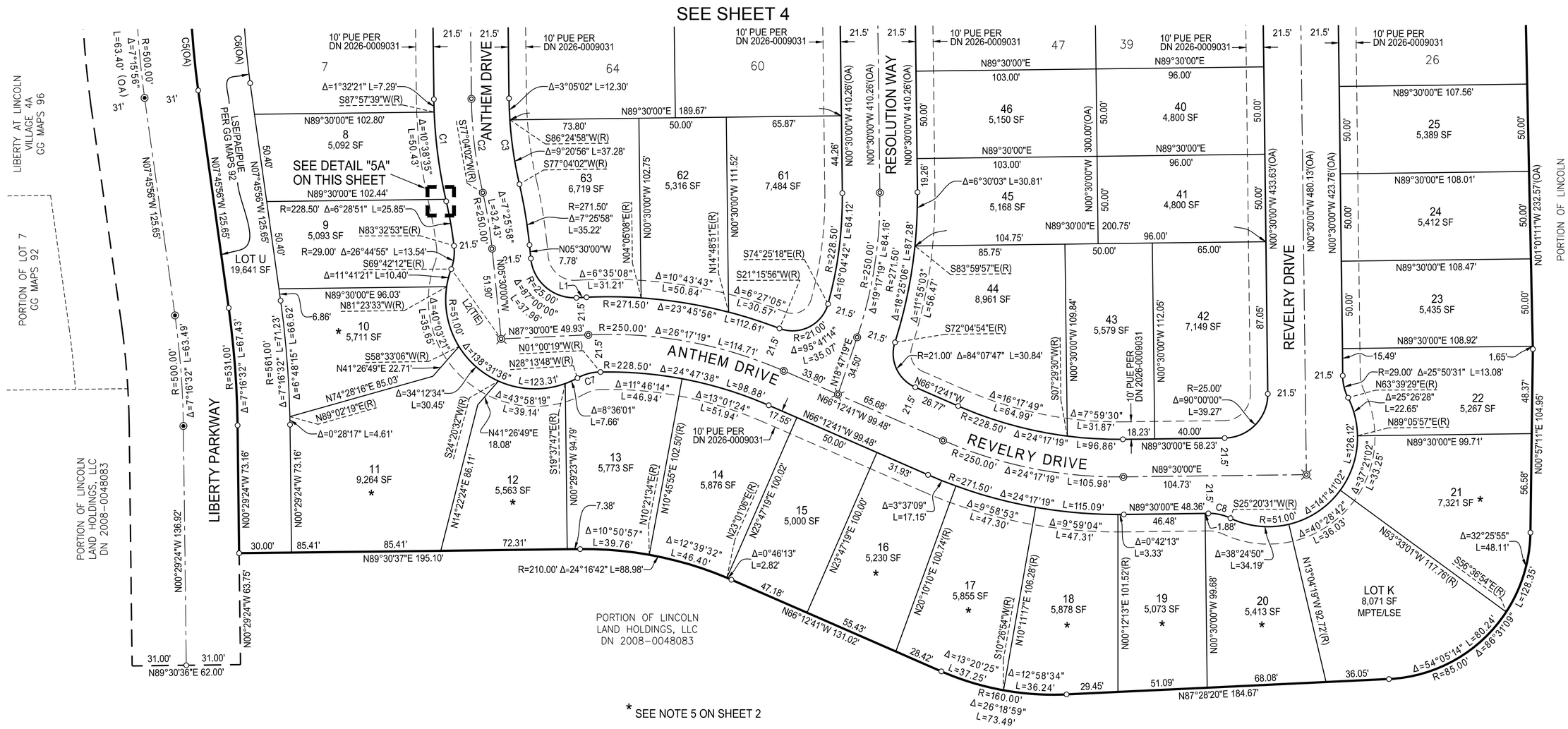
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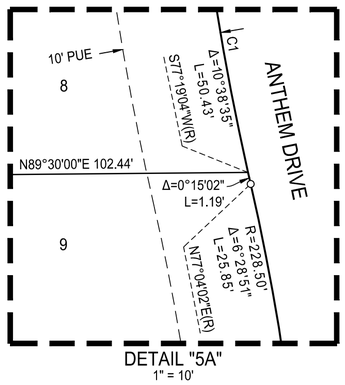
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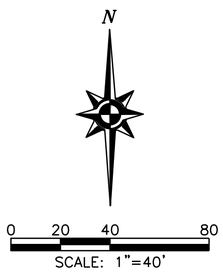
MARCH 2026





Curve Table			
Curve #	Radius	Delta	Length
C1	271.50'	12°25'58"	58.91'
C2	250.00'	12°25'58"	54.25'
C3	228.50'	12°25'58"	49.58'
C5	469.00'	7°15'56"	59.47'
C6	439.00'	7°15'56"	55.67'
C7	29.00'	27°13'29"	13.78'
C8	29.00'	25°50'31"	13.08'

Line Table		
Line #	Bearing	Length
L1	N87°30'00"E	5.80'
L2	N35°19'20"W	49.10'



FINAL MAP NO. PLN22-00100-09

LIBERTY AT LINCOLN VILLAGE 2 FINAL MAP

BEING A SUBDIVISION OF LOT 8 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MARCH 2026

SHEET 5 OF 5

SEE SHEET 2 FOR LEGEND AND NOTES

ATTACHMENT-3

RESOLUTION 2022 – 189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE AMENDMENT TO THE APPROVED PHASE 1 VESTING TENTATIVE SUBDIVISION MAP FOR THE LIBERTY AT LINCOLN PROJECT WITHIN THE VILLAGE 7 SPECIFIC PLAN

Recitals

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 8, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") SCH No. 2005062001 pursuant to the California Environmental Quality Act ("CEQA"); and

WHERAS, the City of Lincoln City Council adopted Resolution No. 2010-096, on June 8, 2010, approving the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2016-242, on December 13, 2016, approving the Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln has received a request to amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to adopt Resolution No. 2022-015 recommending the City of Lincoln City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR, based on an Addendum to the EIR prepared for the project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend the City Council, under Resolution No.2022-016 amend the General Development Plan of The Village 7 Project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No. 20-017 the City Council amend the First Amendment to the Development Agreement By and Between the City of Lincoln and Lincoln Land Holdings, LLC Relative to the Development Known as the Lewis Property.

WHEREAS, notices describing the proposed Project and the time and place of the Planning Commission hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Section 18.92 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain; and

WHEREAS, additional Conditions of Approval have been prepared for the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.1); and

WHEREAS, the adopted Phase 1 Vesting Tentative Subdivision Map Conditions of Approval (Resolution No. 2016-242), remain applicable to the amended Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.2); and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No.22-018, the City Council amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.3).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY MAKE THE FOLLOWING DETERMINATIONS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001) shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162, the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

Section 4. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan.

Section 5. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the Village 7 Specific Plan.

Section 6. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is compatible with the uses authorized by the Village 7 General Development Plan.

PASSED AND ADOPTED THIS 9th day of August, 2022, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Silhi, Lauritsen, Karleskint, Andreatta
NOES:	COUNCILMEMBERS:	
RECUSED:	COUNCILMEMBERS:	Joiner
ABSENT:	COUNCILMEMBERS:	

Mayor Holly Andreatta

ATTEST:

City Clerk

The Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 is approved subject to the following conditions of approval:

** (Double Asterisk) located in front indicates a New Condition Specific to the Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			

Condition	Timing	Responsible Party	Status
1. **The Applicant shall comply with these conditions, in addition to the previously approved conditions of approval for the Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 as approved under City of Lincoln City Council Resolution 2016-242.		City Engineer	

Condition	Timing	Responsible Party	Status
2. **All improvements required for the Liberty at Lincoln (Village-7) Phase 1 Amended Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards consistent with the project Development Agreement as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
3. ** Prior to City Council approval of any Final Map, the applicant shall dedicate full right of way required for all backbone roadways, and required for the installation of all offsite infrastructure associated on a large lot map to the satisfaction of the City Engineer.	Prior to the approval of 1st Final Map	City Engineer	

Condition	Timing	Responsible Party	Status
4. **All infrastructure phasing must be to the satisfaction of the City Engineer. Full street improvements shall be required over any proposed underground improvements. The following conditions shall apply to Phase 1A: a. The initial phase of development must include the design and construction of the water system with 2 points of connection to Ferrari Ranch Road, such that no more than 20 lots will be without water if a single water valve is closed. Full street improvements will be required to be designed and constructed with such waterlines. The dedication of the easements, securities, and improvement agreements for this infrastructure are required prior to the first final map. b. The initial phase of development must include construction of Lot-B park. c. The initial phase of development must include construction of all offsite infrastructure required to serve the initial phase.	Prior to the improvement plan approval and 1st Final Map.	Community Development and City Engineer	
5. **Prior to City Council approval of any Final Map, the installation timing of all offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering and City Engineer	
ADDITIONAL CONDITION OF APPROVAL 6. **The Liberty @ Lincoln – Area 2 Amended Small Lot Vesting Tentative Subdivision Map (Map) is approved with the street sections as shown, and so designated, on Sheet 1 of the Map. However, the Alternative Street Section J2 (43' ROW) with an attached sidewalk is preferred by the City of Lincoln (City) for the in-tract streets, over Sections J (53' ROW) and J1 (56' ROW) with a detached sidewalk. The Developer and the City will collaborate and attempt to include the City preferred Section J2 in the in-tract streets provided that the stormwater quality calculations and facilities can be designed efficiently and cost-effectively to meet the satisfaction of both the Developer and the City. The final decision to utilize Section J2 is at the sole discretion of the Developer.	Prior to the improvement plan approval and final map	Community Development & City Engineer	

Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
7. **Applicant shall submit a stamped technical memorandum to address any changes to the previously approved sewer, water and drainage studies as noted in Conditions of Approval Number- 18, 19 & 20 of the previously approved Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map by City of Lincoln City Council Resolution 2016-242.	Prior to Improvement Plan approval	Development Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
8. **Applicant shall comply with the State mandated, City of Lincoln Supplement Trash Control Design Standards to complement the existing West Placer Stormwater Design Manual, approved by Resolution 2021-134.	Prior to Improvement Plan approval	Development Engineering	
9. **The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
10. **The Applicant shall provide maintenance of the storm water quality features (including but not limited to soil amended areas or stormwater quality features or bio retention ponds) and a warranty securing for a two (2) year period after the notice of completion. The maintenance shall include but not be limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to bonding or acceptance of Central Blvd. and Ferrari Ranch Road Improvements	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
11. **The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality features. The Water Quality Maintenance and Operation Plan shall conform to the requirements of the factsheet SDM-2 of the West Placer Stormwater Quality Design Manual. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality features, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
UTILITIES			
12. **The Applicant shall pay for the cost of the City's consultant to perform water modeling to include this Project water system into the City's water model.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
PARKS AND TRAILS			
13. ** The Applicant shall dedicate all park land, landscape corridors, trails and other open space lots on a large lot map.	Prior to approval of the first final map	Development Engineering and City Engineer	
14. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the annual maintenance and operation of streets, on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). An expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services and City Engineer	
15. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the additional demand on public safety and public library, etc. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.			

Condition	Timing	Responsible Party	Status
16. **The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
PRIOR TO BUILDING PERMIT			
17. **All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
18. **The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2019 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

The Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 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 Village 7 Tentative Subdivision Map

	Condition	Timing	City Department	Status
1.	* All development within the Village 7 Specific Plan area is subject to compliance with Mitigation Measures contained within the Village 7Specific Plan EIR (State Clearinghouse No. 2005062001).	General Condition	City of Lincoln	
2.	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	City of Lincoln	
3.	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	City of Lincoln	
4.	* All improvements required for the Phase 1 Small Lot Vesting Tentative Map shall be designed and constructed in accordance with the City of Lincoln "Design Criteria and Procedures Manual" and "Public Facilities and Improvement Standards." Prior to final map approval, all improvements shown on the vesting tentative subdivision map shall be completed to the satisfaction of the City, or the applicant shall enter into an improvement agreement committing to completion of the improvements.	Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
5.	** Improvement plans entitled "Lewis Property – Phase 1 Infrastructure," dated as approved on September 12, 2012, (or as subsequently amended and approved), include all required off-site improvements for Phase 1 of the project by the Development Agreement except for those improvements identified as "not included" or "included in Phase 1 Backbone Landscape Plans" in the August 24, 2016 Memorandum from Vance Jones of MacKay and Somps to Phil Rodriguez of Lewis Planned Communities. Completion of improvement plans and construction of improvements required for Phase 1 shall be in accordance with the timing specified in the Development Agreement.	Prior to Improvement Plans/Final Map Approval	Engineering	
6.	** The items listed under the heading "Encroachment Permit Issuance Requirements" on sheet 2 of the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012, (or as subsequently amended and approved), shall be satisfied prior to the approval of an encroachment permit for the construction of improvements shown on those plans and the approval of improvement plans for the required on-site Phase 1 improvements.	Prior to Approval of Improvement Plans/Final Map	Engineering	
7.	** The VTSM proposes street and utility connections at locations that are inconsistent with the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012. The Applicant shall revise the off-site plans, subject to City Approval, to be consistent with the VTSM. These revisions shall include a modified alignment for the Sanitary Sewer line between Central Boulevard and Street 57, which shows the line within an east/west street in the Phase 1A-1 and 1B area.	Prior to Approval of Improvement Plans/Final Map.	Engineering	
8.	* Prior to approval of a Final Map, the Large Lot Final Map for Village 7 shall be approved, and all requirements applicable to that map, including but not limited to Conditions of Approval 14 and 15 of the Large Lot Vesting Tentative Map approved by City Council on June 8, 2010 by Resolution No. 2010-098 requiring the establishment of financing mechanisms to fund the construction and maintenance of public improvements required of Phase 1 of Village 7, shall be satisfied.	Prior to approval of Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
9.	The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Developer/HOA shall be in compliance with the West Placer Storm Water quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Engineering	
10.	If there is a conflict between the Project Development Agreement and the Conditions of Approval, the Development Agreement shall prevail.	General Condition	City of Lincoln	
11.	As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Finance	
12.	* The Small Lot Vesting Tentative Map shall be subject to those provisions set forth in the approved Specific Plan (adopted by Resolution No. 2010-097, dated June 8, 2010) and General Development Plan for the Plan Area (adopted by Ordinance No.847B), as amended by Ordinance No. ___, and as may be subsequently amended	General Condition	Engineering	
13.	The conditions of approval for the Small Lot Vesting Tentative Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
14.	* The Small Lot Vesting Tentative Subdivision Map approval is valid for the term specified in the Village 7 Development Agreement.	General Condition	City of Lincoln	
15.	* All improvements and construction within the project shall be consistent with the Village 7 Specific Plan, General Development Plan, Development Agreement, Large Lot Vesting Tentative Map and Small Lot Vesting Tentative Map.	General Condition	City of Lincoln	
16.	One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Engineering	

Condition	Timing	City Department	Status
17. The Development Agreement allows for the project to be developed in phases. Upon submittal of Improvement Plans for the Small Lot Vesting Tentative Subdivision Map, the City Engineer/Community Development Director will review the project and determine the extent, timing and installation requirements of public facilities necessary to the provision of public services to the subject parcel, provided such determination is consistent with the Development Agreement. Such determination by the City is limited to the following criteria: Any phase that serves more than forty-five (45) units shall provide two points of vehicular access, one of which can be an emergency vehicle access (EVA) if the EVA provides the ultimate second point of access; provide a looped water system capable of achieving fire flow, maximum day flow and pressure as required by the applicable Improvement Standards; provide a sanitary sewer system which could consist of gravity mains and is connected to the wastewater treatment plant; provide a storm drainage system (including BMP's) to adequately convey storm water to an ultimate discharge point shown on the storm drainage master plan or to an interim discharge point consistent with the extension to the ultimate discharge point; or to require improvements necessary to comply with any other Federal, State or local agency requirements applicable to the project. All phases of development will require final approval by the Community Development Department, Police, and Fire Chiefs based upon the ability to access each phase for regular and emergency City services, as well as the provision of needed public utilities. The City reserves the right to require improvements outside of each phase if deemed appropriate to achieve needed levels of service for each phase.	Prior to approval of Improvement Plans	Engineering	
DEVELOPMENT STUDIES/MITIGATION			
18. * The design of on-site water system improvements shall comply with the "Master Water Study for the Nader Property Specific Plan," prepared by Wood Rogers, dated November 2004 and revised January 2006.	Prior to approval of Improvement Plans	Engineering	

	Condition	Timing	City Department	Status
19.	* The design of on-site sanitary sewer system improvements shall comply with the "Master Sanitary Sewer Study for the Lewis Property," prepared by Wood Rogers, dated December 2011.	Prior to approval of Improvement Plans	Engineering	
20.	* The design of the on-site storm drainage system improvements shall comply with the "Master Drainage Study for the Lincoln Lewis Property - On-Site Drainage Evaluation," prepared by Wood Rogers, dated September 2011. In addition, prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Prior to approval of Improvement Plans	Engineering	
21.	** The design of storm water quality facilities to support development of Phase 1 shall comply with the "Technical Storm Water Quality Report for the Lincoln Village 7 Phase 1," prepared by MacKay and Somps, dated March 16, 2016.	Prior to approval of Improvement Plans		
22.	The Developer shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
23. For those improvements that affect regulated resources, the Developer shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
24. The Developer shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to approval of Improvement Plans that affect the regulated resources of Final Map.	Planning	
25. ** The Developer shall inventory oak trees that will be removed as a result of development within the Phase 1 VTSM and shall mitigate loss of on-site oak trees through the planting of replacement oak trees within the Village 7 open space areas. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to approval of Improvement Plans and Final Map	Engineering and Planning	

Condition	Timing	City Department	Status
26. ** Cultural Resources Mitigation Measure: An archaeological excavation consisting of one controlled unit (three feet by three feet by three feet) will be placed in the center of archeological resource V7-01 to determine if an archaeological deposit is present. If a deposit is not present, no further actions will be required. If a deposit is present, the resource boundary will be covered or capped with fill dirt and a restriction will be established to avoid further disturbance (excavation) that would impact the deposit. Such restriction shall be noted of any final map that includes the area of the resource and shall be recorded on the individual residential lots to restrict activities within the resource boundary. A UAIC will monitor ground disturbing activities associated with construction within a yet-to-be-defined sensitivity area that would be drawn around the resource boundary and the developer shall provide funding for the UAIC monitor.	Prior to approval of subdivision improvement plans, recordation of final map or site disturbance, whichever comes first	Engineering and Planning	
TRANSPORTATION/STREET IMPROVEMENTS			
27. ** The configuration, location and timing of street improvements shall be as set forth in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	
28. Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide travel lane or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders and shall be provided with a minimum vertical clearance of not less than 13-feet 6-inches (13'-6"). Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock is to be provided on all easement gates.	Prior to approval of Improvement Plans and Final Map	Engineering	

Condition	Timing	City Department	Status
29. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Engineering	
30. The Developer shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Engineering	
31. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
32. If determined necessary by the City, the Developer shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Engineering	
33. ** The Developer shall design and construct reclaimed water facilities as specified in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	

Condition	Timing	City Department	Status
34. The Developer shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
35. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to approval of Improvement Plans and Final Map	Engineering	
36. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	Engineering	
37. In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
38. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the Community Development Department).	Prior to approval of Improvement Plans and Final Map	Engineering	
39. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Developer shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	Engineering	

Condition	Timing	City Department	Status
FLOODPLAIN/WETLANDS			
40. * Grading of the project shall comply with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.) If the proposed grading results in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map), the Applicant shall file requests to FEMA for map changes (i.e. CLOMR or LOMR), if necessary, in accordance with FEMA regulations, and shall be responsible for any costs associated with processing these. A CLOMR has been previously approved by FEMA for the project. Within six months of completion of grading, the Applicant shall submit a request for the LOMR, and shall work diligently and cooperatively with FEMA until an approved LOMR is issued. No building permits will be issued within the FEMA designated 100-year floodplain until a LOMR is issued, which shows residential lots outside the 100-year (i.e. Zone A) and 50-year (i.e. Zone Shaded X) floodplain.	Approved CLOMR; prior to Construction within floodplain. Approved LOMR; application to FEMA within six months of completion of grading, and issued by FEMA prior to Building Permit issued for lots within the 100-year and 500-year FEMA designated floodplain	Engineering	

Condition	Timing	City Department	Status
41. * All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Engineering	
FIRE			
42. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Engineering	
43. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Engineering	
44. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Engineering	

PARKS AND TRAILS			
45. The Developer shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, in accordance with the Project Development Agreement and Specific Plan. Landscape and Trail plans shall be approved with the Public Improvement Plans. The following specifications shall be applied to trails in the project: • Trails must be located to the satisfaction of the City Engineer, consistent with the Specific Plan and 404 permit as applicable. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Developer shall install all required signage for the trail.	Prior to approval of Improvement Plans and final Map.	Planning and Engineering	
46. The Developer shall design and construct open fencing along all open space, drainage corridors, and parkways consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	
47. ** The Developer shall prepare Improvement Plans for parks (Park A and Park B) and Major Paseos (Lots C through U) for City review and approval. Such plans shall address frontage improvements, grading and drainage, mobility improvements, landscaping and recreational improvements.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	

LANDSCAPING			
48. As specified in the Village 7 General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The project will be required to incorporate the use of non-potable water into the Irrigation Plans where available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Engineering	
49. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The Community Development Director shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Engineering	

LIGHTING/DESIGN			
50. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Village 7 General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Engineering	
51. The Developer shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Engineering and Planning	

IMPROVEMENT PLAN NOTES			
52. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Engineering	
53. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Engineering	

54. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Engineering	
55. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Engineering	
56. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing."	Prior to approval of Improvement Plans	Engineering	
57. A note shall be added to the Improvement Plans: "The Developer shall submit Environmental surveys in compliance with the mitigation measures. The Developer shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Engineering and Planning	
58. A note shall be added to the Improvement Plans: "The Developer shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Engineering	

59. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction."	Prior to approval of Improvement Plans	Engineering	
GRADING			
60. The Developer shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Engineering	
61. The Developer shall provide a grading and erosion control security plan in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	Engineering	
62. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Grading on-site	Engineering	
63. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading on-site	Engineering	

64.	Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	Engineering	
FINAL MAP				
65.	The Developer shall submit Joint Trench Plans for review by City Engineering	Prior to Acceptance of Improvements or Final Map	Engineering	
66.	Prior to the approval of each Final Map, the Developer shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Developer shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Engineering	
67.	The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase 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	Engineering	
68.	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	Engineering	

69.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Map approval	Engineering	
70.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Engineering	
71.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Public Services	
72.	The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Map approval	Engineering	
73.	The Developer shall consent to the City's formation of, or annex to, a Drainage Maintenance Assessment District if deemed necessary by the City Engineer, as required by the Development Agreement.	Prior to Final Map approval	Engineering	

74.	The Developer shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Engineering	
75.	* Consistent with Section 3.9.1 of the Village 7 Development Agreement, if the City determines that there may be a shortfall in revenues needed to provide certain General Fund services to the Project, Developer agrees that either the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") or alternatively agrees to consent to the City's formation of a new Services CFD. If determined necessary by the City, such funding mechanism shall be established prior to the recordation of the first Large Lot Final Map on the Property.	Prior to Final Map approval	Engineering and Finance	
76.	* The Developer will participate in the Public Facilities Element Fee program as outlined in the Development Agreement.	Prior to Final Map approval.	Engineering	
77.	The Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to Final Map approval	Fire and Planning	

78.	In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79.	In the event that Homeowner Associations (HOA's) are established for the project, the Developer shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Developer shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Engineering	
80.	All small lot subdivisions shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan for Village 7. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Planning	
81.	After recordation of the Final Map, the Developer shall provide to the City one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Engineering	
PRIOR TO CONSTRUCTION				
82.	The Developer shall apply for and obtain an Encroachment Permit from the Community Development Department prior to any work conducted within the City right-of-way.	Prior to beginning construction	Engineering	

83. The Developer, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	Engineering and Fire	
84. The Developer shall consult with/notify the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	Engineering	
85. An on-site meeting with the Developer, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Developer shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Developer shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	Engineering	
86. All construction haul routes shall be approved by the Community Development Department prior to commencement of any construction activity	Prior to any construction	Community Development	
DURING CONSTRUCTION			
87. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	Engineering	

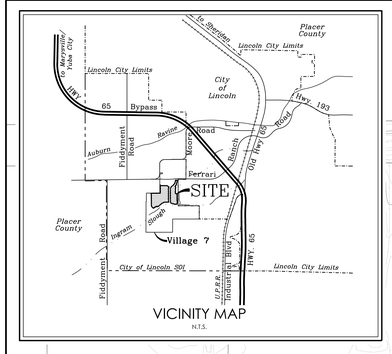
88.	For each phase of development, the Developer shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Developer identifies any unique unforeseen soils conditions, the Developer shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	Engineering	
89.	The Developer/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	During construction	Engineering	
90.	For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Developer. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	Engineering	
91.	The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Developer shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
92.	The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Developer shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	

PRIOR TO ACCEPTANCE			
93. For each phase of development, the Developer shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Engineering/ Public Services	
94. The Developer shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance of Improvements	Engineering	
95. The Subdivider, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	Engineering	
96. The project shall be required to underground all existing public utilities fronting Phase 1 of the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	Engineering	
97. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	Engineering	
98. Prior to the acceptance of each phase of improvements, the Developer shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance of Improvements	Engineering	

99. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Developer, at his expense, to the satisfaction of the Community Development Director.	Prior to Notice of Completion	Engineering	
100. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Developer shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Developer shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	Engineering, Community Development, and Public Services	
101. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	Engineering	
PRIOR TO BUILDING PERMIT			
102. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building and Engineering	
103. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	

104. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards.	Prior to Building Permit Issuance	Community Development	
105. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Building, Planning, and Police Department	
106. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
107. The Developer shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
108. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
109. The Developer shall comply with the Development Agreement regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	

110. Unless otherwise addressed in the Development Agreement, the development of any residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
PRIOR TO OCCUPANCY			
111. The Developer shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy of each home	Building	
112. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Final Inspection / Occupancy	Building	



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. "BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband

Village 6
VMDR
72 LOTS - 40' x 90' (TYP.)
9.6 ± AC G
9.5 ± AC N

Village 7
VMDR
95 LOTS - 45' x 67' (TYP.)
11.3 ± AC G
11.1 ± AC N

TENTATIVE SUBDIVISION MAP LIMITS

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

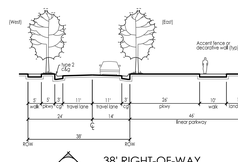
Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± AC N

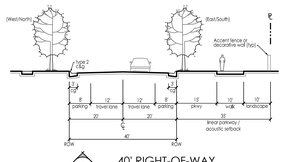
Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

Lot A Park 4.3± Ac
Lot B Park 2.9± Ac
Lot C Major Paseo 0.08± Ac
Lot D Major Paseo 0.07± Ac
Lot E Major Paseo 0.05± Ac
Lot F Major Paseo 0.05± Ac
Lot G Major Paseo 0.07± Ac
Lot H Major Paseo 0.07± Ac
Lot I Major Paseo 0.2± Ac
Lot J Major Paseo 0.09± Ac
Lot K Major Paseo 0.2± Ac
Lot L Major Paseo 0.3± Ac
Lot M Major Paseo 0.1± Ac
Lot N Major Paseo 0.1± Ac
Lot O Major Paseo 0.04± Ac
Lot P Major Paseo 0.04± Ac
Lot Q Major Paseo 0.09± Ac

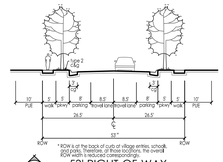
FERRARI RANCH ROAD
WESTERN BOULEVARD
CENTRAL BOULEVARD
SLOUGH
INGRAM
NORTH
SOUTH
FUTURE BRIDGE
Future roadway (south of traffic circle)
E Drive
F Drive
G Drive
H Drive
I Drive
J Drive
K Drive
L Drive
M Drive
N Drive
O Drive
P Drive
Q Drive
R Drive
S Drive
T Drive
U Drive
021-283-018-000 LINCOLN LAND HOLDINGS LLC
021-283-012-000 LINCOLN LAND HOLDINGS LLC
021-283-010-000 LINCOLN LAND HOLDINGS LLC
021-283-007-000 DAVIS CHRISTIE K & JACKIE N
021-283-009-000 SWINGLE KEVIN & SWINGLE COREY
021-283-008-000 LINCOLN CITY OF
327-010-040-000 LINCOLN CITY OF



I1 — 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.

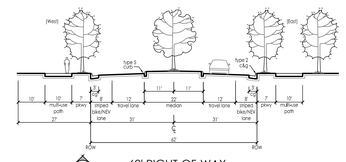


I — 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.

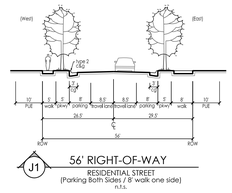


* ROW is at the back of curb at village entries, schools, pool parks, Trailheads, or Paseo locations. The overall ROW width is maintained throughout.

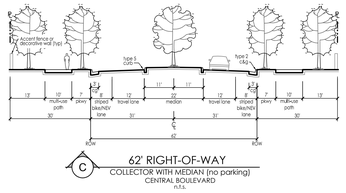
J — 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.



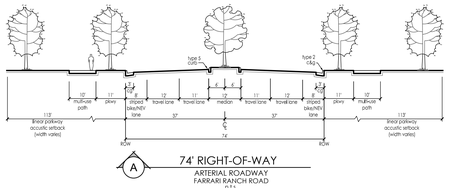
D — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



J1 — 56' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides / 8' walk one side)
n.t.s.



C — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



A — 74' RIGHT-OF-WAY
ARTERIAL ROADWAY
FARRARI RANCH ROAD
n.t.s.

Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.8
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

N

0 50 100 200
SCALE: 1"=100'

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484

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10/14/2021 12:45:50 pm jpowers

LEGEND

PROPOSED	DESCRIPTION	EXISTING
8"SS	SEWER LINE (SIZE INDICATED)	8"SS
	SEWER MANHOLE	
12"W	WATER LINE (SIZE INDICATED)	12"W
16"NP	NON POTABLE WATER LINE (SIZE INDICATED)	
	BLOW OFF VALVE	
	FIRE HYDRANT ASSEMBLY	
	GATE VALVE	
	BUTTERFLY VALVE	



N

0 50 100 200

SCALE: 1"=100'

AMENDED PRELIMINARY UTILITY PLAN

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

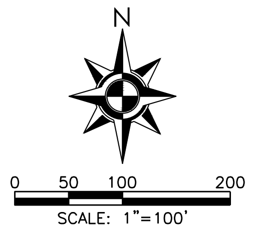
Lincoln, CA

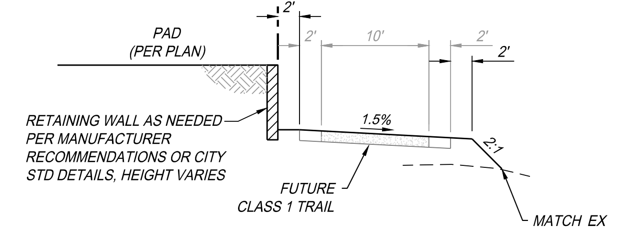
October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

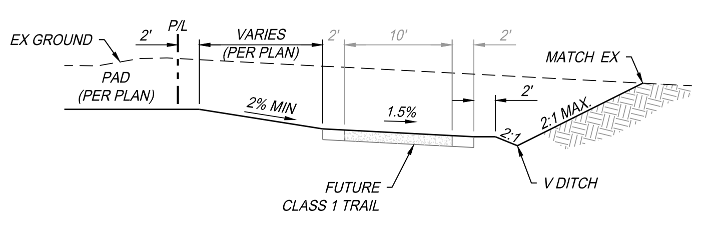
18484





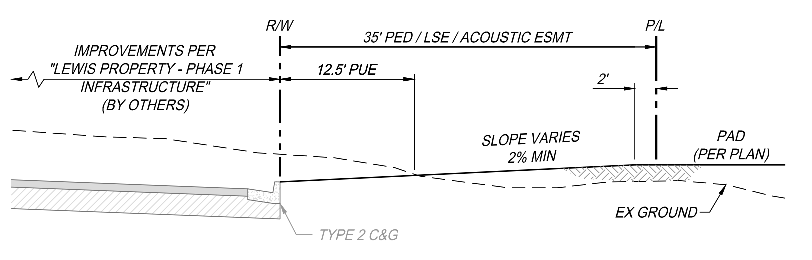


1 - GRADING SECTION (NTS)

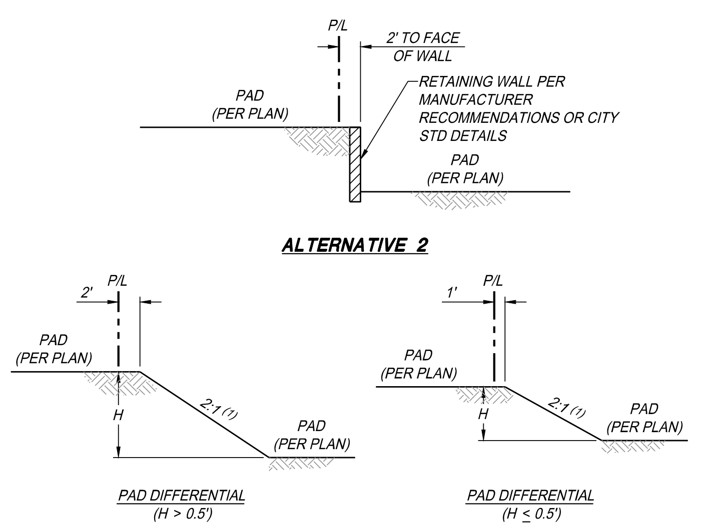


2 - GRADING SECTION (NTS)

PROPOSED	DESCRIPTION	EXISTING
SD	STORM DRAIN LINE (SIZE INDICATED)	SD
◉	STORM DRAIN MANHOLE	○
■	DROP INLET	■
⊏	INLET/OUTLET	⊏
▸	SLOPE	▹
0.60%	STREET GRADE	0.60%
× 117.20	CENTERLINE ELEVATION	× 117.20
➡	OVERLAND RELEASE	
P=125.7	PAD GRADE ELEVATION	



3 - WESTERN BLVD - TYPICAL SECTION (NTS)



ALTERNATIVE 2

PAD DIFFERENTIAL (H > 0.5')

PAD DIFFERENTIAL (H ≤ 0.5')

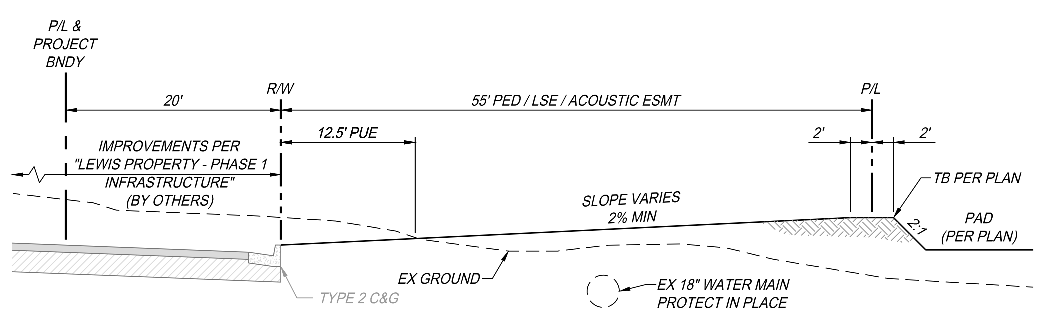
NOTE:
1) UNLESS OTHERWISE NOTED ON THE PLANS

ALTERNATIVE 1

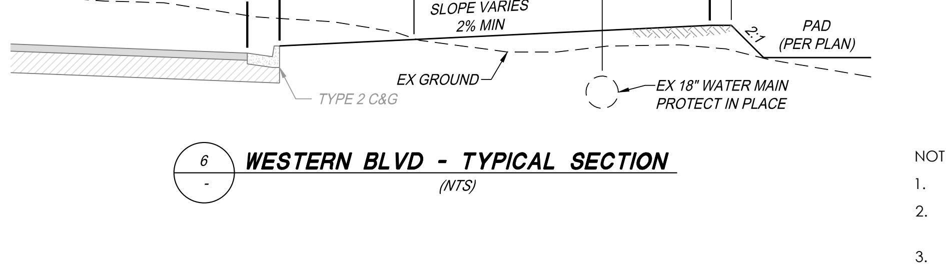
TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING

(NTS)

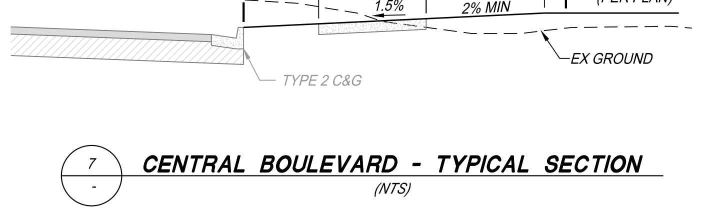
NOTE:
1) THE DETERMINATION OF RETAINING WALLS OR SIDE SLOPES FOR REAR AND SIDE YARDS SHALL BE DETERMINED DURING THE DESIGN PHASE AND PREPARATION OF IMPROVEMENT PLANS



5 - WESTERN BLVD - TYPICAL SECTION (NTS)



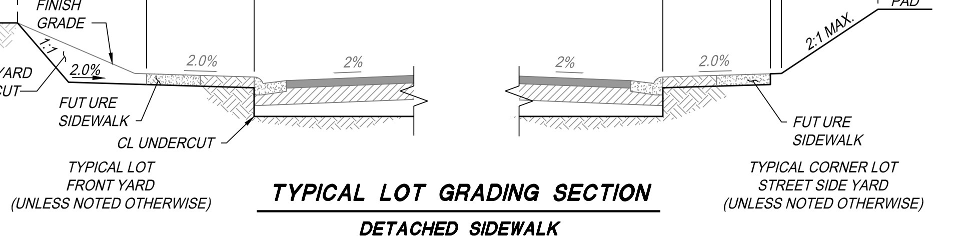
6 - WESTERN BLVD - TYPICAL SECTION (NTS)



7 - CENTRAL BOULEVARD - TYPICAL SECTION (NTS)

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. GRADING & UTILITIES SHOWN WITH SCREENED LINEWORK FOR LIBERTY @ LINCOLN - AREA 2, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROUGH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES. (BY OTHERS)
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. " BM A 855" ELEV. 127.877'. NGS BENCHMARK DISK STAMPED "A 855 1949" SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI S. OF LINCOLN. NGS PID JS0897.
8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS". (BY OTHERS)
9. CONVERSION BETWEEN NAVD88 AND NGVD29 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED " BM A 855". BASED ON THIS DATA POINT, THE VERTICAL DIFFERENCE IS 2.34 FEET.



TYPICAL LOT GRADING SECTION

DETACHED SIDEWALK

(NTS)

AMENDED PRELIMINARY GRADING PLAN

LIBERTY @ LINCOLN - AREA 2

Lincoln, CA

(VILLAGE 7 PHASE 1)

October 14, 2021

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 2 of 3

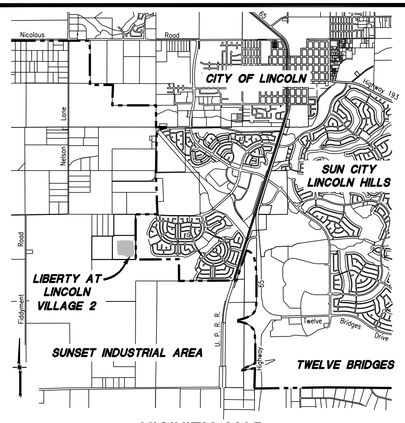
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ATTACHMENT-4

IMPROVEMENT PLANS FOR:

LIBERTY AT LINCOLN VILLAGE 2

LINCOLN, CALIFORNIA



VICINITY MAP
(NTS)

LEGEND

PROPOSED	DESCRIPTION	EXISTING	FUTURE
	TYPE 1 CURB, GUTTER & SIDEWALK		
	TYPE 2 CURB, GUTTER & SIDEWALK		
	STREET CENTERLINE		
	RIGHT-OF-WAY		
8"SS	SANITARY SEWER	8"SS	8"SS
	SANITARY SEWER CLEANOUT		
	SANITARY SEWER MANHOLE		
12"SD	STORM DRAIN	12"SD	12"SD
	STORM DRAIN MANHOLE		
	STORM DRAIN DROP INLET		
8"W	WATER MAIN	8"W	8"W
8"RW	RECYCLED WATER MAIN	8"RW	8"RW
	BLOW-OFF VALVE ASSEMBLY		
	GATE VALVE		
	BUTTERFLY VALVE		
	AIR RELEASE VALVE		
	FIRE HYDRANT		
	WATER LINE PROFILE (PVC PIPE)		
	WATER LINE PROFILE (DUCTILE IRON PIPE)		
X	TEMPORARY CONSTRUCTION FENCE	X	X
	SLOPE BANK		
	SURVEY MONUMENT WELL		
	STREET LIGHT		
	STREET NAME SIGN		
	OVERLAND RELEASE		
	STREET BARRICADE		
	STREET LIGHT PULL BOX		

CONTRACTOR RESPONSIBILITY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF LINCOLN AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF LINCOLN OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER.

ELECTRONIC LINEWORK

ELECTRONIC VERSIONS OF THE LINEWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS, OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

SWPPP NOTE

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP IS KEPT UP-TO-DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY LOCAL AND STATE INSPECTORS.

STAKING REQUESTS

MACKAY & SOMPS SHALL BE NOTIFIED AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.

FINISHED LOT GRADING

THE GRADING PLAN PREPARED BY MACKAY & SOMPS IS MEANT, AMONG OTHER THINGS, TO ENSURE THAT ADEQUATE SURFACE DRAINAGE AWAY FROM AND AROUND THE HOUSE AND TO THE STREET OR OTHER APPROVED DRAINAGE FACILITY CAN BE ACHIEVED WITHOUT ANY SUBSTANTIAL EARTHMOVING BEYOND THE INITIAL ROUGH GRADING OPERATION. IN ORDER TO ACTUALLY ACHIEVE ADEQUATE DRAINAGE, FINISH GRADING AND LANDSCAPING, WHICH ARE BEYOND MACKAY & SOMPS SCOPE AND CONTROL, MUST FAITHFULLY INCORPORATE THE DRAINAGE CONCEPTS CONTAINED IN THE PLANS AND SPECIFICATIONS PREPARED BY MACKAY & SOMPS.



SITE PLAN
SCALE: 1"=80'

INGRAM SLOUGH

0 40 80 160
SCALE: 1"=80'

MAINTENANCE NOTE:

- PUBLIC SUBDIVISION/INFRASTRUCTURE IS MAINTAINED BY THE CITY OF LINCOLN

WORKING HOURS:

- 7:00AM TO 5:00PM MONDAY-FRIDAY
- WORK BETWEEN 8:00AM TO 4:00PM ON SATURDAY, SUNDAY AND HOLIDAYS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 72 HOURS PRIOR TO THE DESIRED CONSTRUCTION

BENCHMARK:

NGS BENCHMARK DISK STAMPED 'A 855 1949' ELEV. 130.210 NAVD 88

DISK SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5'± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI SOUTH OF LINCOLN. NGS PID JS0897

NOTE: THE ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE ON NGVD 29 DATUM. TO CONVERT FROM NGVD 29 TO NAVD 88, ADD 2.333-FEET.
EXAMPLE: 127.877 (NGVD 29) = 130.210 (NAVD 88)

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES		PHONE
U.S.A.	UNDERGROUND SERVICE ALERT		(800)227-2600
TELEPHONE	AT&T	JIM JOHNSON	(530)888-2048
COMMUNICATIONS	CONSOLIDATED	WAYNE ANDERSON	(916)786-1226
GAS	PACIFIC GAS & ELECTRIC	MARY WESTFALL	(530)889-3256
ELECTRIC			
FIRE	CITY FIRE CHIEF		(916)434-2416
WATER	PUBLIC WORKS	STAFF	(916)434-2450
SEWER			
STORM DRAIN			
CABLE T.V.	WAVE	EVELYN CORTEZ	(866)928-3123

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEERING STUDY, PREPARED BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000, DATED FEBRUARY 1, 2022

ENGEO INCORPORATED

ADDRESS: 2213 PLAZA DRIVE, ROCKLIN, CA 95765

APPROVED BY: MARK M. GILBERT, REGISTERED PROFESSIONAL ENGINEER, No. 2191, GEOTECHNICAL, STATE OF CALIFORNIA

MARK GILBERT, GE

ESTIMATED EARTHWORK QUANTITIES

AREA	CUT(CY)	FILL(CY)	ADJUSTED FILL(10%)(CY)	NET(CY)
VILLAGE 2	N/A	N/A	N/A	
TOTALS	N/A	N/A	N/A	N/A

EARTHWORK NOTES:
1. LIBERTY AT LINCOLN - AREA 2 VILLAGE 2 PROJECT WAS GRADED AS A PART OF LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING. NO ADDITIONAL GRADING IS ANTICIPATED WITH VILLAGE 2.

WDID# 5S31C397402

CITY OF LINCOLN FIRE DEPARTMENT

APPROVED BY: _____ DATE: 6/18/25
DIVISION CHIEF

CITY OF LINCOLN ENGINEERING DEPARTMENT

APPROVED BY: _____ DATE: 06/11/25
VIN KAY, CITY ENGINEER

RECORD DRAWINGS APPROVED BY:

_____
CITY ENGINEER DATE

SHEET INDEX

1. COVER SHEET
2. CITY OF LINCOLN GENERAL NOTES
3. MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS
4. TYPICAL SECTIONS AND DETAILS
5. WATER PLAN
6. UTILITY PLAN
7. ANTHEM DRIVE (W) PLAN & PROFILE (STA 10+00.00 TO 14+92.29)
8. RESOLUTION WAY PLAN & PROFILE (STA 10+00.00 TO 15+28.93)
9. REVELRY DRIVE (E) PLAN & PROFILE (STA 10+00.00 TO 15+69.58)
10. ANTHEM DRIVE (S) PLAN & PROFILE (STA 10+00.00 TO 11+98.44)
    REVELRY DRIVE (S) PLAN & PROFILE (STA 11+98.44 TO 14+74.83)
11. EROSION CONTROL PLAN
12. SIGNING AND STRIPING

STREET LIGHT PLAN (1)
SL-1 STREET LIGHT PLAN

PLAN NOTES:
(1) STREET LIGHT PLAN IS THE RESPONSIBILITY OF TJKM TRANSPORTATION CONSULTANTS

NOTES

1. IMPROVEMENT ACCEPTANCE BY THE CITY ENGINEER SUBJECT TO RECEIPT OF A LETTER OF DETERMINATION BY FEMA
2. VILLAGE 2 IMPROVEMENTS SHALL NOT BE ACCEPTED PRIOR TO ACCEPTANCE OF VILLAGE 1 IMPROVEMENTS AND TO THE SATISFACTION OF THE CITY ENGINEER
3. CITY ENGINEERS WRITTEN APPROVAL REQUIRED PRIOR TO CONNECTION TO EXISTING WATER SYSTEM

REGISTERED PROFESSIONAL ENGINEER, JENNIFER N. LANE, No. 65801, CIVIL, STATE OF CALIFORNIA

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

811 Know what's below. Call before you dig.

OWNER/DEVELOPER:
LEWIS MANAGEMENT CORP.
CONTACT: PHIL RODRIGUEZ
9216 KIEFER BLVD
SACRAMENTO, CA 95826
PHONE: (916) 403-1703

ENGINEER:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
CONTACT: TYE SHEEHAN
1025 CREEKSIDE RIDGE DRIVE, SUITE 150
PHONE: (916) 773-1189
FAX: (916) 773-2595

NO.	REVISION	APPROVED BY:	DATE

DATE: JUNE 2025
SCALE: 1"=80'
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
SURVEYORS
ENGINEERS
PLANNERS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN - VILLAGE 2
COVER SHEET
CITY OF LINCOLN CALIFORNIA

SHEET 1 OF 12
PROJECT NO. 18484.A2.V2

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CITY OF LINCOLN PROJECT NOTES

CITY STANDARD NOTES

1. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION, CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
2. ALL MATERIALS METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS, JANUARY 2020 OR LATEST EDITION, OR MOST CURRENT STANDARDS WHEN APPROVED, AND CALTRANS LATEST EDITION OR MOST CURRENT STANDARDS WHEN APPROVED (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE CERTIFICATION FOR CONFORMANCE WITH CITY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LINCOLN CITY ENGINEER FOR A PRE-CONSTRUCTION CONFERENCE, 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 48-HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION OF PUBLIC FACILITIES SHALL BE GIVEN 48-HOURS IN ADVANCE, AND BE PERFORMED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. THE CITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE AND PROVIDED WITH A WORK PLAN PRIOR TO CONNECTING TO EXISTING PUBLIC INFRASTRUCTURE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR.
6. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION, AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN IN THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION TO BE UNKNOWN.
7. THE CONTRACTOR IS TO EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE, ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.
11. THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO RETAIN AND USE LOCAL VENDORS, SUPPLIERS. SUBCONTRACTORS AND LABOR, PROVIDED SAME ARE COMPETITIVE.
12. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. FOR INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
14. CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY.
15. THE CITY OF LINCOLN COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRING A THREE (3) YEAR WARRANTY ON ALL STREETS THAT ARE CONSTRUCTED DURING THE RAINY SEASON (OCTOBER 1 THRU MARCH 31), AND FOR STREETS WHERE UTILITIES ARE BEING INSTALLED DURING THIS TIME FRAME.
16. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.
17. PONDING WATER IN THE LANDSCAPE MEDIANS WHILE UNDER CONSTRUCTION IS NOT PERMISSIBLE.
18. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS WILL NOT BE PERMISSIBLE.
19. PONDING WATER BETWEEN THE BUILDING PAD AND THE BACK OF WALK IS NOT PERMITTED.

EARTHWORK

1. ENGEO INCORPORATED SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000 , DATED FEBRUARY 1, 2022 , AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.
2. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AND CITY'S SPECIFICATIONS AND SHALL BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT
3. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER
4. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT.
5. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER. AS IT RELATES TO EXISTING CITY STREETS, THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.
6. EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15TH IF LANDSCAPING HAS NOT BEEN INSTALLED.
7. WINTERIZATION NOTE - THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH; EROSION PROTECTION ON SLOPES 10: 1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER.
   1) NO SEDIMENT SHALL LEAVE THE PROJECT AREA
   2) GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS.
   3) PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SEC 110N SS 60-05 (CALTRANS SPECS).
   4) SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS.
   5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.
8. WHEN COMPACTION CANNOT BE DETERMINED BY SPECIFIED TEST METHODS, THE CONTRACTOR SHALL PROPOSE A METHOD TO ACHIEVE REQUIRED DENSITIES. THE METHOD MUST BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND CITY ENGINEER PRIOR TO IMPLEMENTATION. ANY WORK DONE PRIOR TO APPROVAL MAY BE REJECTED. A FULL TIME GEOTECHNICAL INSPECTOR SHALL BE PRESENT TO OBSERVE PERFORMANCE OF BACKFILLS. THE CITY RESERVES THE RIGHT TO REJECT ANY BACKFILL WHERE INSPECTOR IS NOT PRESENT.

SEWER

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

   PIPE ALTERNATIVES FOR MAINS AND SERVICES SHALL BE:
   a. PVC SDR 26 PIPE
   b. EXTRA STRENGTH VITRIFIED CLAY PIPE BELL AND SPIGOT CONFORMING TO ASTM C700-C301, C828, C425 AND C12 STANDARDS
   c. PIPES GREATER THAN 15" DIAMETER, PIPE BELL AND SPIGOT TO BE NEW HIGH STRENGTH CLASS
   d. FORCE MAINS LESS THAN 6" DIAMETER TO BE POLYVINYL CHLORIDE PIPE SCHEDULE 80
   e. FORCE MAINS 6" DIAMETER AND LARGER TO BE HIGH DENSITY POLYETHYLENE (HDPE) WITH BUTT-FUSED JOINTS AND WALL THICKNESS OF NOT LESS THAN DR11
2. EXISTING SEWER FACILITIES SHALL BE EXPOSED AND INVERTS VERIFIED PRIOR TO PLACEMENT OF PROPOSED PIPE.
3. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN THE EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR AND BRICK PLUGS SHALL BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
4. ALL SANITARY SEWER INITIAL BACKFILL SHALL BE AS SHOWN ON CITY STD. SS-1
5. A VACUUM TEST SHALL BE DONE AFTER ASSEMBLY OF THE MANHOLE, BUT PRIOR TO BACKFILL. ALL LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED INSIDE THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10" OF MERCURY (APPROXIMATELY 5PSI) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9". ACCEPTABLE TIMES ARE: 60+ SECONDS FOR 48" MANHOLES, 75+ SECONDS FOR 60" MANHOLES, 90+ SECONDS FOR 72" MANHOLES, AND 120+ SECONDS FOR 84" MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED. THE CONTRACTOR IS TO PERFORM THE TEST AND SUPPLY ALL TEST EQUIPMENT.
6. ALL BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION. VALVE SHALL BE 4" SIZE WITH 4"SS SERVICE LINE, DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVE.
7. SEWER MANHOLES SHALL BE A MINIMUM OF 60 INCHES IN DIAMETER IF (a) THEY EXCEED 15 FEET IN DEPTH OR (b) SERVICE PIPES 15 INCHES AND GREATER.
8. THE PROJECT SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS PRIOR TO ACCEPTANCE OF THE SEWER BY THE CITY. A 72 HOUR NOTIFICATION MUST BE GIVEN TO THE CITY ENGINEER PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. ALL SEWER VIDEO TAPES/DATA ARE TO BE SUPPLIED TO THE CITY.
9. ALL SEWER SERVICE LATERALS SHALL JOIN THE MAIN BY MEANS OF A WYE RATHER THAN A TEE. (UNLESS OTHERWISE NOTED)
10. A STEEL BANDED “JIM” CAP MAY BE USED ON THE CLEANOUT TO GRADE PER STANDARD DETAILS SS-6 AND SS-7 IN LIEU OF THE THREADED PLUG REQUIRED ON THE DETAILS. ACCEPTABLE MATERIALS SHALL BE “BAND-SEAL END CAP” BY MISSION RUBBER, “QUIK CAP” BY FERNCO, OR EQUAL.

STORM DRAIN

1. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, (50 YEAR SERVICE LIFE).

   PIPE ALTERNATIVES SHALL BE:
   a. ACRYLONITRILE-BUTADIENE-STYRENE (ABS): MEETING ASTM DESIGNATION D2680
   b. HIGH DENSITY POLYETHYLENE (HDPE): TYPE S CONFORMING TO SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS AND AASHTO SPECIFICATIONS M-294
   e. POLYVINYL CHLORIDE (PVC):
      SIZES 8"-15": D3034, SDR 35
      SIZES 18"-27": F794, F2241, SDR 51
      SIZES 30"-48": F794
   f. REINFORCED CONCRETE PIPE (RCP): MEETING ASTM DESIGNATION C76 FOR CLASS I, II, III, IV, OR V.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.
4. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
5. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD. SD-30.

WATER

1. INSPECTION OF THE POTABLE WATER SUPPLY SYSTEM SHALL BE AS FOLLOWS:
   a. THE CITY ENGINEER WILL INSPECT ALL POTABLE WATER SUPPLY UP TO THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER/ METER SETTER.
   b. THE PROPERTY OWNER/ APPLICANT SHALL BE RESPONSIBLE FOR THAT PORTION OF THE WATER SUPPLY SYSTEM FROM THE BACKFLOW PREVENTER/ METER SETTER TO THE BUILDING.
2. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD-FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.

   PIPE ALTERNATIVES SHALL BE:
   a. POLYVINYL CHLORIDE PIPE (PUBLIC): MINIMUM CLASS 200 DR14 RATING CONFORMING TO AWWA C900 AND ASTM D 1784 FOR PIPE SIZES 6" TO 12"
   b. DUCTILE IRON PIPE (PUBLIC): MINIMUM CLASS 350 AND CONFORM TO ANSI/AWWA C150/21.50 THICKNESS DESIGN FOR PIPE SIZES 16" TO 36" AND CEMENT MORTAR LINED
   c. CONTRACTOR HAS OPTION AT CONTRACTOR'S EXPENSE TO USE D.I.P. FOR PIPE SIZES 6" TO 12". ALL D.I.P. SHALL BE POLYWRAPPED PER CORROSION CONSULTANT'S RECOMMENDATIONS AND AS APPROVED BY THE CITY.
   d. POLYVINYL CHLORIDE PIPE (PRIVATE): ASTM D-1784 SCHEDULE 40 (2" AND SMALLER) ASTM D-1784 SCHEDULE 80 (2-1/2" AND 3")
3. ONLY CITY STAFF IS AUTHORIZED TO OPERATE CITY VALVES. NOTIFY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO NEEDING VALVES OPENED OR CLOSED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED CUSTOMERS ONE DAY BEFORE SHUT OFF.
4. FIRE HYDRANTS SHALL BE CLOW #2060 OR EQUAL APPROVED BY THE CITY ENGINEER. ALL HYDRANTS SHALL BE INSTALLED PER CITY STD W-11 UNLESS OTHERWISE NOTED ON THESE PLANS.
5. ALL RUNS OF NONMETALLIC WATER MAINS SHALL HAVE A NO. 10 GAUGE SOLID INSULATED SOFT-DRAWN COPPER WIRE PLACED 6" OVER THE TOP OF THE PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END ASSEMBLY. ANY SPLICES SHALL BE SOLDERED OR USE WIRE NUT CONNECTIONS.
6. AT UTILITY CROSSINGS, MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STD. SS-10.
7. ALL VALVES SHALL BE FLANGED TO TEES AND/OR CROSSES. ALL MAINLINE VALVES 12-INCH AND LARGER SHALL BE BUTTERFLY VALVES. WHERE VALVE NUT IS GREATER THAN 36-INCH BELOW FINISHED GRADE, A VALVE OPERATING EXTENSION SHALL BE REQUIRED PER CITY STD. W-9.

WATER (CONTINUED)

8. THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING A WATER METER BY APPLYING TO THE WATER UTILITY BILLING SECTION AT THE CITY HALL. THE CONTRACTOR SHALL NOTIFY THE CITY AT (916 645-3314 AND 916 645-4070 EXT. 224) 24-HOURS IN ADVANCE FOR INSTALLATION. A LOCATION MAP OF THE HYDRANT BEING USED SHALL BE SUBMITTED TO THE CITY.
9. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE TRAFFIC RATED REINFORCED CONCRETE.
10. ALL VALVES AND G-5 BOXES (EXISTING AND NEW) SHALL BE ADJUSTED TO GRADE AND SHALL HAVE SUITABLE PERMANENT MARKERS WHICH CANNOT BE COVERED UP.
11. ALL SINGLE WATER SERVICES LESS THAN 45' LONG SHALL BE 1.5" TYPE K COPPER WITH 8 MIL POLYETHYLENE WRAP, COMPRESSION, OR AS NOTED. ALL DUAL WATER SERVICES AND SINGLE SERVICES 45' AND LONGER SHALL BE 1-1/2" TYPE K COPPER WITH 8 MIL POLYETHYLENE WRAP, COMPRESSION, OR AS NOTED.
12. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS. ALL BENDS 45° OR GREATER AND TEES SHALL HAVE BOTH RESTRAINED JOINTS AND THRUST BLOCKS.
13. FOR THRUST BLOCK DETAILS. SEE CITY STD. W-6 & W-6A.
14. CONTRACTOR SHALL NOTIFY CITY AT LEAST 72 HOURS PRIOR TO DISINFECTION OF WATERLINE SYSTEM, WITHOUT EXCEPTIONS.
15. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PER CITY SPECIFICATIONS.
16. CONSTRUCTION WATER USAGE IS NOT AVAILABLE FROM MAY 1ST TO DECEMBER 1ST WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF LINCOLN PUBLIC WORKS DEPARTMENT.
17. THE CITY PUBLIC WORKS DEPARTMENT WILL CONDUCT WATER QUALITY TESTS. TESTS WILL NOT BE PERFORMED UNTIL THE METER SETS ARE INSTALLED AND THE FIRE HYDRANTS HAVE BEEN RAISED OR LOWERED AS NECESSARY AND THE SYSTEM HAS PASSED THE PRESSURE TEST. CONTACT PUBLIC WORKS DEPARTMENT TO SCHEDULE WATER QUALITY TESTS.
18. WATER SERVICE SADDLES SHALL BE CC THREAD; JONES J996, MUELLER 13000 SERIES, A.Y. MCDONALD 3805 C900, OR APPROVED EQUAL.
19. CORPORATION STOPS SHALL BE CC THREAD X COMPRESSION: JONES E-1937SG, MUELLER B 25008, A.Y. MCDONALD 74000 SERIES, OR APPROVED EQUAL. INSULATION NOT REQUIRED WITH POLYETHYLENE COATED COPPER SERVICES.

STREETS/PARKING

1. ALL STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.
2. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS, CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS REVISED STANDARD PLAN RSP A88A, UNLESS OTHERWISE SHOWN ON PLAN.
3. EXISTING ASPHALT SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL WITH OR PERPENDICULAR TO, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING. THE EXPOSED EDGE OF ASPHALT AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. ANY CONCRETE, ASPHALT, TREES, FENCES, AND/OR OTHER ITEMS WITHIN THE RIGHT-OF-WAY THAT ARE OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. PRIOR TO REMOVAL OF ANY OF THE ABOVE MENTIONED ITEMS, APPROVAL BY THE CITY ENGINEER IS REQUIRED IF REMOVAL OF SAID ITEM IS NOT CALLED OUT ON THESE PLANS.
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.

CONSTRUCTION STAKING

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.
2. NO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE ISSUED UNTIL THE SURVEY MONUMENTS ARE IN PLACE AND THE CENTERLINE MONUMENT TIES ARE FURNISHED TO THE CITY ENGINEER'S OFFICE.

EROSION CONTROL AND WINTERIZATION

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT WHICH MAY RESULT FROM THE WORK.
2. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.
3. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE PRIOR TO ANTICIPATED STORM EVENTS, (OCTOBER 15 TO APRIL 15) AND AFTER ACTUAL EVENTS TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING CONTROL PRACTICES TO REDUCE POLLUTANT LOADINGS ARE ADEQUATE.
4. ALL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE MONITORED BY THE CONTRACTOR DURING ALL STORMS TO ENSURE CONTROL FEATURES ARE WORKING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED IF ORIGINAL MEASURES FAIL.
5. THE SWPPP PLAN FOR THIS PROJECT IS ON FILE WITH THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), AND ALL AMENDMENTS THEREOF, AND SHALL BE IMPLEMENTED BY THE CONTRACTOR. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR, AND SHALL DESIGNATE APPROPRIATE PERSONNEL TO ASSURE THAT THE PROJECT IS MONITORED, INSPECTED, AND UPDATED WITH REPORTS TO THE RWQCB BY CERTIFIED EROSION CONTROL INSPECTORS, TESTING LABORATORIES, DESIGNERS AND PROFESSIONALS AS REQUIRED BY THE RWQCB.

STRIPING

1. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT IMPROVEMENT PLANS AND SPECIFICATIONS, CALTRANS STANDARDS SECTIONS 84 AND 85, CALTRANS STANDARD PLANS, AND THE CALTRANS TRAFFIC MANUAL.
2. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL AND CONFORM TO SECTION 84-2 OF THE STATE STANDARD SPECIFICATIONS. ALL THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS SHALL INCLUDE GLASS BEADS.
3. APPLICATION AND THERMOPLASTIC MATERIAL SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

GENERAL NOTES

1. WATER LINE DEFLECTION SHALL BE ACCOMPLISHED BY DEFLECTION AT THE JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND PER CITY OF LINCOLN REQUIREMENTS. (MAX DEFLECTION 1° PER JOINT FOR PVC)
2. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CONTRACTOR SHALL NOTIFY THE CITY OF LINCOLN AND THE OWNER. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE ARCHEOLOGIST.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/MATERIALS LIST AND CONSTRUCTION METHODS TO CITY ENGINEER FOR REVIEW IN ADVANCE OF CONSTRUCTION. THESE SHOP DRAWINGS SHALL INCLUDE ALL APPURTENANCES, HORIZONTAL AND VERTICAL ALIGNMENT CHANGES AND PIPE ENDS.
4. ALL DRAINAGE INLETS SHALL INCLUDE A "NO DUMPING" PUBLIC NOTICE PER CITY DETAIL
5. ALL RADII AT CURB RETURNS REFER TO BACK OF CURB, UNLESS OTHERWISE NOTED.
6. RAW WATER IRRIGATION MAIN LINES THAT ARE 8" OR GREATER IN SIZE CROSSING STREETS AND BRIDGES SHALL BE DUCTILE IRON PIPE (CL 350) WRAPPED WITH 8 MIL POLYETHYLENE AND PLASTIC BACKFILL TAPE. MAINS LESS THAN 8" IN SIZE SHALL BE PURPLE PVC C900 CL 200 WITH PLASTIC BACKFILL TAPE.
7. ALL RAW WATER LINES SHALL BE WRAPPED WITH THE APPROPRIATE WARNING TAPE PER CITY STANDARDS.

GENERAL NOTES CONTINUED)

8. CURB AND GUTTER FLOWLINES AT D.I. LOCATIONS ON THESE PLANS ARE PROJECTED FLOWLINES ONLY. (FLOWLINE = LIP - 2") THEY DO NOT INDICATE GRATE ELEVATIONS.
9. 6" TO 12" WATER LINES SHALL BE LOCATED 6' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -36” MINIMUM OR AS NOTED.
10. 16" TO 30" WATER LINES SHALL BE LOCATED 8' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -42” MINIMUM OR AS NOTED.
11. ALL NON-WELDED D.I.P. WATER LINE JOINTS SHALL BE BONDED WITH INSULATED COPPER CABLE. ALSO TEST STATIONS SHALL BE INSTALLED PER CORROSION ENGINEER'S RECOMMENDATIONS AND AS APPROVED PER CITY ENGINEER. CONTRACTOR TO OBTAIN CORROSION ENGINEER'S REPORT FOR DETAILED RECOMMENDATIONS AND SPECIFICATIONS.
12. TRAFFIC SIGNS MAY BE MOUNTED ON STREET NAME SIGNS IF LOCATED IN THE SAME VICINITY.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT, AFTER LAYING THE FINAL LIFT OF ASPHALT CONCRETE, THE RAISED MANHOLE FRAME AND COVER SHALL CONFORM TO THE FINISHED SURFACE OF THE ROADWAY. FINISHED MANHOLE RIM ELEVATIONS SHOWN ON THE PLANS ARE TO BE USED AS A GUIDE ONLY.
14. STREET NAME SIGNS AND ALL TRAFFIC SIGNS SHALL CONFORM TO CITY STD. H-13 MODIFIED TO BE MOUNTED ON 1-3/4" X 1-3/4" UNISTRUT POSTS AND HAVE 8” DIAMETER FOUNDATIONS.
15. THE CITY REQUIRES ENCROACHMENT PERMITS FOR ALL CONSTRUCTION DONE IN THE RIGHT OF WAY INCLUDING, BUT LIMITED TO, THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET IMPROVEMENTS, AND DRY UTILITY CROSSINGS. THE ENCROACHMENT PERMITS SHALL BE ON FILE WITH THE CITY PRIOR TO CONSTRUCTION.
16. SLOPES SHOWN AROUND CUL-DE-SAC BULBS AND ELBOWS ARE BASED ON BACK OF CURB LENGTHS.
17. ONLY THOSE MANHOLES IN NON-PAVED AREAS SHALL HAVE BOLTED COVERS/GRATES, UNLESS OTHERWISE NOTED.
18. BARRICADES SHALL BE INSTALLED ONLY IF IMPROVEMENTS ARE NOT TO BE EXTENDED WITHIN THE SAME CONSTRUCTION SEASON.
19. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT SITE SECURITY MEASURES TO THE SATISFACTION OF THE CITY OF LINCOLN POLICE DEPARTMENT.
20. ALL CONSTRUCTION EQUIPMENT AND STATIONARY NOISE SOURCES ARE REQUIRED TO HAVE EFFECTIVE MANUFACTURE INSTALLED MUFFLERS.
21. LOCATE EQUIPMENT WARM-UP AREAS, WATER TANKS, AND EQUIPMENT STORAGE AS FAR FROM EXISTING RESIDENCES AS FEASIBLE.
22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. WHERE MARKINGS ARE NEAR PROPOSED EXCAVATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POTHOLING PRIOR TO EXCAVATION.
23. ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.
24. SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.
25. THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF AN ON-SITE CONSTRUCTION.
26. THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.
27. ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

ENGINEER'S NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, NEITHER THE CITY NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS.
2. CONTRACTOR TO EXPOSE EXISTING SEWER AND (OR) DRAIN LINE FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF PIPE. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VARIOUS ITEMS OF WORK.
3. PRIOR TO ANY CORRECTIVE ACTION, BY THE CONTRACTOR, WHICH IS NECESSARY DUE TO ALLEGED DESIGN OR STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING.

CONDITIONS OF APPROVAL NOTES

COA 54: CONSTRUCTION IN THE PROJECT SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS WRITTEN APPROVAL IS GRANTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ALLOWING WORK FOR DIFFERENT DAYS OR HOURS. RADIOS AND OTHER MUSICAL EQUIPMENT NOISE SHALL BE PLAYED AT LEVELS CONSISTENT WITH THE CITY OF LINCOLN STANDARDS SO AS TO BE CONTAINED ON-SITE.

COA 55: ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.

COA 56: SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.

COA 57: THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF ANY ON-SITE CONSTRUCTION.

COA 58: THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.

COA 59: ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

JENNIFER N. LANE
No. 65801

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS
PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2
CITY OF LINCOLN GENERAL NOTES
CITY OF LINCOLN CALIFORNIA

SHEET 2 OF 12
PROJECT NO.
18484.A2.V2

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MACKAY AND SOMPS PROJECT SPECIFICATIONS:

GENERAL

1. THESE PROJECT SPECIFICATIONS SHALL APPLY TO ALL ROADWAY IMPROVEMENTS. THESE SPECIFICATIONS ALSO APPLY TO ROUGH GRADING AND BUILDING PAD CONSTRUCTION AS SHOWN ON THE ROUGH GRADING PLANS FOR LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING.
2. THE WORK TO BE PERFORMED CONSISTS OF THE FURNISHING OF ALL LABOR, METHODS OF PROCESSES, IMPLEMENTS, TOOLS, MACHINERY, WATER AND MATERIALS NECESSARY AND REQUIRED FOR COMPLETION OF THE WORK.
3. FOR THE PURPOSES OF THIS SPECIFICATION THE TERM "CONTRACTOR" SHALL MEAN "ALL CONTRACTORS" UNLESS OTHERWISE QUALIFIED.

DEMOLITION:

4. DEMOLITION, IF ANY, SHALL BE DONE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DEMOLITION PERMITS FROM CITY.

EXISTING IMPROVEMENTS:

5. PARTICULAR CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHILE WORKING (ESPECIALLY CUTTING AND FILLING) NEAR ADJACENT PROPERTIES. EXTREME CARE MUST BE TAKEN WHEN WORKING AROUND ANY EXISTING FACILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY IMPROVEMENT DAMAGED BY IT OR ITS SUBCONTRACTORS OR MATERIAL SUPPLIERS.

EXISTING UTILITY SERVICES:

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND LEAVE IN-SERVICE EXISTING UTILITY SERVICES SUCH AS GAS, POWER, COMMUNICATION, WATER, SANITARY SEWER, STORM DRAIN, ETC. UNLESS OTHERWISE SPECIFIED ON PLANS.

POLLUTION CONTROL:

7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE ON FILE AT THE JOB SITE. THIS PLAN DESCRIBES THE MANNER IN WHICH POTENTIAL SOURCES OF POLLUTION WILL BE MANAGED ON THE SITE AND WILL INCLUDE PROVISIONS FOR EROSION CONTROL.
8. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE PROVISIONS OF THIS PLAN AND ALL OTHER LOCAL REQUIREMENTS AND CONDUCT ALL ITS OPERATIONS AND ACTIVITIES IN ACCORDANCE WITH SAME. THE PLAN WILL PROVIDE JOB SITE RULES FOR PROHIBITED OPERATIONS WHEN RAIN IS EXPECTED; EQUIPMENT FUELING, CLEANING, REPAIR & MAINTENANCE; MATERIAL DELIVERY, STOCKPILING & STORAGE; JOB SITE CLEANUP, ETC.. PROVISIONS OF THIS PLAN ARE NOT LIMITED TO TIMES OF INCLEMENT WEATHER.
9. ARRANGEMENTS FOR THE INSTALLATION, PROTECTION, AND/OR MAINTENANCE OF EROSION CONTROL MEASURES (BALES, FIBER ROLL, BERMS, SWALES, PONDS, EROSION CONTROL FENCING, HYDROSEEDING, TEMPORARY PIPES AND DRAINS, TEMPORARY ARMORING, ETC.) REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN ARE TO BE COORDINATED WITH THE OWNER.
10. IN ADDITION TO THE REQUIREMENTS NOTED ABOVE, CONTRACTOR WILL COMPLY WITH THE FOLLOWING PROVISIONS:
    - A. CONTRACTOR SHALL TRAIN ALL EMPLOYEES/SUBCONTRACTORS ON STORM WATER POLLUTION PREVENTION.
    - B. WASHING DOWN OF STREETS OR HARD SURFACES WITH WATER THAT ENTERS THE STORM DRAINAGE SYSTEMS IS PROHIBITED. RATHER, CONTRACTORS ARE TO SWEEP ROADWAYS AS NECESSARY TO AVOID POLLUTANTS ENTERING THE STORM DRAIN SYSTEM.
    - C. CONTRACTOR ARE TO COMPLY WITH ALL RECYCLING REQUIREMENTS OF THE LOCAL AGENCIES.
    - D. CONTRACTOR SHALL NOT ALLOW SAWCUT SLURRY TO ENTER THE STORM DRAIN SYSTEM.
    - E. CONTRACTOR SHALL INSPECT VEHICLES AND EQUIPMENT ARRIVING ON THE PROJECT FOR LEAKING FLUIDS AND SHALL PROMPTLY REPAIR ANY LEAKING VEHICLES OR EQUIPMENT. DRIP PANS SHALL BE USED TO CATCH LEAKS UNTIL REPAIRS ARE MADE. LEAKING FLUIDS SHALL BE PROPERLY DISPOSED.

SPECIFICATIONS AND STANDARDS

1. ALL WORK TO BE DONE WITH THIS PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE: CITY OF LINCOLN
2. IF ANY DEVIATION FROM THE CONSTRUCTION PLANS OR SPECIFICATIONS OR AGENCY STANDARDS OR DETAILS IS MADE BY EITHER THE CONTRACTOR OR THE OWNER DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR NOTIFICATION, CONSENT, AND WRITTEN APPROVAL OF MACKAY & SOMPS, MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE RESULTS OF SUCH DEVIATIONS.

QUALITY CONTROL

1. ALL PUBLIC IMPROVEMENT WORK BY CONTRACTOR SHALL BE DONE UNDER THE INSPECTION OF, AND TO THE SATISFACTION AND ACCEPTANCE OF THE CITY ENGINEER. IN THE EVENT OF ANY DISPUTE ARISING AS TO THE INTERPRETATION OF THE LOCAL AGENCIES' SPECIFICATIONS OR DETAILS OR THE CHARACTER OF THE WORK DONE BY THE CONTRACTOR, THE DECISION OF THE CITY ENGINEER SHALL BE CONCLUSIVE.

DISCREPANCIES

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND PHYSICAL CONDITIONS IN THE FIELD, OR ANY ERRORS OR OMISSION IN THE PLANS, IN THE LAYOUT OF SURVEY STAKES, AND/OR IN INSTRUCTIONS GIVEN, HE OR SHE SHALL IMMEDIATELY INFORM MACKAY & SOMPS.
2. A MAJORITY OF ERRORS ARE EASILY DETECTABLE (AND CORRECTABLE WITH MINIMAL EXPENSE AND DISRUPTION) IF COMMON SENSE AND GOOD CONSTRUCTION PRACTICES ARE FOLLOWED. MACKAY & SOMPS IS NOT RESPONSIBLE FOR ERRANT CONSTRUCTION RESULTING FROM THE CONSTRUCTION PROCESS PROCEEDING BLINDLY FROM STAKES AND/OR PLANS WITHOUT CROSS REFERENCING BETWEEN THE TWO. THE CONTRACTOR SHALL CONDUCT ROUTINE CHECKS PRIOR TO AND DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS AND SHALL HAVE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES. CHECKS WILL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING TYPES OF ACTIVITIES:
    - A. PLACING STRING LEVELS ON STRINGLINE CONTROLS TO CONFIRM PROPER SLOPE BEFORE USING THEM FOR CONSTRUCTION.
    - B. USING STRAIGHT EDGE AND HAND LEVEL TO CONFIRM CROSS SLOPES AND ADEQUACY OF STREET DRAINAGE PRIOR TO PLACING PAVEMENT.
    - C. SUBMITTING SHOP DRAWINGS OF FACTORY (OR FIELD) MANUFACTURED FACILITIES WHICH CONTAIN CRITICAL DIMENSIONS OR OTHER CRITICAL CHARACTERISTICS TO MACKAY & SOMPS OR OTHER CONSULTANTS FOR ACKNOWLEDGMENT WELL IN ADVANCE OF CONSTRUCTION.
    - D. COMPARING WHAT IS BEING CONSTRUCTED IN THE FIELD TO WHAT IS SHOWN ON THE PLANS. IMPROVEMENTS SHALL NOT BE CONSTRUCTED BY USING CONSTRUCTION STAKES ALONE.
3. ANY TIME THE CONTRACTOR DOUBTS THE REASONABLENESS OR CORRECTNESS OF AN ELEMENT IN THE PLANS OR FIELD CONTROL STAKING, THE CONTRACTOR SHALL CONTACT MACKAY & SOMPS FOR CLARIFICATION OR CONFIRMATION. MACKAY & SOMPS WILL ENDEAVOR TO RESPOND TO ANY SUCH INQUIRY MADE IN GOOD FAITH ON A HIGHEST PRIORITY BASIS. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL THE PROBLEM HAS BEEN REMEDIED OR DISPELLED, WILL BE DONE AT THE CONTRACTOR'S OWN RISK.

PERMITS, CONFORMANCE WITH LAWS

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF EVERY KIND RELATING TO THE PERFORMANCE OF THE WORK, AND IF ANY PERMIT SHALL BE REQUIRED BY ANY LOCAL GOVERNMENTAL AGENCY OR SPECIAL DISTRICT OR BE NECESSARY BY LAW, ORDINANCE, OR OTHER REGULATIONS, THE SAME SHALL BE PROCURED BY CONTRACTOR AT THEIR OWN EXPENSE.

SAFETY AND LIABILITY

1. CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND MACKAY & SOMPS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MACKAY & SOMPS RESPECTIVELY. THE COST OF ASSURING JOB SAFETY INCLUDING, BUT NOT LIMITED TO FENCING, TRENCH SHORING, TRAFFIC CONTROL AND/OR TRAFFIC WARNING DEVICES SHALL BE INCLUDED IN ALL APPLICABLE BID ITEMS. JOBSITE SAFETY ASSURANCES INCLUDE PROVIDING A SAFE JOBSITE FOR THE SETTING OF CONSTRUCTION STAKES. THE DUTIES OF MACKAY & SOMPS DO NOT INCLUDE ANY REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL AS PART OF ITS WORK, INCLUDING THE PREPARATION OF TRAFFIC CONTROL PLANS AND OBTAINING APPROVAL OF SAME AS REQUIRED.

COORDINATION

1. CONTRACTORS ARE TO NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES (CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES.
2. IT IS UNDERSTOOD BY THE CONTRACTOR THAT IT WILL BE RESPONSIBLE FOR THE ADVANCE COORDINATION AND SCHEDULING OF WORK BETWEEN ITSELF AND/OR ITS SUBCONTRACTORS AND ALL UTILITY COMPANIES.
3. ANY PUBLIC UTILITY INSTALLATION OBSTRUCTING THE WORK TO BE PERFORMED HEREUNDER SHALL BE MOVED AT THE EXPENSE OF THE PUBLIC UTILITY COMPANY OR OWNER AND WITHOUT COST TO THE CONTRACTOR UNLESS SPECIFIED OTHERWISE ON THE PLANS OR IN THESE SPECIFICATIONS.
4. NO ADDITIONAL COST SHALL BE CHARGED TO THE OWNER BY THE CONTRACTOR DUE TO DELAYS, INCONVENIENCE OR OTHER ADDITIONAL EXPENSES ASSOCIATED WITH THE PRESENCE OF SUCH OBSTRUCTIONS.

PRECONSTRUCTION CONFERENCE

1. PRIOR TO THE BEGINNING OF WORK, THERE WILL BE A PRECONSTRUCTION CONFERENCE HELD AT A TIME AND PLACE TO BE SPECIFIED BY THE OWNER. REPRESENTATIVES OF THE CITY OF LINCOLN , MACKAY & SOMPS, OWNER, AND OTHERS AS APPROPRIATE, (I.E. SOILS ENGINEER, UTILITY COMPANIES, ETC.) WILL MEET WITH THE CONTRACTORS TO REVIEW THE PROPOSED WORK AND DISCUSS CONSTRUCTION SCHEDULING.

STREET WORK CONSTRUCTION

IN ADDITION TO GRADING, THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING OPERATIONS:

1. PROVIDE AND DEPOSIT IN-PLACE AT JOB SITE ALL PAVEMENT, AND BASE ROCK FOR PAVEMENT, CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, AND DRIVEWAY APPROACHES CALLED FOR ON THE PLANS.
2. INSTALLATION OF ALL SIGNS, SURVEY MONUMENTS, PAVEMENT MARKINGS, STRIPING AND BARRICADES CALLED FOR ON THE PLANS. (NOTE THAT ALL NEW AND EXISTING MANHOLE CASTINGS, WATER VALVE BOX CASTINGS, ETC. WILL BE ADJUSTED TO GRADE AND HAVE NEW PAVEMENT PLACED AROUND CASTINGS BY THE UNDERGROUND CONTRACTOR.)

CONCRETE CONSTRUCTION

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSTRUCTION ITEMS:

1. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, CURB INLETS AND CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE REMOVAL AND DISPOSAL AS CALLED FOR ON THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR ON THE BID PROPOSAL FORM.
2. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK AND HANDICAP RAMPS SHALL BE AS SPECIFIED ON THE CITY STANDARD DETAILS AND/OR AS SHOWN ON IMPROVEMENT PLANS.
3. MARKING SEWER LATERAL AND WATER SERVICE LOCATIONS IN THE CURB, AND "WATER QUALITY" STENCILING OF STORM INLETS.
4. EXPOSE AND VERIFY LOCATION OF "AS-BUILT" STORM LATERAL WHILE EXCAVATING FOR STORM WATER INLET. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
5. IF THE CURB AND SIDEWALK IS MACHINE POURED, THE CONCRETE CONTRACTOR SHALL LEAVE "OPENINGS" THAT ARE A MINIMUM OF 10 FEET WIDE FOR THE STORM WATER INLETS OR EXPOSE, VERIFY, AND MARK THE LOCATION OF ALL STORM LATERAL STUBS PRIOR TO THE POUR IF SMALLER "OPENINGS" ARE DESIRED.
6. IF UNDERGROUND FACILITIES ARE INSTALLED PRIOR TO POURING STORM WATER INLETS, THE CONCRETE CONTRACTOR SHALL USE APPROPRIATE CARE IN EXCAVATING FOR THE STORM WATER INLETS. IF THE UNDERGROUND FACILITIES ARE DAMAGED THROUGH THE CONCRETE CONTRACTOR'S ACTIVITIES, THE CONCRETE CONTRACTOR WILL BE HELD RESPONSIBLE FOR SAID DAMAGES.

GRADING/UNDERGROUND COORDINATION

1. BACKFILL FOR UTILITY LINES SHALL BE AS REQUIRED BY THE SOILS ENGINEER AND CITY/DISTRICT. BACKFILL SHALL BE OBSERVED BY THE SOILS ENGINEER. SUCH OBSERVATIONS SHALL BE SCHEDULED AND COORDINATED BY THE UNDERGROUND CONTRACTOR. SOILS ENGINEER'S FEES WILL BE PAID BY THE OWNER.
2. THE UNDERGROUND CONTRACTOR SHALL MOVE SPOILS GENERATED FROM TRENCHES TO UNDERCUT ROADWAY. THIS WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR.
3. THE GRADING CONTRACTOR SHALL CONSULT WITH THE UNDERGROUND CONTRACTOR PRIOR TO GRADING SO THAT PROPER UNDERCUTTING TO ACCOMMODATE ANTICIPATED TRENCH SPOILS CAN BE ACCOMPLISHED.
4. VARIOUS AGENCIES AND/OR UTILITY DISTRICTS HAVE ESTABLISHED REQUIREMENTS FOR SUBGRADE PREPARATION WHICH MUST BE ATTAINED PRIOR TO WATER MAIN INSTALLATION. IT SHALL BE THE UNDERGROUND CONTRACTOR'S RESPONSIBILITY TO CONFORM TO THESE REQUIREMENTS AND BEAR THE COST FOR REGRADING STREET AREAS IF REQUIRED. ORIGINAL ROUGH GRADE STAKES ARE TO BE USED TO RE-ESTABLISH SUBGRADE.
5. ONE PRIMARY OBJECTIVE OF THE ROUGH GRADING PLAN IS TO ACHIEVE A DIRT BALANCE ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOIL BY SELECTIVELY UNDERCUTTING STREETS AS APPROPRIATE, OR BY OTHER METHOD APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER DURING GRADING PROCESS IF ADJUSTMENTS ARE NEEDED FOR SITE BALANCE. ADJUSTMENTS ARE TO BE MADE IN ACCORDANCE WITH THESE PLANS OR AT THE DIRECTION OF THE ENGINEER.

UNDERGROUND CONSTRUCTION

1. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF WATER MAINS, STORM DRAINAGE, SANITARY SEWER FACILITIES AND THEIR RESPECTIVE APPURTENANCES AND CERTAIN INLETS (INCLUDING WATER QUALITY STENCILING). IT SHALL ALSO BE RESPONSIBLE FOR LOWERING NEW AND PREVIOUSLY EXISTING MANHOLES, VALVE BOXES, CLEANOUTS, ETC. TO BELOW SUBGRADE LEVEL (FOR COMPLETION OF FINISH GRADING, ROCKING AND PAVING BY THE GRADING CONTRACTOR) AND RAISING SAME TO FINISH GRADE INCLUDING ALL PATCH PAVING NECESSARY. THE UNDERGROUND CONTRACTOR SHALL ALSO PROVIDE AN EFFECTIVE METHOD OF MARKING SEWER LATERALS AND WATER SERVICES FOR USE BY THE CONCRETE CONTRACTOR IN MARKING CURBS. HE SHALL ALSO MARK WATER VALVE LOCATIONS BY APPROPRIATE REFERENCE INDICATORS ON CURBS AS MAY BE REQUIRED BY THE CITY/ DISTRICT.
2. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL IMPORTED BACKFILL MATERIAL THAT MAY BE REQUIRED BY THE SOILS ENGINEER OR BY THE PUBLIC AGENCIES HAVING JURISDICTION. NO CLAIM FOR EXTRA PAYMENT WILL BE ALLOWED FOR IMPORTED TRENCH BACKFILL OR TRENCH BEDDING MATERIAL AS REQUIRED BY THE SOILS ENGINEER, BY THE CITY, OR DISTRICT HAVING JURISDICTION.
3. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SHORING OF SEWER TRENCHES IN ACCORDANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY LAWS. COST FOR THIS SHALL BE INCLUDED IN UNIT PRICES FOR VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE MADE. IT IS SUGGESTED THAT THE CONTRACTOR ENGAGE A CONSULTING ENGINEER TO DESIGN SHORING.
4. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND SITE OF WORK TO DETERMINE THE EXTENT OF PAVEMENT REMOVAL AND/OR REPAIR OR OTHER REMOVAL AND REPLACEMENT OR DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT UNDERGROUND LINES THROUGH EXISTING PAVEMENT OR OTHER AREAS. COST OF PAVEMENT, REPAIR, OR OTHER REMOVAL AND REPLACEMENT AND/OR REPAIR REQUIRED SHALL BE INCLUDED IN THE UNIT PRICES OF THE APPLICABLE ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
5. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL FITTINGS, SHORTER THAN STANDARD PIPE LENGTHS, OR BEVELED END PIPE THAT ARE REQUIRED TO ACHIEVE THE PIPE ALIGNMENTS SHOWN ON THE PLANS WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY CALLED FOR ON THE PLANS OR BID PROPOSAL FORMS, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
6. THE UNDERGROUND CONTRACTOR SHALL COMMENCE CONSTRUCTION FROM THE LOW END OF ALL GRAVITY LINES. SHOULD THE UNDERGROUND CONTRACTOR FAIL TO DO SO, AND SHOULD SUCH FAILURE RESULT IN AN UNDERGROUND SYSTEM THAT WILL NOT FUNCTION PROPERLY, THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE TO REMEDY THE SITUATION AT HIS OWN COST AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
7. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROJECT'S SOILS REPORT. IF SUB-SURFACE CONDITIONS REQUIRE A CHANGE IN TRENCHING METHODS FROM THAT ANTICIPATED, NO EXTRA COMPENSATION WILL BE ALLOWED. THE CONTRACTOR IS WELCOME TO OBTAIN HIS OWN SOIL BORINGS IF HE SO DESIRES. THIS SOILS WORK SHALL BE COORDINATED WITH THE OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION AND ALIGNMENT OF EXISTING UTILITY SYSTEMS TO BE CONNECTED TO. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
9. IT IS SOMETIMES REQUIRED OR REQUESTED THAT THE OWNER'S ENGINEER PROVIDE GRADES FOR THE UPSTREAM END OF SANITARY LATERALS. IF THIS IS DONE, THE UNDERGROUND CONTRACTOR SHALL NOT ASSUME THAT THE LATERALS ARE TO BE LAID ON A STRAIGHT GRADE FROM THE MAIN TO THE END OF THE LATERAL. THE UNDERGROUND CONTRACTOR SHALL REVIEW THE PLANS TO DETERMINE IF GRADE BREAKS IN THE LATERAL ARE NECESSARY (22.5° MAXIMUM DEFLECTION) OR IF WYES NEED TO BE SET A CERTAIN WAY TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL CONSTRUCT THE LATERAL AND WYE.

EXISTING UTILITY NOTE TO CONTRACTOR:

1. ALL EXISTING UTILITIES, WET & DRY, WITHIN THIS PLAN SET HAVE BEEN REPRESENTED TO BEST OF MACKAY & SOMPS' KNOWLEDGE AND IN ACCORDANCE WITH THE INFORMATION OBTAINED FROM THE GOVERNING AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY HIMSELF/HERSELF WITH THE ACCURACY OF THE EXISTING UTILITIES THROUGH PHYSICAL VERIFICATION AND/OR COORDINATION WITH THE CITY OF LINCOLN AND VARIOUS UTILITY PURVEYORS PRIOR TO BID & CONSTRUCTION.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OR ACCURACY OF DELINEATION OF UTILITIES, NOR THE EXISTENCE OF ADDITIONAL BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS WHICH MAY BE ENCOUNTERED. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL EXISTING CONDITIONS DISCOVERED BY THE CONTRACTOR SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR PROTECTION OF OR DAMAGE TO THEM.

ABBREVIATIONS:

AB	AGGREGATE BASE	DTL	DETAIL	GR	GRATE	PRC	POINT OF REVERSE CURVE		
AC	ASPHALT CONCRETE	DW	DRIVEWAY	H	HEIGHT	PS	PROTECTIVE SLOPE	SSMH	SANITARY SEWER MANHOLE
BC	BEGINNING OF CURVE	E	EAST	HGL	HYDRAULIC GRADE LINE	PSI	POUNDS PER SQUARE INCH	SQ F T, SF	SQUARE FEET
BFV	BUTTERFLY VALVE	ELEC	ELECTRICAL	HP	HIGH POINT	PT	POINT	STD	STANDARD
BO	BLOW OFF VALVE	EC	END OF CURVE	HPS	HIGH PRESSURE SODIUM	PUE	PUBLIC UTILITY EASEMENT	SURF	SURFACE
BOC	BACK OF CURB	ELEV	ELEVATION	HS	HOUSE SERVICE	PVMT	PAVEMENT	SW, S/W	SIDEWALK
BMW	BOTTOM MASONRY WALL	EP, EOP	EDGE OF PAVEMENT	IMP	IMPROVEMENTS	RCP	REINFORCED CONCRETE	T	TELEPHONE
BRW	BOTTOM OF RETAINING WALL	ESMT	EASEMENT	INTX	INTERSECTION		PIPE	T-MAIN	TRANSMISSION MAIN
BSW	BACK OF SIDEWALK	ETB	EAST TOP OF BANK	INV	INVERT	RECP	REINFORCED ELLIPTICAL	TB	TOP OF BANK
BW, B/W	BACK OF WALK	ETW	EDGE OF TRAVEL WAY	IRRIG	IRRIGATION		CONCRETE PIPE	TBC	TOP BACK OF CURB
BVC	BEGIN VERTICAL CURVE	EVA	EMERGENCY VEHICLE	LE, LSE	LANDSCAPE EASEMENT	RL	RESTRAINED LENGTH	TC	TOP OF CURB
EVC	END VERTICAL CURVE		ACCESS	LF	LINEAL FEET	R/W	RIGHT OF WAY	TCE	TEMPORARY CONSTRUCTION
CG, C&G	CURB & GUTTER	EX	EXISTING	LP	LOW POINT	RPM	REFLECTIVE PAVEMENT		EASEMENT
CATV	CABLE TELEVISION	FOC	FACE OF CURB	LT	LEFT		MARKER	TDC	TOP OF DEPRESSED CURB
CL, CL	CENTERLINE	FB	FLUSHING BRANCH	MAX	MAXIMUM	RT	RIGHT	TF	TOP OF FENCE
CMP	CORRUGATED METAL PIPE	FES	FLARED END SECTION	MH	MANHOLE	S	SLOPE, SOUTH	TMW	TOP OF MASONRY WALL
CONST	CONSTRUCTION	FF	FINISHED FLOOR	MIN	MINIMUM	SBL	SETBACK LINE	TRW	TOP OF RETAINING WALL
COTG	CLEAN OUT TO GRADE	FH	FIRE HYDRANT	N	NORTH	SD	STORM DRAIN	TS	TOP OF SLAB
CR	CURB RETURN	FL	FLOW LINE	NTS	NOT TO SCALE	SDMH	STORM DRAIN MANHOLE	TW	TOP OF WALL
D	DEPTH, DISTANCE	FUT	FUTURE	OMP	OPEN METAL PIPE	SHT	SHEET	TYP	TYPICAL
DE	DRAINAGE EASEMENT	G	GAS	PCC	POINT OF COMPOUND CURVE	SS	SANITARY SEWER	VIL	VILLAGE
DI	DROP INLET	GB	GRADE BREAK	PE	PEDESTRIAN EASEMENT	SSCO	SANITARY SEWER CLEANOUT	W	WATER, WES T
DIP	DUCTILE IRON PIPE	GET	GROUND WATER EXTRACTION	PL, P/L	PROPERTY LINE	SSE	SANITARY SEWER EASEMENT	WLE	WATERLINE EASEMENT
DIA	DIAMETER		AND TREATMENT LINE	POC	POINT OF CONNECTION	SSFB	SANITARY SEWER FLUSHING	WS	WATER SERVICE
								WTB	WEST TOP OF BANK
								X-SLOPE	CROSS-SLOPE

REGISTERED PROFESSIONAL ENGINEER — JENNIFER N. LANE — No. 65801 — CIVIL — STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS

CITY OF LINCOLN CALIFORNIA

SHEET 3 OF 12

PROJECT NO. 18484.A2.V1

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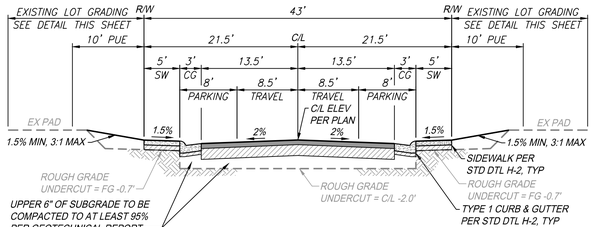
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NOTE:
PAVEMENT SECTIONS AND R-VALUE (R=20) PER GEOTECHNICAL REPORT (NO. 09328.000.000, DATED FEBRUARY 1, 2022) PREPARED BY ENGEO INC. CONTRACTOR TO CONTACT THE GEOTECHNICAL ENGINEER TO PERFORM R-VALUE TESTS PRIOR TO COMPLETION OF THE SUBGRADE IN ORDER TO VERIFY PAVEMENT SECTION DESIGN.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

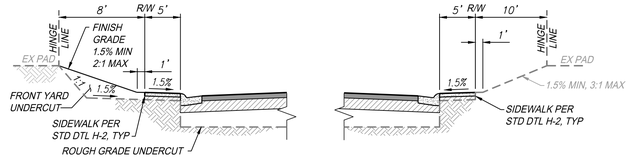
FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29



TYPICAL 43' R/W

ALL STREETS EXCEPT THOSE NOTED OTHERWISE
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



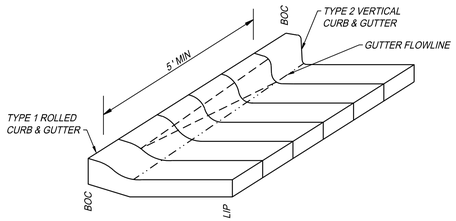
TYPICAL LOT FRONT YARD (UNLESS NOTED OTHERWISE)

TYPICAL CORNER LOT STREET SIDE YARD (UNLESS NOTED OTHERWISE)

TYPICAL LOT GRADING SECTION

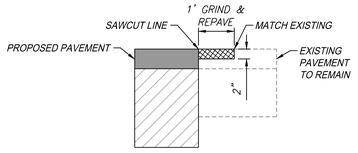
ATTACHED SIDEWALK

NTS



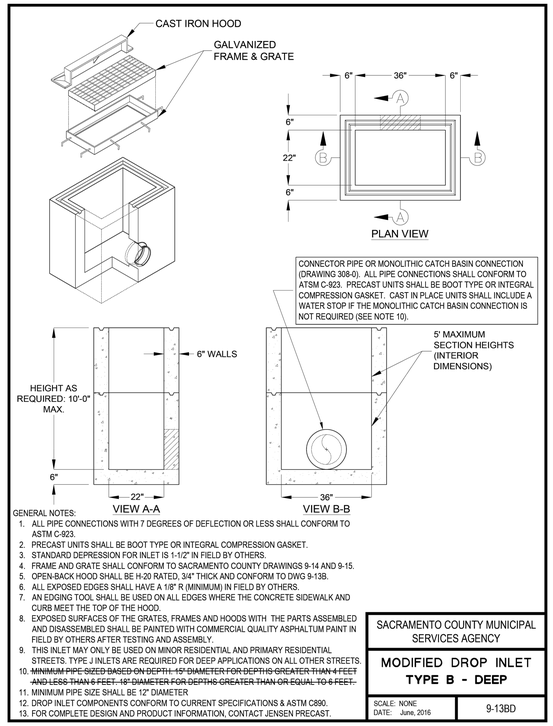
CURB & GUTTER TRANSITION

NTS



STEP GRIND DETAIL

NTS



GENERAL NOTES:

1. ALL PIPE CONNECTIONS WITH 7 DEGREES OF DEFLECTION OR LESS SHALL CONFORM TO ASTM C-923.
2. PRECAST UNITS SHALL BE BOOT TYPE OR INTEGRAL COMPRESSION GASKET.
3. STANDARD DEPRESSION FOR INLET IS 1-1/2" IN FIELD BY OTHERS.
4. FRAME AND GRATE SHALL CONFORM TO SACRAMENTO COUNTY DRAWINGS 9-14 AND 9-15.
5. OPEN-BACK HOOD SHALL BE H-20 RATED, 3/4" THICK AND CONFORM TO DWG 9-13B.
6. ALL EXPOSED EDGES SHALL HAVE A 1/8" R (MINIMUM) IN FIELD BY OTHERS.
7. AN EDGING TOOL SHALL BE USED ON ALL EDGES WHERE THE CONCRETE SIDEWALK AND CURB MEET THE TOP OF THE HOOD.
8. EXPOSED SURFACES OF THE GRATES, FRAMES AND HOODS WITH THE PARTS ASSEMBLED AND DISASSEMBLED SHALL BE PAINTED WITH COMMERCIAL QUALITY ASPHALTUM PAINT IN FIELD BY OTHERS AFTER TESTING AND ASSEMBLY.
9. THIS INLET MAY ONLY BE USED ON MINOR RESIDENTIAL AND PRIMARY RESIDENTIAL STREETS. TYPE J INLETS ARE REQUIRED FOR DEEP APPLICATIONS ON ALL OTHER STREETS.
10. ~~MINIMUM PIPE SIZED BASED ON DEPTH: 15" DIAMETER FOR DEPTHS GREATER THAN 4 FEET AND LESS THAN 6 FEET. 18" DIAMETER FOR DEPTHS GREATER THAN OR EQUAL TO 6 FEET.~~
11. MINIMUM PIPE SIZE SHALL BE 12" DIAMETER
12. DROP INLET COMPONENTS CONFORM TO CURRENT SPECIFICATIONS & ASTM C890.
13. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
MODIFIED DROP INLET **TYPE B - DEEP**	
SCALE: NONE DATE: June, 2016	9-13BD

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS
PLANNERS
SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

TYPICAL SECTIONS AND DETAILS

CITY OF LINCOLN CALIFORNIA

SHEET 4 OF 12

PROJECT NO. 18484.A2.V2

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WATER CONSTRUCTION NOTES

- (W1) REMOVE EXISTING B.O.V. ASSEMBLY AND CONNECT TO EXISTING WATER MAIN. DISINFECT AND FLUSH NEW WATER SYSTEM PRIOR TO CONNECTION PER CITY STD. SECTION 4-12. CITY ENGINEERS WRITTEN APPROVAL REQUIRED PRIOR TO CONNECTION TO EXISTING WATER SYSTEMS.
- (W3) INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-11.
- (W4) INSTALL 2" IN-LINE BLOW-OFF VALVE PER CITY STD DTL W-7.
- (W10) WATER SERVICES TO BE INSTALLED 3' FROM FIRE HYDRANT. SEE DETAIL, BELOW.
- (W11) WATER SERVICES TO BE INSTALLED 3' FROM THE OUTER EDGE OF STORM DRAIN INLETS. SEE DETAIL, BELOW.
- (W12) WATER SERVICES TO BE INSTALLED 3' CLEAR FROM STREET LIGHT AND OTHER ELECTRICAL DEVICE AND IN A SEPARATE TRENCH. SEE DETAIL, BELOW.
- (W29) INSTALL RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4 & W-5, (TYP). SERVICE SIZE PER CITY WATER NOTE 10, SHEET 2
- (W31) INSTALL DOUBLE 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4A & W-5.

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

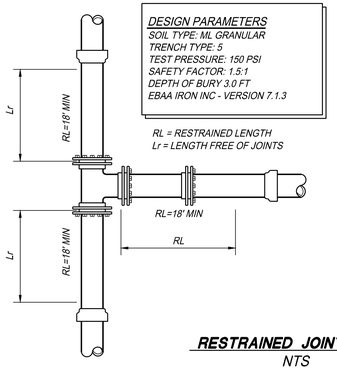
FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 20 40 80
SCALE: 1"=40'

WATERLINE NOTES TO CONTRACTOR

1. WHERE WATER MAIN CROSSES ABOVE SEVERAL LINES (STORM DRAIN, SEWER OR RAW WATER), WATER PIPE JOINTS SHALL BE LOCATED AT MIDPOINT BETWEEN LINES AND A MINIMUM 10' BEYOND CROSSED LINES. NO OTHER JOINTS PERMITTED IN CROSSING AREA.
2. ALL SINGLE RESIDENTIAL WATER SERVICES TO BE INSTALLED PER WATER CONSTRUCTION NOTE W29 & W31.
3. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY TJKM TRANSPORTATION FOR FURTHER DETAILS.
4. A FULL LENGTH OF STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE. (SEE PLAN AND PROFILE SHEETS FOR EXACT LOCATIONS)

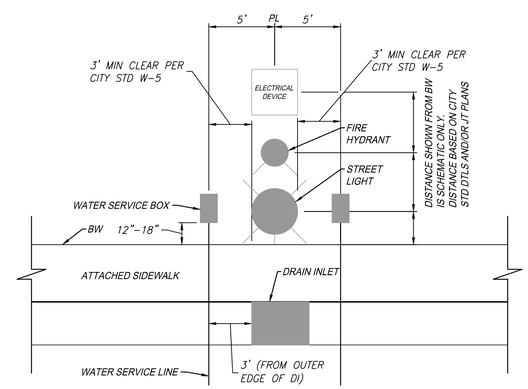


DESIGN PARAMETERS
SOIL TYPE: ML GRANULAR
TRENCH TYPE: 5
TEST PRESSURE: 150 PSI
SAFETY FACTOR: 1.5:1
DEPTH OF BURY 3.0 FT
EBAA IRON INC - VERSION 7.1.3

RL = RESTRAINED LENGTH
Lr = LENGTH FREE OF JOINTS

NOTES:
1. TEE FITTINGS REQUIRE THE RESTRAINT OF ALL JOINTS WITHIN A CALCULATED LENGTH ALONG THE BRANCH PIPE. THE RESTRAINT DESIGN ALSO REQUIRES THE SELECTION OF A LENGTH OF PIPE ALONG THE RUN (Lr) TO BE FREE OF JOINTS. (MIN RESTRAINED LENGTH RL = 18' ALL SIDES; MIN Lr = 18' ALONG RUN)
2. RL'S MEASURED FROM END OF JOINT OR VALVE, NOT THE INTERSECTION

RESTRAINED JOINT DETAIL
NTS



TYPICAL WATER SERVICE LOCATION DETAIL ADJACENT TO STREET LIGHT, DRAIN INLET, FIRE HYDRANT OR ELECTRICAL DEVICE
NTS

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

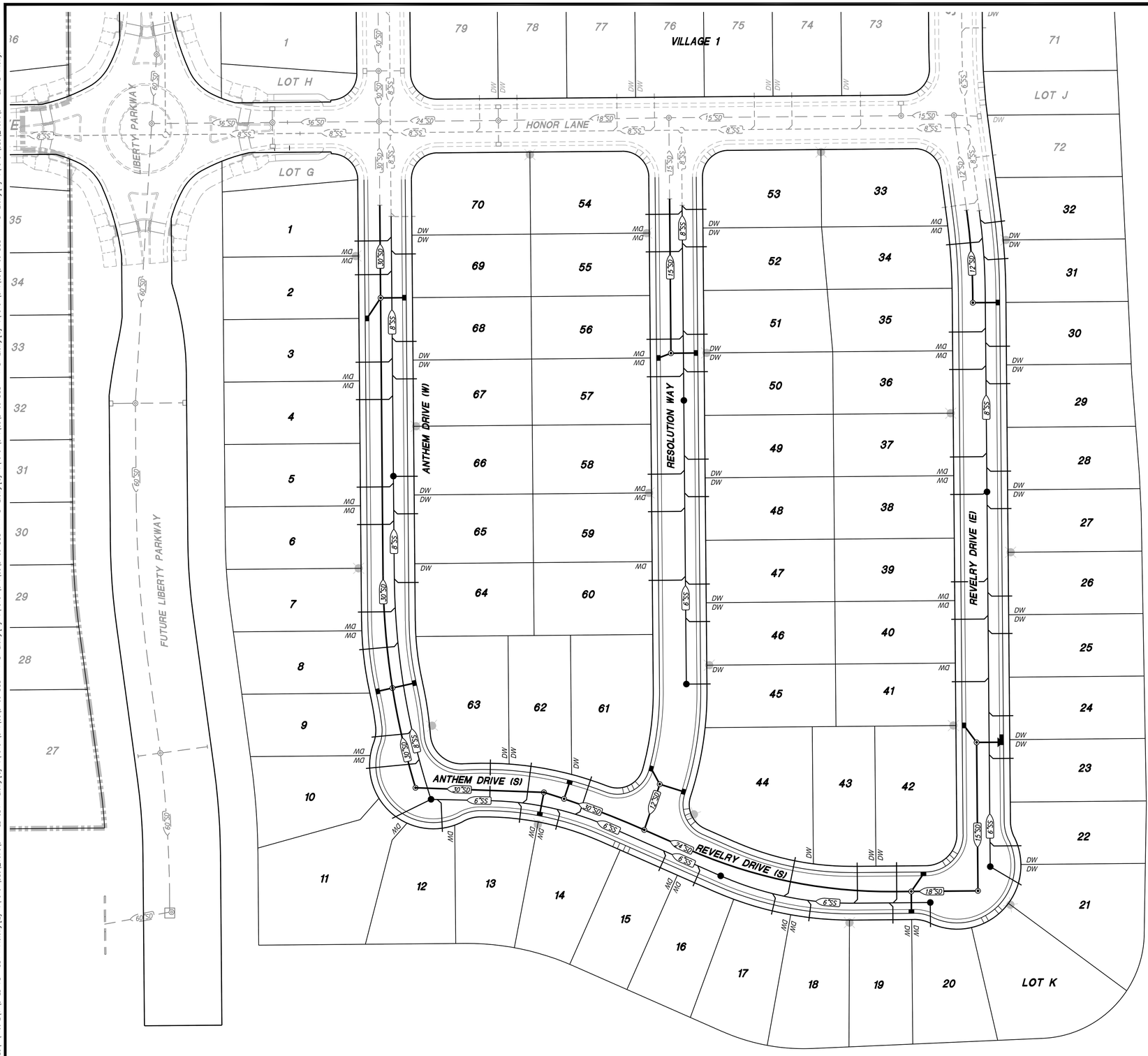
WATER PLAN

SHEET 5 OF 12

PROJECT NO. 18484.A2, V2

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NOTES

1. STORM DRAIN MANHOLES TO BE BUILT PER STD DTL SD-22, SD-23 & SD-24
2. STORM DRAIN INLETS TO BE BUILT PER STD DTL SD-3, SD-4 & SD-9, UNLESS OTHERWISE NOTED. SEE DETAIL, SHEET 4 FOR DEEP TYPE B INLETS.
3. SEWER MANHOLES TO BE BUILT PER STD DTL SS-3, SS-4, SS-5 & SS-15
4. SEWER SERVICES TO BE BUILT PER STD DTL SS-6, SS-7, SS-11 & SS-12
5. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY TJKM TRANSPORTATION FOR FURTHER DETAILS

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 20 40 80
SCALE: 1"=40'

NO.	REVISION
	J.N.L.

DATE: JUNE 2025
SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: T.C.T.
CHECKED BY: J.N.L.

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ENGINEERS PLANNERS SURVEYORS
1625 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

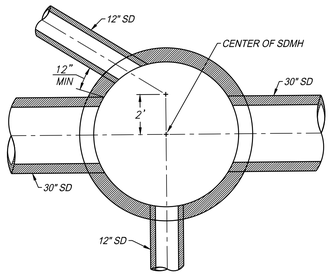
UTILITY PLAN

SHEET 6 OF 12

PROJECT NO. 18484_A2_V2

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6-05-2025 14:55:38 epanchenko P:\18484\DES\P\Area 2\V2\V06-LL-VL2-UTIL.dwg
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DETAIL A - 84" SDMH
STA 13+97.58 (5.0' LT)
SCALE: NTS

SANITARY SEWER CURVE DATA
ANTHEM DRIVE (W)

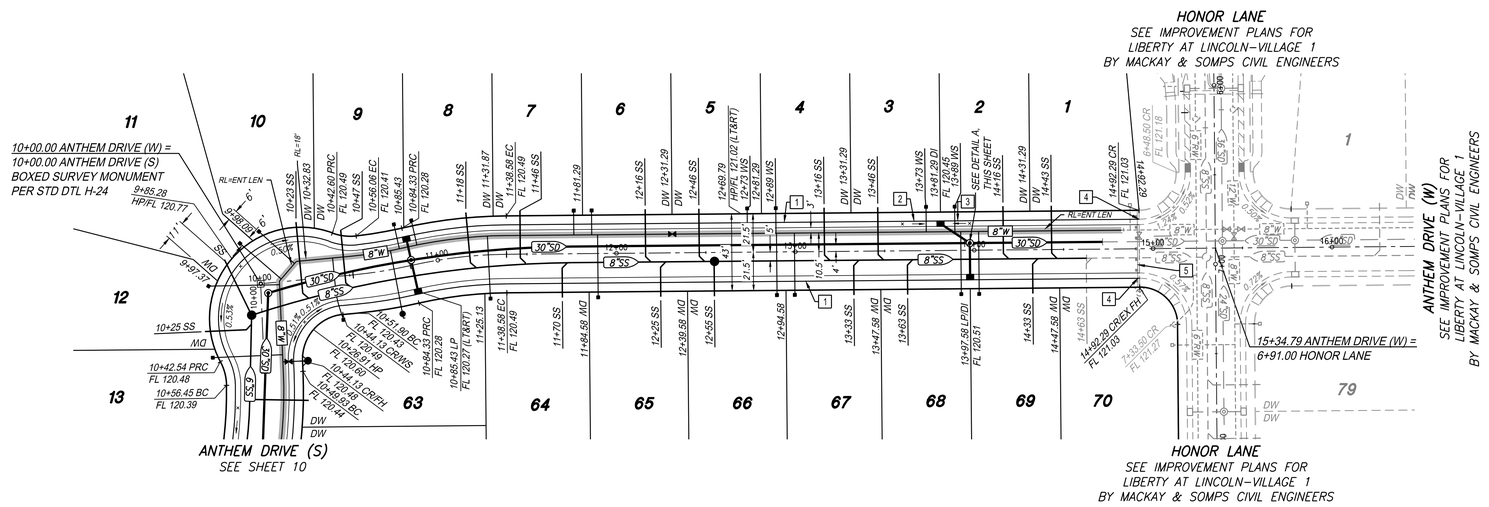
STATION	Δ	L	R
9+93.29 TO 11+75.00	17°38'55"	182.04'	591'

STORM DRAIN CURVE DATA
ANTHEM DRIVE (W)

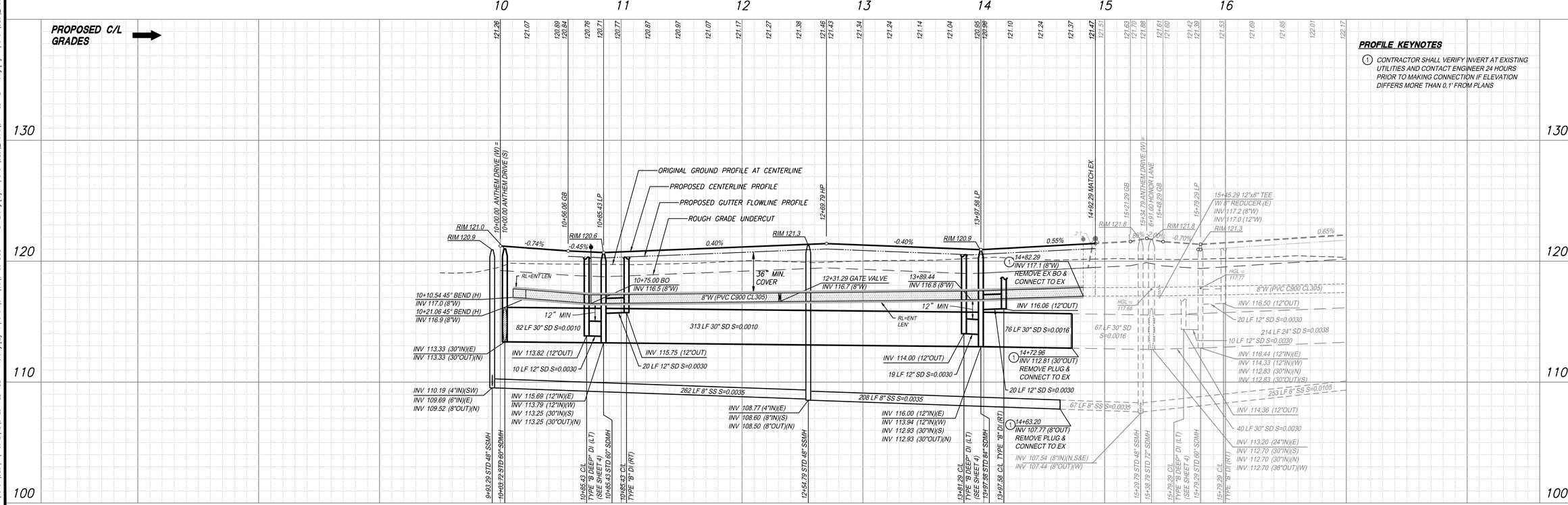
STATION	Δ	L	R
10+03.71 TO 11+75.00	16°26'20"	172.15'	600'

C/L CURVE DATA
ANTHEM DRIVE (W)

STATION	Δ	L	R
10+51.90 TO 10+84.33	7°25'59"	32.43'	250'
10+84.33 TO 11+38.58	12°25'59"	54.25'	250'



ANTHEM DRIVE (W)
(43' R/W)



PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. STA 13+60.00 TO 13+81.29 GUTTER SLOPE=-1.03%, CROSS SLOPE VARIES FROM 2.0% MIN TO 3.0% MAX
3. STA 13+81.29 TO 13+97.58 GUTTER SLOPE=0.40%, CROSS SLOPE VARIES FROM 2.0% MIN TO 3.0% MAX
4. CONTRACTOR SHALL VERIFY ELEVATION AT EXISTING CURBS AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
5. REMOVE & DISPOSE OF EXISTING BARRICADE, AND CONFORM TO EXISTING PAVEMENT PER STEP GRIND DETAIL ON SHEET 4

REGISTERED PROFESSIONAL ENGINEER — JENNIFER N. LANE — No. 65801 — CIVIL — STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 20 40 80
SCALE: 1"=40'

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: H: 1"=40'; V: 1"=4'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1005 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2
ANTHEM DRIVE (W)
(STA 10+00.00 TO 14+92.29)
CITY OF LINCOLN CALIFORNIA

SHEET 7 OF 12
PROJECT NO. 18484.A2.V2

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6-05-2025 15:07:24 epancheko P:\18484\DES\P\Area 2\V2\07-LL-ML2-PHP-S DR(W).dwg
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C/L CURVE DATA
RESOLUTION WAY

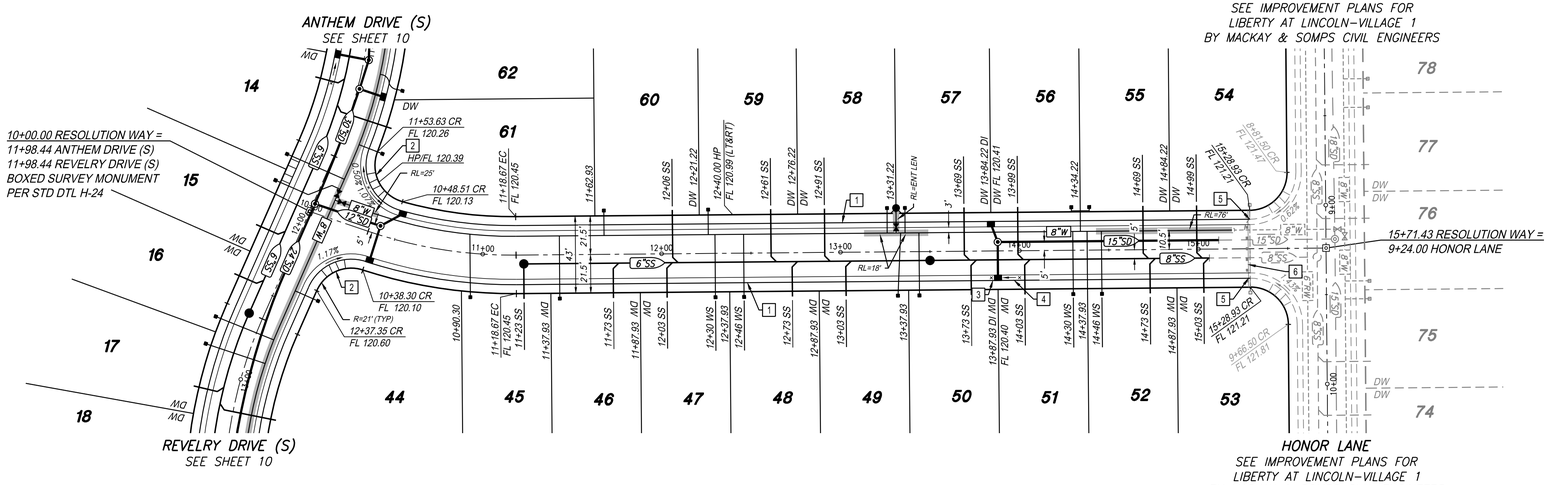
STATION	Δ	L	R
10+34.50 TO 11+18.67	19°17'19"	84.16'	250'

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

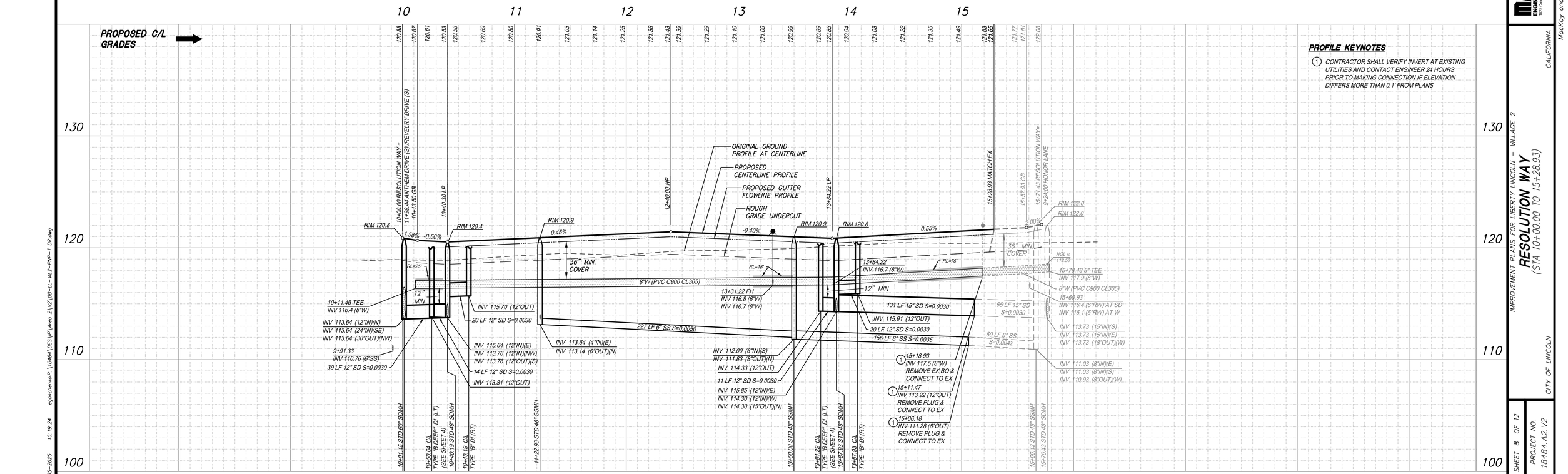
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 20 40 80
SCALE: 1"=40'



PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. SIDEWALK RAMP PER STD DTL H-5A, CASE C
3. STA 13+84.22 TO 13+87.93 GUTTER SLOPE=-0.40%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.2% MAX
4. STA 13+87.93 TO 14+10.00 GUTTER SLOPE=0.72%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.2% MAX
5. CONTRACTOR SHALL VERIFY ELEVATION AT EXISTING CURBS AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
6. REMOVE & DISPOSE OF EXISTING BARRICADE, AND CONFORM TO EXISTING PAVEMENT PER STEP GRIND DETAIL ON SHEET 4



PROFILE KEYNOTES

1. CONTRACTOR SHALL VERIFY INVERT AT EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: H:1"=40', V:1"=4'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

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ENGINEERS PLANNERS SURVEYORS
1005 Creekside Ridge Drive, Suite 100, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

RESOLUTION WAY
(STA 10+00.00 TO 15+28.93)

CALIFORNIA

CITY OF LINCOLN

SHEET 8 OF 12

PROJECT NO. 18484.A2.V2

6-05-2025 15:19:24 egonchenko P:\18484\DES\PLN\xrd 2\V2\08-LL-VIL2-PNP-T DR.dwg

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C/L CURVE DATA
REVELRY DRIVE (E)

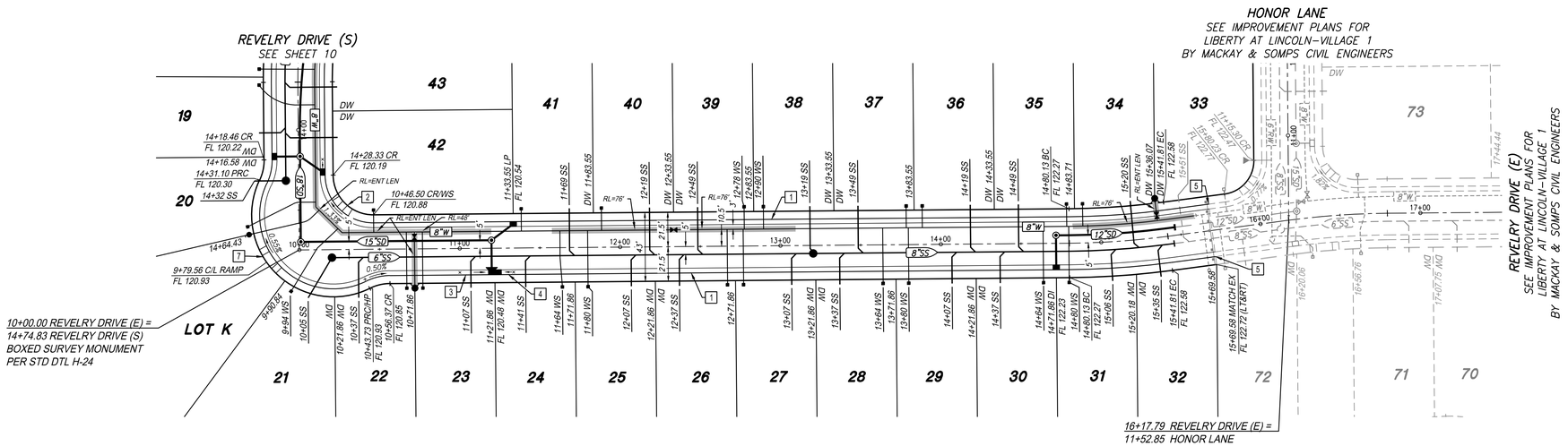
STATION	Δ	L	R
14+80.13 TO 15+41.81	7°04'03"	61.68'	500'

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

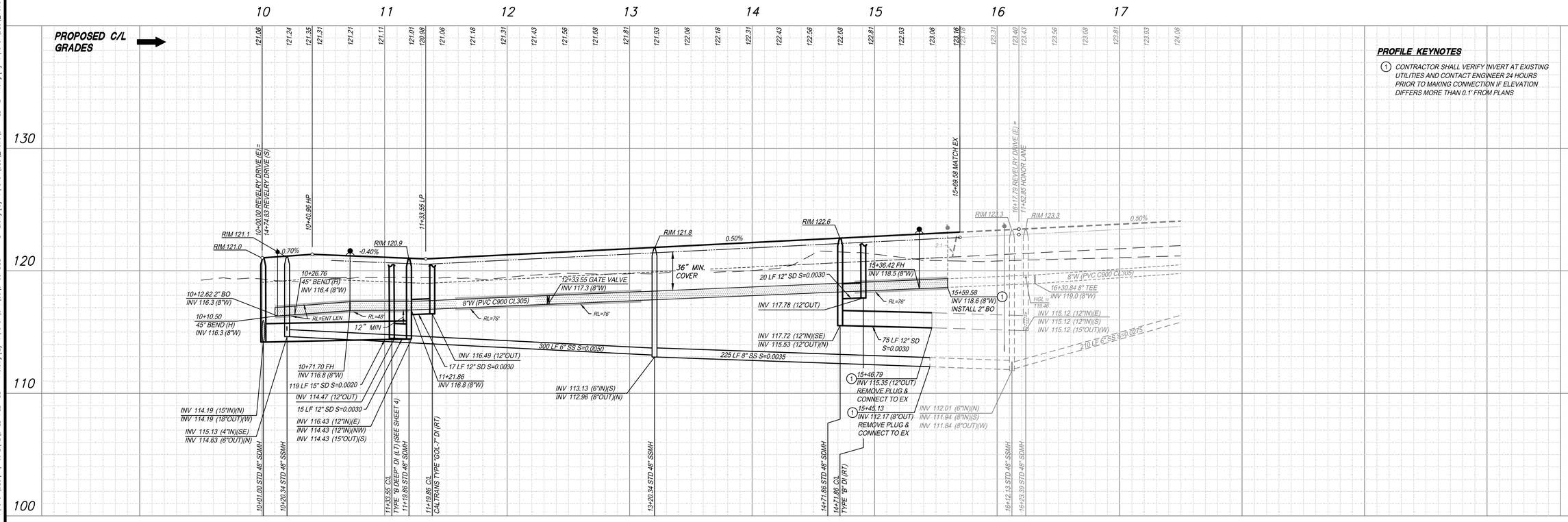
0 20 40 80
SCALE: 1"=40'



PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. SIDEWALK RAMP PER STD DTL H-5A, CASE C
3. STA 11+00.00 TO 11+21.86 GUTTER SLOPE=-0.88%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.8% MAX
4. STA 11+21.86 TO 11+33.55 GUTTER SLOPE=0.50%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.8% MAX
5. CONTRACTOR SHALL VERIFY ELEVATION AT EXISTING CURBS AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS
6. REMOVE & DISPOSE OF EXISTING BARRICADE, AND CONFORM TO EXISTING PAVEMENT PER STEP GRIND DETAIL ON SHEET 4
7. SIDEWALK RAMP PER STD DTL H-5A, CASE C, WITH 10' WIDE LANDING

REVELRY DRIVE (E)
(43' R/W)



PROFILE KEYNOTES

1. CONTRACTOR SHALL VERIFY INVERT AT EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: H:1"=40'; V:1"=4'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1625 Clubhouse Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1100

CALIFORNIA

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – VILLAGE 2

REVELRY DRIVE (E)
(STA 10+00.00 TO 15+69.58)

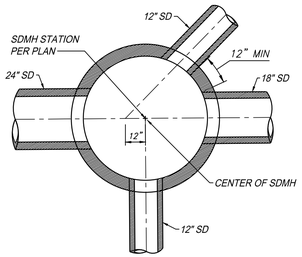
CITY OF LINCOLN

SHEET 9 OF 12

PROJECT NO.
18484.A2.V2

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DETAIL B - 60" SDMH
STA 14+16.46 (5.0' LT)
SCALE: NTS

SANITARY SEWER CURVE DATA
ANTHEM DRIVE (S)

STATION	Δ	L	R
10+65.93 TO 11+67.48	22°31'06"	98.25'	250'

SANITARY SEWER LINE DATA
ANTHEM DRIVE (S)

STATION	B	D
10+17.33 TO 10+65.93	N88°43'47"W	48.15'

STORM DRAIN CURVE DATA
ANTHEM DRIVE (S)/REVELRY DRIVE

STATION	Δ	L	R
11+07.81 TO 11+93.33	06°33'19"	85.81'	750'
12+31.68 TO 14+02.59	24°17'19"	169.57'	400'

STORM DRAIN LINE DATA
ANTHEM DRIVE (S)

STATION	B	D
10+05.37 TO 11+07.81	N87°57'25"W	102.84'

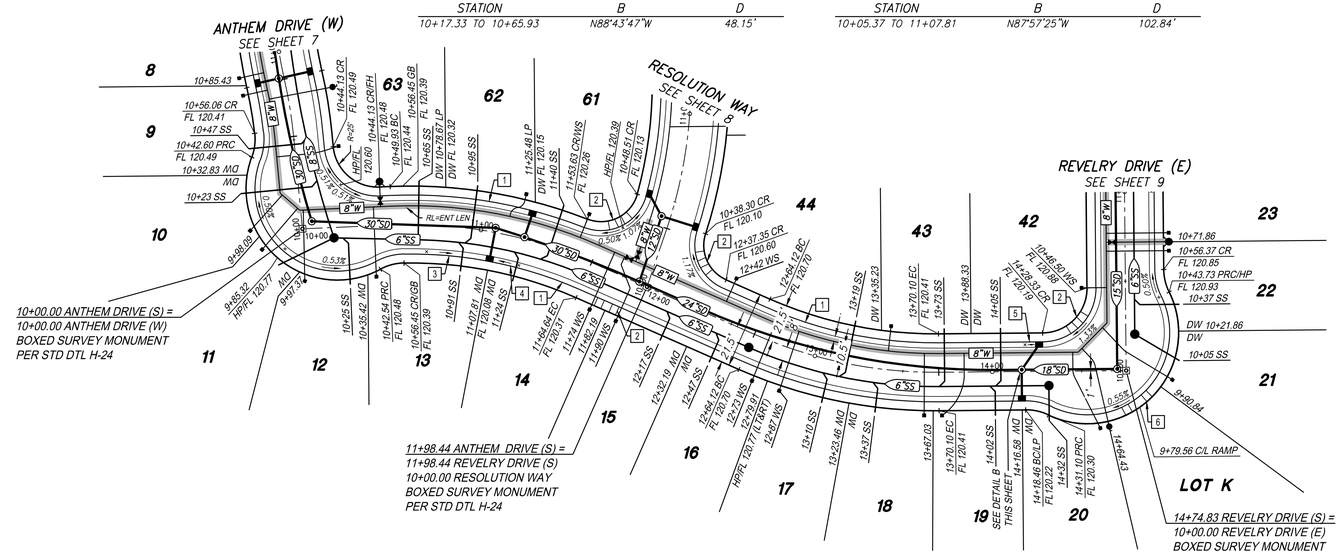
C/L CURVE DATA
ANTHEM DRIVE (S)/REVELRY DRIVE (S)

STATION	Δ	L	R
10+49.93 TO 11+64.64	26°17'19"	114.71'	250'
12+64.12 TO 13+70.10	24°17'19"	105.98'	250'

REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

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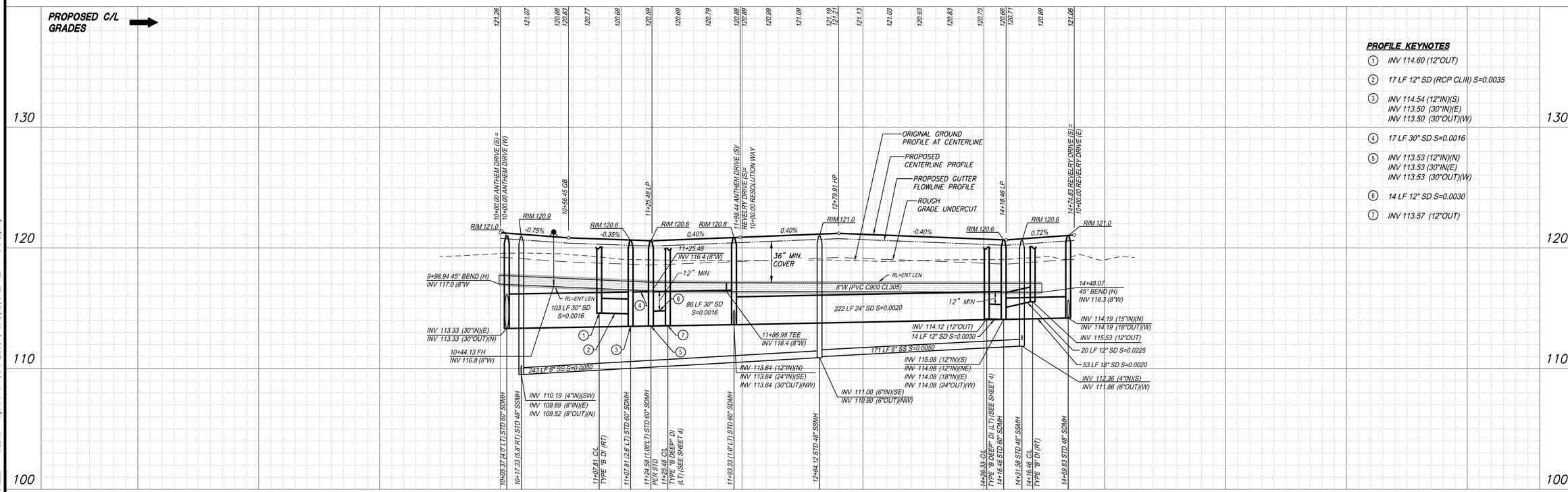


0 20 40 80
SCALE: 1"=40'

PLAN KEYNOTES

1. TYPE 1 CURB AND GUTTER PER STD DTL H-2
2. SIDEWALK RAMP PER STD DTL H-5A, CASE C
3. STA 10+70.00 TO 11+07.81 GUTTER SLOPE=-0.77%, CROSS SLOPE VARIES FROM 2.0% MIN TO 3.0% MAX
4. STA 11+07.81 TO 11+25.48 GUTTER SLOPE=0.40%, CROSS SLOPE VARIES FROM 2.0% MIN TO 3.0% MAX
5. STA 14+18.46 TO 14+26.33 GUTTER SLOPE=-0.40%, CROSS SLOPE VARIES FROM 2.0% MIN TO 2.2% MAX
6. SIDEWALK RAMP PER STD DTL H-5A, CASE C, WITH 10' WIDE LANDING AND NO RETAINING CURB

ANTHEM DRIVE (S)/REVELRY DRIVE (S)
(43' R/W)



PROFILE KEYNOTES

1. INV 114.60 (12"OUT)
2. 17 LF 12" SD (RCP CLIII) S=0.0035
3. INV 114.54 (12"IN)(S)
   INV 113.50 (30"IN)(E)
   INV 113.50 (30"OUT)(W)
4. 17 LF 30" SD S=0.0016
5. INV 113.53 (12"IN)(N)
   INV 113.53 (30"IN(E)
   INV 113.53 (30"OUT)(W)
6. 14 LF 12" SD S=0.0030
7. INV 113.57 (12"OUT)

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1825 Clarendon Ridge Drive, Suite 150, Roseville, CA 95678 (916) 779-7188

DATE: JUNE 2025
SCALE: H:1"=40'; V:1"=4'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

NO.	REVISION	APPROVED BY	DATE

IMPROVEMENT PLANS FOR LIBERTY LINCOLN - VILLAGE 2

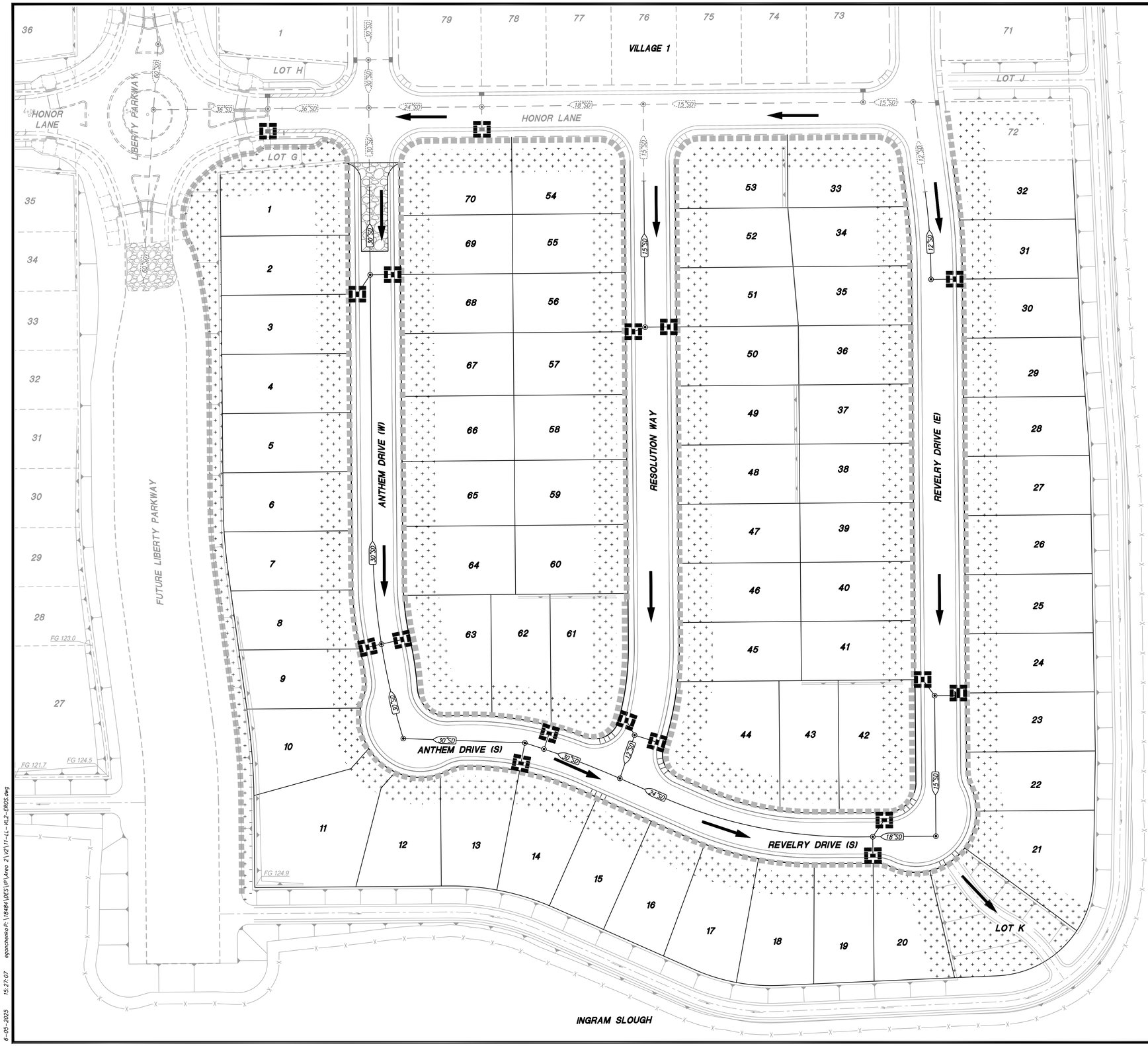
ANTHEM DRIVE (S)/REVELRY DRIVE (S)
(STA 10+00.00 TO 14+74.83)

CITY OF LINCOLN CALIFORNIA

SHEET 10 OF 12
PROJECT NO. 18484.A2.V2

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REGISTERED PROFESSIONAL ENGINEER
JENNIFER N. LANE
No. 65801
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 20 40 80
SCALE: 1"=40'

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- FIBER ROLL
- STORM DRAIN INLET PROTECTION
- OVERLAND RELEASE
- HYDROSEED BUFFER STRIP (20' MIN) AND SLOPES GREATER THAN 10:1

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. EROSION CONTROL ON THIS PLAN IS FOR TEMPORARY DRAINAGE PURPOSES. PLEASE SEE SWPPP FOR LOCATION AND IMPLEMENTATION OF EROSION AND SEDIMENT CONTROL.

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1020 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

EROSION CONTROL PLAN

SHEET 11 OF 12

PROJECT NO. 18484.A2.V2

MacKay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

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FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

PLAN KEYNOTES:

1. STREET NAME SIGN PLACEMENT PER CITY STD DTL H-15 (TYP FOR ALL STREET NAME LOCATIONS)
2. SEE DTL STOP BAR STRIPING, THIS SHEET

LEGEND

- STREET NAME SIGN
- BLUE RETROREFLECTIVE RAISED PAVEMENT MARKER. LOCATION TO BE 1' OFFSET FROM CENTERLINE TOWARDS THE FIRE HYDRANT SIDE
- INSTALL "STOP" PAVEMENT MARKING PER CITY STD DTL H-19

NOTE: STOP LEGENDS, CROSSWALKS, AND MARKINGS SHALL BE THERMOPLASTIC. STOP LINES ARE TO BE SOLID WHITE LINES (12" WIDE) EXTENDING FROM CENTERLINE OF ROAD TO EDGE OF TRAVEL LANE.

STOP BAR STRIPING
NTS

NO.	REVISION	APPROVED BY	DATE

DATE: JUNE 2025
SCALE: 1"=60'
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: J.N.L.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1625 Clubhouse Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1100

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 2

SIGNING AND STRIPING

CALIFORNIA

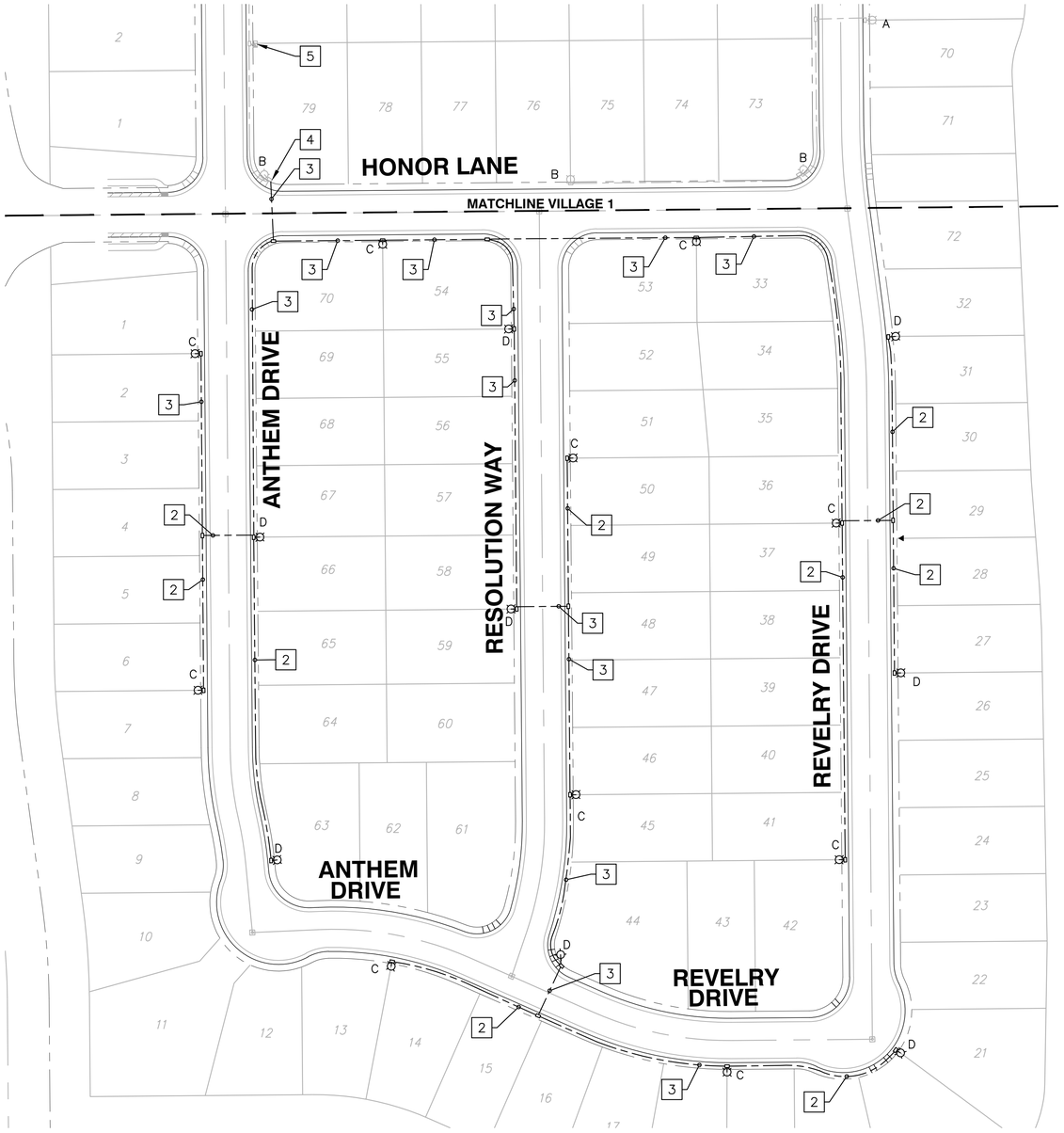
CITY OF LINCOLN

SHEET 12 OF 12

PROJECT NO. 18484.A2.V2

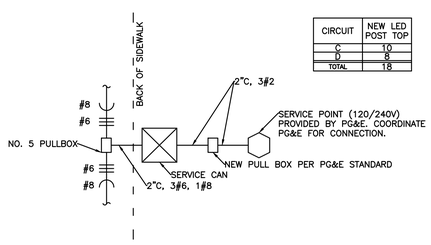
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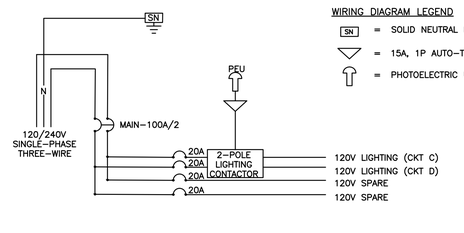


VILLAGE 2 STREET LIGHTING PLAN
SCALE: 1" = 50'

CIRCUIT	NEW LED POST TOP
C	10
D	8
TOTAL	18



NEW SERVICE POINT - VILLAGE 2
NO SCALE



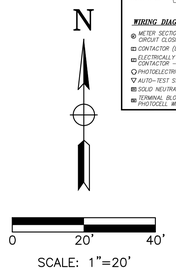
WIRING DIAGRAM

WIRING DIAGRAM LEGEND

SN = SOLID NEUTRAL BUS

= 15A, 1P AUTO-TEST SWITCH

= PHOTOELECTRIC UNIT



SCALE: 1"=20'

STREET LIGHTING GENERAL NOTES:

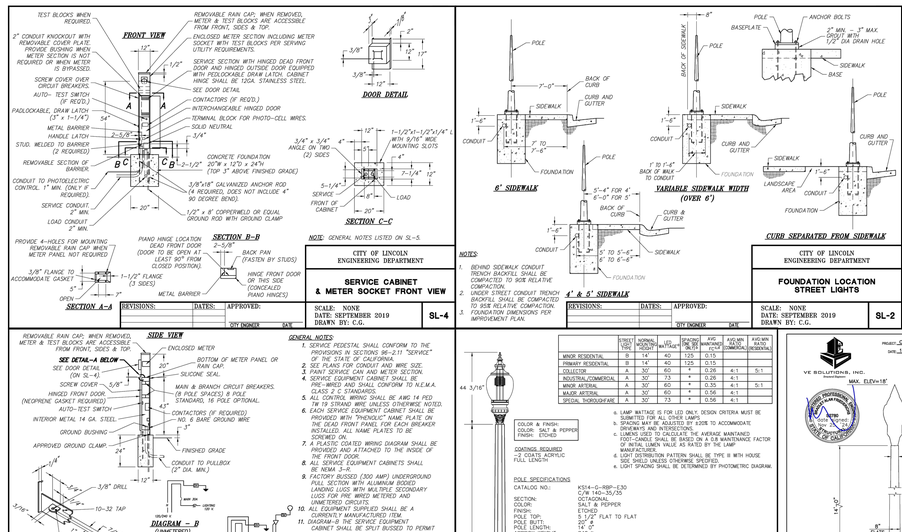
1. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF LINCOLN PUBLIC FACILITIES CONSTRUCTIONS STANDARDS, AND 2018 CALTRANS STANDARD PLANS AND SPECIFICATIONS. ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. CERTIFICATION SHALL CONFORM WITH CITY SPECIFICATIONS AND WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
2. EQUIPMENT AND MATERIALS SHALL BE NEW, UL LISTED AND LABELED.
3. CONTACT ALL UTILITY COMPANIES TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.
4. ALL CONDUITS SHALL BE INSTALLED PER CITY STANDARD DRAWING SL-2.
5. CONDUIT SHALL BE SCHEDULE 40 PVC CONFORM TO UL 651. PROVIDE MINIMUM 24 INCH RADIUS FOR ELBOWS AND SWEEPS.
6. CONDUCTORS SHALL BE CLASS B STRANDED COPPER, ASTM DESIGNATION B3 AND B8 WITH TYPE TW OR THW INSULATION.
7. PROVIDE LUMINAIRES WITH WATERPROOF FUSE HOLDERS AND FUSES LOCATED IN THE HAND HOLE SECTION OF THE POLE. PROVIDE WATERPROOF FUSE HOLDERS WITH CRIMP TYPE TERMINATIONS (BUSSMAN CAT. #HEB-AA), AND 13/32 INCH DIAMETER BY 1-1/2 INCH FAST BLOWING TYPE FUSES. FUSE SIZES: UP TO 175W-6AMP. 250W TO 400W-10AMP. PROVIDE 12" MINIMUM CONDUCTOR SLACK AT BOTH ENDS OF THE FUSE HOLDER.
8. INSTALL ELECTRIC SERVICE ENTRANCE CONDUITS AND EQUIPMENT IN ACCORDANCE WITH THE SERVING UTILITY'S REQUIREMENTS. COORDINATE WITH THE SERVING UTILITY TO ENSURE TIMELY CONNECTION BY THE UTILITY. OBTAIN UTILITY COMPANY APPROVAL OF SERVICE ENTRANCE AND METERING EQUIPMENT SHOP DRAWINGS PRIOR TO STARTING FABRICATION.
9. BOND LIGHTING STANDARD TO GROUNDING SYSTEM WITH GROUNDING LUG AND #8 AWG CONDUCTOR.
10. BALLAST SHALL BE UL AND ANSI LISTED AND WILL HAVE A MINIMUM 90% POWER FACTOR. BALLASTS FOR LUMINAIRE WATTAGES IN EXCESS OF 100 WATTS SHALL BE MULTI-TAP FOR VOLTAGES FROM 120 TO 240. HPS LUMINAIRES WILL BE SUPPLIED WITH ENERGY EFFICIENT BALLAST MANUFACTURED BY AMERICAN ELECTRIC.
11. A CONTINUOUS #8 AWG. BARE COPPER WIRE MUST BE PLACED IN ALL NON-METALLIC CONDUIT. BONDING AND GROUNDING MUST CONFORM TO SECTION 86-2.10 OF CALTRANS STANDARD SPECIFICATIONS.

LEGEND

- PED POLE
- PULL BOX
- SERVICE METER
- CONDUIT

CONSTRUCTION NOTES (FOR THIS SHEET ONLY):

1. FURNISH AND INSTALL SERVICE CABINET AND METER PER CITY OF LINCOLN STANDARD DETAILS
2. PLACE 2"C, 2#6 (LIGHTING), 1#8 (GROUND).
3. PLACE 2"C, 3#6 (LIGHTING), 1#8 (GROUND).
4. INSTALL CONDUIT INTO EXISTING PULL BOX.
5. INSTALL ADDITIONAL CIRCUIT BREAKERS IN VILLAGE 1 SERVICE METER FOR VILLAGE 2 STREET LIGHTS.



CITY OF LINCOLN ENGINEERING DEPARTMENT	
SERVICE CABINET & METER SOCKET FRONT VIEW	
SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-4

REVISIONS:	DATES:	APPROVED:
		CITY ENGINEER DATE

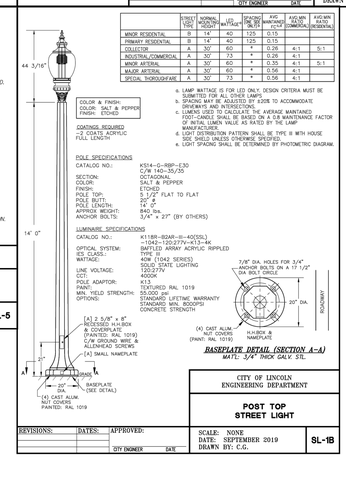
CITY OF LINCOLN ENGINEERING DEPARTMENT	
SERVICE CABINET & METER SOCKET SIDE VIEW & NOTES	
SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-5

REVISIONS:	DATES:	APPROVED:
		CITY ENGINEER DATE

NOTES:
1. BEHIND SIDEWALK CONDUIT TRENCH BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
2. UNDER STREET CONDUIT TRENCH BACKFILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
3. FOUNDATION DIMENSIONS PER IMPROVEMENT PLAN.

CITY OF LINCOLN ENGINEERING DEPARTMENT	
FOUNDATION LOCATION STREET LIGHTS	
SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-2

REVISIONS:	DATES:	APPROVED:
		CITY ENGINEER DATE

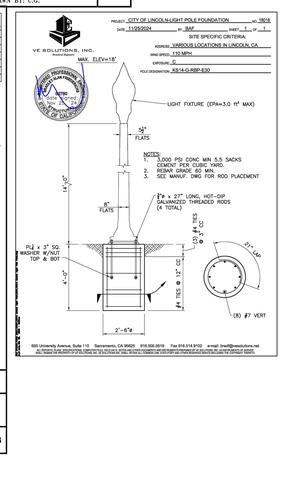


CITY OF LINCOLN ENGINEERING DEPARTMENT	
POST TOP STREET LIGHT	
SCALE: NONE DATE: SEPTEMBER 2019 DRAWN BY: C.G.	SL-1B

REVISIONS:	DATES:	APPROVED:
		CITY ENGINEER DATE

STREET TYPE	NOMINAL WIDTH	LED WATTAGE	SPACING (FEET)	AVG MAINTAINED FC	AVG MIN FC COMMERCIAL	AVG MIN FC RESIDENTIAL
MINOR RESIDENTIAL	B	14'	40	125	0.15	
PRIMARY RESIDENTIAL	B	14'	40	125	0.15	
COLLECTOR	A	30'	60	*	0.35	4:1 5:1
INDUSTRIAL/COMMERCIAL	A	30'	73	*	0.28	4:1
MINOR ARTERIAL	A	30'	60	*	0.35	4:1 5:1
MAJOR ARTERIAL	A	30'	60	*	0.56	4:1
SPECIAL THOROUGHFARE	A	30'	73	*	0.56	4:1

6. LAMP WATTAGE IS FOR LED ONLY. DESIGN CRITERIA MUST BE SUBMITTED FOR ALL OTHER LAMPS.
b. SPACING MAY BE ADJUSTED BY ±20% TO ACCOMMODATE DRIVEWAYS AND INTERSECTIONS.
c. LUMENS USED TO CALCULATE THE AVERAGE MAINTAINED FOOTCANDLES SHALL BE THE INITIAL LUMEN VALUE MULTIPLIED BY THE LLF. INITIAL LUMEN VALUE AS RATED BY THE LAMP MANUFACTURER.
d. LIGHT DISTRIBUTION PATTERN SHALL BE TYPE III WITH HOUSE SIDE SHIELD UNLESS OTHERWISE SPECIFIED.
e. LIGHT SPACING SHALL BE DETERMINED BY PHOTOMETRIC DIAGRAM.



REVISION | NO.

DATE: APRIL 2025
SCALE: 1" = 50'
DRAWN BY: AM
DESIGNED BY: AH/ESB
CHECKED BY: ESB

TJKM
4305 Hacienda Drive, Suite 550
Pleasanton, CA 94588
(925) 463-0611
tjkm@tjkm.com

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – FERRARI RANCH ROAD
VILLAGE 2 STREET LIGHT PLAN
CITY OF LINCOLN CALIFORNIA

SHEET E-1 OF
PROJECT NO. 18464.Y21.A2.D

ATTACHMENT-5

Insco Insurance Services, Inc.
(800) 782-1546

SUBDIVISION BOND REQUEST

Inclusion of the following information with this subdivision bond request will speed our underwriting and approval process:

- ASSURANCE LETTER FROM CONSTRUCTION LENDER/FUND CONTROL FACILITY
- ENGINEER'S ESTIMATE OF COSTS TO COMPLETE OFFSITE IMPROVEMENTS
- REQUIRED BOND FORMS
- SUBDIVISION AGREEMENT
- VICINITY MAP
- ENGINEER'S ENVIRONMENTAL SURVEY

NAME OF ENTITY HOLDING TITLE TO THE SUBJECT PROPERTY: LINCOLN LAND HOLDINGS, LLC
DEVELOPER: LINCOLN LAND HOLDINGS, LLC
SUBDIVISION NAME: LIBERTY AT LINCOLN - Village 2 TYPE OF PRODUCT: MASTER PLANNED COMMUNITY
DESCRIBE LOCATION: 2695 MOORE ROAD, LINCOLN, CA 95678

TRACT NUMBER: _____ NUMBER OF UNITS: 70 Lots
SELLING PRICE OF UNITS: $_____ TO $_____
SQUARE FEET OF UNITS: _____ TO _____
ANTICIPATED START DATE: 5/1/2025 COMPLETION DATES (OFFSITES) _____
(TOTAL PROJECT) 12/2025

CONSTRUCTION LENDER/FUND CONTROL FACILITY: _____
OFFICER/CONTACT: _____

ADDRESS: _____ PHONES: ( ) _____

AMOUNT OF CONSTRUCTION FUND: $_____ EQUITY: _____
AMOUNT ALLOCATED TO OFFSITE IMPROVEMENTS: _____
IS ASSURANCE LETTER AVAILABLE [ ] YES, ATTACH SAMPLE [ ] NO

TYPE OF DISBURSEMENT: [ ] CASHIERS CHECK [ ] VOUCHER [ ] STAGE [ ] REIMBURSEMENT

GENERAL CONTRACTOR: Teichert Construction

IMPROVEMENTS	**COST**	**NAME OF SUBCONTRACTOR** (IF APPLICABLE)	**BOND** subcontractor (Y) Yes (N) No
GRADING IMPROVEMENTS	$		
STREET IMPROVEMETS	$ 2,247,505		
WATER IMPROVEMENTS	$		
SEWER IMPROVEMENTS	$		
STORM DRAIN IMPROVEMENTS	$		
MONUMENT	$ 6,732		
OTHER	$ 2,247,505		

OBLIGEE (MUNICIPALITY REQUIRING BONDS): CITY OF LINCOLN
ADDRESS OF OBLIGEE: 600 6TH STREET, LINCOLN, CA 95678

TYPE OF BOND	**PERFORMANCE**	**LABOR & MATERIALS**
GRADING IMPROVEMENTS	$	$
STREET IMPROVEMENTS	$	$
WATER IMPROVEMENTS	$	$
SEWER IMPROVEMENTS	$	$
STORM DRAIN IMPROVEMENTS	$	$
MONUMENT	$	$
MAINT. GUARANTEE	$	$
PROPERTY TAX	$	$

JOB # 70590220 **DATE BOND IS NEEDED:** 2/2026 **Project Manager** ERIC ANDERSON
NUMBER OF ORIGINALS REQUIRED: 1

SUBDIVISION IMPROVEMENT AGREEMENT FOR

Liberty at Lincoln Village 2

This Subdivision Improvement Agreement ("Agreement') is entered into by and between the **City of Lincoln**, a municipal corporation ("City") and **Lincoln Land Holdings, LLC, a Delaware Limited Liability Company** ("Subdivider") on

_____.

RECITALS

1. Subdivider has received approval of a tentative subdivision map commonly known as **Liberty @ Lincoln – Area 2** and the conditions and approvals set forth per the Tentative Map and Specific Development Plans, approved by the City on **August 9, 2022** per City Council Resolution Numbers **2022-189**.

2. Subdivider has presented to the City a final map ("map") of a proposed subdivision of land located and within the corporate limits of the City that has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the City, and the tentative map of the subdivision previously approved by the City Council of the City of Lincoln.

3. The proposed subdivision of land is commonly known and described as **Liberty at Lincoln Village 2** (hereinafter referred to as the "Subdivision").

4. Subdivider has requested approval of the final map prior to the construction and completion of the public improvements, including, but not limited to streets, highways, public ways, sidewalks, curbs, gutters, storm drainage facilities, public utility facilities, design standards which are part of the provisions for lot grading and drainage in or appurtenant to the Subdivision, and other public improvements that are required by the Subdivision Map Act, the subdivision ordinances of the City, the tentative map (and approvals given in connection therewith), and final grading plan, if any, approved by the City. Subdivider shall be responsible to complete all of the foregoing improvements. The particular items on the foregoing improvements that are hereinafter referred to as "the Required Improvements," are listed in Exhibit B, which is attached hereto and incorporated herein by reference.

5. Subdivider is willing to execute this Agreement as a condition precedent to the recording of the map.

6. The authority for this Agreement is set forth in the Subdivision Map Act (Government Code §§66410 et seq.) and the Subdivision Ordinance of the City of Lincoln ("the Subdivision Ordinance").

WHEREFORE, the parties hereto agree as follows:

COVENANTS AND CONDITIONS

7. Acceptance of Rights of Way. City hereby accepts on behalf of the public all lands, rights of way and easements offered for dedication on the map, in accordance with the conditions hereinafter set forth.

8. Fees. Subdivider agrees to pay all fees set forth in Exhibit A, attached hereto and hereby incorporated, at the time of execution of this Agreement.

9. Improvements. Subdivider agrees to furnish, construct, install, and complete all the works of Required Improvements as set forth on Exhibit B, attached hereto and hereby incorporated, in accordance with the requirements of the Map Act, the Subdivision Ordinance, and the Standard Specifications of City in effect at the time of the installation of said improvements. Such work shall be completed within Twelve (12) months of the date of the execution of this Agreement.

10. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the improvements, in accordance with the Standard Specifications and the conditions of approval of the tentative subdivision map, City agrees to accept for maintenance the improvements and any offsite easements granted, subject to the provisions of paragraph 11 hereof.

11. Notice Regarding Construction. Subdivider shall notify the City Engineer of the commencement of construction of the improvements. Until final acceptance of the Required Improvements by City, Subdivider shall give good and adequate warning to the public of each and every dangerous condition existing in said improvements, and will take reasonable actions to protect the public from such dangerous conditions.

12. Warranty. Subdivider agrees to remedy any defects in the improvements arising from faulty or defective construction of said improvements occurring within Twelve (12) months after the improvements have been accepted by resolution of the City Council during regular session, and the City Clerk files a Notice of Completion with the Placer County Recorder.

13. Indemnity and Hold Harmless. Subdivider, and any successor who has purchased a lot or lots for residential use, shall defend, indemnify and hold harmless City, its officers, employees, agents, and elective and appointive boards from any and all claims, losses, damages, including property damage, personal injury, including death, costs, attorneys' fees, and liability of any kind or nature directly or indirectly arising out of or in any way connected with performance under this Agreement and/or construction of the Required Improvements by the Subdivider, contractor or any person directly or indirectly employed by, or acting as agent for the Subdivider, save and except to the extent any of those matters are caused by or arise from the sole active negligence of the City. This defense, indemnification and hold harmless provision shall extend to claims, losses, damage, injury, costs, including attorney fees, and liability for injuries occurring after completion of the construction of the Required Improvements, as well as during construction, and shall apply regardless of whether or not the City has prepared, supplied or approved the plans and/or specifications for the Required Improvements or has inspected or accepted the same. Acceptance of insurance required under this Agreement shall not relieve Subdivider from liability under this defense, indemnification and hold harmless provisions. The parties intend that this provision shall be broadly construed to effectuate its purpose.

14. Insurance. SUBDIVIDER shall maintain in full force and effect for the duration of this Agreement the following policies of insurance:

(a) General Liability. SUBDIVIDER shall maintain general liability insurance in an amount not less than $1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage. Any deductible shall not exceed $50,000.

(b) Automobile Liability. SUBDIVIDER shall maintain automobile liability insurance covering bodily injury and property damage for all activities of SUBDIVIDER arising out of or in connection with the Work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than $1,000,000 combined single limit for each occurrence, no deductible.

(c) Worker's Compensation. SUBDIVIDER shall maintain worker's compensation coverage as required by the Labor Code of the State of California.

Each general liability and automobile insurance policy shall be with insurers rated "A: VII" or better in the most current edition of Best's Insurance Reports and shall be endorsed with the following specific language:

(i) "The CITY, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds with respect to liability arising out of Work performed by or on behalf of the SUBDIVIDER, including the materials, parts, or equipment furnished in connection with such Work or operations.

(ii) This policy shall be considered primary insurance as respects to the CITY, its elected or appointed officers, employees, agents and volunteers. Any

insurance maintained by the CITY may have, shall be considered excess only and shall not contribute with it.

(iii) The insurer waives all rights as subrogation against the CITY, its elected or appointed officers, officials, employees or agents.

(iv) The insurer provided by this policy shall not be suspended, voided, canceled or reduced in coverage or limits except after 30 days written notice has been received by CITY.

(v) SUBDIVIDER shall provide certificate(s) of insurance with original endorsements to CITY as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the CITY on or before commencement of performance of this Agreement. Current certification of insurance shall be kept on file with the CITY at all times during the term of this Agreement."

15. Delay. If the construction of the improvements shall be delayed without fault of Subdivider, the time for completion thereof may be extended by City for such period of time as City may deem reasonable.

16. Security. Subdivider shall furnish to City security to ensure the faithful performance of all duties and obligations or Subdivider herein contained. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, an instrument of credit issued by a banking institution subject to regulation by the State or federal government and pledging that the funds necessary to carry out this agreement are on deposit and guaranteed for payment or a letter of credit issued by such a banking institution, or a cash deposit, made either directly

with the City, or deposited with a recognized escrow agent for the benefit of the City. Such security shall be in the following amounts for the following purpose:

(a) One hundred percent (100%) of the estimated cost of improvements securing faithful performance of this Agreement, which estimated cost is in the amount of **Two Million, Two Hundred Forty-Seven Thousand, Five Hundred Five and no/100 Dollars ($2,247,505.00)**.

(b) One hundred percent (100%) of the estimated cost of the improvements, as set forth in paragraph (a) immediately preceding, securing payment to the contractor of the improvements, to his subcontractors and to person furnishing labor, materials or equipment to them.

(c) Twenty percent (20%) of the sum specified in subparagraph (a) above to guarantee and warranty the improvements for a period of one (1) year following the completion of acceptance thereof against any defective work or labor done, or defective materials furnished. This security need not be furnished prior to completion of the improvements, but must be provided prior to their acceptance.

(d) One hundred percent (100%) of the estimated cost of the installation of survey monuments, which estimated cost is in the amount of **Six Thousand, Seven Hundred Thirty-Two and no/100 dollars ($6,732.00)**.

17. Irrevocability of Security. The improvement security furnished pursuant to paragraph 14 shall be irrevocable, shall not be limited as to time (except as to the one-year period specified in paragraph 12) and shall provide that it shall be released, in whole or in part, only upon the written approval of the City Engineer or his delegate.

18. Actions. Any action by any party to this Agreement, or any concerning the security furnished pursuant to paragraph 16, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, notwithstanding any other provision of law which may provide that such action may be brought in some other location. The corporate surety, bank, or escrow agent providing the security required by paragraph 16 shall waive, in such security, reliance upon the provisions of any statute, whether state or federal, having to do with the location for commencing and maintaining actions against such corporate surety, bank, or escrow agent.

19. Inspection; Release of Improvement Security.

(a) Subdivider may, from time to time, request the City Engineer to inspect the improvements as they progress. No Required Improvements shall be finally accepted unless all aspects of the work have been inspected and determined to have been completed in accordance with the Improvement Plans and City standards. Subdivider shall bear all costs of plan check, inspection, certification and all City overhead costs. The City Engineer may, at his option, if he finds the work to be in accordance with the Standard Specifications in effect at the time of the installation of the improvements, accept so much of that work as is completed, and authorize a release **protanto** of the security provided pursuant to paragraph 16(a); provided, however, that in no event shall he authorize the release of more than eighty percent (80%) of the improvement security.

(b) Notwithstanding the authorization for partial releases pursuant to Section 19(a), the City Engineer shall not allow for a partial release of security unless the cost estimate of the remaining Required Improvements does not exceed twenty percent (20%) of the total original security.

20. Release of Remaining Improvement Security; Warranty. At the conclusion of the construction of the improvements, and acceptance by resolution and filing of a Notice of Completion by the City Clerk with the Placer County Recorder, the City Engineer shall authorize the release of the security provided pursuant to paragraph 16 upon the furnishing of the warranty security as required by paragraph 16(c).

21. Release of Labor and Materials Security. Thirty (30) days after a Notice of Completion is filed with respect to the improvements, the City Engineer may authorize the release of the security given to secure payment for labor and materials as provided in paragraph 16(b) of this Agreement, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess 100% of the total of the claims made against it.

22. Monuments. Subdivider agrees to install, on or before twelve (12) months from the date of this agreement, such survey monuments as may be required by the City Engineer. Upon the installation of such monuments, and their acceptance by the City Engineer, the security provided therefore shall be released.

23. Environmental Warranty.

a. Prior to the acceptance of any dedications or improvements by City, Subdivider shall certify and warrant that: neither the property to be dedicated nor Subdivider (with respect to such property) are in violation of any environmental law and neither the property to be dedicated nor the Subdivider are subject to any existing, pending investigation, or threatened investigation by any federal, state or local governmental authority under or in connection with any environmental law. Neither Subdivider nor any

third party shall use, generate, manufacture, produce, or release, on, under, or about the property to be dedicated, any hazardous substance, except in compliance with all applicable environmental laws. Subdivider has not caused or permitted the release of, and has no knowledge of the release or presence of, any hazardous substance on the property to be dedicated or the migration of any hazardous substance from or to any other property adjacent to, or in the vicinity of, the property to be dedicated, except in compliance with law and/or as described in writing to City. Subdivider's prior and present use of the property to be dedicated has not resulted in the release of any hazardous substance on the property to be dedicated. Subdivider shall give prompt written notice to City at the address set forth herein of:

(i) Any proceeding or investigation by any federal, state or local governmental authority with respect to the presence of any hazardous substance on the property to be dedicated or the migration thereof from or to any other property adjacent to, or in the vicinity of, the property to be dedicated;

(ii) Any claims made or threatened by any third party against City or the property to be dedicated relating to any loss or injury resulting from any hazardous substance; and

(iii) Subdivider's discovery of any occurrence or condition on any property adjoining or in the vicinity of the property to be dedicated that could cause the property to be dedicated or any part thereof to be subject to any restrictions on its ownership, occupancy, use for the purpose for which it is intended, transferability, or suit under any environmental law.

b. As used in this Agreement, the term "hazardous substance" includes any hazardous or toxic substance or material or waste, including but not limited to all types of gasoline, oil, and other petroleum hydrocarbons, asbestos, radon, polychlorinated

biphenols (PCBs), or any other chemical, material, controlled substance, object, condition, waste, living organism or any combination thereof which is or may be hazardous to human health or safety or to the environment due to its radioactivity, ignitability, corrosivity, reactivity, explosivity, toxicity, carcinogenicity, mutagenicity, phytotoxicity, infectiousness or other harmful properties of effects, which is now, or in the future becomes, listed, defined or regulated in any manner by any federal, state, or local City based directly or indirectly upon such properties.

24. Failure of Performance. In the event Subdivider fails to perform one or more of the conditions herein, City shall have recourse to the security given to guarantee the performance of such acts. City shall do, or cause to be done, those acts required of Subdivider, and shall have recourse against so much of the security as is necessary to discharge the responsibility of Subdivider hereunder. City shall have recourse against Subdivider for any and all amounts necessary to complete the obligations for Subdivider in the event the security therefore is insufficient to pay such amounts. All administrative costs incurred by the City, in addition to the costs of the improvements, shall be a proper charge against the security and/or Subdivider.

25. Attorney's Fees. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, for the security therefore, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be determined by the court.

26. Agreement Binding on Successors, etc. This Agreement shall be binding upon all the heirs, successors, and assigns of either party, and the same shall be recorded in the office of the Recorder of Placer County upon its execution, and shall be a covenant

running with the land and equitable servitude upon the parcel or parcels of real property subdivided by the map.

WHEREFORE, the parties hereto have executed this Agreement on the day and in the year first above written.

City of Lincoln

By: _____

Sean Scully, City Manager

SUBDIVIDER
Lincoln Land Holdings, LLC, a Delaware Limited Liability Company

By: Lewis Management Corp.,
a Delaware corporation – Its Manager

By: _____

Phillip E. Rodriguez Jr., Authorized Agent

[THIS SUBDIVISION IMPROVEMENT AGREEMENT SHALL BE NOTARIZED AND MAY BE SIGNED IN COUNTERPART]

EXHIBIT 'A'

FEES (Final Map Subdivision)

LIBERTY AT LINCOLN VILLAGE 2

	Amount Paid	Date Paid	Paid By
Final Map Checking	$15,000.00	01/29/2025	Lincoln Land Holdings, LLC

EXHIBIT 'B'

IMPROVEMENT REQUIRED

and

BOND SCHEDULE (Final Map Subdivision)

LIBERTY AT LINCOLN VILLAGE 2

The IMPROVEMENT are as shown on the Improvement Plans entitled "Liberty at Lincoln Village 2" signed by the City Engineer, City of Lincoln. Said Plans are on file at:

City of Lincoln
Community Development Department
600 Sixth Street
Lincoln, CA 95648

Faithful Performance (100%)	$2,247,505.00
Labor & Material (100%)	$2,247,505.00
Warranty (20%) (Due prior to notice of completion)	$449,501.00
Monument Security (100%)	$6,732.00

EXHIBIT B: ENGINEER'S ESTIMATE

18484
2/27/2025

PRELIMINARY OPINION OF QUANTITIES AND COSTS

for



Liberty at Lincoln
Village 2
SIA Estimate Based on Teichert Pricing

City of Lincoln, California

February 27, 2025

MACKAY & SOMPS
CIVIL ENGINEERS, INC.

NOTES

Liberty at Lincoln

City of Lincoln, California

1. This estimate is prepared as a guide only and is subject to possible change. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. MacKay & Somps makes no warranty, either expressed or implied, as to the accuracy of this estimate.

2. This estimate does not consider the following:

   a. Assessments for associations, lighting & landscaping, GHAD, Mello Roos districts of the like.
   b. Reimbursable dry utilities costs. (Costs shown in this estimate are construction costs only)
   c. Postal pads and mail boxes
   d. Land costs, right of way acquisition, entitlements, easements, and/or rights of entry
   e. Backflow Devices
   f. Fees due at building permit
   g. Phased construction or out of regular sequence construction
   h. Over excavation of unsuitable materials, undercutting, and/or landslide repair
   I. Costs associated with high groundwater or inclement weather conditions
   j. Costs associated with limitations on construction access
   k. Tree preservation systems and mitigation costs
   l. Costs associated with Homeowner's Associations
   m. Financing and overhead charges.
   n. Costs associated with Endangered Species and Wildlife Conservation.
   o. Cost associated with Corps of Engineer, Fish and Game, Fish and Wildlife and Wetlands (Permitting, Mitigation, and Preservation)
   p. Costs associated with inclusionary zoning and low income housing
   q. Toxic contamination evaluation studies or remediation
   r. Archaeological studies, investigations or relocations
   s. Costs associated with siltation basins
   t. Bridges and associated design costs
   u. Bike paths or equestrian trails
   v. Cost associated with traffic engineering studies.
   w. Irrigation systems and associated design costs
   x. Cost associated with the design and construction of stormwater quality treatment units
   y. Emergency vehicle access
   z. Architectural design and associated fees
   aa. Interior drainage inlets and pipes associated with courtyard and/or open space areas
   bb. Bonds
   aa. Joint Trench

bb. Landscaping

3. The "cash flow" situation may be different than the costs shown herein and whoever uses this estimate should take this into consideration. For example, PG&E may require refundable deposits for gas and electricity that are paid back when the houses are connected.

4. Costs presented herein represent an opinion based on historical information. No provision has been made for inflation.

5. All construction costs items are per Construction Standards as applicable.

6. It is the responsibilty of the Contractor to investigate and estimate quantity of excess material due to grading operations, and coordinate with the Client and Engineer well in advance of when the material must be either reloacted on site or removed from the project site.

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 2		
			Based on 3rd Submittal Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**AMOUNT**
I.	**GRADING**				
1.	11.1	AC	Clearing & Grubbing	$150.00	$1,665
2.	11.1	AC	Erosion Control	$2,000.00	$22,200
3.	1	EA	Stabilized Construction Entrance	$4,000.00	$4,000
			TOTAL GRADING		**$27,865**
II.	**SEWER SYSTEM**				
1.	714	LF	6" Sewer Pipe	$65.00	$46,410
2.	1,079	LF	8" Sewer Pipe	$74.00	$79,846
3.	8	EA	48"SSMH	$16,500.00	$132,000
4.	68	EA	4" Sewer Service with Clean Out	$1,750.00	$119,000
5.	3	EA	Connect to Existing	$2,500.00	$7,500
			TOTAL SEWER		**$384,756**
III.	**STORM DRAINAGE**				
1.	330	LF	12" Storm Drain Pipe	$93.00	$30,690
2.	243	LF	15" Storm Drain Pipe	$89.00	$21,627
3.	54	LF	18" Storm Drain Pipe	$93.00	$5,022
4.	222	LF	24" Storm Drain Pipe	$132.00	$29,304
5.	660	LF	30" Storm Drain Pipe	$144.00	$95,040
6.	6	EA	48" SDMH	$12,000.00	$72,000
7.	5	EA	60" SDMH	$16,800.00	$84,000
8.	1	EA	84" SDMH	$32,120.00	$32,120
9.	7	EA	Type "B" Drain Inlet	$4,300.00	$30,100
10.	6	EA	Type "B Deep" Drain Inlet	$5,600.00	$33,600
11.	1	EA	Type "Gol-7" Drain Inlet	$23,000.00	$23,000
12.	3	EA	Connect to Existing	$1,000.00	$3,000
			TOTAL STORM DRAINAGE		**$459,503**

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 2		
			Based on 3rd Submittal Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
IV.	WATER SYSTEM				
1.	1,985	LF	8" Water (PVC C900 CL 305, Includes: Fittings, Bends, Restrained Joints)	$92.00	$182,620
2.	2	EA	8" Gate Valve	$3,200.00	$6,400
3.	4	EA	Fire Hydrant Assembly (with Tee and Valve)	$15,600.00	$62,400
4.	64	EA	1" Residential Service w/ Meter Box	$3,250.00	$208,000
5.	2	EA	2" Blow-Off Valve	$6,000.00	$12,000
6.	3	EA	Connect to Existing	$3,000.00	$9,000
			TOTAL WATER SYSTEM		**$480,420**
V.	RECYCLED WATER SYSTEM				
1.	570	LF	6" Water (PVC C900 CL 305, Includes: Fittings, Bends, Restrained Joints)	$86.00	$49,020
2.	1	EA	2" Blow-Off Valve	$6,000.00	$6,000
3.	1	EA	1" Recycled Water Service	$4,100.00	$4,100
4.	1	EA	1" Air Relsease Valve	$5,500.00	$5,500
5.	1	EA	Connect to Existing	$3,000.00	$3,000
			TOTAL RECYCLED WATER SYSTEM		**$67,620**
VI.	STREETWORK & CONCRETE				
1.	57,257	SF	Paving 3.5" AC on 11" AB	$5.70	$326,365
2.	89,486	SF	Roadway Subgrade Preparation. (Including Curb, Gutter, Monolithic Sidewalk)	$0.85	$76,063
3.	19,826	SF	Attached Sidewalk (4" PCC / 4" AB)	$5.35	$106,069
4.	4	EA	Case C Curb Ramp	$2,400.00	$9,600
5.	4,017	LF	Type 1 Rolled Curb & Gutter	$25.00	$100,425
6.	3	EA	Survey Monument Well	$2,040.00	$6,120
7.	1	LS	Signing and Striping	$4,500.00	$4,500
			TOTAL STREETWORK & CONCRETE		**$629,142**

			PRELIMINARY OPINION OF QUANTITIES & COSTS FOR		
			Liberty at Lincoln		
			Village 2		
			Based on 3rd Submittal Improvement Plans with Teichert Pricing		
			Dated February 2025		
ITEM	QTY	UNIT	DESCRIPTION	UNIT PRICE	AMOUNT
			COST SUMMARY		
		I.	GRADING		$27,865
		II.	SEWER SYSTEM		$384,756
		III.	STORM DRAINAGE		$459,503
		IV.	WATER SYSTEM		$480,420
		V.	RECYCLED WATER SYSTEM		$67,620
		VI.	STREETWORK & CONCRETE		$629,142
				TOTAL :	$2,049,306

Certified Resolution approving Subdivision Agreement & Final Map

BONDS

Bonds are on file with the Community Development Department.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento }

On January 15, 2024 *Date* before me, Nicole Bianchini, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Phillip Rodriguez *Name(s) of Signer(s)*,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NICOLE BIANCHINI
Notary Public - California
Sacramento County
Commission # 2484257
My Comm. Expires Mar 12, 2028

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Nicole Bianchini
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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STAFF REPORT

Item Number 12.G

SUBJECT: Adopt a Resolution Approving the Liberty at Lincoln Village 3B Final Map. (Sukhpal (SP) Mann)

SUBMITTED BY: SP Mann

DEPARTMENT: Engineering

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution as follows: (a) approving the Liberty at Lincoln Village 3B Final Map and (b) authorizing the City Clerk to sign the Clerk's Statements.

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Phase 1 project, which is part of the Lewis Property in Village 7 Specific Plan Project Area, is located west of the Sorrento Parkway and Ferrari Ranch Road intersection. Liberty at Lincoln Village 3B public subdivision is located just south of the intersection of Majesty Way/ Medal Drive within the Liberty at Lincoln Phase 1 Project (Attachment-2) and consists of 6 Medium Density Residential lots.

The Liberty at Lincoln Phase 1 Vesting Tentative Subdivision Map was conditionally approved on December 13, 2016, per City Council Resolution 2016-242. Subsequently, an amendment to the approved Phase 1 Vesting Tentative Subdivision Map was approved on August 9, 2022, per City Council Resolution 2022-189 allowing a total of 565 residential lots (148 Low Density Residential lots and 417 Medium Density Residential lots) and two park lots. A Large Lot Final Map for the Liberty at Lincoln Phase 1 was approved on August 27, 2024 per City Council Resolution 2024-169, and the Small Lot Subdivision Final Map for Village 3A was approved under City Council Resolution 2024-211.

The property owner, Lincoln Land Holdings, LLC is now requesting approval of Liberty at Lincoln Village 3B Final Map. The approval of the subdivision improvement agreement and the improvement plans has been already granted by the City Council with the Liberty at Lincoln Village 3A Final Map Approval under Resolution 2024-211. The Liberty at Lincoln Village 3 Improvement Plans, which includes both Villages 3A & 3B, have been approved by the City Engineer and Fire Battalion Chief, and are currently under construction.

City costs for review of the Liberty at Lincoln Village 3B Final Map and Improvement Plans were funded pursuant to the City's master fee schedule with full cost recovery borne by the

applicant through funds deposited into Developer Fund 248.

FINDINGS/ANALYSIS:

The Liberty at Lincoln Village 3B Final Map (Attachment 2) was reviewed by the City's Surveyor for technical correctness and the City Engineer for conformance with the approved Vesting Tentative Map and Conditions of Approval (Attachment 3).

Section 66462 of the Subdivision Map Act requires the installation of all public improvements or an agreement with the local agency to secure the installation of these public improvements. Lincoln Land Holdings, LLC, has already executed the Liberty at Lincoln Village 3 Subdivision Improvement Agreement that covers both Villages 3A & 3B, and provided securities to guarantee the performance and payment of the construction of public improvements (Attachment 4). The securities for the one-year warranty period will be provided prior to the Notices of Completion and acceptance of both phases of the project.

Staff is requesting that the City Council approve the Liberty at Lincoln Village 3B Final Map (Attachment 2).

FISCAL IMPACT:

The Liberty at Lincoln – Village 3B project will increase required levels of maintenance associated with public streets, storm drain, water, sewer, landscaping, open space, street lighting, and stormwater quality features throughout the City. Liberty at Lincoln-Phase 1 project has been annexed into Community Facilities District (CFD) 2018-1 (Maintenance Services) to help mitigate the increase in infrastructure maintenance associated.

The Liberty at Lincoln – Phase 1 project has also been annexed into the CFD 2018-2 (Public Services) to provide funding to mitigate the subdivision impact on the General Fund.

ATTACHMENTS:

Liberty_at_Lincoln_Village_3B.docx

Liberty Village 3B Final Map.DOC2.Attach 2. Final Map Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 3B Final Map.DOC3.Attach 3.COA.Reso.2026.Mar.24.SP Mann.pdf

Liberty Village 3B Final Map.DOC4.Attach 4.Plans.Reso.2026.Mar.24.SP Mann.pdf

RESOLUTION NO. 2026 - XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING, LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP AND AUTHORIZING THE RECORDING OF THE FINAL MAP

WHEREAS, the City Council conditionally approved the amended Vesting Tentative Map for Liberty at Lincoln – Phase 1 on August 9, 2022 per City Council Resolution 2022-189; and

WHEREAS, the improvement plans for the Liberty at Lincoln Village 3B were included within the Liberty at Lincoln Village 3 Improvement plans, and were approved by City Council Resolution 2024-211; and

WHEREAS, the subdivision improvement agreement and security for the Liberty at Lincoln Village 3B public improvements were included within the Liberty at Lincoln Village 3A improvement agreement that approved by City Council Resolution 2024-211; and

WHEREAS, the owner, Lincoln Land Holdings, LLC, has requested the recordation of the Liberty at Lincoln Village 3B Final Map in accordance with section 66462 of the Subdivision Map Act; and

WHEREAS, the Liberty at Lincoln Village 3B Final Map is technically correct as approved by the City's Surveyor; and

WHEREAS, the City Engineer has determined that the Liberty at Lincoln Village 3B Final Map is substantially the same as it appeared on the Liberty at Lincoln – Phase 1 Vesting Tentative Map and any approved alteration thereof; and

WHEREAS, the City Engineer has determined that all conditions of approval applicable to the Liberty at Lincoln Village 3B Final Map have been satisfied; and

WHEREAS, the City Engineer has determined that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Vesting Tentative Map have been satisfied; and

WHEREAS, the City has determined that the Liberty at Lincoln Village 3B Final Map is exempt from the California Environmental Quality Act (Public Resources Code § 21000 et seq., CEQA) pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

NOW THEREFORE BE IT RESOLVED:

Section 1. Pursuant to Section 66474.1 of the Subdivision Map Act, the City Council hereby finds and determines that the Final Map for Liberty at Lincoln Village 3B is in

substantial compliance with the previously approved Liberty at Lincoln Phase 1 Vesting Tentative Map and all associated conditions of approval specific to this Final Map have been satisfied; and

Section 2. The Liberty at Lincoln Village 3B Final Map is hereby approved, and the City Clerk is authorized to sign the Clerk's Statements accepting on behalf of the public, a public easement for construction and maintaining centralized mail delivery boxes, pedestals and slabs together with any and all appurtenances pertaining thereto including pedestrian access for delivery and receipt of mail on, over and across strips of land five feet in width contiguous and outside all rights of way.

Section 3. The City Clerk is authorized to proceed with the Recordation of the Liberty at Lincoln Village 3B Final Map at the office of the County Recorder.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____

Richard Pearl, Mayor

____

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT-2

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP" WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND WE HEREBY OFFER THE FOLLOWING DEDICATIONS:

THE FOLLOWING ARE DEDICATIONS OF EASEMENTS TO THE CITY OF LINCOLN:

A. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE ALL RIGHTS-OF-WAY.

LINCOLN LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
Phillip E. Rodriguez Jr
Authorized Agent

CITY ENGINEER'S STATEMENT

I, VIN H. CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP", CITY OF LINCOLN, STATE OF CALIFORNIA COMPRISED OF THREE (3) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

_____
VIN H. CAY, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 72903
LICENSE EXPIRES: DECEMBER 31, 2026

REGISTERED PROFESSIONAL ENGINEER
VIN H. CAY
No. 72903
CIVIL ENGINEER
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP" IS TECHNICALLY CORRECT.

_____
RAYMOND MICHAEL MANGER, PLS 5154
LICENSE EXPIRES: JUNE 30, 2027

LICENSED LAND SURVEYOR
RAYMOND MICHAEL MANGER
LS 5154
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP", DID ACCEPT ON BEHALF OF THE PUBLIC THE EASEMENT FOR CENTRALIZED MAIL DELIVERY, AS OFFERED HEREON.

_____ DATE: _____
HOPE ITHURBURN
CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: 2026-_____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY:_____ FEE: $ _____
DEPUTY

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Placer

ON March 9, 2026 BEFORE ME, Crystal Rae Bochm , A NOTARY PUBLIC

PERSONALLY APPEARED Phillip E. Rodriguez Jr.

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Crystal Rae Bochm
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Oct. 23, 2029 MY COMMISSION NUMBER: 2536380

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LINCOLN LAND HOLDINGS, LLC , IN MARCH, 2022, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET. ALL CENTERLINE MONUMENTS WILL BE SET BEFORE THE CITY ACCEPTANCE OF THE STREET IMPROVEMENTS AND ALL LOT CORNERS WILL BE SET BEFORE THE FIRST BUILDING PERMIT IS ISSUED BY THE CITY, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/9/26

LICENSED LAND SURVEYOR
PEDRO JARQUIN
12/31/27
No. 8268
STATE OF CALIFORNIA

FINAL MAP NO. PLN22-00100-05

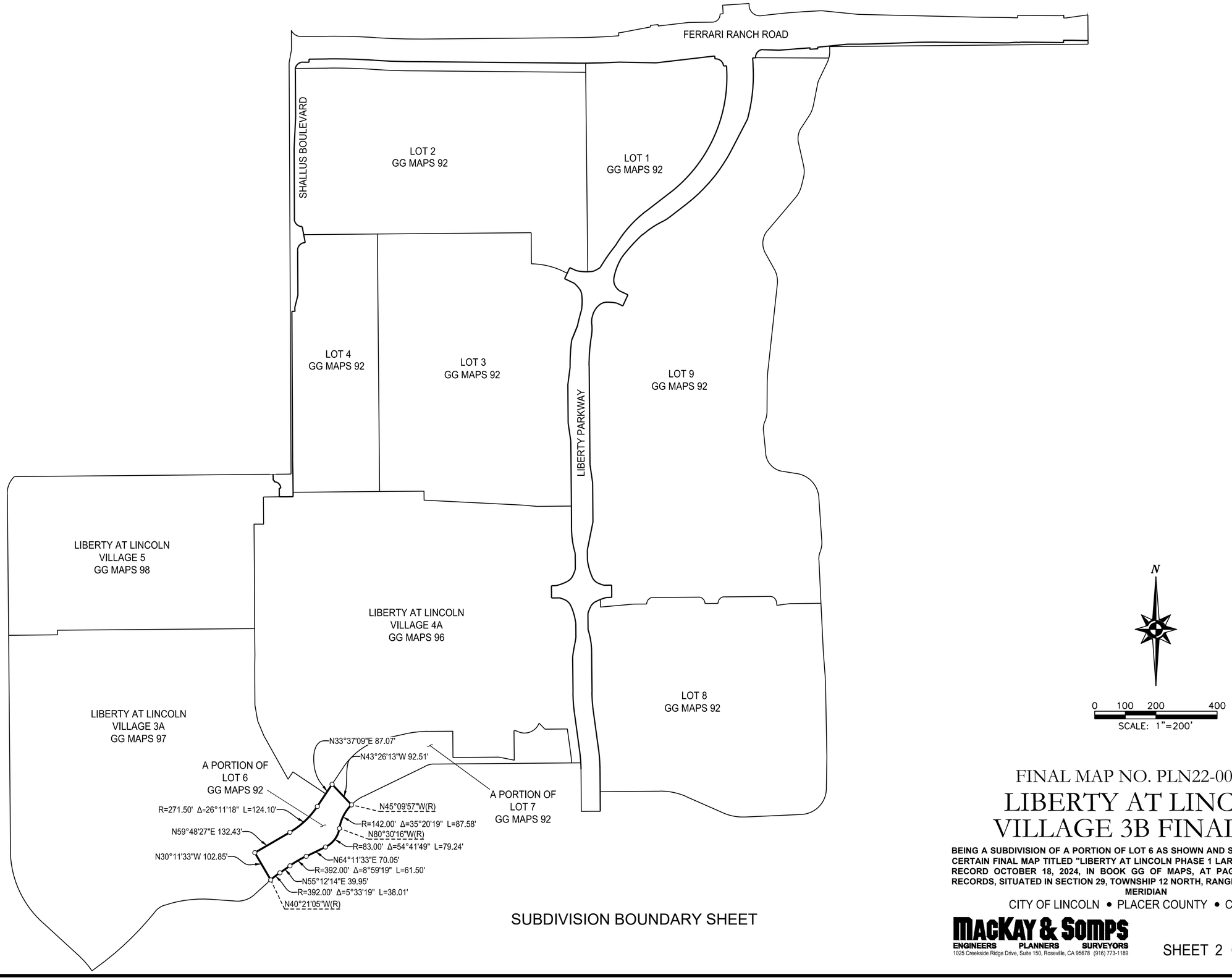
LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026



SUBDIVISION BOUNDARY SHEET

FINAL MAP NO. PLN22-00100-05

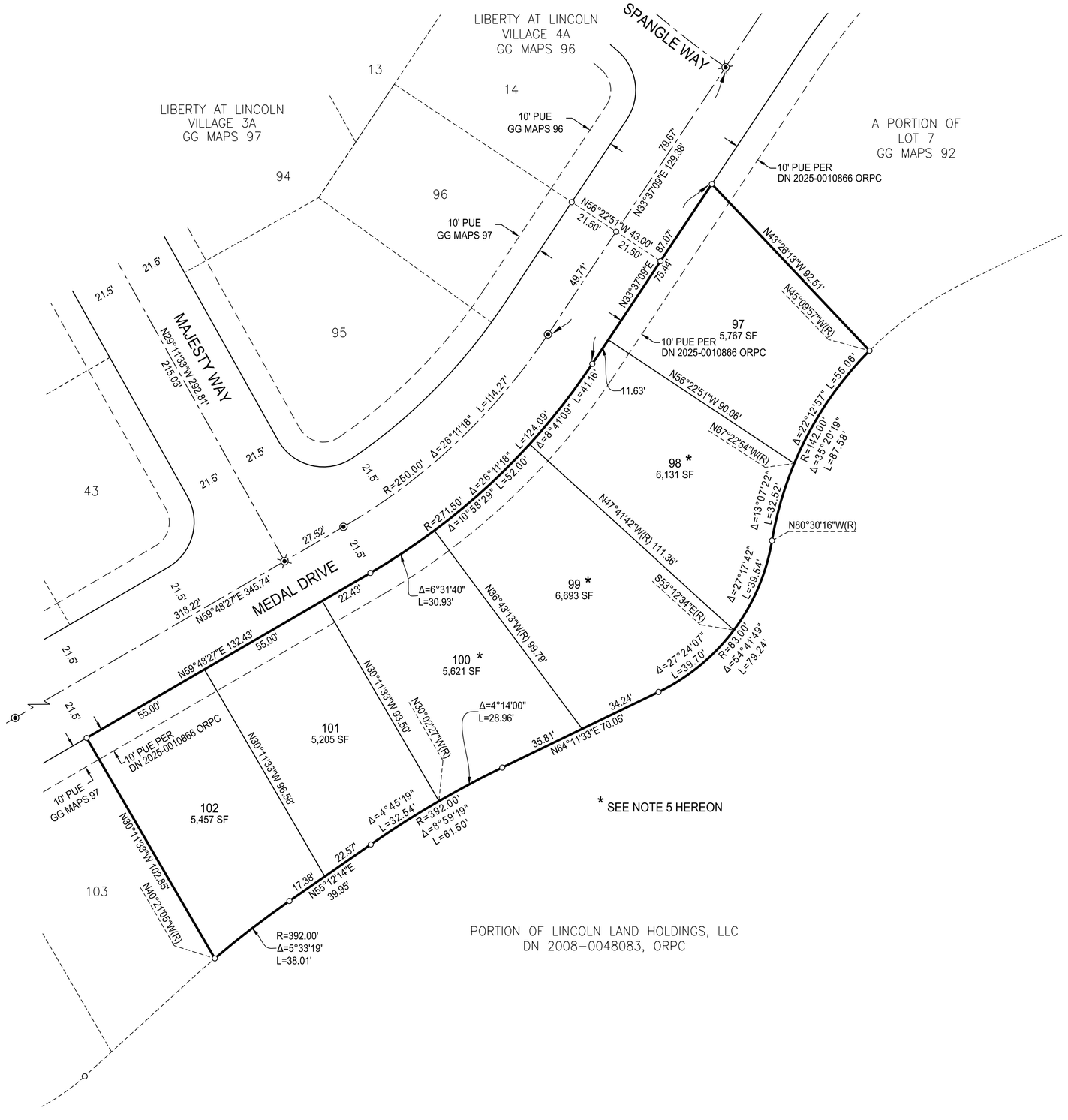
LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP

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CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

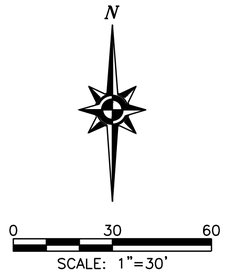


NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP CONTAINS 34,874 SQUARE FEET OF LAND GROSS CONSISTING OF 6 RESIDENTIAL LOTS (LOTS 97-102).
3. ALL RESIDENTIAL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE LOT LINE FROM THE FRONT PROPERTY CORNER ONTO THE SIDEWALK.
4. ALL RESIDENTIAL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268". WHERE RESIDENTIAL REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE AT A 4.00' OFFSET FROM THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL..
5. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THAT LOT.

LEGEND

⊠	LOCATION OF 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" PER GG MAPS 96 OR GG MAPS 97
⊙	LOCATION OF 3/4" IRON PIPE AND CAP STAMPED "LS 8268" PER GG MAPS 97
○	DIMENSION POINT
MAPS	BOOK OF MAPS
ORPC	OFFICIAL RECORDS OF PLACER COUNTY
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
———	BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
———	LOT LINE
- - - - -	ADJACENT PROPERTY
———	RIGHT-OF-WAY
———	EXISTING RIGHT-OF-WAY
— — — —	EASEMENT
——— - ———	CENTER LINE



FINAL MAP NO. PLN22-00100-05

LIBERTY AT LINCOLN VILLAGE 3B FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 6 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

CITY OF LINCOLN • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

SHEET 3 OF 3

ATTACHMENT-3

RESOLUTION 2022 – 189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE AMENDMENT TO THE APPROVED PHASE 1 VESTING TENTATIVE SUBDIVISION MAP FOR THE LIBERTY AT LINCOLN PROJECT WITHIN THE VILLAGE 7 SPECIFIC PLAN

Recitals

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 8, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") SCH No. 2005062001 pursuant to the California Environmental Quality Act ("CEQA"); and

WHERAS, the City of Lincoln City Council adopted Resolution No. 2010-096, on June 8, 2010, approving the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2016-242, on December 13, 2016, approving the Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln has received a request to amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to adopt Resolution No. 2022-015 recommending the City of Lincoln City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR, based on an Addendum to the EIR prepared for the project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend the City Council, under Resolution No.2022-016 amend the General Development Plan of The Village 7 Project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No. 20-017 the City Council amend the First Amendment to the Development Agreement By and Between the City of Lincoln and Lincoln Land Holdings, LLC Relative to the Development Known as the Lewis Property.

WHEREAS, notices describing the proposed Project and the time and place of the Planning Commission hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Section 18.92 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain; and

WHEREAS, additional Conditions of Approval have been prepared for the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.1); and

WHEREAS, the adopted Phase 1 Vesting Tentative Subdivision Map Conditions of Approval (Resolution No. 2016-242), remain applicable to the amended Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.2); and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No.22-018, the City Council amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.3).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY MAKE THE FOLLOWING DETERMINATIONS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001) shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162, the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

Section 4. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan.

Section 5. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the Village 7 Specific Plan.

Section 6. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is compatible with the uses authorized by the Village 7 General Development Plan.

PASSED AND ADOPTED THIS 9th day of August, 2022, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Silhi, Lauritsen, Karleskint, Andreatta
NOES:	COUNCILMEMBERS:	
RECUSED:	COUNCILMEMBERS:	Joiner
ABSENT:	COUNCILMEMBERS:	

Holly Andreatta
Mayor Holly Andreatta

ATTEST:
Gwen Scanlan
City Clerk

The Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 is approved subject to the following conditions of approval:

** (Double Asterisk) located in front indicates a New Condition Specific to the Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			

Condition	Timing	Responsible Party	Status
1. **The Applicant shall comply with these conditions, in addition to the previously approved conditions of approval for the Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 as approved under City of Lincoln City Council Resolution 2016-242.		City Engineer	

Condition	Timing	Responsible Party	Status
2. **All improvements required for the Liberty at Lincoln (Village-7) Phase 1 Amended Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards consistent with the project Development Agreement as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
3. ** Prior to City Council approval of any Final Map, the applicant shall dedicate full right of way required for all backbone roadways, and required for the installation of all offsite infrastructure associated on a large lot map to the satisfaction of the City Engineer.	Prior to the approval of 1st Final Map	City Engineer	

Condition	Timing	Responsible Party	Status
4. **All infrastructure phasing must be to the satisfaction of the City Engineer. Full street improvements shall be required over any proposed underground improvements. The following conditions shall apply to Phase 1A: a. The initial phase of development must include the design and construction of the water system with 2 points of connection to Ferrari Ranch Road, such that no more than 20 lots will be without water if a single water valve is closed. Full street improvements will be required to be designed and constructed with such waterlines. The dedication of the easements, securities, and improvement agreements for this infrastructure are required prior to the first final map. b. The initial phase of development must include construction of Lot-B park. c. The initial phase of development must include construction of all offsite infrastructure required to serve the initial phase.	Prior to the improvement plan approval and 1st Final Map.	Community Development and City Engineer	
5. **Prior to City Council approval of any Final Map, the installation timing of all offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering and City Engineer	
ADDITIONAL CONDITION OF APPROVAL 6. **The Liberty @ Lincoln – Area 2 Amended Small Lot Vesting Tentative Subdivision Map (Map) is approved with the street sections as shown, and so designated, on Sheet 1 of the Map. However, the Alternative Street Section J2 (43' ROW) with an attached sidewalk is preferred by the City of Lincoln (City) for the in-tract streets, over Sections J (53' ROW) and J1 (56' ROW) with a detached sidewalk. The Developer and the City will collaborate and attempt to include the City preferred Section J2 in the in-tract streets provided that the stormwater quality calculations and facilities can be designed efficiently and cost-effectively to meet the satisfaction of both the Developer and the City. The final decision to utilize Section J2 is at the sole discretion of the Developer.	Prior to the improvement plan approval and final map	Community Development & City Engineer	

Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
7. **Applicant shall submit a stamped technical memorandum to address any changes to the previously approved sewer, water and drainage studies as noted in Conditions of Approval Number- 18, 19 & 20 of the previously approved Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map by City of Lincoln City Council Resolution 2016-242.	Prior to Improvement Plan approval	Development Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
8. **Applicant shall comply with the State mandated, City of Lincoln Supplement Trash Control Design Standards to complement the existing West Placer Stormwater Design Manual, approved by Resolution 2021-134.	Prior to Improvement Plan approval	Development Engineering	
9. **The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
10. **The Applicant shall provide maintenance of the storm water quality features (including but not limited to soil amended areas or stormwater quality features or bio retention ponds) and a warranty securing for a two (2) year period after the notice of completion. The maintenance shall include but not be limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to bonding or acceptance of Central Blvd. and Ferrari Ranch Road Improvements	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
11. **The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality features. The Water Quality Maintenance and Operation Plan shall conform to the requirements of the factsheet SDM-2 of the West Placer Stormwater Quality Design Manual. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality features, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
UTILITIES			
12. **The Applicant shall pay for the cost of the City's consultant to perform water modeling to include this Project water system into the City's water model.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
PARKS AND TRAILS			
13. ** The Applicant shall dedicate all park land, landscape corridors, trails and other open space lots on a large lot map.	Prior to approval of the first final map	Development Engineering and City Engineer	
14. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the annual maintenance and operation of streets, on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). An expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services and City Engineer	
15. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the additional demand on public safety and public library, etc. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.			

Condition	Timing	Responsible Party	Status
16. **The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
PRIOR TO BUILDING PERMIT			
17. **All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
18. **The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2019 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

The Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 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 Village 7 Tentative Subdivision Map

	Condition	Timing	City Department	Status
1.	* All development within the Village 7 Specific Plan area is subject to compliance with Mitigation Measures contained within the Village 7Specific Plan EIR (State Clearinghouse No. 2005062001).	General Condition	City of Lincoln	
2.	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	City of Lincoln	
3.	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	City of Lincoln	
4.	* All improvements required for the Phase 1 Small Lot Vesting Tentative Map shall be designed and constructed in accordance with the City of Lincoln "Design Criteria and Procedures Manual" and "Public Facilities and Improvement Standards." Prior to final map approval, all improvements shown on the vesting tentative subdivision map shall be completed to the satisfaction of the City, or the applicant shall enter into an improvement agreement committing to completion of the improvements.	Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
5.	** Improvement plans entitled "Lewis Property – Phase 1 Infrastructure," dated as approved on September 12, 2012, (or as subsequently amended and approved), include all required off-site improvements for Phase 1 of the project by the Development Agreement except for those improvements identified as "not included" or "included in Phase 1 Backbone Landscape Plans" in the August 24, 2016 Memorandum from Vance Jones of MacKay and Somps to Phil Rodriguez of Lewis Planned Communities. Completion of improvement plans and construction of improvements required for Phase 1 shall be in accordance with the timing specified in the Development Agreement.	Prior to Improvement Plans/Final Map Approval	Engineering	
6.	** The items listed under the heading "Encroachment Permit Issuance Requirements" on sheet 2 of the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012, (or as subsequently amended and approved), shall be satisfied prior to the approval of an encroachment permit for the construction of improvements shown on those plans and the approval of improvement plans for the required on-site Phase 1 improvements.	Prior to Approval of Improvement Plans/Final Map	Engineering	
7.	** The VTSM proposes street and utility connections at locations that are inconsistent with the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012. The Applicant shall revise the off-site plans, subject to City Approval, to be consistent with the VTSM. These revisions shall include a modified alignment for the Sanitary Sewer line between Central Boulevard and Street 57, which shows the line within an east/west street in the Phase 1A-1 and 1B area.	Prior to Approval of Improvement Plans/Final Map.	Engineering	
8.	* Prior to approval of a Final Map, the Large Lot Final Map for Village 7 shall be approved, and all requirements applicable to that map, including but not limited to Conditions of Approval 14 and 15 of the Large Lot Vesting Tentative Map approved by City Council on June 8, 2010 by Resolution No. 2010-098 requiring the establishment of financing mechanisms to fund the construction and maintenance of public improvements required of Phase 1 of Village 7, shall be satisfied.	Prior to approval of Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
9.	The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Developer/HOA shall be in compliance with the West Placer Storm Water quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Engineering	
10.	If there is a conflict between the Project Development Agreement and the Conditions of Approval, the Development Agreement shall prevail.	General Condition	City of Lincoln	
11.	As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Finance	
12.	* The Small Lot Vesting Tentative Map shall be subject to those provisions set forth in the approved Specific Plan (adopted by Resolution No. 2010-097, dated June 8, 2010) and General Development Plan for the Plan Area (adopted by Ordinance No.847B), as amended by Ordinance No. ___, and as may be subsequently amended	General Condition	Engineering	
13.	The conditions of approval for the Small Lot Vesting Tentative Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
14.	* The Small Lot Vesting Tentative Subdivision Map approval is valid for the term specified in the Village 7 Development Agreement.	General Condition	City of Lincoln	
15.	* All improvements and construction within the project shall be consistent with the Village 7 Specific Plan, General Development Plan, Development Agreement, Large Lot Vesting Tentative Map and Small Lot Vesting Tentative Map.	General Condition	City of Lincoln	
16.	One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Engineering	

Condition	Timing	City Department	Status
17. The Development Agreement allows for the project to be developed in phases. Upon submittal of Improvement Plans for the Small Lot Vesting Tentative Subdivision Map, the City Engineer/Community Development Director will review the project and determine the extent, timing and installation requirements of public facilities necessary to the provision of public services to the subject parcel, provided such determination is consistent with the Development Agreement. Such determination by the City is limited to the following criteria: Any phase that serves more than forty-five (45) units shall provide two points of vehicular access, one of which can be an emergency vehicle access (EVA) if the EVA provides the ultimate second point of access; provide a looped water system capable of achieving fire flow, maximum day flow and pressure as required by the applicable Improvement Standards; provide a sanitary sewer system which could consist of gravity mains and is connected to the wastewater treatment plant; provide a storm drainage system (including BMP's) to adequately convey storm water to an ultimate discharge point shown on the storm drainage master plan or to an interim discharge point consistent with the extension to the ultimate discharge point; or to require improvements necessary to comply with any other Federal, State or local agency requirements applicable to the project. All phases of development will require final approval by the Community Development Department, Police, and Fire Chiefs based upon the ability to access each phase for regular and emergency City services, as well as the provision of needed public utilities. The City reserves the right to require improvements outside of each phase if deemed appropriate to achieve needed levels of service for each phase.	Prior to approval of Improvement Plans	Engineering	
DEVELOPMENT STUDIES/MITIGATION			
18. * The design of on-site water system improvements shall comply with the "Master Water Study for the Nader Property Specific Plan," prepared by Wood Rogers, dated November 2004 and revised January 2006.	Prior to approval of Improvement Plans	Engineering	

	Condition	Timing	City Department	Status
19.	* The design of on-site sanitary sewer system improvements shall comply with the "Master Sanitary Sewer Study for the Lewis Property," prepared by Wood Rogers, dated December 2011.	Prior to approval of Improvement Plans	Engineering	
20.	* The design of the on-site storm drainage system improvements shall comply with the "Master Drainage Study for the Lincoln Lewis Property - On-Site Drainage Evaluation," prepared by Wood Rogers, dated September 2011. In addition, prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Prior to approval of Improvement Plans	Engineering	
21.	** The design of storm water quality facilities to support development of Phase 1 shall comply with the "Technical Storm Water Quality Report for the Lincoln Village 7 Phase 1," prepared by MacKay and Somps, dated March 16, 2016.	Prior to approval of Improvement Plans		
22.	The Developer shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
23. For those improvements that affect regulated resources, the Developer shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
24. The Developer shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to approval of Improvement Plans that affect the regulated resources of Final Map.	Planning	
25. ** The Developer shall inventory oak trees that will be removed as a result of development within the Phase 1 VTSM and shall mitigate loss of on-site oak trees through the planting of replacement oak trees within the Village 7 open space areas. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to approval of Improvement Plans and Final Map	Engineering and Planning	

Condition	Timing	City Department	Status
26. ** Cultural Resources Mitigation Measure: An archaeological excavation consisting of one controlled unit (three feet by three feet by three feet) will be placed in the center of archeological resource V7-01 to determine if an archaeological deposit is present. If a deposit is not present, no further actions will be required. If a deposit is present, the resource boundary will be covered or capped with fill dirt and a restriction will be established to avoid further disturbance (excavation) that would impact the deposit. Such restriction shall be noted of any final map that includes the area of the resource and shall be recorded on the individual residential lots to restrict activities within the resource boundary. A UAIC will monitor ground disturbing activities associated with construction within a yet-to-be-defined sensitivity area that would be drawn around the resource boundary and the developer shall provide funding for the UAIC monitor.	Prior to approval of subdivision improvement plans, recordation of final map or site disturbance, whichever comes first	Engineering and Planning	
TRANSPORTATION/STREET IMPROVEMENTS			
27. ** The configuration, location and timing of street improvements shall be as set forth in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	
28. Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide travel lane or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders and shall be provided with a minimum vertical clearance of not less than 13-feet 6-inches (13'-6"). Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock is to be provided on all easement gates.	Prior to approval of Improvement Plans and Final Map	Engineering	

Condition	Timing	City Department	Status
29. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Engineering	
30. The Developer shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Engineering	
31. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
32. If determined necessary by the City, the Developer shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Engineering	
33. ** The Developer shall design and construct reclaimed water facilities as specified in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	

Condition	Timing	City Department	Status
34. The Developer shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
35. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to approval of Improvement Plans and Final Map	Engineering	
36. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	Engineering	
37. In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
38. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the Community Development Department).	Prior to approval of Improvement Plans and Final Map	Engineering	
39. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Developer shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	Engineering	

Condition	Timing	City Department	Status
FLOODPLAIN/WETLANDS			
40. * Grading of the project shall comply with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.) If the proposed grading results in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map), the Applicant shall file requests to FEMA for map changes (i.e. CLOMR or LOMR), if necessary, in accordance with FEMA regulations, and shall be responsible for any costs associated with processing these. A CLOMR has been previously approved by FEMA for the project. Within six months of completion of grading, the Applicant shall submit a request for the LOMR, and shall work diligently and cooperatively with FEMA until an approved LOMR is issued. No building permits will be issued within the FEMA designated 100-year floodplain until a LOMR is issued, which shows residential lots outside the 100-year (i.e. Zone A) and 50-year (i.e. Zone Shaded X) floodplain.	Approved CLOMR; prior to Construction within floodplain. Approved LOMR; application to FEMA within six months of completion of grading, and issued by FEMA prior to Building Permit issued for lots within the 100-year and 500-year FEMA designated floodplain	Engineering	

Condition	Timing	City Department	Status
41. * All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Engineering	
FIRE			
42. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Engineering	
43. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Engineering	
44. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Engineering	

PARKS AND TRAILS			
45. The Developer shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, in accordance with the Project Development Agreement and Specific Plan. Landscape and Trail plans shall be approved with the Public Improvement Plans. The following specifications shall be applied to trails in the project: • Trails must be located to the satisfaction of the City Engineer, consistent with the Specific Plan and 404 permit as applicable. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Developer shall install all required signage for the trail.	Prior to approval of Improvement Plans and final Map.	Planning and Engineering	
46. The Developer shall design and construct open fencing along all open space, drainage corridors, and parkways consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	
47. ** The Developer shall prepare Improvement Plans for parks (Park A and Park B) and Major Paseos (Lots C through U) for City review and approval. Such plans shall address frontage improvements, grading and drainage, mobility improvements, landscaping and recreational improvements.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	

LANDSCAPING			
48. As specified in the Village 7 General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The project will be required to incorporate the use of non-potable water into the Irrigation Plans where available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Engineering	
49. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The Community Development Director shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Engineering	

LIGHTING/DESIGN			
50. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Village 7 General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Engineering	
51. The Developer shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Engineering and Planning	

IMPROVEMENT PLAN NOTES			
52. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Engineering	
53. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Engineering	

54. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Engineering	
55. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Engineering	
56. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing."	Prior to approval of Improvement Plans	Engineering	
57. A note shall be added to the Improvement Plans: "The Developer shall submit Environmental surveys in compliance with the mitigation measures. The Developer shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Engineering and Planning	
58. A note shall be added to the Improvement Plans: "The Developer shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Engineering	

59. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction."	Prior to approval of Improvement Plans	Engineering	
GRADING			
60. The Developer shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Engineering	
61. The Developer shall provide a grading and erosion control security plan in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	Engineering	
62. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Grading on-site	Engineering	
63. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading on-site	Engineering	

64.	Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	Engineering	
FINAL MAP				
65.	The Developer shall submit Joint Trench Plans for review by City Engineering	Prior to Acceptance of Improvements or Final Map	Engineering	
66.	Prior to the approval of each Final Map, the Developer shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Developer shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Engineering	
67.	The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase 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	Engineering	
68.	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	Engineering	

69.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Map approval	Engineering	
70.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Engineering	
71.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Public Services	
72.	The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Map approval	Engineering	
73.	The Developer shall consent to the City's formation of, or annex to, a Drainage Maintenance Assessment District if deemed necessary by the City Engineer, as required by the Development Agreement.	Prior to Final Map approval	Engineering	

74.	The Developer shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Engineering	
75.	* Consistent with Section 3.9.1 of the Village 7 Development Agreement, if the City determines that there may be a shortfall in revenues needed to provide certain General Fund services to the Project, Developer agrees that either the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") or alternatively agrees to consent to the City's formation of a new Services CFD. If determined necessary by the City, such funding mechanism shall be established prior to the recordation of the first Large Lot Final Map on the Property.	Prior to Final Map approval	Engineering and Finance	
76.	* The Developer will participate in the Public Facilities Element Fee program as outlined in the Development Agreement.	Prior to Final Map approval.	Engineering	
77.	The Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to Final Map approval	Fire and Planning	

78.	In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79.	In the event that Homeowner Associations (HOA's) are established for the project, the Developer shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Developer shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Engineering	
80.	All small lot subdivisions shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan for Village 7. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Planning	
81.	After recordation of the Final Map, the Developer shall provide to the City one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Engineering	
PRIOR TO CONSTRUCTION				
82.	The Developer shall apply for and obtain an Encroachment Permit from the Community Development Department prior to any work conducted within the City right-of-way.	Prior to beginning construction	Engineering	

83. The Developer, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	Engineering and Fire	
84. The Developer shall consult with/notify the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	Engineering	
85. An on-site meeting with the Developer, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Developer shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Developer shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	Engineering	
86. All construction haul routes shall be approved by the Community Development Department prior to commencement of any construction activity	Prior to any construction	Community Development	
DURING CONSTRUCTION			
87. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	Engineering	

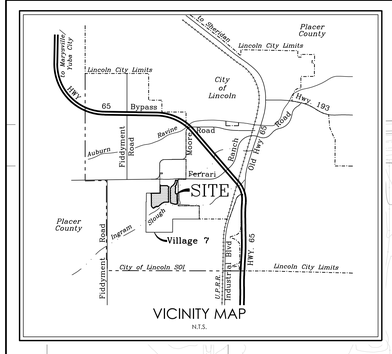
88.	For each phase of development, the Developer shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Developer identifies any unique unforeseen soils conditions, the Developer shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	Engineering	
89.	The Developer/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	During construction	Engineering	
90.	For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Developer. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	Engineering	
91.	The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Developer shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
92.	The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Developer shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	

PRIOR TO ACCEPTANCE			
93. For each phase of development, the Developer shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Engineering/ Public Services	
94. The Developer shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance of Improvements	Engineering	
95. The Subdivider, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	Engineering	
96. The project shall be required to underground all existing public utilities fronting Phase 1 of the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	Engineering	
97. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	Engineering	
98. Prior to the acceptance of each phase of improvements, the Developer shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance of Improvements	Engineering	

99. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Developer, at his expense, to the satisfaction of the Community Development Director.	Prior to Notice of Completion	Engineering	
100. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Developer shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Developer shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	Engineering, Community Development, and Public Services	
101. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	Engineering	
PRIOR TO BUILDING PERMIT			
102. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building and Engineering	
103. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	

104. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards.	Prior to Building Permit Issuance	Community Development	
105. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Building, Planning, and Police Department	
106. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
107. The Developer shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
108. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
109. The Developer shall comply with the Development Agreement regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	

110. Unless otherwise addressed in the Development Agreement, the development of any residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
PRIOR TO OCCUPANCY			
111. The Developer shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy of each home	Building	
112. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Final Inspection / Occupancy	Building	



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

BASIS OF BEARINGS:

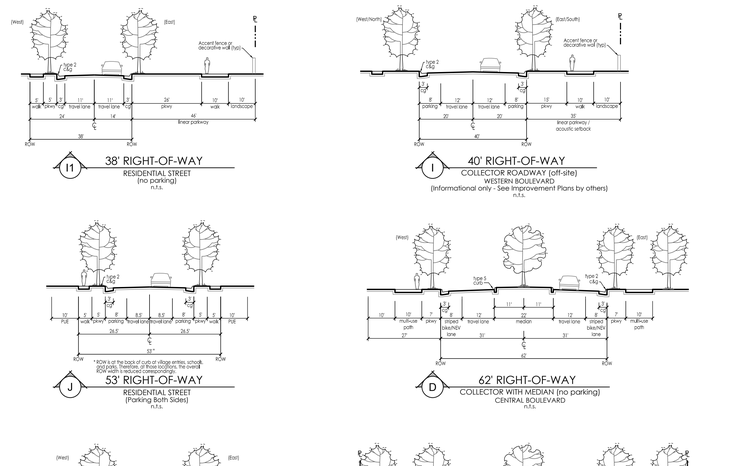
The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband





Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.6
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

N
0 50 100 200
SCALE: 1"=100'

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
8"SS	SEWER LINE (SIZE INDICATED)	8"SS
	SEWER MANHOLE	
12"W	WATER LINE (SIZE INDICATED)	12"W
16"NP	NON POTABLE WATER LINE (SIZE INDICATED)	
	BLOW OFF VALVE	
	FIRE HYDRANT ASSEMBLY	
	GATE VALVE	
	BUTTERFLY VALVE	

FERRARI RANCH ROAD

WESTERN BOULEVARD

CENTRAL BOULEVARD

021-263-018-000
LINCOLN LAND HOLDINGS LLC

021-263-012-000
LINCOLN LAND HOLDINGS LLC

021-283-010-000
LINCOLN LAND HOLDINGS LLC

021-283-006-000
DAVIS CHRISTIE K & JACKIE N

021-283-007-000
SNOW LAVERNE ALVES ET AL

021-283-009-000
SWINGLE KEVIN & SWINGLE COREY

021-283-008-000
LINCOLN CITY OF

327-010-040-000
LINCOLN CITY OF

Lot A
Park

Lot B
Park

Lot C
Major Paseo

Lot D
Major Paseo

Lot E
Major Paseo

Lot F
Major Paseo

Lot G
Major Paseo

Lot H
Major Paseo

Lot I
Major Paseo

Lot J
Major Paseo

Lot K
Major Paseo

Lot L
Major Paseo

Lot M
Major Paseo

Lot N
Major Paseo

Lot O
Major Paseo

Lot P
Major Paseo

Lot Q
Major Paseo

Future roadway
(south of traffic circle)

FUTURE BRIDGE

N

0 50 100 200
SCALE: 1"=100'

AMENDED PRELIMINARY UTILITY PLAN

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

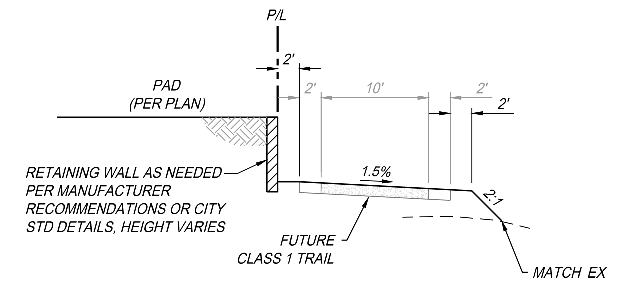
Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

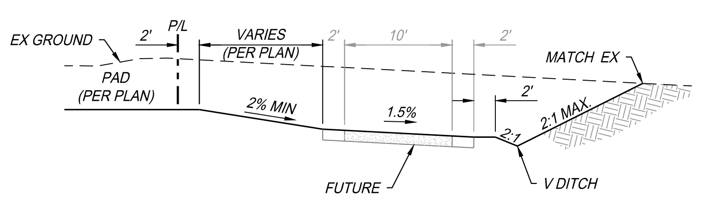
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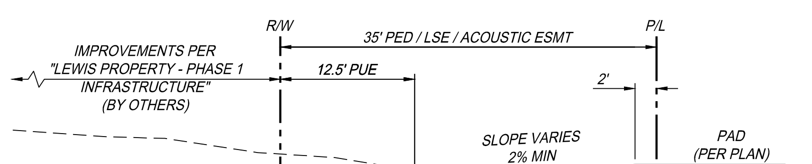
1 - **GRADING SECTION**

(NTS)



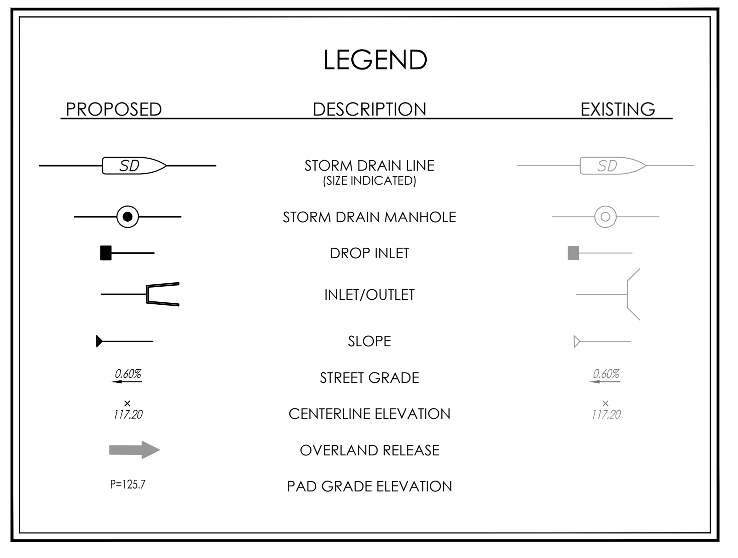
2 - **GRADING SECTION**

(NTS)

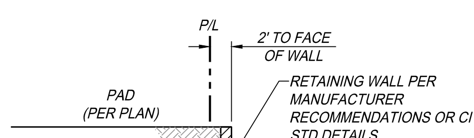


3 - **WESTERN BLVD - TYPICAL SECTION**

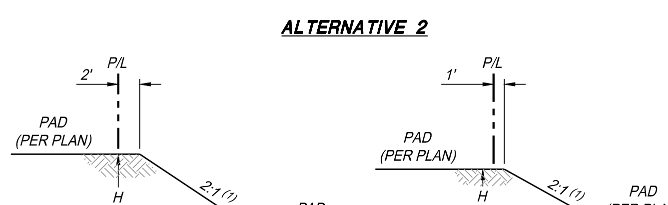
(NTS)



PROPOSED	DESCRIPTION	EXISTING
SD	STORM DRAIN LINE (SIZE INDICATED)	SD
⊙	STORM DRAIN MANHOLE	○
■	DROP INLET	■
⊏	INLET/OUTLET	⊏
▶	SLOPE	▷
0.60%	STREET GRADE	0.60%
× 117.20	CENTERLINE ELEVATION	× 117.20
➡	OVERLAND RELEASE	
P=125.7	PAD GRADE ELEVATION	



ALTERNATIVE 2



PAD DIFFERENTIAL
(H > 0.5')

PAD DIFFERENTIAL
(H ≤ 0.5')

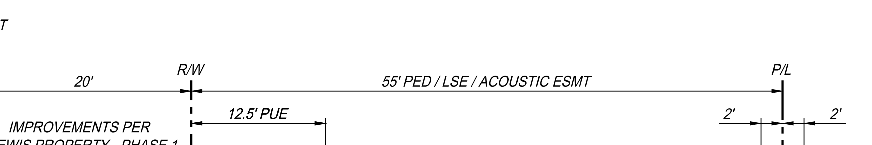
NOTE:
1) UNLESS OTHERWISE NOTED ON THE PLANS

ALTERNATIVE 1

TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING

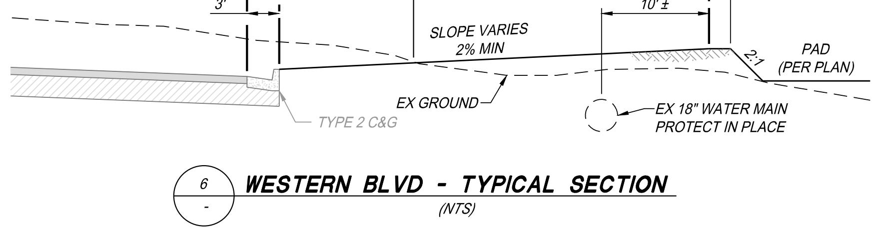
(NTS)

NOTE:
1) THE DETERMINATION OF RETAINING WALLS OR SIDE SLOPES FOR REAR AND SIDE YARDS SHALL BE DETERMINED DURING THE DESIGN PHASE AND PREPARATION OF IMPROVEMENT PLANS



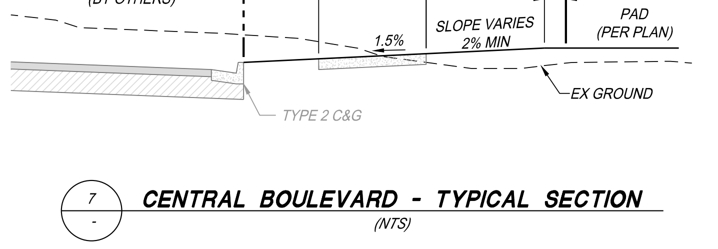
5 - **WESTERN BLVD - TYPICAL SECTION**

(NTS)



6 - **WESTERN BLVD - TYPICAL SECTION**

(NTS)

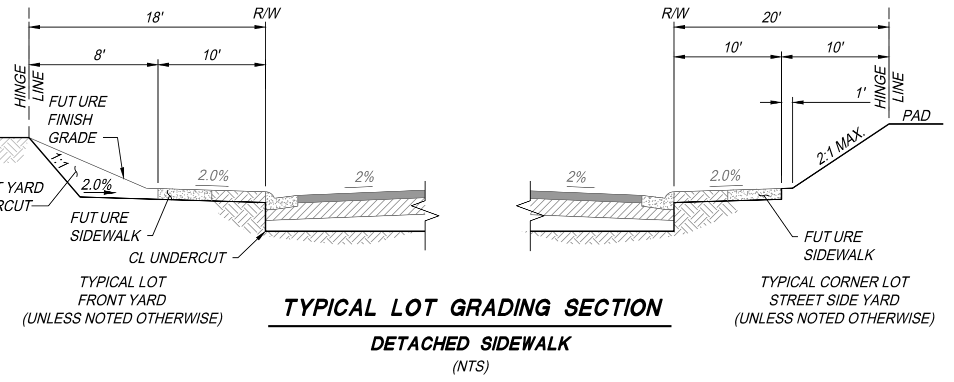


7 - **CENTRAL BOULEVARD - TYPICAL SECTION**

(NTS)

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. GRADING & UTILITIES SHOWN WITH SCREENED LINEWORK FOR LIBERTY @ LINCOLN - AREA 2, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROUGH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES. (BY OTHERS)
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. " BM A 855" ELEV. 127.877'. NGS BENCHMARK DISK STAMPED "A 855 1949" SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI S. OF LINCOLN. NGS PID JS0897.
8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS". (BY OTHERS)
9. CONVERSION BETWEEN NAVD88 AND NGVD29 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED " BM A 855". BASED ON THIS DATA POINT, THE VERTICAL DIFFERENCE IS 2.34 FEET.



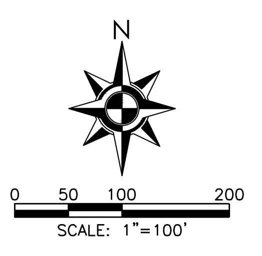
TYPICAL LOT
FRONT YARD
(UNLESS NOTED OTHERWISE)

TYPICAL CORNER LOT
STREET SIDE YARD
(UNLESS NOTED OTHERWISE)

TYPICAL LOT GRADING SECTION

DETACHED SIDEWALK

(NTS)



AMENDED PRELIMINARY GRADING PLAN

LIBERTY @ LINCOLN - AREA 2

Lincoln, CA

(VILLAGE 7 PHASE 1)

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 2 of 3

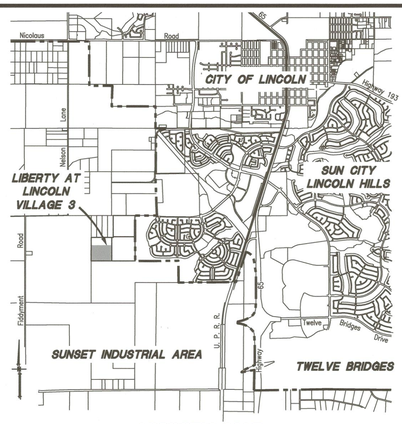
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10-14-2021
18484

ATTACHMENT-4

IMPROVEMENT PLANS FOR:

LIBERTY AT LINCOLN VILLAGE 3

LINCOLN, CALIFORNIA



VICINITY MAP
(NTS)

LEGEND

PROPOSED	DESCRIPTION	EXISTING	FUTURE
	CURB, GUTTER & SIDEWALK		
	TYPE 2 CURB, GUTTER & SIDEWALK		
	STREET CENTERLINE		
	RIGHT-OF-WAY		
8"SS	SANITARY SEWER	8"SS	8"SS
	SANITARY SEWER CLEANOUT		
	SANITARY SEWER MANHOLE		
12"SD	STORM DRAIN	12"SD	12"SD
	STORM DRAIN MANHOLE		
	STORM DRAIN DROP INLET		
8"W	WATER MAIN	8"W	8"W
8"RW	RECYCLED WATER MAIN	8"RW	8"RW
	BLOW-OFF VALVE ASSEMBLY		
	GATE VALVE		
	BUTTERFLY VALVE		
	AIR RELEASE VALVE		
	FIRE HYDRANT		
	WATER LINE PROFILE (PVC PIPE)		
	WATER LINE PROFILE (DUCTILE IRON PIPE)		
X	TEMPORARY CONSTRUCTION FENCE	X	X
	SLOPE BANK		
	SURVEY MONUMENT WELL		
	STREET LIGHT		
	STREET NAME SIGN		
	OVERLAND RELEASE		
	STREET BARRICADE		

CONTRACTOR RESPONSIBILITY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF ROSEVILLE AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF ROSEVILLE OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER.

ELECTRONIC LINEWORK

ELECTRONIC VERSIONS OF THE LINEWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS, OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

SWPPP NOTE

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP IS KEPT UP-TO-DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY LOCAL AND STATE INSPECTORS.

STAKING REQUESTS

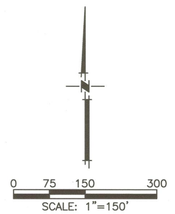
MACKAY & SOMPS SHALL BE NOTIFIED AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.

FINISHED LOT GRADING

THE GRADING PLAN PREPARED BY MACKAY & SOMPS IS MEANT, AMONG OTHER THINGS, TO ENSURE THAT ADEQUATE SURFACE DRAINAGE AWAY FROM AND AROUND THE HOUSE AND TO THE STREET OR OTHER APPROVED DRAINAGE FACILITY CAN BE ACHIEVED WITHOUT ANY SUBSTANTIAL EARTHMOVING BEYOND THE INITIAL ROUGH GRADING OPERATION. IN ORDER TO ACTUALLY ACHIEVE ADEQUATE DRAINAGE, FINISH GRADING AND LANDSCAPING, WHICH ARE BEYOND MACKAY & SOMPS SCOPE AND CONTROL, MUST FAITHFULLY INCORPORATE THE DRAINAGE CONCEPTS CONTAINED IN THE PLANS AND SPECIFICATIONS PREPARED BY MACKAY & SOMPS.



SITE PLAN
SCALE: 1"=150'



WORKING HOURS:

- 7:00AM TO 5:00PM MONDAY-FRIDAY
- WORK BETWEEN 8:00AM TO 4:00PM ON SATURDAY, SUNDAY AND HOLIDAYS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 72 HOURS PRIOR TO THE DESIRED CONSTRUCTION

BENCHMARK:

NGS BENCHMARK DISK STAMPED 'A 855 1949' ELEV. 130.210 NAVD 88

DISK SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5'± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI SOUTH OF LINCOLN. NGS PID JS0897

NOTE: THE ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE ON NGVD 29 DATUM. TO CONVERT FROM NGVD 29 TO NAVD 88, ADD 2.333-FEET.
EXAMPLE: 127.877 (NGVD 29) = 130.210 (NAVD 88)

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES		PHONE
U.S.A.	UNDERGROUND SERVICE ALERT		(800)227-2600
TELEPHONE	AT&T	JIM JOHNSON	(530)888-2048
COMMUNICATIONS	CONSOLIDATED	WAYNE ANDERSON	(916)786-1226
GAS	PACIFIC GAS & ELECTRIC	MARY WESTFALL	(530)889-3256
ELECTRIC			
FIRE	CITY FIRE CHIEF		(916)434-2416
WATER	PUBLIC WORKS		(916)434-2450
SEWER			
STORM DRAIN			
CABLE T.V.	WAVE	EVELYN CORTEZ	(866)928-3123

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEERING STUDY, PREPARED BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000, DATED FEBRUARY 1, 2022

ENGEO INCORPORATED

ADDRESS: 2213 PLAZA DRIVE
ROCKLIN, CA 95765

APPROVED BY: _____

REGISTERED PROFESSIONAL ENGINEER MARK M. GILBERT No. 2191 GEOTECHNICAL STATE OF CALIFORNIA

MARK GILBERT, GE

ESTIMATED EARTHWORK QUANTITIES

AREA	CUT(CY)	FILL(CY)	ADJUSTED FILL(10%)(CY)	NET(CY)
VILLAGE 3	N/A	N/A	N/A	
BIORETENTION BASIN	2278	857	942	1337
TOTALS	N/A	N/A	N/A	N/A

EARTHWORK NOTES:

1. LIBERTY AT LINCOLN - AREA 2 VILLAGE 3 PROJECT WAS GRADED AS A PART OF LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING. NO ADDITIONAL GRADING, OTHER THAN AT THE BIORETENTION BASIN, IS ANTICIPATED WITH VILLAGE 3.

WDID# 5S31C397402

CITY OF LINCOLN
FIRE DEPARTMENT

APPROVED BY: _____ 5/24/2023
FIRE CHIEF — DATE

CITY OF LINCOLN
ENGINEERING DEPARTMENT

APPROVED BY: _____ 7/17/23
TRAVIS S WILLIAMS, INTERIM-CITY ENGINEER — DATE

RECORD DRAWINGS APPROVED BY: _____
CITY ENGINEER — DATE

SHEET INDEX

1. COVER SHEET
2. CITY OF LINCOLN GENERAL NOTES
3. MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS
4. TYPICAL SECTIONS AND DETAILS
5. WATER PLAN
6. UTILITY PLAN
7. STORM DRAIN OUTFALL
8. F DRIVE PLAN & PROFILE (STA 10+51.00 TO 17+83.01)
9. K DRIVE PLAN & PROFILE (STA 10+00.00 TO 15+23.30)
10. M DRIVE PLAN & PROFILE (STA 10+00.00 TO 14+08.55) J DRIVE (S) PLAN & PROFILE (STA 10+00.00 TO 11+82.87)
11. L DRIVE (S) PLAN & PROFILE (STA 15+62.87 TO 21+72.34)
12. J DRIVE (W) PLAN & PROFILE (STA 10+00.00 TO 18+40.27) H DRIVE (W) PLAN & PROFILE (18+40.27 TO19+36.77)
13. L DRIVE (W) PLAN & PROFILE (STA 10+00.00 TO 15+62.87)
14. N DRIVE PLAN & PROFILE (STA 10+00.00 TO 15+98.03)
15. EROSION CONTROL PLAN
16. SIGNING AND STRIPING

STREET LIGHT PLAN (1)
SL-1 STREET LIGHT PLAN

MASONRY WALL PLANS (2)
LC-1.0 LANDSCAPE CONSTRUCTION-WALL PLAN
LC-1.1 LANDSCAPE CONSTRUCTION-WALL PLAN
LC-2.0 LANDSCAPE CONSTRUCTION DETAILS
S0.1 PROTO-II WALL
S0.2 PROTO-II WALL

PLAN NOTES:

(1) STREET LIGHT PLAN IS THE RESPONSIBILITY OF KD ANDERSON TRANSPORTATION ENGINEERS
(2) LANDSCAPE IMPROVEMENT PLANS ARE THE RESPONSIBILITY OF FUHRMAN LEAMY LAND GROUP
(3) CONTRACTOR TO COORDINATE WITH THE CITY OF LINCOLN FOR ALL PERMITS ASSOCIATED WITH THE MASONRY WALLS

REGISTERED PROFESSIONAL ENGINEER TYE SHEEHAN No. 35474 CIVIL STATE OF CALIFORNIA

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

811 Know what's below. Call before you dig.

OWNER/DEVELOPER:
LEWIS MANAGEMENT CORP.
CONTACT: PHIL RODRIGUEZ
9216 KIEFER BLVD
SACRAMENTO, CA 95826
PHONE: (916) 403-1703

ENGINEER:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
CONTACT: TYE SHEEHAN
1025 CREEKSIDE RIDGE DRIVE, SUITE 150
PHONE: (916) 773-1189
FAX: (916) 773-2595

NO.	REVISION

DATE: MAY 2023
SCALE: AS SHOWN
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MacKAY & SOMPS
PLANNERS ENGINEERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 3
COVER SHEET
CITY OF LINCOLN CALIFORNIA

SHEET 1 OF 16
PROJECT NO. 18484-V3

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P:\18484\DES\P\Area 2\V3\D-LL-WL3-TBLK-ANNO.dwg [6] P:\18484\SRV\CS\D-CS-LIBERTY AREA 2.dwg [7] P:\18484\DES_Mstrs\D-GP-LL-A2-V3.dwg [8] P:\18484\SRV\CS\D-CS-LLM-LIB

CITY OF LINCOLN PROJECT NOTES

CITY STANDARD NOTES

1. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION, CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
2. ALL MATERIALS METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES CONSTRUCTION STANDARDS, JANUARY 2020 OR LATEST EDITION,, OR MOST CURRENT STANDARDS WHEN APPROVED, AND CALTRANS LATEST EDITION OR MOST CURRENT STANDARDS WHEN APPROVED (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE CERTIFICATION FOR CONFORMANCE WITH CITY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LINCOLN CITY ENGINEER FOR A PRE-CONSTRUCTION CONFERENCE, 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 48-HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION OF PUBLIC FACILITIES SHALL BE GIVEN 48-HOURS IN ADVANCE, AND BE PERFORMED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. THE CITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE AND PROVIDED WITH A WORK PLAN PRIOR TO CONNECTING TO EXISTING PUBLIC INFRASTRUCTURE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR.
6. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION, AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN IN THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION TO BE UNKNOWN.
7. THE CONTRACTOR IS TO EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE, ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.
11. THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO RETAIN AND USE LOCAL VENDORS, SUPPLIERS. SUBCONTRACTORS AND LABOR, PROVIDED SAME ARE COMPETITIVE.
12. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. FOR INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
14. CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY.
15. THE CITY OF LINCOLN COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRING A THREE (3) YEAR WARRANTY ON ALL STREETS THAT ARE CONSTRUCTED DURING THE RAINY SEASON (OCTOBER 1 THRU MARCH 31), AND FOR STREETS WHERE UTILITIES ARE BEING INSTALLED DURING THIS TIME FRAME.
16. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.
17. PONDING WATER IN THE LANDSCAPE MEDIANS WHILE UNDER CONSTRUCTION IS NOT PERMISSIBLE.
18. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS WILL NOT BE PERMISSIBLE.
19. PONDING WATER BETWEEN THE BUILDING PAD AND THE BACK OF WALK IS NOT PERMITTED.

EARTHWORK

1. ENGEO INCORPORATED SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000 , DATED FEBRUARY 1, 2022 , AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.
2. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AND CITY'S SPECIFICATIONS AND SHALL BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT
3. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER
4. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT.
5. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER. AS IT RELATES TO EXISTING CITY STREETS, THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.
6. EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15TH IF LANDSCAPING HAS NOT BEEN INSTALLED.
7. WINTERIZATION NOTE - THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH; EROSION PROTECTION ON SLOPES 10: 1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER.
   1) NO SEDIMENT SHALL LEAVE THE PROJECT AREA
   2) GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS.
   3) PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SEC 110N SS 60-05 (CALTRANS SPECS).
   4) SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS.
   5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.
8. WHEN COMPACTION CANNOT BE DETERMINED BY SPECIFIED TEST METHODS, THE CONTRACTOR SHALL PROPOSE A METHOD TO ACHIEVE REQUIRED DENSITIES. THE METHOD MUST BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND CITY ENGINEER PRIOR TO IMPLEMENTATION. ANY WORK DONE PRIOR TO APPROVAL MAY BE REJECTED. A FULL TIME GEOTECHNICAL INSPECTOR SHALL BE PRESENT TO OBSERVE PERFORMANCE OF BACKFILLS. THE CITY RESERVES THE RIGHT TO REJECT ANY BACKFILL WHERE INSPECTOR IS NOT PRESENT.

SEWER

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

   PIPE ALTERNATIVES FOR MAINS AND SERVICES SHALL BE:

   a. PVC SDR 26 PIPE
   b. EXTRA STRENGTH VITRIFIED CLAY PIPE BELL AND SPIGOT CONFORMING TO ASTM C700-C301, C828, C425 AND C12 STANDARDS)
   c. PIPES GREATER THAN 15" DIAMETER, PIPE BELL AND SPIGOT TO BE NEW HIGH STRENGTH CLASS
   d. FORCE MAINS LESS THAN 6" DIAMETER TO BE POLYVINYL CHLORIDE PIPE SCHEDULE 80
   e. FORCE MAINS 6" DIAMETER AND LARGER TO BE HIGH DENSITY POLYETHYLENE (HDPE) WITH BUTT-FUSED JOINTS AND WALL THICKNESS OF NOT LESS THAN DR11
2. EXISTING SEWER FACILITIES SHALL BE EXPOSED AND INVERTS VERIFIED PRIOR TO PLACEMENT OF PROPOSED PIPE.
3. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN THE EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR AND BRICK PLUGS SHALL BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
4. ALL SANITARY SEWER INITIAL BACKFILL SHALL BE AS SHOWN ON CITY STD. SS-1
5. A VACUUM TEST SHALL BE DONE AFTER ASSEMBLY OF THE MANHOLE, BUT PRIOR TO BACKFILL. ALL LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED INSIDE THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10" OF MERCURY (APPROXIMATELY 5PSI) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9". ACCEPTABLE TIMES ARE: 60+ SECONDS FOR 48" MANHOLES, 75+ SECONDS FOR 60" MANHOLES, 90+ SECONDS FOR 72" MANHOLES, AND 120+ SECONDS FOR 84" MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED. THE CONTRACTOR IS TO PERFORM THE TEST AND SUPPLY ALL TEST EQUIPMENT.
6. ALL BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION. VALVE SHALL BE 4" SIZE WITH 4"SS SERVICE LINE, DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVE.
7. SEWER MANHOLES SHALL BE A MINIMUM OF 60 INCHES IN DIAMETER IF (a) THEY EXCEED 20 FEET IN DEPTH OR (b) SERVICE PIPES 15 INCHES AND GREATER.
8. THE PROJECT SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS PRIOR TO ACCEPTANCE OF THE SEWER BY THE CITY. A 72 HOUR NOTIFICATION MUST BE GIVEN TO THE CITY ENGINEER PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. ALL SEWER VIDEO TAPES/DATA ARE TO BE SUPPLIED TO THE CITY.
9. ALL SEWER SERVICE LATERALS SHALL JOIN THE MAIN BY MEANS OF A WYE RATHER THAN A TEE. (UNLESS OTHERWISE NOTED)

STORM DRAIN

1. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, (50 YEAR SERVICE LIFE).

   PIPE ALTERNATIVES SHALL BE:

   a. ACRYLONITRILE-BUTADIENE-STYRENE (ABS): MEETING ASTM DESIGNATION D2680
   b. HIGH DENSITY POLYETHYLENE (HDPE): TYPE S CONFORMING TO SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS AND AASHTO SPECIFICATIONS M-294
   e. POLYVINYL CHLORIDE (PVC):

      SIZES 10"-15": D3034, SDR 35
      SIZES 18"-27": F794, F2241, SDR 51
      SIZES 30"-48": F794

   f. REINFORCED CONCRETE PIPE (RCP): MEETING ASTM DESIGNATION C76 FOR CLASS I, II, III, IV, OR V.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.
4. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD. SD-30.

WATER

1. INSPECTION OF THE POTABLE WATER SUPPLY SYSTEM SHALL BE AS FOLLOWS:
   a. THE CITY ENGINEER WILL INSPECT ALL POTABLE WATER SUPPLY UP TO THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER/ METER SETTER.
   b. THE PROPERTY OWNER/ APPLICANT SHALL BE RESPONSIBLE FOR THAT PORTION OF THE WATER SUPPLY SYSTEM FROM THE BACKFLOW PREVENTER/ METER SETTER TO THE BUILDING.
2. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD-FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.

   PIPE ALTERNATIVES SHALL BE:

   a. POLYVINYL CHLORIDE PIPE (PUBLIC): MINIMUM CLASS 200 DR14 RATING CONFORMING TO AWWA C900 AND ASTM D 1784 FOR PIPE SIZES 6" TO 12"
   b. DUCTILE IRON PIPE (PUBLIC): MINIMUM CLASS 350 AND CONFORM TO ANSI/AWWA C150/21.50 THICKNESS DESIGN FOR PIPE SIZES 16" TO 36" AND CEMENT MORTAR LINED
   c. CONTRACTOR HAS OPTION AT CONTRACTOR'S EXPENSE TO USE D.I.P. FOR PIPE SIZES 6" TO 12". ALL D.I.P. SHALL BE POLYWRAPPED PER CORROSION CONSULTANT'S RECOMMENDATIONS AND AS APPROVED BY THE CITY.
   d. POLYVINYL CHLORIDE PIPE (PRIVATE): ASTM D-1784 SCHEDULE 40 (2" AND SMALLER) ASTM D-1784 SCHEDULE 80 (2-1/2" AND 3")
3. ONLY CITY STAFF IS AUTHORIZED TO OPERATE CITY VALVES. NOTIFY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO NEEDING VALVES OPENED OR CLOSED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED CUSTOMERS ONE DAY BEFORE SHUT OFF.
4. FIRE HYDRANTS SHALL BE CLOW #2060 OR EQUAL APPROVED BY THE CITY ENGINEER. ALL HYDRANTS SHALL BE INSTALLED PER CITY STD W-11 UNLESS OTHERWISE NOTED ON THESE PLANS.
5. ALL RUNS OF NONMETALLIC WATER MAINS SHALL HAVE A NO. 10 GAUGE SOLID INSULATED SOFT-DRAWN COPPER WIRE PLACED 6" OVER THE TOP OF THE PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END ASSEMBLY. ANY SPLICES SHALL BE SOLDERED OR USE WIRE NUT CONNECTIONS.
6. AT UTILITY CROSSINGS, MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STD. SS-10.
7. ALL VALVES SHALL BE FLANGED TO TEES AND/OR CROSSES. ALL MAINLINE VALVES 12-INCH AND LARGER SHALL BE BUTTERFLY VALVES. WHERE VALVE NUT IS GREATER THAN 36-INCH BELOW FINISHED GRADE, A VALVE OPERATING EXTENSION SHALL BE REQUIRED PER CITY STD. W-9.

   THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING A WATER METER BY APPLYING TO THE WATER UTILITY BILLING SECTION AT THE CITY HALL. THE CONTRACTOR SHALL NOTIFY THE CITY AT (916 645-3314 AND 916 645-4070 EXT. 224) 24-HOURS IN ADVANCE FOR INSTALLATION. A LOCATION MAP OF THE HYDRANT BEING USED SHALL BE SUBMITTED TO THE CITY.
8. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE TRAFFIC RATED REINFORCED CONCRETE.

WATER (CONTINUED)

9. ALL VALVES AND G-5 BOXES (EXISTING AND NEW) SHALL BE ADJUSTED TO GRADE AND SHALL HAVE SUITABLE PERMANENT MARKERS WHICH CANNOT BE COVERED UP.
10. ALL SINGLE WATER SERVICES LESS THAN 45' LONG SHALL BE 1.5" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED. ALL DUAL WATER SERVICES AND SINGLE SERVICES 45' AND LONGER SHALL BE 1-1/2" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED.
11. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS. ALL BENDS 45° OR GREATER AND TEES SHALL HAVE BOTH RESTRAINED JOINTS AND THRUST BLOCKS.
12. FOR THRUST BLOCK DETAILS. SEE CITY STD. W-6 & W-6A.
13. CONTRACTOR SHALL NOTIFY CITY AT LEAST 72 HOURS PRIOR TO DISINFECTION OF WATERLINE SYSTEM, WITHOUT EXCEPTIONS.
14. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PER CITY SPECIFICATIONS.
15. CONSTRUCTION WATER USAGE IS NOT AVAILABLE FROM MAY 1ST TO DECEMBER 1ST WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF LINCOLN PUBLIC WORKS DEPARTMENT.
16. THE CITY PUBLIC WORKS DEPARTMENT WILL CONDUCT WATER QUALITY TESTS. TESTS WILL NOT BE PERFORMED UNTIL THE METER SETS ARE INSTALLED AND THE FIRE HYDRANTS HAVE BEEN RAISED OR LOWERED AS NECESSARY AND THE SYSTEM HAS PASSED THE PRESSURE TEST. CONTACT PUBLIC WORKS DEPARTMENT TO SCHEDULE WATER QUALITY TESTS.
17. WATER SERVICE SADDLES SHALL BE CC THREAD; JONES J996, MUELLER 13000 SERIES, A.Y. MCDONALD 3805 C900, OR APPROVED EQUAL.
18. CORPORATION STOPS SHALL BE CC THREAD X COMPRESSION: JONES E-1937SG, MUELLER B 25008, A.Y. MCDONALD 74000 SERIES, OR APPROVED EQUAL. INSULATION NOT REQUIRED WITH POLYETHYLENE COATED COPPER SERVICES.

STREETS/PARKING

1. ALL STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.
2. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS, CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS REVISED STANDARD PLAN RSP A88A, UNLESS OTHERWISE SHOWN ON PLAN.
3. EXISTING ASPHALT SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL WITH OR PERPENDICULAR TO, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING. THE EXPOSED EDGE OF ASPHALT AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. ANY CONCRETE, ASPHALT, TREES, FENCES, AND/OR OTHER ITEMS WITHIN THE RIGHT-OF-WAY THAT ARE OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. PRIOR TO REMOVAL OF ANY OF THE ABOVE MENTIONED ITEMS, APPROVAL BY THE CITY ENGINEER IS REQUIRED IF REMOVAL OF SAID ITEM IS NOT CALLED OUT ON THESE PLANS.
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.

CONSTRUCTION STAKING

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.
2. NO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE ISSUED UNTIL THE SURVEY MONUMENTS ARE IN PLACE AND THE CENTERLINE MONUMENT TIES ARE FURNISHED TO THE CITY ENGINEER'S OFFICE.

EROSION CONTROL AND WINTERIZATION

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT WHICH MAY RESULT FROM THE WORK.
2. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.
3. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE PRIOR TO ANTICIPATED STORM EVENTS, (OCTOBER 15 TO APRIL 15) AND AFTER ACTUAL EVENTS TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING CONTROL PRACTICES TO REDUCE POLLUTANT LOADINGS ARE ADEQUATE.
4. ALL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE MONITORED BY THE CONTRACTOR DURING ALL STORMS TO ENSURE CONTROL FEATURES ARE WORKING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED IF ORIGINAL MEASURES FAIL.
5. THE SWPPP PLAN FOR THIS PROJECT IS ON FILE WITH THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), AND ALL AMENDMENTS THEREOF, AND SHALL BE IMPLEMENTED BY THE CONTRACTOR. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR, AND SHALL DESIGNATE APPROPRIATE PERSONNEL TO ASSURE THAT THE PROJECT IS MONITORED, INSPECTED, AND UPDATED WITH REPORTS TO THE RWQCB BY CERTIFIED EROSION CONTROL INSPECTORS, TESTING LABORATORIES, DESIGNERS AND PROFESSIONALS AS REQUIRED BY THE RWQCB.

STRIPING

1. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT IMPROVEMENT PLANS AND SPECIFICATIONS, CALTRANS STANDARDS SECTIONS 84 AND 85, CALTRANS STANDARD PLANS, AND THE CALTRANS TRAFFIC MANUAL.
2. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL AND CONFORM TO SECTION 84-2 OF THE STATE STANDARD SPECIFICATIONS. ALL THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS SHALL INCLUDE GLASS BEADS.
3. APPLICATION AND THERMOPLASTIC MATERIAL SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

GENERAL NOTES

1. WATER LINE DEFLECTION SHALL BE ACCOMPLISHED BY DEFLECTION AT THE JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND PER CITY OF LINCOLN REQUIREMENTS. (MAX DEFLECTION 1° PER JOINT FOR PVC)
2. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CONTRACTOR SHALL NOTIFY THE CITY OF LINCOLN AND THE OWNER. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE ARCHEOLOGIST.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/MATERIALS LIST AND CONSTRUCTION METHODS TO CITY ENGINEER FOR REVIEW IN ADVANCE OF CONSTRUCTION. THESE SHOP DRAWINGS SHALL INCLUDE ALL APPURTENANCES, HORIZONTAL AND VERTICAL ALIGNMENT CHANGES AND PIPE ENDS.
4. ALL DRAINAGE INLETS SHALL INCLUDE A "NO DUMPING" PUBLIC NOTICE PER CITY DETAIL
5. ALL RADII AT CURB RETURNS REFER TO BACK OF CURB, UNLESS OTHERWISE NOTED.
6. RAW WATER IRRIGATION MAIN LINES THAT ARE 8" OR GREATER IN SIZE CROSSING STREETS AND BRIDGES SHALL BE DUCTILE IRON PIPE (CL 350) WRAPPED WITH 8 MIL POLYETHYLENE AND PLASTIC BACKFILL TAPE. MAINS LESS THAN 8" IN SIZE SHALL BE PURPLE PVC C900 CL 305 WITH PLASTIC BACKFILL TAPE.
7. ALL RAW WATER LINES SHALL BE WRAPPED WITH THE APPROPRIATE WARNING TAPE PER CITY STANDARDS.
8. CURB AND GUTTER FLOWLINES AT D.I. LOCATIONS ON THESE PLANS ARE PROJECTED FLOWLINES ONLY. (FLOWLINE = LIP - 2") THEY DO NOT INDICATE GRATE ELEVATIONS.
9. 6" TO 12" WATER LINES SHALL BE LOCATED 6' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -36" MINIMUM OR AS NOTED.
10. 16" TO 30" WATER LINES SHALL BE LOCATED 8' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -42" MINIMUM OR AS NOTED.

11. ALL NON-WELDED D.I.P. WATER LINE JOINTS SHALL BE BONDED WITH INSULATED COPPER CABLE. ALSO TEST STATIONS SHALL BE INSTALLED PER CORROSION ENGINEER'S RECOMMENDATIONS AND AS APPROVED PER CITY ENGINEER. CONTRACTOR TO OBTAIN CORROSION ENGINEER'S REPORT FOR DETAILED RECOMMENDATIONS AND SPECIFICATIONS.
12. TRAFFIC SIGNS MAY BE MOUNTED ON STREET NAME SIGNS IF LOCATED IN THE SAME VICINITY.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT, AFTER LAYING THE FINAL LIFT OF ASPHALT CONCRETE, THE RAISED MANHOLE FRAME AND COVER SHALL CONFORM TO THE FINISHED SURFACE OF THE ROADWAY. FINISHED MANHOLE RIM ELEVATIONS SHOWN ON THE PLANS ARE TO BE USED AS A GUIDE ONLY.
14. STREET NAME SIGNS AND ALL TRAFFIC SIGNS SHALL CONFORM TO CITY STD. H-13 MODIFIED TO BE MOUNTED ON 1-3/4" X 1-3/4" UNISTRUT POSTS AND HAVE 8" DIAMETER FOUNDATIONS.
15. THE CITY REQUIRES ENCROACHMENT PERMITS FOR ALL CONSTRUCTION DONE IN THE RIGHT OF WAY INCLUDING, BUT LIMITED TO, THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET IMPROVEMENTS, AND DRY UTILITY CROSSINGS. THE ENCROACHMENT PERMITS SHALL BE ON FILE WITH THE CITY PRIOR TO CONSTRUCTION.
16. SLOPES SHOWN AROUND CUL-DE-SAC BULBS AND ELBOWS ARE BASED ON BACK OF CURB LENGTHS.
17. ONLY THOSE MANHOLES IN NON-PAVED AREAS SHALL HAVE BOLTED COVERS/GRATES, UNLESS OTHERWISE NOTED.
18. BARRICADES SHALL BE INSTALLED ONLY IF IMPROVEMENTS ARE NOT TO BE EXTENDED WITHIN THE SAME CONSTRUCTION SEASON.
19. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT SITE SECURITY MEASURES TO THE SATISFACTION OF THE CITY OF LINCOLN POLICE DEPARTMENT.
20. ALL CONSTRUCTION EQUIPMENT AND STATIONARY NOISE SOURCES ARE REQUIRED TO HAVE EFFECTIVE MANUFACTURE INSTALLED MUFFLERS.
21. LOCATE EQUIPMENT WARM-UP AREAS, WATER TANKS, AND EQUIPMENT STORAGE AS FAR FROM EXISTING RESIDENCES AS FEASIBLE.
22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. WHERE MARKINGS ARE NEAR PROPOSED EXCAVATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POTHOLING PRIOR TO EXCAVATION.
23. ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.
24. SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.
25. THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF AN ON-SITE CONSTRUCTION.
26. THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.
27. ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

ENGINEER'S NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, NEITHER THE CITY NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS.
2. CONTRACTOR TO EXPOSE EXISTING SEWER AND (OR) DRAIN LINE FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF PIPE. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VARIOUS ITEMS OF WORK.
3. PRIOR TO ANY CORRECTIVE ACTION, BY THE CONTRACTOR, WHICH IS NECESSARY DUE TO ALLEGED DESIGN OR STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING.

CONDITIONS OF APPROVAL NOTES

COA 54: CONSTRUCTION IN THE PROJECT SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. TO 5:00 MONDAY THROUGH FRIDAY, UNLESS WRITTEN APPROVAL IS GRANTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ALLOWING WORK FOR DIFFERENT DAYS OR HOURS. RADIOS AND OTHER MUSICAL EQUIPMENT NOISE SHALL BE PLAYED AT LEVELS CONSISTENT WITH THE CITY OF LINCOLN STANDARDS SO AS TO BE CONTAINED ON-SITE.

COA 55: ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.

COA 56: SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.

COA 57: THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF ANY ON-SITE CONSTRUCTION.

COA 58: THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.

COA 59: ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

No. 35474

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS
PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: MAY 2023
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

IMPROVEMENT PLANS FOR LIBERTY LINCOLN - VILLAGE 3
CITY OF LINCOLN GENERAL NOTES

CITY OF LINCOLN
CALIFORNIA

SHEET 2 OF 16

PROJECT NO.
18484-V3

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MACKAY AND SOMPS PROJECT SPECIFICATIONS:

GENERAL

1. THESE PROJECT SPECIFICATIONS SHALL APPLY TO ALL ROADWAY IMPROVEMENTS. THESE SPECIFICATIONS ALSO APPLY TO ROUGH GRADING AND BUILDING PAD CONSTRUCTION AS SHOWN ON THE ROUGH GRADING PLANS FOR CITY OF LINCOLN.
2. THE WORK TO BE PERFORMED CONSISTS OF THE FURNISHING OF ALL LABOR, METHODS OF PROCESSES, IMPLEMENTS, TOOLS, MACHINERY, WATER AND MATERIALS NECESSARY AND REQUIRED FOR COMPLETION OF THE WORK.
3. FOR THE PURPOSES OF THIS SPECIFICATION THE TERM "CONTRACTOR" SHALL MEAN "ALL CONTRACTORS" UNLESS OTHERWISE QUALIFIED.

DEMOLITION:

4. DEMOLITION, IF ANY, SHALL BE DONE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DEMOLITION PERMITS FROM CITY.

EXISTING IMPROVEMENTS:

5. PARTICULAR CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHILE WORKING (ESPECIALLY CUTTING AND FILLING) NEAR ADJACENT PROPERTIES. EXTREME CARE MUST BE TAKEN WHEN WORKING AROUND ANY EXISTING FACILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY IMPROVEMENT DAMAGED BY IT OR ITS SUBCONTRACTORS OR MATERIAL SUPPLIERS.

EXISTING UTILITY SERVICES:

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND LEAVE IN-SERVICE EXISTING UTILITY SERVICES SUCH AS GAS, POWER, COMMUNICATION, WATER, SANITARY SEWER, STORM DRAIN, ETC. UNLESS OTHERWISE SPECIFIED ON PLANS.

POLLUTION CONTROL:

7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE ON FILE AT THE JOB SITE. THIS PLAN DESCRIBES THE MANNER IN WHICH POTENTIAL SOURCES OF POLLUTION WILL BE MANAGED ON THE SITE AND WILL INCLUDE PROVISIONS FOR EROSION CONTROL.
8. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE PROVISIONS OF THIS PLAN AND ALL OTHER LOCAL REQUIREMENTS AND CONDUCT ALL ITS OPERATIONS AND ACTIVITIES IN ACCORDANCE WITH SAME. THE PLAN WILL PROVIDE JOB SITE RULES FOR PROHIBITED OPERATIONS WHEN RAIN IS EXPECTED; EQUIPMENT FUELING, CLEANING, REPAIR & MAINTENANCE; MATERIAL DELIVERY, STOCKPILING & STORAGE; JOB SITE CLEANUP, ETC.. PROVISIONS OF THIS PLAN ARE NOT LIMITED TO TIMES OF INCLEMENT WEATHER.
9. ARRANGEMENTS FOR THE INSTALLATION, PROTECTION, AND/OR MAINTENANCE OF EROSION CONTROL MEASURES (BALES, FIBER ROLL, BERMS, SWALES, PONDS, EROSION CONTROL FENCING, HYDROSEEDING, TEMPORARY PIPES AND DRAINS, TEMPORARY ARMORING, ETC.) REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN ARE TO BE COORDINATED WITH THE OWNER.
10. IN ADDITION TO THE REQUIREMENTS NOTED ABOVE, CONTRACTOR WILL COMPLY WITH THE FOLLOWING PROVISIONS:
    - A. CONTRACTOR SHALL TRAIN ALL EMPLOYEES/SUBCONTRACTORS ON STORM WATER POLLUTION PREVENTION.
    - B. WASHING DOWN OF STREETS OR HARD SURFACES WITH WATER THAT ENTERS THE STORM DRAINAGE SYSTEMS IS PROHIBITED. RATHER, CONTRACTORS ARE TO SWEEP ROADWAYS AS NECESSARY TO AVOID POLLUTANTS ENTERING THE STORM DRAIN SYSTEM.
    - C. CONTRACTOR ARE TO COMPLY WITH ALL RECYCLING REQUIREMENTS OF THE LOCAL AGENCIES.
    - D. CONTRACTOR SHALL NOT ALLOW SAWCUT SLURRY TO ENTER THE STORM DRAIN SYSTEM.
    - E. CONTRACTOR SHALL INSPECT VEHICLES AND EQUIPMENT ARRIVING ON THE PROJECT FOR LEAKING FLUIDS AND SHALL PROMPTLY REPAIR ANY LEAKING VEHICLES OR EQUIPMENT. DRIP PANS SHALL BE USED TO CATCH LEAKS UNTIL REPAIRS ARE MADE. LEAKING FLUIDS SHALL BE PROPERLY DISPOSED.

SPECIFICATIONS AND STANDARDS

1. ALL WORK TO BE DONE WITH THIS PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE: CITY OF LINCOLN
2. IF ANY DEVIATION FROM THE CONSTRUCTION PLANS OR SPECIFICATIONS OR AGENCY STANDARDS OR DETAILS IS MADE BY EITHER THE CONTRACTOR OR THE OWNER DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR NOTIFICATION, CONSENT, AND WRITTEN APPROVAL OF MACKAY & SOMPS, MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE RESULTS OF SUCH DEVIATIONS.

QUALITY CONTROL

1. ALL PUBLIC IMPROVEMENT WORK BY CONTRACTOR SHALL BE DONE UNDER THE INSPECTION OF, AND TO THE SATISFACTION AND ACCEPTANCE OF, THE CITY ENGINEER OR THE DISTRICT ENGINEER. IN THE EVENT OF ANY DISPUTE ARISING AS TO THE INTERPRETATION OF THE LOCAL AGENCIES' SPECIFICATIONS OR DETAILS OR THE CHARACTER OF THE WORK DONE BY THE CONTRACTOR, THE DECISION OF THE CITY AND/OR DISTRICT ENGINEER SHALL BE CONCLUSIVE.

DISCREPANCIES

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND PHYSICAL CONDITIONS IN THE FIELD, OR ANY ERRORS OR OMISSION IN THE PLANS, IN THE LAYOUT OF SURVEY STAKES, AND/OR IN INSTRUCTIONS GIVEN, HE OR SHE SHALL IMMEDIATELY INFORM MACKAY & SOMPS.
2. A MAJORITY OF ERRORS ARE EASILY DETECTABLE (AND CORRECTABLE WITH MINIMAL EXPENSE AND DISRUPTION) IF COMMON SENSE AND GOOD CONSTRUCTION PRACTICES ARE FOLLOWED. MACKAY & SOMPS IS NOT RESPONSIBLE FOR ERRANT CONSTRUCTION RESULTING FROM THE CONSTRUCTION PROCESS PROCEEDING BLINDLY FROM STAKES AND/OR PLANS WITHOUT CROSS REFERENCING BETWEEN THE TWO. THE CONTRACTOR SHALL CONDUCT ROUTINE CHECKS PRIOR TO AND DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS AND SHALL HAVE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES. CHECKS WILL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING TYPES OF ACTIVITIES:
    - A. PLACING STRING LEVELS ON STRINGLINE CONTROLS TO CONFIRM PROPER SLOPE BEFORE USING THEM FOR CONSTRUCTION.
    - B. USING STRAIGHT EDGE AND HAND LEVEL TO CONFIRM CROSS SLOPES AND ADEQUACY OF STREET DRAINAGE PRIOR TO PLACING PAVEMENT.
    - C. SUBMITTING SHOP DRAWINGS OF FACTORY (OR FIELD) MANUFACTURED FACILITIES WHICH CONTAIN CRITICAL DIMENSIONS OR OTHER CRITICAL CHARACTERISTICS TO MACKAY & SOMPS OR OTHER CONSULTANTS FOR ACKNOWLEDGMENT WELL IN ADVANCE OF CONSTRUCTION.
    - D. COMPARING WHAT IS BEING CONSTRUCTED IN THE FIELD TO WHAT IS SHOWN ON THE PLANS. IMPROVEMENTS SHALL NOT BE CONSTRUCTED BY USING CONSTRUCTION STAKES ALONE.
3. ANY TIME THE CONTRACTOR DOUBTS THE REASONABLENESS OR CORRECTNESS OF AN ELEMENT IN THE PLANS OR FIELD CONTROL STAKING, THE CONTRACTOR SHALL CONTACT MACKAY & SOMPS FOR CLARIFICATION OR CONFIRMATION. MACKAY & SOMPS WILL ENDEAVOR TO RESPOND TO ANY SUCH INQUIRY MADE IN GOOD FAITH ON A HIGHEST PRIORITY BASIS. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL THE PROBLEM HAS BEEN REMEDIED OR DISPELLED, WILL BE DONE AT THE CONTRACTOR'S OWN RISK.

PERMITS, CONFORMANCE WITH LAWS

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF EVERY KIND RELATING TO THE PERFORMANCE OF THE WORK, AND IF ANY PERMIT SHALL BE REQUIRED BY ANY LOCAL GOVERNMENTAL AGENCY OR SPECIAL DISTRICT OR BE NECESSARY BY LAW, ORDINANCE, OR OTHER REGULATIONS, THE SAME SHALL BE PROCURED BY CONTRACTOR AT THEIR OWN EXPENSE.

SAFETY AND LIABILITY

1. CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND MACKAY & SOMPS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MACKAY & SOMPS RESPECTIVELY. THE COST OF ASSURING JOB SAFETY INCLUDING, BUT NOT LIMITED TO FENCING, TRENCH SHORING, TRAFFIC CONTROL AND/OR TRAFFIC WARNING DEVICES SHALL BE INCLUDED IN ALL APPLICABLE BID ITEMS. JOBSITE SAFETY ASSURANCES INCLUDE PROVIDING A SAFE JOBSITE FOR THE SETTING OF CONSTRUCTION STAKES. THE DUTIES OF MACKAY & SOMPS DO NOT INCLUDE ANY REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL AS PART OF ITS WORK, INCLUDING THE PREPARATION OF TRAFFIC CONTROL PLANS AND OBTAINING APPROVAL OF SAME AS REQUIRED.

COORDINATION

1. CONTRACTORS ARE TO NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES (CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES.
2. IT IS UNDERSTOOD BY THE CONTRACTOR THAT IT WILL BE RESPONSIBLE FOR THE ADVANCE COORDINATION AND SCHEDULING OF WORK BETWEEN ITSELF AND/OR ITS SUBCONTRACTORS AND ALL UTILITY COMPANIES.
3. ANY PUBLIC UTILITY INSTALLATION OBSTRUCTING THE WORK TO BE PERFORMED HEREUNDER SHALL BE MOVED AT THE EXPENSE OF THE PUBLIC UTILITY COMPANY OR OWNER AND WITHOUT COST TO THE CONTRACTOR UNLESS SPECIFIED OTHERWISE ON THE PLANS OR IN THESE SPECIFICATIONS.
4. NO ADDITIONAL COST SHALL BE CHARGED TO THE OWNER BY THE CONTRACTOR DUE TO DELAYS, INCONVENIENCE OR OTHER ADDITIONAL EXPENSES ASSOCIATED WITH THE PRESENCE OF SUCH OBSTRUCTIONS.

PRECONSTRUCTION CONFERENCE

1. PRIOR TO THE BEGINNING OF WORK, THERE WILL BE A PRECONSTRUCTION CONFERENCE HELD AT A TIME AND PLACE TO BE SPECIFIED BY THE OWNER. REPRESENTATIVES OF THE CITY OF LINCOLN, MACKAY & SOMPS, OWNER, AND OTHERS AS APPROPRIATE, (I.E. SOILS ENGINEER, UTILITY COMPANIES, ETC.) WILL MEET WITH THE CONTRACTORS TO REVIEW THE PROPOSED WORK AND DISCUSS CONSTRUCTION SCHEDULING.

STREET WORK CONSTRUCTION

IN ADDITION TO GRADING, THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING OPERATIONS:

1. PROVIDE AND DEPOSIT IN-PLACE AT JOB SITE ALL PAVEMENT, AND BASE ROCK FOR PAVEMENT, CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, AND DRIVEWAY APPROACHES CALLED FOR ON THE PLANS.
2. INSTALLATION OF ALL SIGNS, SURVEY MONUMENTS, PAVEMENT MARKINGS, STRIPING AND BARRICADES CALLED FOR ON THE PLANS. (NOTE THAT ALL NEW AND EXISTING MANHOLE CASTINGS, WATER VALVE BOX CASTINGS, ETC. WILL BE ADJUSTED TO GRADE AND HAVE NEW PAVEMENT PLACED AROUND CASTINGS BY THE UNDERGROUND CONTRACTOR.)

CONCRETE CONSTRUCTION

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSTRUCTION ITEMS:

1. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, CURB INLETS AND CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE REMOVAL AND DISPOSAL AS CALLED FOR ON THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR ON THE BID PROPOSAL FORM.
2. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK AND HANDICAP RAMPS SHALL BE AS SPECIFIED ON THE CITY STANDARD DETAILS AND/OR AS SHOWN ON IMPROVEMENT PLANS.
3. MARKING SEWER LATERAL AND WATER SERVICE LOCATIONS IN THE CURB, AND "WATER QUALITY" STENCILING OF STORM INLETS.
4. EXPOSE AND VERIFY LOCATION OF "AS-BUILT" STORM LATERAL WHILE EXCAVATING FOR STORM WATER INLET. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
5. IF THE CURB AND SIDEWALK IS MACHINE POURED, THE CONCRETE CONTRACTOR SHALL LEAVE "OPENINGS" THAT ARE A MINIMUM OF 10 FEET WIDE FOR THE STORM WATER INLETS OR EXPOSE, VERIFY, AND MARK THE LOCATION OF ALL STORM LATERAL STUBS PRIOR TO THE POUR IF SMALLER "OPENINGS" ARE DESIRED.
6. IF UNDERGROUND FACILITIES ARE INSTALLED PRIOR TO POURING STORM WATER INLETS, THE CONCRETE CONTRACTOR SHALL USE APPROPRIATE CARE IN EXCAVATING FOR THE STORM WATER INLETS. IF THE UNDERGROUND FACILITIES ARE DAMAGED THROUGH THE CONCRETE CONTRACTOR'S ACTIVITIES, THE CONCRETE CONTRACTOR WILL BE HELD RESPONSIBLE FOR SAID DAMAGES.

GRADING/UNDERGROUND COORDINATION

1. BACKFILL FOR UTILITY LINES SHALL BE AS REQUIRED BY THE SOILS ENGINEER AND CITY/DISTRICT. BACKFILL SHALL BE OBSERVED BY THE SOILS ENGINEER. SUCH OBSERVATIONS SHALL BE SCHEDULED AND COORDINATED BY THE UNDERGROUND CONTRACTOR. SOILS ENGINEER'S FEES WILL BE PAID BY THE OWNER.
2. THE UNDERGROUND CONTRACTOR SHALL MOVE SPOILS GENERATED FROM TRENCHES TO UNDERCUT ROADWAY. THIS WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR.
3. THE GRADING CONTRACTOR SHALL CONSULT WITH THE UNDERGROUND CONTRACTOR PRIOR TO GRADING SO THAT PROPER UNDERCUTTING TO ACCOMMODATE ANTICIPATED TRENCH SPOILS CAN BE ACCOMPLISHED.
4. VARIOUS AGENCIES AND/OR UTILITY DISTRICTS HAVE ESTABLISHED REQUIREMENTS FOR SUBGRADE PREPARATION WHICH MUST BE ATTAINED PRIOR TO WATER MAIN INSTALLATION. IT SHALL BE THE UNDERGROUND CONTRACTOR'S RESPONSIBILITY TO CONFORM TO THESE REQUIREMENTS AND BEAR THE COST FOR REGRADING STREET AREAS IF REQUIRED. ORIGINAL ROUGH GRADE STAKES ARE TO BE USED TO RE-ESTABLISH SUBGRADE.
5. ONE PRIMARY OBJECTIVE OF THE ROUGH GRADING PLAN IS TO ACHIEVE A DIRT BALANCE ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOIL BY SELECTIVELY UNDERCUTTING STREETS AS APPROPRIATE, OR BY OTHER METHOD APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER DURING GRADING PROCESS IF ADJUSTMENTS ARE NEEDED FOR SITE BALANCE. ADJUSTMENTS ARE TO BE MADE IN ACCORDANCE WITH THESE PLANS OR AT THE DIRECTION OF THE ENGINEER.

UNDERGROUND CONSTRUCTION

1. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF WATER MAINS, STORM DRAINAGE, SANITARY SEWER FACILITIES AND THEIR RESPECTIVE APPURTENANCES AND CERTAIN INLETS (INCLUDING WATER QUALITY STENCILING). IT SHALL ALSO BE RESPONSIBLE FOR LOWERING NEW AND PREVIOUSLY EXISTING MANHOLES, VALVE BOXES, CLEANOUTS, ETC. TO BELOW SUBGRADE LEVEL (FOR COMPLETION OF FINISH GRADING, ROCKING AND PAVING BY THE GRADING CONTRACTOR) AND RAISING SAME TO FINISH GRADE INCLUDING ALL PATCH PAVING NECESSARY. THE UNDERGROUND CONTRACTOR SHALL ALSO PROVIDE AN EFFECTIVE METHOD OF MARKING SEWER LATERALS AND WATER SERVICES FOR USE BY THE CONCRETE CONTRACTOR IN MARKING CURBS. HE SHALL ALSO MARK WATER VALVE LOCATIONS BY APPROPRIATE REFERENCE INDICATORS ON CURBS AS MAY BE REQUIRED BY THE CITY/ DISTRICT.
2. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL IMPORTED BACKFILL MATERIAL THAT MAY BE REQUIRED BY THE SOILS ENGINEER OR BY THE PUBLIC AGENCIES HAVING JURISDICTION. NO CLAIM FOR EXTRA PAYMENT WILL BE ALLOWED FOR IMPORTED TRENCH BACKFILL OR TRENCH BEDDING MATERIAL AS REQUIRED BY THE SOILS ENGINEER, BY THE CITY, OR DISTRICT HAVING JURISDICTION.
3. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SHORING OF SEWER TRENCHES IN ACCORDANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY LAWS. COST FOR THIS SHALL BE INCLUDED IN UNIT PRICES FOR VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE MADE. IT IS SUGGESTED THAT THE CONTRACTOR ENGAGE A CONSULTING ENGINEER TO DESIGN SHORING.
4. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND SITE OF WORK TO DETERMINE THE EXTENT OF PAVEMENT REMOVAL AND/OR REPAIR OR OTHER REMOVAL AND REPLACEMENT OR DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT UNDERGROUND LINES THROUGH EXISTING PAVEMENT OR OTHER AREAS. COST OF PAVEMENT, REPAIR, OR OTHER REMOVAL AND REPLACEMENT AND/OR REPAIR REQUIRED SHALL BE INCLUDED IN THE UNIT PRICES OF THE APPLICABLE ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
5. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL FITTINGS, SHORTER THAN STANDARD PIPE LENGTHS, OR BEVELED END PIPE THAT ARE REQUIRED TO ACHIEVE THE PIPE ALIGNMENTS SHOWN ON THE PLANS WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY CALLED FOR ON THE PLANS OR BID PROPOSAL FORMS, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
6. THE UNDERGROUND CONTRACTOR SHALL COMMENCE CONSTRUCTION FROM THE LOW END OF ALL GRAVITY LINES. SHOULD THE UNDERGROUND CONTRACTOR FAIL TO DO SO, AND SHOULD SUCH FAILURE RESULT IN AN UNDERGROUND SYSTEM THAT WILL NOT FUNCTION PROPERLY, THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE TO REMEDY THE SITUATION AT HIS OWN COST AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
7. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROJECT'S SOILS REPORT. IF SUB-SURFACE CONDITIONS REQUIRE A CHANGE IN TRENCHING METHODS FROM THAT ANTICIPATED, NO EXTRA COMPENSATION WILL BE ALLOWED. THE CONTRACTOR IS WELCOME TO OBTAIN HIS OWN SOIL BORINGS IF HE SO DESIRES. THIS SOILS WORK SHALL BE COORDINATED WITH THE OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION AND ALIGNMENT OF EXISTING UTILITY SYSTEMS TO BE CONNECTED TO. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
9. IT IS SOMETIMES REQUIRED OR REQUESTED THAT THE OWNER'S ENGINEER PROVIDE GRADES FOR THE UPSTREAM END OF SANITARY LATERALS. IF THIS IS DONE, THE UNDERGROUND CONTRACTOR SHALL NOT ASSUME THAT THE LATERALS ARE TO BE LAID ON A STRAIGHT GRADE FROM THE MAIN TO THE END OF THE LATERAL. THE UNDERGROUND CONTRACTOR SHALL REVIEW THE PLANS TO DETERMINE IF GRADE BREAKS IN THE LATERAL ARE NECESSARY (22.5° MAXIMUM DEFLECTION) OR IF WYES NEED TO BE SET A CERTAIN WAY TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL CONSTRUCT THE LATERAL AND WYE.

EXISTING UTILITY NOTE TO CONTRACTOR:

1. ALL EXISTING UTILITIES, WET & DRY, WITHIN THIS PLAN SET HAVE BEEN REPRESENTED TO BEST OF MACKAY & SOMPS' KNOWLEDGE AND IN ACCORDANCE WITH THE INFORMATION OBTAINED FROM THE GOVERNING AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY HIMSELF/HERSELF WITH THE ACCURACY OF THE EXISTING UTILITIES THROUGH PHYSICAL VERIFICATION AND/OR COORDINATION WITH THE CITY OF LINCOLN AND VARIOUS UTILITY PURVEYORS PRIOR TO BID & CONSTRUCTION.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OR ACCURACY OF DELINEATION OF UTILITIES, NOR THE EXISTENCE OF ADDITIONAL BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS WHICH MAY BE ENCOUNTERED. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL EXISTING CONDITIONS DISCOVERED BY THE CONTRACTOR SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR PROTECTION OF OR DAMAGE TO THEM.

ABBREVIATIONS:

AB	AGGREGATE BASE	DTL	DETAIL	GR	GRATE	PRC	POINT OF REVERSE CURVE		BRANCH
AC	ASPHALT CONCRETE	DW	DRIVEWAY	H	HEIGHT	PS	PROTECTIVE SLOPE	SSMH	SANITARY SEWER MANHOLE
BG	BEGINNING OF CURVE	E	EAST	HGL	HYDRAULIC GRADE LINE	PSI	POUNDS PER SQUARE INCH	SQ FT, SF	SQUARE FEET
BFV	BUTTERFLY VALVE	ELEC	ELECTRICAL	HP	HIGH POINT	PT	POINT	STD	STANDARD
BO	BLOW OFF VALVE	EC	END OF CURVE	HPS	HIGH PRESSURE SODIUM	PUE	PUBLIC UTILITY EASEMENT	SURF	SURFACE
BOC	BACK OF CURB	ELEV	ELEVATION	HS	HOUSE SERVICE	PVMT	PAVEMENT	SW, S/W	SIDEWALK
BMW	BOTTOM MASONRY WALL	EP, EOP	EDGE OF PAVEMENT	IMP	IMPROVEMENTS	RCP	REINFORCED CONCRETE	T	TELEPHONE
BRW	BOTTOM OF RETAINING WALL	ESMT	EASEMENT	INTX	INTERSECTION		PIPE	T-MAIN	TRANSMISSION MAIN
BSW	BACK OF SIDEWALK	ETB	EAST TOP OF BANK	INV	INVERT	RECP	REINFORCED ELLIPTICAL	TB	TOP OF BANK
BW, B/W	BACK OF WALK	ETW	EDGE OF TRAVEL WAY	IRRIG	IRRIGATION		CONCRETE PIPE	TBC	TOP BACK OF CURB
BVC	BEGIN VERTICAL CURVE	EVA	EMERGENCY VEHICLE ACCESS	LE, LSE	LANDSCAPE EASEMENT	RL	RESTRAINED LENGTH	TC	TOP OF CURB
EVC	END VERTICAL CURVE			LF	LINEAL FEET	R/W	RIGHT OF WAY	TCE	TEMPORARY CONSTRUCTION EASEMENT
CG, C&G	CURB & GUTTER	EX	EXISTING	LP	LOW POINT	RPM	REFLECTIVE PAVEMENT MARKER	TDC	TOP OF DEPRESSED CURB
CATV	CABLE TELEVISION	FOC	FACE OF CURB	LT	LEFT	RT	RIGHT	TF	TOP OF FENCE
C/L, CL	CENTERLINE	FB	FLUSHING BRANCH	MAX	MAXIMUM	S	SLOPE, SOUTH	TMW	TOP OF MASONRY WALL
CMP	CORRUGATED METAL PIPE	FES	FLARED END SECTION	MH	MANHOLE	SBL	SETBACK LINE	TRW	TOP OF RETAINING WALL
CONST	CONSTRUCTION	FF	FINISHED FLOOR	MIN	MINIMUM	SD	STORM DRAIN	TS	TOP OF SLAB
COTG	CLEAN OUT TO GRADE	FH	FIRE HYDRANT	N	NORTH	SDMH	STORM DRAIN MANHOLE	TW	TOP OF WALL
CR	CURB RETURN	FL	FLOW LINE	NTS	NOT TO SCALE	SHT	SHEET	TYP	TYPICAL
D	DEPTH, DISTANCE	FUT	FUTURE	OMP	OPEN METAL PIPE	SS	SANITARY SEWER	VIL	VILLAGE
DE	DRAINAGE EASEMENT	G	GAS	PCC	POINT OF COMPOUND CURVE	SSCO	SANITARY SEWER CLEANOUT	W	WATER, WES T
DI	DROP INLET	GB	GRADE BREAK	PE	PEDESTRIAN EASEMENT	SSE	SANITARY SEWER EASEMENT	WLE	WATERLINE EASEMENT
DIP	DUCTILE IRON PIPE	GET	GROUND WATER EXTRACTION AND TREATMENT LINE	PL, P/L	PROPERTY LINE	SSFB	SANITARY SEWER FLUSHING	WS	WATER SERVICE
DIA	DIAMETER			POC	POINT OF CONNECTION			WTB	WEST TOP OF BANK

REGISTERED PROFESSIONAL ENGINEER
No. 35474
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: MAY 2023
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eastman Road, Suite 100, Roseville, CA 95661 (916) 773-1100

MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 3

CITY OF LINCOLN CALIFORNIA

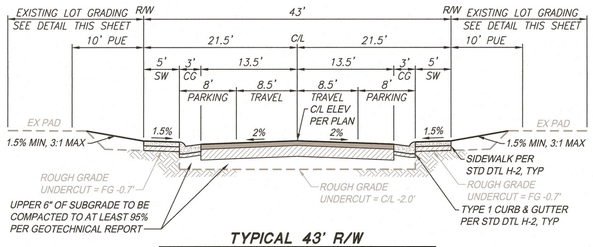
SHEET 3 OF 16

PROJECT NO. 18484 – V3

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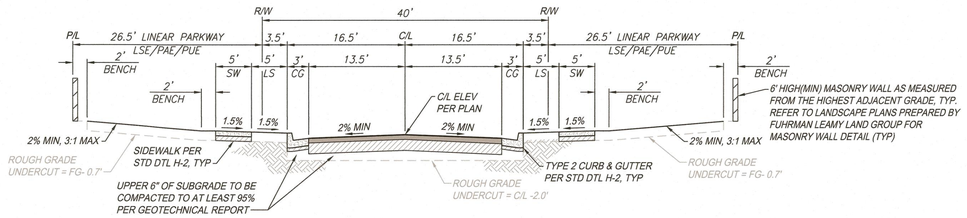
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[1] P:\18484\DES\LP\Area 2\V3\07-LL-VIL3-TBLK-ANNO.dwg

NOTE:
PAVEMENT SECTIONS AND R-VALUE (R=20) PER GEOTECHNICAL REPORT (NO. 09328.000.000, DATED FEBRUARY 1, 2022) PREPARED BY ENGEO INC. CONTRACTOR TO CONTACT THE GEOTECHNICAL ENGINEER TO PERFORM R-VALUE TESTS PRIOR TO COMPLETION OF THE SUBGRADE IN ORDER TO VERIFY PAVEMENT SECTION DESIGN.



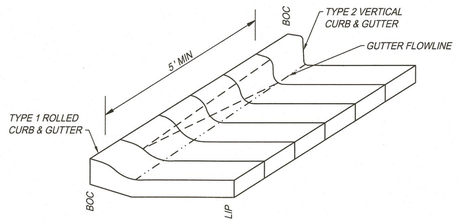
TYPICAL 43' R/W

ALL STREETS EXCEPT THOSE NOTED OTHERWISE
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



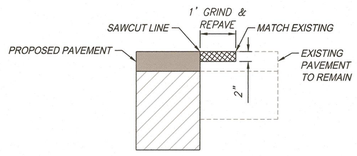
TYPICAL 40' R/W

F DRIVE
STA 10+51.00 TO 11+14.00
(TI=7.5 R=20 4.0" AC TYPE A / 14.0" AB CLASS 2)
NTS



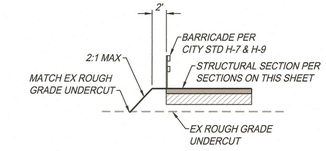
CURB & GUTTER TRANSITION

NTS



STEP GRIND DETAIL

NTS

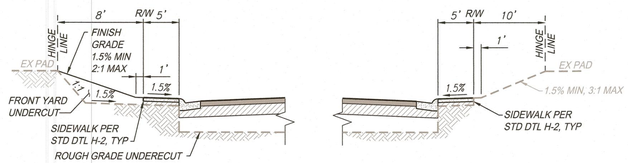


TYPICAL END SURFACE IMPROVEMENTS

NTS

REGISTERED PROFESSIONAL ENGINEER
STEPHEN D. SOMPS
No. 35474
CIVIL
STATE OF CALIFORNIA

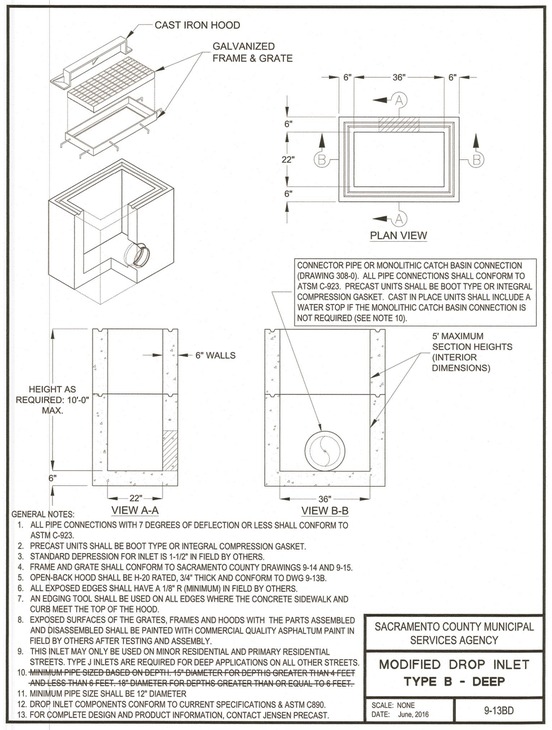
FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29



TYPICAL LOT GRADING SECTION

ATTACHED SIDEWALK

NTS



GENERAL NOTES:
1. ALL PIPE CONNECTIONS WITH 7 DEGREES OF DEFLECTION OR LESS SHALL CONFORM TO ASTM C-923.
2. PRECAST UNITS SHALL BE BOOT TYPE OR INTEGRAL COMPRESSION GASKET.
3. STANDARD DEPRESSION FOR INLET IS 1-1/2" IN FIELD BY OTHERS.
4. FRAME AND GRATE SHALL CONFORM TO SACRAMENTO COUNTY DRAWINGS 9-14 AND 9-15.
5. OPEN-BACK HOOD SHALL BE H-20 RATED, 3/4" THICK AND CONFORM TO DWG 9-13B.
6. ALL EXPOSED EDGES SHALL HAVE A 1/8" R (MINIMUM) IN FIELD BY OTHERS.
7. AN EDGING TOOL SHALL BE USED ON ALL EDGES WHERE THE CONCRETE SIDEWALK AND CURB MEET THE TOP OF THE HOOD.
8. EXPOSED SURFACES OF THE GRATES, FRAMES AND HOODS WITH THE PARTS ASSEMBLED AND DISASSEMBLED SHALL BE PAINTED WITH COMMERCIAL QUALITY ASPHALTUM PAINT IN FIELD BY OTHERS AFTER TESTING AND ASSEMBLY.
9. THIS INLET MAY ONLY BE USED ON MINOR RESIDENTIAL AND PRIMARY RESIDENTIAL STREETS. TYPE J INLETS ARE REQUIRED FOR DEEP APPLICATIONS ON ALL OTHER STREETS.
10. ~~MINIMUM PIPE SIZED BASED ON DEPTH: 15" DIAMETER FOR DEPTHS GREATER THAN 4 FEET AND LESS THAN 6 FEET. 18" DIAMETER FOR DEPTHS GREATER THAN OR EQUAL TO 6 FEET.~~
11. MINIMUM PIPE SIZE SHALL BE 12" DIAMETER
12. DROP INLET COMPONENTS CONFORM TO CURRENT SPECIFICATIONS & ASTM C890.
13. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY	
MODIFIED DROP INLET **TYPE B - DEEP**	
SCALE: NONE DATE: June, 2016	9-13BD

NO.	REVISION	APPROVED BY	DATE

DATE: MAY 2023
SCALE: AS NOTED
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS
PLANNERS ENGINEERS SURVEYORS
1030 Detroit Road, Suite 150, Roseville, CA 95661 (916) 715-0168

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 3

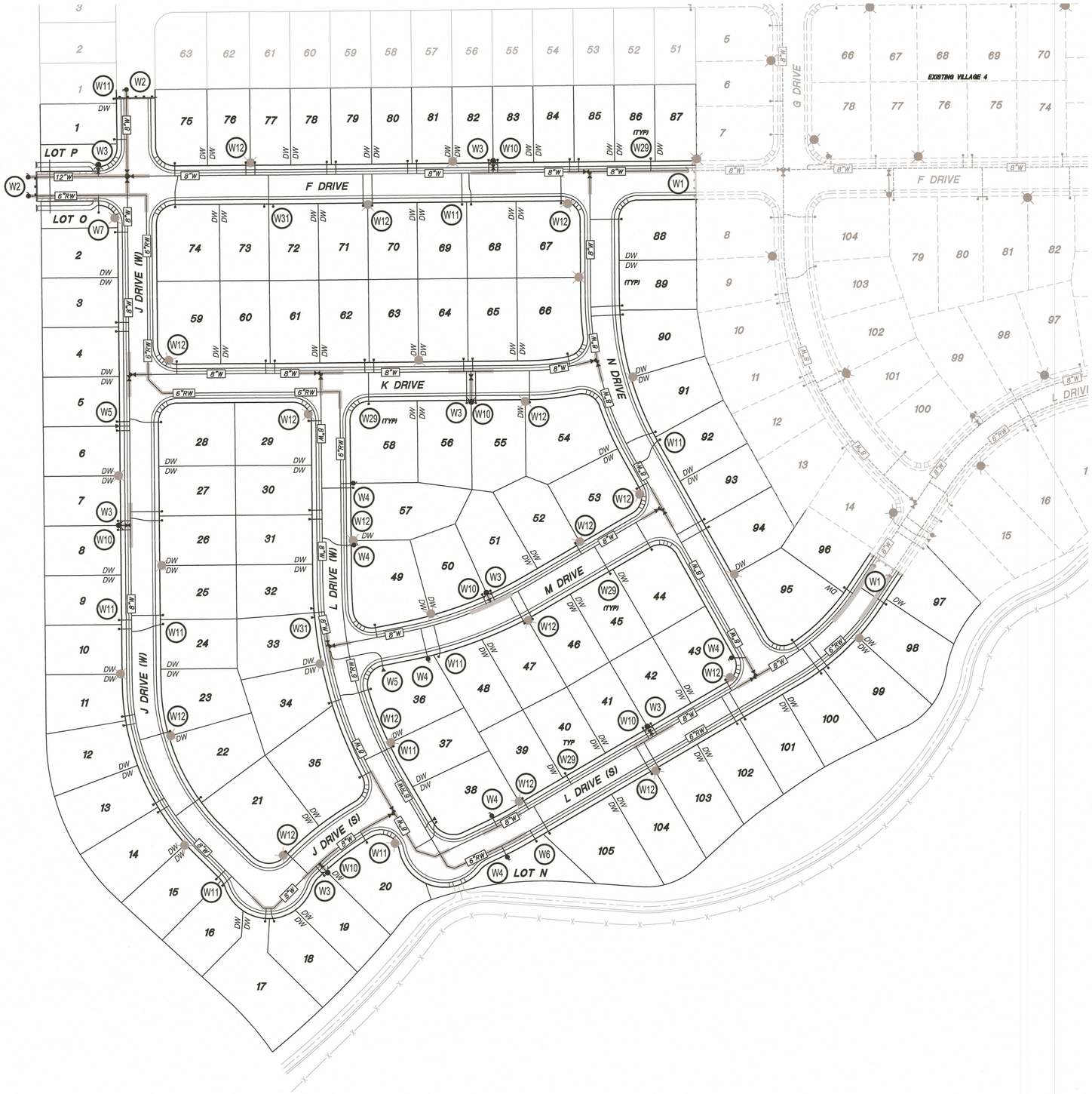
TYPICAL SECTIONS AND DETAILS

CITY OF LINCOLN CALIFORNIA

SHEET 4 OF 16
PROJECT NO. 18484-V3

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[1] P:\18484\DCS\P\Area 2\V3\04-LL-VL3-TBLK-ANNO.dwg



WATER CONSTRUCTION NOTES

- (W1) REMOVE EXISTING B.O.V. ASSEMBLY AND CONNECT TO EXISTING WATER MAIN. DISINFECT AND FLUSH NEW WATER SYSTEM PRIOR TO CONNECTION PER CITY STD, SECTION 4-12.
- (W2) INSTALL 2" BLOW-OFF VALVE 3' OFF LIP OF GUTTER PER CITY STD DTL W-7.
- (W3) INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-11.
- (W4) INSTALL 2" IN-LINE BLOW-OFF VALVE PER CITY STD DTL W-7.
- (W5) INSTALL 2" COMBINATION AIR RELEASE VALVE-VACUUM PER CITY STD DTL W-8.
- (W6) INSTALL 1" RECYCLED WATER SERVICE WITH METER PER CITY STD DTL RW-7.
- (W7) INSTALL 1 1/2" RECYCLED WATER SERVICE WITH METER PER CITY STD DTL RW-7.
- (W10) WATER SERVICES TO BE INSTALLED 5' FROM FIRE HYDRANT. SEE DETAIL, BELOW.
- (W11) WATER SERVICES TO BE INSTALLED 3' FROM THE OUTER EDGE OF STORM DRAIN INLETS. SEE DETAIL, BELOW.
- (W12) WATER SERVICES TO BE INSTALLED 5' CLEAR FROM STREET LIGHT AND OTHER ELECTRICAL DEVICE AND IN A SEPARATE TRENCH. SEE DETAIL, BELOW.
- (W29) INSTALL 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4 & W-5, (TYP)
- (W31) INSTALL DOUBLE 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4A & W-5.

REGISTERED PROFESSIONAL ENGINEER
RENEWAL 08/31/2024
No. 35474
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

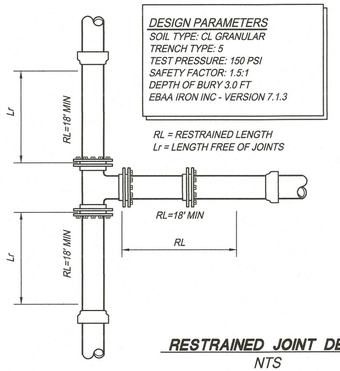
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

N

0 30 60 120
SCALE: 1"=60'

WATERLINE NOTES TO CONTRACTOR

1. WHERE WATER MAIN CROSSES STORM DRAIN, RECYCLED WATER OR SEWER, A FULL LENGTH STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING, SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE.
2. WHERE WATER MAIN CROSSES ABOVE SEVERAL LINES (STORM DRAIN, SEWER OR RAW WATER), WATER PIPE JOINTS SHALL BE LOCATED AT MIDPOINT BETWEEN LINES AND A MINIMUM 10' BEYOND CROSSED LINES. NO OTHER JOINTS PERMITTED IN CROSSING AREA.
3. ALL SINGLE RESIDENTIAL WATER SERVICES TO BE INSTALLED PER WATER CONSTRUCTION NOTE W29 & W31.
4. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY KD ANDERSON TRANSPORTATION ENGINEERS FOR FURTHER DETAILS.
5. A FULL LENGTH OF STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE. (SEE PLAN AND PROFILE SHEETS FOR EXACT LOCATIONS)

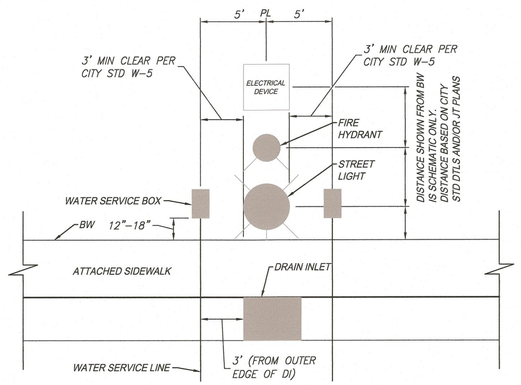


DESIGN PARAMETERS
SOIL TYPE: CL GRANULAR
TRENCH TYPE: 5
TEST PRESSURE: 150 PSI
SAFETY FACTOR: 1.5:1
DEPTH OF BURY 3.0 FT
EBAA IRON INC - VERSION 7.1.3

RL = RESTRAINED LENGTH
Lr = LENGTH FREE OF JOINTS

NOTES:
1. TEE FITTINGS REQUIRE THE RESTRAINT OF ALL JOINTS WITHIN A CALCULATED LENGTH ALONG THE BRANCH PIPE. THE RESTRAINT DESIGN ALSO REQUIRES THE SELECTION OF A LENGTH OF PIPE ALONG THE RUN (Lr) TO BE FREE OF JOINTS. (MIN RESTRAINED LENGTH RL = 18' ALL SIDES; MIN Lr = 18' ALONG RUN)
2. RL'S MEASURED FROM END OF JOINT OR VALVE, NOT THE INTERSECTION

RESTRAINED JOINT DETAIL
NTS



TYPICAL WATER SERVICE LOCATION DETAIL ADJACENT TO STREET LIGHT, DRAIN INLET, FIRE HYDRANT OR ELECTRICAL DEVICE
NTS

DATE: MAY 2023
SCALE: AS SHOWN
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.
NO. REVISION

MACKAY & SOMPS
CIVIL ENGINEERS PLANNERS SURVEYORS
65 Creamery Row, Suite 150 Roseville, CA 95678 (916) 773-1900

IMPROVEMENT PLANS FOR LIBERTY LINCOLN – VILLAGE 3

WATER PLAN

CITY OF LINCOLN CALIFORNIA

SHEET 5 OF 16
PROJECT NO. 18484–V3

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STAFF REPORT

Item Number 12.H

SUBJECT: Adopt a Resolution Approving the Liberty at Lincoln Village 4B Final Map. (Sukhpal (SP) Mann)

SUBMITTED BY: SP Mann

DEPARTMENT: Engineering

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that City Council adopt a resolution as follows: (a) approving the Liberty at Lincoln Village 4B Final Map and (b) authorizing the City Clerk to sign the Clerk's Statements.

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Phase 1 project, which is part of the Lewis Property in Village 7 Specific Plan Project Area, is located west of the Sorrento Parkway and Ferrari Ranch Road intersection. Liberty at Lincoln Village 4B public subdivision is located just south of the intersection of Ensign Dr./ Medal Drive within the Liberty at Lincoln Phase 1 Project (Attachment-2) and consists of 9 Medium Density Residential lots and 2 lettered lots L & M.

The Liberty at Lincoln Phase 1 Vesting Tentative Subdivision Map was conditionally approved on December 13, 2016, per City Council Resolution 2016-242. Subsequently, an amendment to the approved Phase 1 Vesting Tentative Subdivision Map was approved on August 9, 2022, per City Council Resolution 2022-189 allowing a total of 565 residential lots (148 Low Density Residential lots and 417 Medium Density Residential lots) and two park lots. A Large Lot Final Map for the Liberty at Lincoln Phase 1 was approved on August 27, 2024 per City Council Resolution 2024-169, and the Small Lot Subdivision Final Map for Village 4A was approved under City Council Resolution 2024-212.

The property owner, Lincoln Land Holdings, LLC is now requesting approval of Liberty at Lincoln Village 4B Final Map. The approval of the subdivision improvement agreement and the improvement plans has been already granted by the City Council with the Liberty at Lincoln Village 4A Final Map Approval under Resolution 2024-212. The Liberty at Lincoln Village 4 Improvement Plans, which includes both Villages 4A & 4B, have been approved by the City Engineer and Fire Battalion Chief, and are currently under construction.

City costs for review of the Liberty at Lincoln Village 4B Final Map and Improvement Plans were funded pursuant to the City's master fee schedule with full cost recovery borne by the

applicant through funds deposited into Developer Fund 248.

FINDINGS/ANALYSIS:

The Liberty at Lincoln Village 4B Final Map (Attachment 2) was reviewed by the City's Surveyor for technical correctness and the City Engineer for conformance with the approved Vesting Tentative Map and Conditions of Approval (Attachment 3).

Section 66462 of the Subdivision Map Act requires the installation of all public improvements or an agreement with the local agency to secure the installation of these public improvements. Lincoln Land Holdings, LLC, has already executed the Liberty at Lincoln Village 4 Subdivision Improvement Agreement that covers both Villages 4A & 4B, and provided securities to guarantee the performance and payment of the construction of public improvements. The securities for the one-year warranty period will be provided prior to the Notices of Completion and acceptance of the project.

Staff is requesting that the City Council approve the Liberty at Lincoln Village 4B Final Map (Attachment 2).

FISCAL IMPACT:

The Liberty at Lincoln – Village 4B project will increase required levels of maintenance associated with public streets, storm drain, water, sewer, landscaping, open space, street lighting, and stormwater quality features throughout the City. Liberty at Lincoln-Phase 1 project has been annexed into Community Facilities District (CFD) 2018-1 (Maintenance Services) to help mitigate the increase in infrastructure maintenance associated.

The Liberty at Lincoln – Phase 1 project has also been annexed into the CFD 2018-2 (Public Services) to provide funding to mitigate the subdivision impact on the General Fund.

ATTACHMENTS:

Liberty_Village_4B_Final_Map.DOC1.Staff_Report_Reso.2026.Mar.24.SP_Mann (1).docx

Liberty Village 4B Final Map.DOC2.Attach 2. Final Map Reso.2026.Mar 24.SP Mann.pdf

Liberty Village 4B Final Map.DOC3.Attach 3.COA.Reso.2026.Mar.24.SP Mann.pdf

Liberty Village 4B Final Map.DOC4.Attach 4.Plans.Reso.2026.Mar.24.SP Mann.pdf

RESOLUTION NO. 2026 - XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP, AND AUTHORIZING THE RECORDING OF THE FINAL MAP

WHEREAS, the City Council conditionally approved the amended Vesting Tentative Map for Liberty at Lincoln – Phase 1 on August 9, 2022 per City Council Resolution 2022-189; and

WHEREAS, the improvement plans for the Liberty at Lincoln Village 4B were included within the Liberty at Lincoln Village 4 Improvement plans, and were approved by City Council Resolution 2024-212; and

WHEREAS, the subdivision improvement agreement and security for the Liberty at Lincoln Village 4B public improvements were included within the Liberty at Lincoln Village 4A improvement agreement that approved by City Council Resolution 2024-212; and

WHEREAS, the Liberty at Lincoln Village 4B Final Map is technically correct as approved by the City's Surveyor; and

WHEREAS, the City Engineer has determined that the Liberty at Lincoln Village 4B Final Map is substantially the same as it appeared on the Liberty at Lincoln – Phase 1 Vesting Tentative Map and any approved alteration thereof; and

WHEREAS, the City Engineer has determined that all conditions of approval applicable to the Liberty at Lincoln Village 4B Final Map have been satisfied; and

WHEREAS, the City Engineer has determined that all provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the Vesting Tentative Map have been satisfied; and

WHEREAS, the City has determined that the Liberty at Lincoln Village 4B Final Map is exempt from the California Environmental Quality Act (Public Resources Code § 21000 et seq., CEQA) pursuant to Public Resources Code 21080(b)(1) and CEQA guidelines section 15268(b)(3).

NOW THEREFORE BE IT RESOLVED:

Section 1. Pursuant to Section 66474.1 of the Subdivision Map Act, the City Council hereby finds and determines that the Final Map for Liberty at Lincoln Village 4B is in substantial compliance with the previously approved Liberty at Lincoln Phase 1 Vesting Tentative Map and all associated conditions of approval specific to this Final Map have been satisfied; and

Section 2. The Liberty at Lincoln Village 4B Final Map is hereby approved, and the City Clerk is authorized to sign the Clerk's Statements accepting on behalf of the public, the easements for pedestrian access purposes and the easements for multipurpose trail easement purposes, all as offered on the final map, and did consent to the irrevocable offers of dedication of Lots L and M in fee simple as offered on the final map.

Section 3. The City Clerk is authorized to proceed with the Recordation of the Liberty at Lincoln Village 4B Final Map at the office of the County Recorder.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT-2

BOOK_____ OF MAPS, PAGE_____

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP" WITHIN THE DISTINCTIVE BORDERS AND THAT WE CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP, AND WE HEREBY OFFER THE FOLLOWING DEDICATIONS:

PURSUANT TO SECTION 7050 OF THE GOVERNMENT CODE, THE FOLLOWING ARE IRREVOCABLE OFFERS OF DEDICATION IN FEE SIMPLE TO THE CITY OF LINCOLN: LOT L AND LOT M.

THE FOLLOWING ARE DEDICATIONS OF EASEMENTS TO THE CITY OF LINCOLN:

A. AN EASEMENT ON BEHALF OF THE PUBLIC FOR THE USE OF PEDESTRIAN WALKWAY AND USES INCIDENT THERETO ON, OVER AND ACROSS LOTS L, M AND THOSE STRIPS OF LAND SHOWN HEREON AND LABELED (PAE).

B. MULTI-PURPOSE TRAIL EASEMENT FOR PEDESTRIANS, NON-MOTORIZED CYCLE AND EQUESTRIAN INGRESS AND EGRESS TOGETHER WITH THE RIGHT OF TRAIL CONSTRUCTION AND MAINTENANCE AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT I AND THOSE STRIPS OF LAND SHOWN HEREON AND LABELED (MPTE).

C. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE ALL RIGHTS-OF-WAY.

LINCOLN LAND HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
PHILLIP E. RODRIGUEZ JR
AUTHORIZED AGENT

CITY ENGINEER'S STATEMENT

I, VIN H. CAY, CITY ENGINEER FOR THE CITY OF LINCOLN, DO HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP", CITY OF LINCOLN, STATE OF CALIFORNIA COMPRISED OF THREE (3) SHEETS; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL CITY ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____

_____
VIN H. CAY, CITY ENGINEER
CITY OF LINCOLN, R.C.E. 72903
LICENSE EXPIRES: DECEMBER 31, 2026

REGISTERED PROFESSIONAL ENGINEER · VIN H. CAY · No. 72903 · CIVIL ENGINEER · STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP" IS TECHNICALLY CORRECT.

_____
RAYMOND MICHAEL MANGER, PLS 5154
LICENSE EXPIRES: JUNE 30, 2027

LICENSED LAND SURVEYOR · RAYMOND MICHAEL MANGER · LS 5154 · STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I, HOPE ITHURBURN, CITY CLERK OF THE CITY OF LINCOLN, HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF LINCOLN HAS APPROVED THIS FINAL MAP OF "LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP", DID ACCEPT ON BEHALF OF THE PUBLIC, THE EASEMENTS FOR PEDESTRIAN ACCESS PURPOSES, THE EASEMENTS FOR MULTIPURPOSE TRAIL EASEMENT PURPOSES, AND THE EASEMENT FOR CENTRALIZED MAIL DELIVERY, ALL AS OFFERED HEREON, AND DID CONSENT TO THE IRREVOCABLE OFFERS OF DEDICATION OF LOTS L AND M IN FEE SIMPLE AS OFFERED HEREON.

_____ DATE: _____
HOPE ITHURBURN
CITY CLERK, CITY OF LINCOLN

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ .M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____ DOCUMENT NO.: 2026-_____
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ _____
DEPUTY

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Placer
ON March 9, 2026 BEFORE ME, Crystal Rae Boehm, A NOTARY PUBLIC
PERSONALLY APPEARED Phillip E. Rodriguez Jr.
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
SIGNATURE Crystal Rae Boehm PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: Oct. 23, 2029 MY COMMISSION NUMBER: 2536380

SURVEYOR'S STATEMENT

THIS FINAL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LINCOLN LAND HOLDINGS, LLC , IN MARCH, 2022, I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET. ALL CENTERLINE MONUMENTS WILL BE SET BEFORE THE CITY ACCEPTANCE OF THE STREET IMPROVEMENTS AND ALL LOT CORNERS WILL BE SET BEFORE THE FIRST BUILDING PERMIT IS ISSUED BY THE CITY, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

BY: _____
PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: 3/9/26

LICENSED LAND SURVEYOR · PEDRO JARQUIN · 12/31/27 · No. 8268 · STATE OF CALIFORNIA

FINAL MAP NO. PLN22-00100-06

LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP

BEING A SUBDIVISION OF A PORTION OF LOT 7 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP TITLED "LIBERTY AT LINCOLN PHASE 1 LARGE LOT MAP" FILED FOR RECORD OCTOBER 18, 2024, IN BOOK GG OF MAPS, AT PAGE 92, PLACER COUNTY RECORDS, SITUATED IN SECTION 29, TOWNSHIP 12 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN

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MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

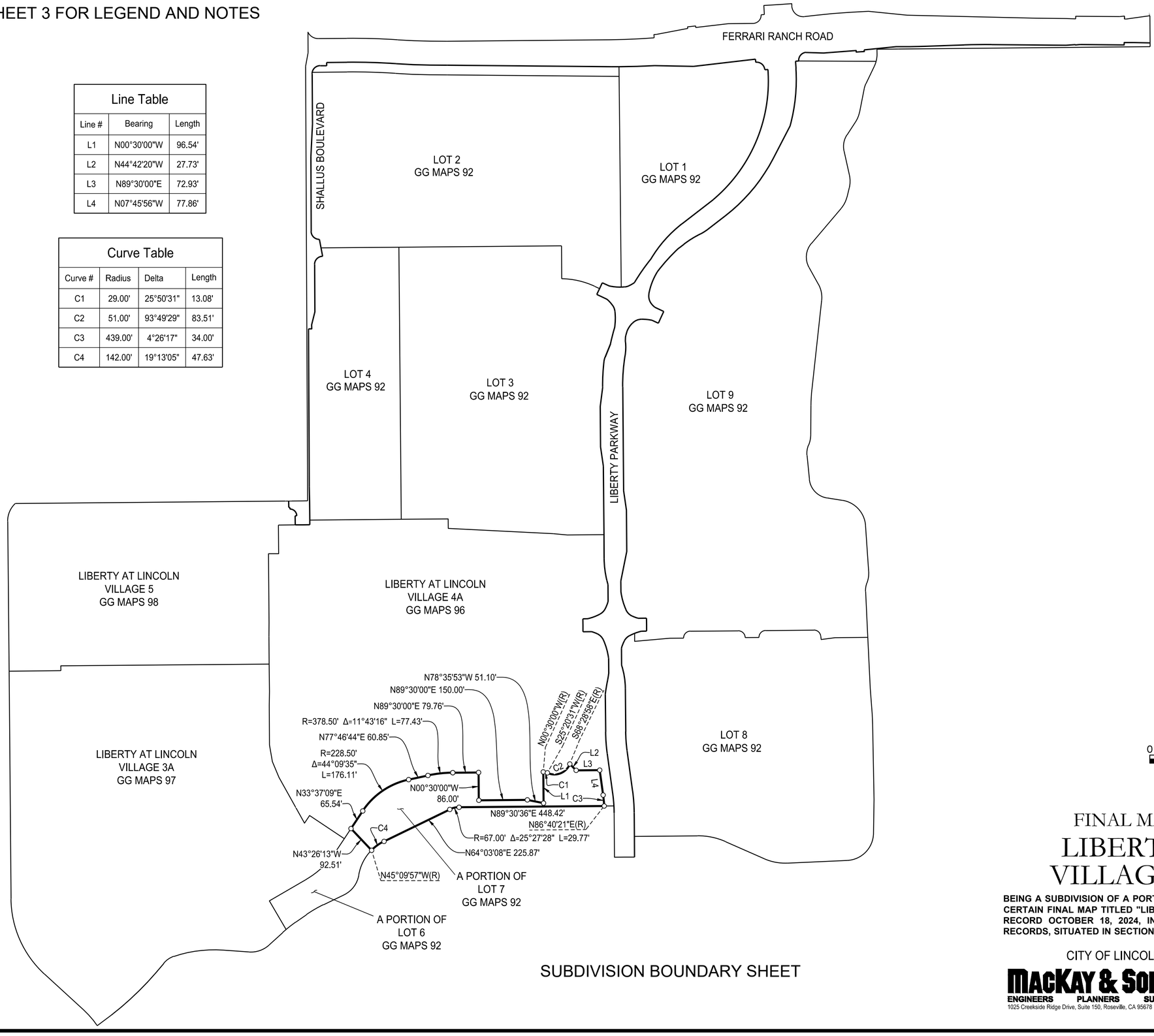
MARCH 2026

SHEET 1 OF 3

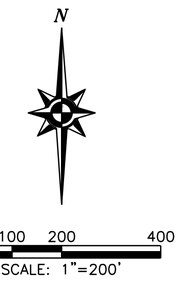
SEE SHEET 3 FOR LEGEND AND NOTES

Line Table		
Line #	Bearing	Length
L1	N00°30'00"W	96.54'
L2	N44°42'20"W	27.73'
L3	N89°30'00"E	72.93'
L4	N07°45'56"W	77.86'

Curve Table			
Curve #	Radius	Delta	Length
C1	29.00'	25°50'31"	13.08'
C2	51.00'	93°49'29"	83.51'
C3	439.00'	4°26'17"	34.00'
C4	142.00'	19°13'05"	47.63'



SUBDIVISION BOUNDARY SHEET



FINAL MAP NO. PLN22-00100-06

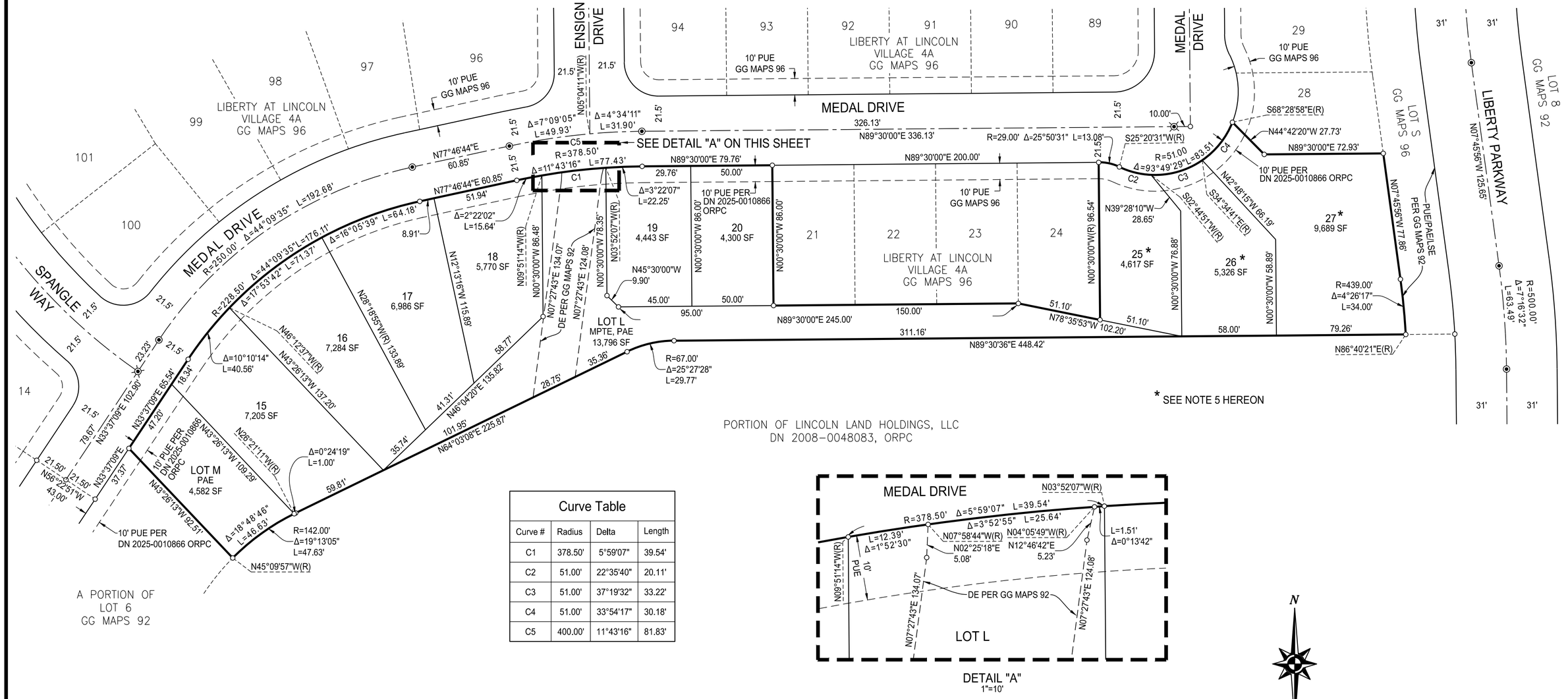
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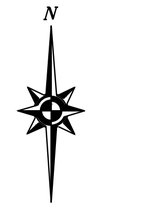
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MARCH 2026



Curve Table			
Curve #	Radius	Delta	Length
C1	378.50'	5°59'07"	39.54'
C2	51.00'	22°35'40"	20.11'
C3	51.00'	37°19'32"	33.22'
C4	51.00'	33°54'17"	30.18'
C5	400.00'	11°43'16"	81.83'



0 20 40 80

SCALE: 1"=40'

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF.
2. THIS FINAL MAP CONTAINS 1.6987± ACRES OF LAND GROSS CONSISTING OF 9 RESIDENTIAL LOTS (LOTS 15-20, 25-27) WHICH WERE NUMBERED CONSECUTIVELY WITH THE LOTS IN VILLAGE 4A (GG MAPS 96) AND 2 LETTERED LOTS (L AND M).
3. ALL RESIDENTIAL FRONT LOT CORNERS ARE MARKED BY A 1" BRASS DISC STAMPED "LS 8268" AT A 1.00 FOOT EXTENSION OF THE SIDE LOT LINE FROM THE FRONT PROPERTY CORNER ONTO THE SIDEWALK.
4. ALL RESIDENTIAL REAR CORNERS AND ANGLE POINTS, UNLESS SHOWN OTHERWISE, ARE MARKED BY A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268". WHERE RESIDENTIAL REAR CORNERS FALL IN A MASONRY WALL OR FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268" WILL BE SET ON THE SIDE LOT LINE AT A 4.00' OFFSET FROM THE REAR CORNER OR, WHERE AN OFFSET MONUMENT CANNOT BE SET, A 3/4" BRASS TAG STAMPED "LS 8268" WILL BE SET WITH EPOXY TO THE FACE OF WALL 2.00 FEET ABOVE GROUND OR ON TOP OF THE WALL.
5. THE WIDTH OF LOTS FRONTING ON A CURVED STREET OR ON THE CURVED PORTION OF A CUL-DE-SAC OR ELBOW MAY BE MEASURED ALONG AN ARC LOCATED WITHIN THE FRONT FIFTY (50) FEET OF THAT LOT.

LEGEND

⊙	LOCATION OF 2-1/2" BRASS DISC IN MONUMENT WELL STAMPED "LS 8268" PER GG MAPS 96
◉	LOCATION OF 3/4" IRON PIPE AND CAP STAMPED "LS 8268" PER GG MAPS 96
○	DIMENSION POINT
DE	DRAINAGE EASEMENT
DN	DOCUMENT NUMBER, OR
LSE	LANDSCAPE EASEMENT
MAPS	BOOK OF MAPS
MPTE	MULTIPURPOSE TRAIL EASEMENT
ORPC	OFFICIAL RECORDS OF PLACER COUNTY
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
SF	SQUARE FEET
———	BOUNDARY OF LAND BEING SUBDIVIDED BY THIS MAP
———	LOT LINE
- - - - - -	ADJACENT PROPERTY
———	RIGHT-OF-WAY
———	EXISTING RIGHT-OF-WAY
– – – –	EASEMENT
—— - ——	CENTER LINE

FINAL MAP NO. PLN22-00100-06

LIBERTY AT LINCOLN VILLAGE 4B FINAL MAP

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MARCH 2026

ATTACHMENT-3

RESOLUTION 2022 – 189

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE AMENDMENT TO THE APPROVED PHASE 1 VESTING TENTATIVE SUBDIVISION MAP FOR THE LIBERTY AT LINCOLN PROJECT WITHIN THE VILLAGE 7 SPECIFIC PLAN

Recitals

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2010-095, on June 8, 2010, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring and Reporting Program, and certifying the Village 7 Project Final Environmental Impact Report ("Final EIR") SCH No. 2005062001 pursuant to the California Environmental Quality Act ("CEQA"); and

WHERAS, the City of Lincoln City Council adopted Resolution No. 2010-096, on June 8, 2010, approving the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln City Council adopted Resolution No. 2016-242, on December 13, 2016, approving the Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the City of Lincoln has received a request to amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to adopt Resolution No. 2022-015 recommending the City of Lincoln City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR, based on an Addendum to the EIR prepared for the project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend the City Council, under Resolution No.2022-016 amend the General Development Plan of The Village 7 Project.

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No. 20-017 the City Council amend the First Amendment to the Development Agreement By and Between the City of Lincoln and Lincoln Land Holdings, LLC Relative to the Development Known as the Lewis Property.

WHEREAS, notices describing the proposed Project and the time and place of the Planning Commission hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Section 18.92 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan; and

WHEREAS, the project must comply with the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32). Project Conditions of Approval ensure that future development would be consistent with City regulations and that no building permits will be issued that would place structures within the FEMA designated 100-year floodplain; and

WHEREAS, additional Conditions of Approval have been prepared for the proposed amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.1); and

WHEREAS, the adopted Phase 1 Vesting Tentative Subdivision Map Conditions of Approval (Resolution No. 2016-242), remain applicable to the amended Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.2); and

WHEREAS, the Planning Commission of the City of Lincoln did hold a duly noticed public hearing and following discussion and public testimony and did on July 20, 2022 vote to recommend, under Resolution No.22-018, the City Council amend the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan (provided as Exhibit 4.3).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LINCOLN DOES HEREBY MAKE THE FOLLOWING DETERMINATIONS:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 7 Specific Plan Project (SCH No. 2005062001) shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162, the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

Section 4. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan.

Section 5. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is consistent with the objectives, policies, general land uses, and programs specified in the Village 7 Specific Plan.

Section 6. The amendment to the approved Phase 1 Vesting Tentative Subdivision Map for the Liberty at Lincoln Project within the Village 7 Specific Plan is compatible with the uses authorized by the Village 7 General Development Plan.

PASSED AND ADOPTED THIS 9th day of August, 2022, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Silhi, Lauritsen, Karleskint, Andreatta
NOES:	COUNCILMEMBERS:	
RECUSED:	COUNCILMEMBERS:	Joiner
ABSENT:	COUNCILMEMBERS:	

Mayor Holly Andreatta

ATTEST:

City Clerk

The Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 is approved subject to the following conditions of approval:

** (Double Asterisk) located in front indicates a New Condition Specific to the Liberty at Lincoln (Village-7) Phase 1 Amended Small Lot Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			

Condition	Timing	Responsible Party	Status
1. **The Applicant shall comply with these conditions, in addition to the previously approved conditions of approval for the Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 as approved under City of Lincoln City Council Resolution 2016-242.		City Engineer	

Condition	Timing	Responsible Party	Status
2. **All improvements required for the Liberty at Lincoln (Village-7) Phase 1 Amended Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards consistent with the project Development Agreement as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
3. ** Prior to City Council approval of any Final Map, the applicant shall dedicate full right of way required for all backbone roadways, and required for the installation of all offsite infrastructure associated on a large lot map to the satisfaction of the City Engineer.	Prior to the approval of 1st Final Map	City Engineer	

Condition	Timing	Responsible Party	Status
4. **All infrastructure phasing must be to the satisfaction of the City Engineer. Full street improvements shall be required over any proposed underground improvements. The following conditions shall apply to Phase 1A: a. The initial phase of development must include the design and construction of the water system with 2 points of connection to Ferrari Ranch Road, such that no more than 20 lots will be without water if a single water valve is closed. Full street improvements will be required to be designed and constructed with such waterlines. The dedication of the easements, securities, and improvement agreements for this infrastructure are required prior to the first final map. b. The initial phase of development must include construction of Lot-B park. c. The initial phase of development must include construction of all offsite infrastructure required to serve the initial phase.	Prior to the improvement plan approval and 1st Final Map.	Community Development and City Engineer	
5. **Prior to City Council approval of any Final Map, the installation timing of all offsite improvements associated with the project shall have been established to the satisfaction of the City Engineer.	General Condition	Development Engineering and City Engineer	
ADDITIONAL CONDITION OF APPROVAL 6. **The Liberty @ Lincoln – Area 2 Amended Small Lot Vesting Tentative Subdivision Map (Map) is approved with the street sections as shown, and so designated, on Sheet 1 of the Map. However, the Alternative Street Section J2 (43' ROW) with an attached sidewalk is preferred by the City of Lincoln (City) for the in-tract streets, over Sections J (53' ROW) and J1 (56' ROW) with a detached sidewalk. The Developer and the City will collaborate and attempt to include the City preferred Section J2 in the in-tract streets provided that the stormwater quality calculations and facilities can be designed efficiently and cost-effectively to meet the satisfaction of both the Developer and the City. The final decision to utilize Section J2 is at the sole discretion of the Developer.	Prior to the improvement plan approval and final map	Community Development & City Engineer	

Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
7. **Applicant shall submit a stamped technical memorandum to address any changes to the previously approved sewer, water and drainage studies as noted in Conditions of Approval Number- 18, 19 & 20 of the previously approved Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map by City of Lincoln City Council Resolution 2016-242.	Prior to Improvement Plan approval	Development Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
8. **Applicant shall comply with the State mandated, City of Lincoln Supplement Trash Control Design Standards to complement the existing West Placer Stormwater Design Manual, approved by Resolution 2021-134.	Prior to Improvement Plan approval	Development Engineering	
9. **The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
10. **The Applicant shall provide maintenance of the storm water quality features (including but not limited to soil amended areas or stormwater quality features or bio retention ponds) and a warranty securing for a two (2) year period after the notice of completion. The maintenance shall include but not be limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to bonding or acceptance of Central Blvd. and Ferrari Ranch Road Improvements	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
11. **The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality features. The Water Quality Maintenance and Operation Plan shall conform to the requirements of the factsheet SDM-2 of the West Placer Stormwater Quality Design Manual. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality features, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
UTILITIES			
12. **The Applicant shall pay for the cost of the City's consultant to perform water modeling to include this Project water system into the City's water model.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
PARKS AND TRAILS			
13. ** The Applicant shall dedicate all park land, landscape corridors, trails and other open space lots on a large lot map.	Prior to approval of the first final map	Development Engineering and City Engineer	
14. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the annual maintenance and operation of streets, on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). An expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Community Development, Support Services and City Engineer	
15. **The Owner shall annex into the maintenance CFD 2018-1 to provide a funding mechanism for the additional demand on public safety and public library, etc. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.			

Condition	Timing	Responsible Party	Status
16. **The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
PRIOR TO BUILDING PERMIT			
17. **All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
18. **The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2019 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

The Village 7 Phase 1 Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 021-283-010 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 Village 7 Tentative Subdivision Map

	Condition	Timing	City Department	Status
1.	* All development within the Village 7 Specific Plan area is subject to compliance with Mitigation Measures contained within the Village 7Specific Plan EIR (State Clearinghouse No. 2005062001).	General Condition	City of Lincoln	
2.	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	City of Lincoln	
3.	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	City of Lincoln	
4.	* All improvements required for the Phase 1 Small Lot Vesting Tentative Map shall be designed and constructed in accordance with the City of Lincoln "Design Criteria and Procedures Manual" and "Public Facilities and Improvement Standards." Prior to final map approval, all improvements shown on the vesting tentative subdivision map shall be completed to the satisfaction of the City, or the applicant shall enter into an improvement agreement committing to completion of the improvements.	Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
5.	** Improvement plans entitled "Lewis Property – Phase 1 Infrastructure," dated as approved on September 12, 2012, (or as subsequently amended and approved), include all required off-site improvements for Phase 1 of the project by the Development Agreement except for those improvements identified as "not included" or "included in Phase 1 Backbone Landscape Plans" in the August 24, 2016 Memorandum from Vance Jones of MacKay and Somps to Phil Rodriguez of Lewis Planned Communities. Completion of improvement plans and construction of improvements required for Phase 1 shall be in accordance with the timing specified in the Development Agreement.	Prior to Improvement Plans/Final Map Approval	Engineering	
6.	** The items listed under the heading "Encroachment Permit Issuance Requirements" on sheet 2 of the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012, (or as subsequently amended and approved), shall be satisfied prior to the approval of an encroachment permit for the construction of improvements shown on those plans and the approval of improvement plans for the required on-site Phase 1 improvements.	Prior to Approval of Improvement Plans/Final Map	Engineering	
7.	** The VTSM proposes street and utility connections at locations that are inconsistent with the "Phase 1 Infrastructure" plans, dated as approved on September 12, 2012. The Applicant shall revise the off-site plans, subject to City Approval, to be consistent with the VTSM. These revisions shall include a modified alignment for the Sanitary Sewer line between Central Boulevard and Street 57, which shows the line within an east/west street in the Phase 1A-1 and 1B area.	Prior to Approval of Improvement Plans/Final Map.	Engineering	
8.	* Prior to approval of a Final Map, the Large Lot Final Map for Village 7 shall be approved, and all requirements applicable to that map, including but not limited to Conditions of Approval 14 and 15 of the Large Lot Vesting Tentative Map approved by City Council on June 8, 2010 by Resolution No. 2010-098 requiring the establishment of financing mechanisms to fund the construction and maintenance of public improvements required of Phase 1 of Village 7, shall be satisfied.	Prior to approval of Improvement Plans/Final Map	Engineering	

	Condition	Timing	City Department	Status
9.	The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Developer/HOA shall be in compliance with the West Placer Storm Water quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Engineering	
10.	If there is a conflict between the Project Development Agreement and the Conditions of Approval, the Development Agreement shall prevail.	General Condition	City of Lincoln	
11.	As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Finance	
12.	* The Small Lot Vesting Tentative Map shall be subject to those provisions set forth in the approved Specific Plan (adopted by Resolution No. 2010-097, dated June 8, 2010) and General Development Plan for the Plan Area (adopted by Ordinance No.847B), as amended by Ordinance No. ___, and as may be subsequently amended	General Condition	Engineering	
13.	The conditions of approval for the Small Lot Vesting Tentative Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
14.	* The Small Lot Vesting Tentative Subdivision Map approval is valid for the term specified in the Village 7 Development Agreement.	General Condition	City of Lincoln	
15.	* All improvements and construction within the project shall be consistent with the Village 7 Specific Plan, General Development Plan, Development Agreement, Large Lot Vesting Tentative Map and Small Lot Vesting Tentative Map.	General Condition	City of Lincoln	
16.	One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Engineering	

Condition	Timing	City Department	Status
17. The Development Agreement allows for the project to be developed in phases. Upon submittal of Improvement Plans for the Small Lot Vesting Tentative Subdivision Map, the City Engineer/Community Development Director will review the project and determine the extent, timing and installation requirements of public facilities necessary to the provision of public services to the subject parcel, provided such determination is consistent with the Development Agreement. Such determination by the City is limited to the following criteria: Any phase that serves more than forty-five (45) units shall provide two points of vehicular access, one of which can be an emergency vehicle access (EVA) if the EVA provides the ultimate second point of access; provide a looped water system capable of achieving fire flow, maximum day flow and pressure as required by the applicable Improvement Standards; provide a sanitary sewer system which could consist of gravity mains and is connected to the wastewater treatment plant; provide a storm drainage system (including BMP's) to adequately convey storm water to an ultimate discharge point shown on the storm drainage master plan or to an interim discharge point consistent with the extension to the ultimate discharge point; or to require improvements necessary to comply with any other Federal, State or local agency requirements applicable to the project. All phases of development will require final approval by the Community Development Department, Police, and Fire Chiefs based upon the ability to access each phase for regular and emergency City services, as well as the provision of needed public utilities. The City reserves the right to require improvements outside of each phase if deemed appropriate to achieve needed levels of service for each phase.	Prior to approval of Improvement Plans	Engineering	
DEVELOPMENT STUDIES/MITIGATION			
18. * The design of on-site water system improvements shall comply with the "Master Water Study for the Nader Property Specific Plan," prepared by Wood Rogers, dated November 2004 and revised January 2006.	Prior to approval of Improvement Plans	Engineering	

	Condition	Timing	City Department	Status
19.	* The design of on-site sanitary sewer system improvements shall comply with the "Master Sanitary Sewer Study for the Lewis Property," prepared by Wood Rogers, dated December 2011.	Prior to approval of Improvement Plans	Engineering	
20.	* The design of the on-site storm drainage system improvements shall comply with the "Master Drainage Study for the Lincoln Lewis Property - On-Site Drainage Evaluation," prepared by Wood Rogers, dated September 2011. In addition, prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Prior to approval of Improvement Plans	Engineering	
21.	** The design of storm water quality facilities to support development of Phase 1 shall comply with the "Technical Storm Water Quality Report for the Lincoln Village 7 Phase 1," prepared by MacKay and Somps, dated March 16, 2016.	Prior to approval of Improvement Plans		
22.	The Developer shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
23. For those improvements that affect regulated resources, the Developer shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
24. The Developer shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department.	Prior to approval of Improvement Plans that affect the regulated resources of Final Map.	Planning	
25. ** The Developer shall inventory oak trees that will be removed as a result of development within the Phase 1 VTSM and shall mitigate loss of on-site oak trees through the planting of replacement oak trees within the Village 7 open space areas. Replacement trees shall be of 15 gallon size and total trunk diameter (inches DBH) of newly planted trees shall equal the total trunk diameter (inches DBH) of removed oak trees.	Prior to approval of Improvement Plans and Final Map	Engineering and Planning	

Condition	Timing	City Department	Status
26. ** Cultural Resources Mitigation Measure: An archaeological excavation consisting of one controlled unit (three feet by three feet by three feet) will be placed in the center of archeological resource V7-01 to determine if an archaeological deposit is present. If a deposit is not present, no further actions will be required. If a deposit is present, the resource boundary will be covered or capped with fill dirt and a restriction will be established to avoid further disturbance (excavation) that would impact the deposit. Such restriction shall be noted of any final map that includes the area of the resource and shall be recorded on the individual residential lots to restrict activities within the resource boundary. A UAIC will monitor ground disturbing activities associated with construction within a yet-to-be-defined sensitivity area that would be drawn around the resource boundary and the developer shall provide funding for the UAIC monitor.	Prior to approval of subdivision improvement plans, recordation of final map or site disturbance, whichever comes first	Engineering and Planning	
TRANSPORTATION/STREET IMPROVEMENTS			
27. ** The configuration, location and timing of street improvements shall be as set forth in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	
28. Permanent emergency vehicle access points, (E.V.A.) shall be constructed in a minimum 20-foot wide easement with 12-foot wide travel lane or as approved by the Fire Department and Community Development Department, pavement and aggregate base and 2-foot wide aggregate base shoulders and shall be provided with a minimum vertical clearance of not less than 13-feet 6-inches (13'-6"). Structural section shall be determined during design. Gates, if installed in the easement, shall swing in the direction of travel and shall not impede access. A Knox Company padlock is to be provided on all easement gates.	Prior to approval of Improvement Plans and Final Map	Engineering	

Condition	Timing	City Department	Status
29. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Engineering	
30. The Developer shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Engineering	
31. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
UTILITIES			
32. If determined necessary by the City, the Developer shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Engineering	
33. ** The Developer shall design and construct reclaimed water facilities as specified in the Project Development Agreement and Specific Plan.	Prior to approval of Improvement Plans & Final Map	Engineering	

Condition	Timing	City Department	Status
34. The Developer shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
35. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.	Prior to approval of Improvement Plans and Final Map	Engineering	
36. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	Engineering	
37. In accordance with the City's then current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	Engineering	

Condition	Timing	City Department	Status
38. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the Community Development Department).	Prior to approval of Improvement Plans and Final Map	Engineering	
39. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Developer shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	Engineering	

Condition	Timing	City Department	Status
FLOODPLAIN/WETLANDS			
40. * Grading of the project shall comply with applicable FEMA regulations and the City's Flood Damage Prevention Ordinance (Lincoln Municipal Code Section 15.32.) If the proposed grading results in changes to FEMA floodplain boundaries (as shown on the Flood Insurance Rate Map), the Applicant shall file requests to FEMA for map changes (i.e. CLOMR or LOMR), if necessary, in accordance with FEMA regulations, and shall be responsible for any costs associated with processing these. A CLOMR has been previously approved by FEMA for the project. Within six months of completion of grading, the Applicant shall submit a request for the LOMR, and shall work diligently and cooperatively with FEMA until an approved LOMR is issued. No building permits will be issued within the FEMA designated 100-year floodplain until a LOMR is issued, which shows residential lots outside the 100-year (i.e. Zone A) and 50-year (i.e. Zone Shaded X) floodplain.	Approved CLOMR; prior to Construction within floodplain. Approved LOMR; application to FEMA within six months of completion of grading, and issued by FEMA prior to Building Permit issued for lots within the 100-year and 500-year FEMA designated floodplain	Engineering	

Condition	Timing	City Department	Status
41. * All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Engineering	
FIRE			
42. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Engineering	
43. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the then applicable improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Engineering	
44. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Engineering	

PARKS AND TRAILS			
45. The Developer shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, in accordance with the Project Development Agreement and Specific Plan. Landscape and Trail plans shall be approved with the Public Improvement Plans. The following specifications shall be applied to trails in the project: • Trails must be located to the satisfaction of the City Engineer, consistent with the Specific Plan and 404 permit as applicable. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Developer shall install all required signage for the trail.	Prior to approval of Improvement Plans and final Map.	Planning and Engineering	
46. The Developer shall design and construct open fencing along all open space, drainage corridors, and parkways consistent with the General Development Plan, constructed in accordance with Plans and specifications approved by the City Engineer or designed and constructed as identified in the Army Corps of Engineers approved Open Space Management Plan.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	
47. ** The Developer shall prepare Improvement Plans for parks (Park A and Park B) and Major Paseos (Lots C through U) for City review and approval. Such plans shall address frontage improvements, grading and drainage, mobility improvements, landscaping and recreational improvements.	Prior to approval of Improvement Plans and Final Map.	Engineering and Planning	

LANDSCAPING			
48. As specified in the Village 7 General Development Plan, Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall to be the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods. The project will be required to incorporate the use of non-potable water into the Irrigation Plans where available. In instances where non-potable water is used, the piping and design specifications shall be standards approved by the Community Development Director and City Engineer.	Prior to approval of Improvement Plans and Final Map	Engineering	
49. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The Community Development Director shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Engineering	

LIGHTING/DESIGN			
50. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the Village 7 General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Engineering	
51. The Developer shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Engineering and Planning	

IMPROVEMENT PLAN NOTES			
52. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Engineering	
53. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Engineering	

54. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Engineering	
55. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Engineering	
56. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall call the Public Services Department at 434-2450 to schedule disinfection and testing."	Prior to approval of Improvement Plans	Engineering	
57. A note shall be added to the Improvement Plans: "The Developer shall submit Environmental surveys in compliance with the mitigation measures. The Developer shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Engineering and Planning	
58. A note shall be added to the Improvement Plans: "The Developer shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Engineering	

59. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction."	Prior to approval of Improvement Plans	Engineering	
GRADING			
60. The Developer shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Engineering	
61. The Developer shall provide a grading and erosion control security plan in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	Engineering	
62. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the Community Development Department and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the Community Development Department.	Prior to Grading on-site	Engineering	
63. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading on-site	Engineering	

64. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	Engineering	
FINAL MAP			
65. The Developer shall submit Joint Trench Plans for review by City Engineering	Prior to Acceptance of Improvements or Final Map	Engineering	
66. Prior to the approval of each Final Map, the Developer shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Developer shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Engineering	
67. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase 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	Engineering	
68. 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	Engineering	

69.	Arrangements shall be made by the Subdivider during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to Final Map approval	Engineering	
70.	The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Engineering	
71.	The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Public Services	
72.	The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Map approval	Engineering	
73.	The Developer shall consent to the City's formation of, or annex to, a Drainage Maintenance Assessment District if deemed necessary by the City Engineer, as required by the Development Agreement.	Prior to Final Map approval	Engineering	

74.	The Developer shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except those facilities maintained by the HOA. This funding mechanism may consist of a Special Tax, Assessment District, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as the City's Landscaping & Lighting Assessment District No. 1, Benefit Assessment District No. 1, or CFD an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Approval of Improvement Plans/Final Map	Engineering	
75.	* Consistent with Section 3.9.1 of the Village 7 Development Agreement, if the City determines that there may be a shortfall in revenues needed to provide certain General Fund services to the Project, Developer agrees that either the Property may be annexed into the City's Community Facilities District No. 2010-1 (the "Services CFD") or alternatively agrees to consent to the City's formation of a new Services CFD. If determined necessary by the City, such funding mechanism shall be established prior to the recordation of the first Large Lot Final Map on the Property.	Prior to Final Map approval	Engineering and Finance	
76.	* The Developer will participate in the Public Facilities Element Fee program as outlined in the Development Agreement.	Prior to Final Map approval.	Engineering	
77.	The Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to Final Map approval	Fire and Planning	

78.	In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's) a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79.	In the event that Homeowner Associations (HOA's) are established for the project, the Developer shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Developer shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Engineering	
80.	All small lot subdivisions shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Development Plan for Village 7. The Plan shall be subject to review and approval of the Community Development Department.	Prior to Final Map approval	Planning	
81.	After recordation of the Final Map, the Developer shall provide to the City one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Engineering	
PRIOR TO CONSTRUCTION				
82.	The Developer shall apply for and obtain an Encroachment Permit from the Community Development Department prior to any work conducted within the City right-of-way.	Prior to beginning construction	Engineering	

83. The Developer, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	Engineering and Fire	
84. The Developer shall consult with/notify the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	Engineering	
85. An on-site meeting with the Developer, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Developer shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Developer shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	Engineering	
86. All construction haul routes shall be approved by the Community Development Department prior to commencement of any construction activity	Prior to any construction	Community Development	
DURING CONSTRUCTION			
87. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	Engineering	

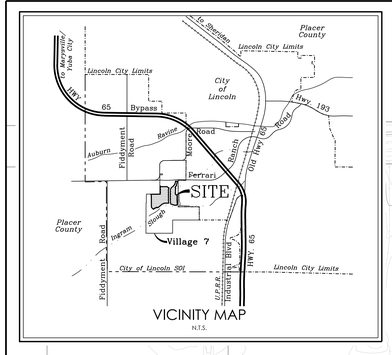
88.	For each phase of development, the Developer shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Developer identifies any unique unforeseen soils conditions, the Developer shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	Engineering	
89.	The Developer/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Public Services Department based upon field conditions.	During construction	Engineering	
90.	For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Developer. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	Engineering	
91.	The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Developer shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
92.	The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Developer shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	

PRIOR TO ACCEPTANCE			
93. For each phase of development, the Developer shall prepare a Water Quality Maintenance and Operation Plan for all water quality features. The Maintenance and Operation Plan shall contain as a minimum a description of the constructed facilities, the design criteria, a description of the way the facility is expected to operate, a post construction Erosion Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Maintenance and Operation Plan shall be subject to approval of the Public Services Department.	Prior to Acceptance of Improvements	Engineering/ Public Services	
94. The Developer shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the Community Development Department.	Prior to Acceptance of Improvements	Engineering	
95. The Subdivider, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	Engineering	
96. The project shall be required to underground all existing public utilities fronting Phase 1 of the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	Engineering	
97. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	Engineering	
98. Prior to the acceptance of each phase of improvements, the Developer shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the Public Services Department.	Prior to Acceptance of Improvements	Engineering	

99. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Developer, at his expense, to the satisfaction of the Community Development Director.	Prior to Notice of Completion	Engineering	
100. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Community Development Department, the improved property shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Developer shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Developer shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	Engineering, Community Development, and Public Services	
101. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	Engineering	
PRIOR TO BUILDING PERMIT			
102. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building and Engineering	
103. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	

104. Typical Landscape Plans, prepared by a registered landscape architect, shall be submitted for private front yard landscaping prior to issuance of Building Permits for homes. Such plans shall utilize drought tolerant landscaping, irrigation systems and plant materials that comply with then applicable City of Lincoln landscape standards.	Prior to Building Permit Issuance	Community Development	
105. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Building, Planning, and Police Department	
106. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
107. The Developer shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
108. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
109. The Developer shall comply with the Development Agreement regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	

110. Unless otherwise addressed in the Development Agreement, the development of any residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
PRIOR TO OCCUPANCY			
111. The Developer shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy of each home	Building	
112. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to Final Inspection / Occupancy	Building	



VICINITY MAP
N.T.S.

TENTATIVE MAP NOTES

1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the city of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the city of Lincoln.
4. Modifications to utility service, access, and the parcelization scheme are permitted subject to review and approval of the city of Lincoln.
5. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
6. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
7. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
8. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
9. All utility systems shown or implied by this map are subject to change at the time of final design with the approval of the city of Lincoln.
10. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
11. A minimum 10' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map. See street sections.
12. Grading shown on this map illustrates a preliminary grading concept and is subject to change at the time of final design.
13. Grading & utilities shown with screened linework for Village 7. Area 2 are based on approved technical studies, rough grading, and improvement plans prepared by others.
14. The proposed utilities shown hereon substantially conform to the approved technical studies. (by others).
7. Topographic information shown hereon is based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave, at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JI0897.
8. This application is for a development permit.

BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:
A portion of the south-half of the southeast quarter and a portion of the south-half of the north-half of the southeast quarter of Section 20, Township 12 North, Range 8 East, M.D.M.

APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	A portion of 021-283-010
SITE AREA:	92.2 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Low Density Residential, Medium Density Residential, Park & Recreation, Major Paseo
Zoning / Lincoln Village SP Designations:	VLDR, VMDR, VPR & VOS
LOT SUMMARY	582: TOTAL LOTS 565: Single-family Residential lots 2: Park Lots 15: Major Paseo Lots
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice / Data Communications:	AT&T, Comcast, Wave Broadband

Village 6
VMDR
72 LOTS - 40' x 90' (TYP.)
9.6 ± AC G
9.5 ± AC N

Village 7
VMDR
95 LOTS - 45' x 67' (TYP.)
11.3 ± AC G
11.1 ± AC N

TENTATIVE SUBDIVISION MAP LIMITS

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

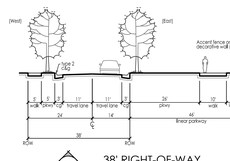
Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± AC N

Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

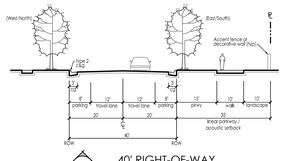
Lot A Park 4.3± Ac
Lot B Park 2.9± Ac
Lot C Major Paseo 0.08± Ac
Lot D Major Paseo 0.07± Ac
Lot E Major Paseo 0.05± Ac
Lot F Major Paseo 0.05± Ac
Lot G Major Paseo 0.07± Ac
Lot H Major Paseo 0.07± Ac
Lot I Major Paseo 0.2± Ac
Lot J Major Paseo 0.09± Ac
Lot K Major Paseo 0.2± Ac
Lot L Major Paseo 0.3± Ac
Lot M Major Paseo 0.1± Ac
Lot N Major Paseo 0.1± Ac
Lot O Major Paseo 0.04± Ac
Lot P Major Paseo 0.04± Ac
Lot Q Major Paseo 0.09± Ac

FERRARI RANCH ROAD
WESTERN BOULEVARD
CENTRAL BOULEVARD
INGRAM SLOUGH
SOUTH INGRAM SLOUGH
NORTH INGRAM SLOUGH
FUTURE BRIDGE
Future roadway (south of traffic circle)

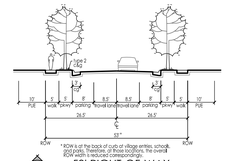
021-263-018-000 LINCOLN LAND HOLDINGS LLC
021-263-012-000 LINCOLN LAND HOLDINGS LLC
021-283-010-000 LINCOLN LAND HOLDINGS LLC
021-283-007-000 DAVIS CHRISTIE K & JACKIE N
021-283-008-000 LINCOLN CITY OF
021-283-009-000 SWINGLE KEVIN & SWINGLE COREY
327-010-040-000 LINCOLN CITY OF



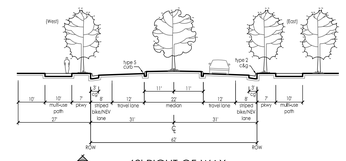
I1 — 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.



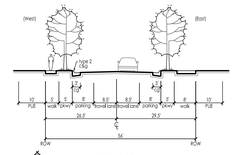
I — 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.



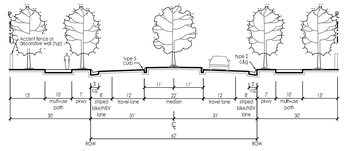
J — 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.



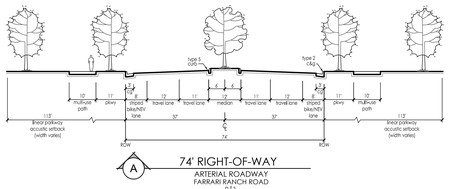
D — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



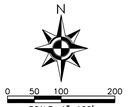
J1 — 56' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides / 8' walk one side)
n.t.s.



C — 62' RIGHT-OF-WAY
COLLECTOR WITH MEDIAN (no parking)
CENTRAL BOULEVARD
n.t.s.



A — 74' RIGHT-OF-WAY
ARTERIAL ROADWAY
FARRARI RANCH ROAD
n.t.s.



0 50 100 200
SCALE: 1"=100'

Land Use Summary

Village #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
1	VLDR	Village Low Density Residential / 50' x 100'	14.2	13.8	78	5.6
2	VLDR	Village Low Density Residential / 50' x 90'	11.5	11.3	70	
3	VMDR	Village Medium Density Residential / 55' x 80'	15.4	15.2	89	
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	7.1
5	VMDR	Village Medium Density Residential / 45' x 80'	10.3	10.2	84	
6	VMDR	Village Medium Density Residential / 40' x 90'	9.6	9.5	72	
7	VMDR	Village Medium Density Residential / 45' x 67'	11.3	11.1	95	
A	VPR	Village Parks and Recreation	4.5	4.5		
B	VPR	Village Parks and Recreation	2.9	2.9		
Major Paseos	VOS/MP	Major Paseos	-	1.5		
Total			92.2	92.2	565	

AMENDED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 1 of 3

16484

P:\16484\VSM\Submittals\2021 Amendments\Phase 1\16_SUM_AmendmentSubmittal_Phase1.dwg 10/14/2021 12:45:50 pm jmartin

LEGEND

PROPOSED	DESCRIPTION	EXISTING
8"SS	SEWER LINE (SIZE INDICATED)	8"SS
	SEWER MANHOLE	
12"W	WATER LINE (SIZE INDICATED)	12"W
16"NP	NON POTABLE WATER LINE (SIZE INDICATED)	
	BLOW OFF VALVE	
	FIRE HYDRANT ASSEMBLY	
	GATE VALVE	
	BUTTERFLY VALVE	

FERRARI RANCH ROAD

WESTERN BOULEVARD

CENTRAL BOULEVARD

021-263-018-000
LINCOLN LAND HOLDINGS LLC

021-263-012-000
LINCOLN LAND HOLDINGS LLC

021-283-010-000
LINCOLN LAND HOLDINGS LLC

021-283-006-000
DAVIS CHRISTIE K & JACKIE N

021-283-007-000
SNOW LAVERNE ALVES ET AL

021-283-009-000
SWINGLE KEVIN & SWINGLE COREY

021-283-008-000
LINCOLN CITY OF

327-010-040-000
LINCOLN CITY OF

Lot A
Park

Lot B
Park

Lot C
Major Paseo

Lot D
Major Paseo

Lot E
Major Paseo

Lot F
Major Paseo

Lot G
Major Paseo

Lot H
Major Paseo

Lot I
Major Paseo

Lot J
Major Paseo

Lot K
Major Paseo

Lot L
Major Paseo

Lot M
Major Paseo

Lot N
Major Paseo

Lot O
Major Paseo

Lot P
Major Paseo

Lot Q
Major Paseo

Future roadway
(south of traffic circle)

FUTURE BRIDGE

N

0 50 100 200
SCALE: 1"=100'

AMENDED PRELIMINARY UTILITY PLAN

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

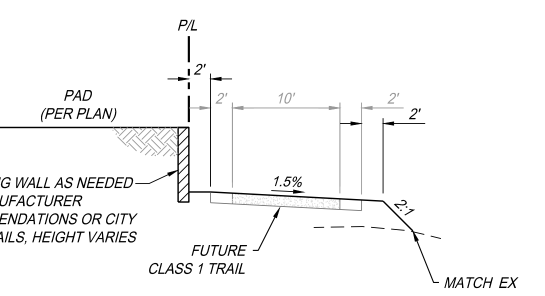
Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

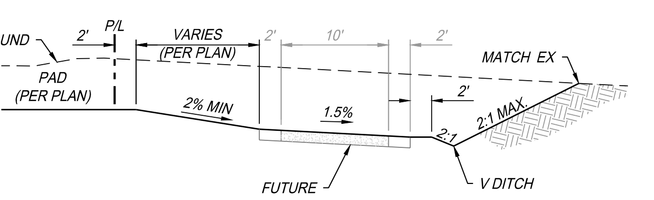
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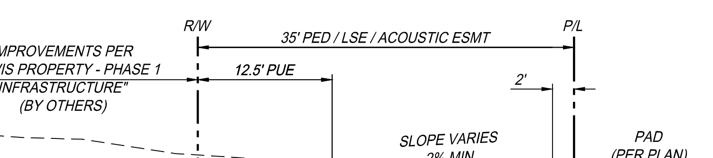
1 - **GRADING SECTION**

(NTS)



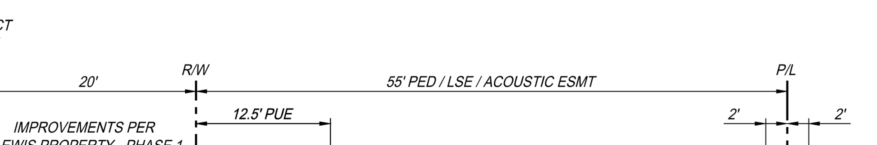
2 - **GRADING SECTION**

(NTS)



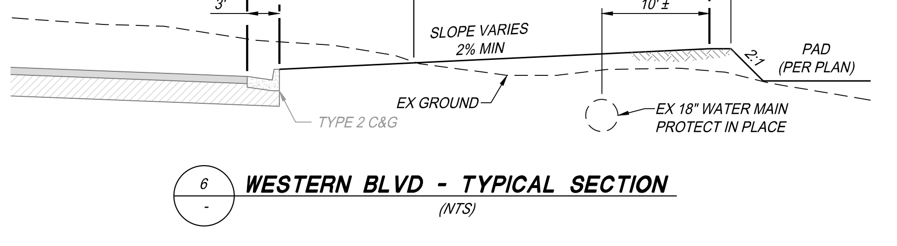
3 - **WESTERN BLVD - TYPICAL SECTION**

(NTS)



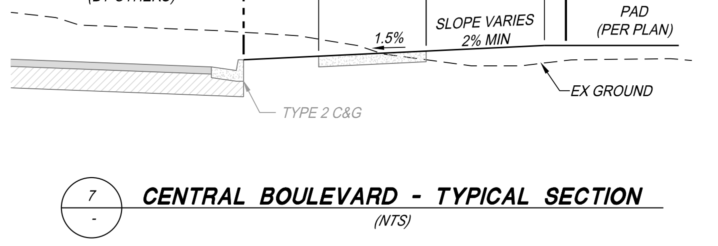
5 - **WESTERN BLVD - TYPICAL SECTION**

(NTS)



6 - **WESTERN BLVD - TYPICAL SECTION**

(NTS)

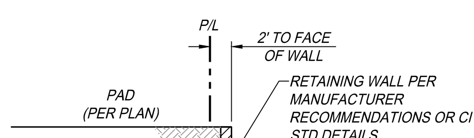


7 - **CENTRAL BOULEVARD - TYPICAL SECTION**

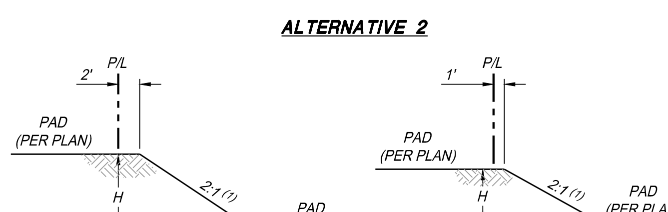
(NTS)

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SD	STORM DRAIN LINE (SIZE INDICATED)	SD
◉	STORM DRAIN MANHOLE	○
■	DROP INLET	■
	INLET/OUTLET	
▶	SLOPE	▷
0.60%	STREET GRADE	0.60%
× 117.20	CENTERLINE ELEVATION	× 117.20
➡	OVERLAND RELEASE	
P=125.7	PAD GRADE ELEVATION	



ALTERNATIVE 2



PAD DIFFERENTIAL
(H > 0.5')

PAD DIFFERENTIAL
(H ≤ 0.5')

NOTE:
1) UNLESS OTHERWISE NOTED ON THE PLANS

ALTERNATIVE 1

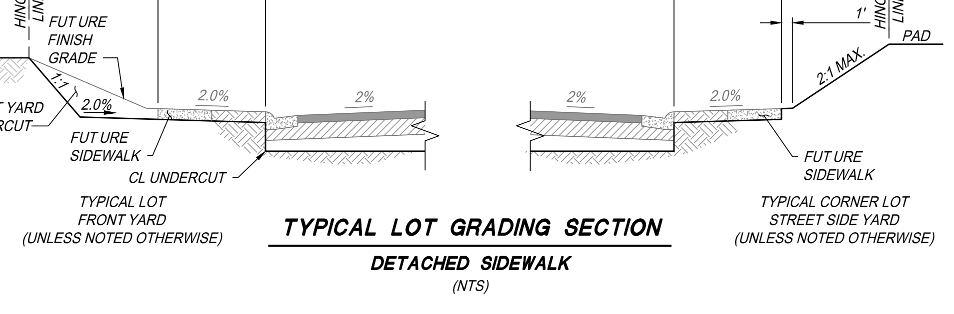
TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING

(NTS)

NOTE:
1) THE DETERMINATION OF RETAINING WALLS OR SIDE SLOPES FOR REAR AND SIDE YARDS SHALL BE DETERMINED DURING THE DESIGN PHASE AND PREPARATION OF IMPROVEMENT PLANS

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF LINCOLN.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. GRADING & UTILITIES SHOWN WITH SCREENED LINEWORK FOR LIBERTY @ LINCOLN - AREA 2, PHASE 1 ARE BASED ON APPROVED TECHNICAL STUDIES, ROUGH GRADING, AND IMPROVEMENT PLANS PREPARED BY OTHERS.
6. THE PROPOSED UTILITIES SHOWN HEREON SUBSTANTIALLY CONFORM TO THE APPROVED TECHNICAL STUDIES. (BY OTHERS)
7. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE CITY OF LINCOLN CONTROL POINT NO. " BM A 855" ELEV. 127.877'. NGS BENCHMARK DISK STAMPED "A 855 1949" SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI S. OF LINCOLN. NGS PID JS0897.
8. OUTFALL STRUCTURES ARE A PART OF "LEWIS LINCOLN - MASS GRADE & DRAIN OUTFALLS". (BY OTHERS)
9. CONVERSION BETWEEN NAVD88 AND NGVD29 IS BASED UPON THE NGS DATA SHEET FOR THE POINT DESIGNATED " BM A 855". BASED ON THIS DATA POINT, THE VERTICAL DIFFERENCE IS 2.34 FEET.



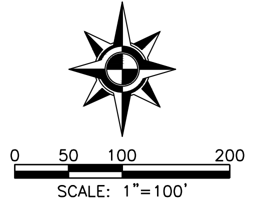
TYPICAL LOT
FRONT YARD
(UNLESS NOTED OTHERWISE)

TYPICAL CORNER LOT
STREET SIDE YARD
(UNLESS NOTED OTHERWISE)

TYPICAL LOT GRADING SECTION

DETACHED SIDEWALK

(NTS)



AMENDED PRELIMINARY GRADING PLAN

LIBERTY @ LINCOLN - AREA 2

Lincoln, CA

(VILLAGE 7 PHASE 1)

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

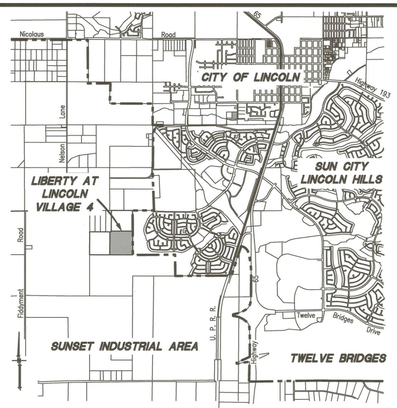
Sheet 2 of 3

ATTACHMENT-4

IMPROVEMENT PLANS FOR:

LIBERTY AT LINCOLN VILLAGE 4

LINCOLN, CALIFORNIA



VICINITY MAP
(NTS)

LEGEND

PROPOSED	DESCRIPTION	EXISTING	FUTURE
	CURB, GUTTER & SIDEWALK		
	TYPE 2 CURB, GUTTER & SIDEWALK		
	STREET CENTERLINE		
	RIGHT-OF-WAY		
8"SS	SANITARY SEWER	8"SS	8"SS
	SANITARY SEWER CLEANOUT		
	SANITARY SEWER MANHOLE		
12"SD	STORM DRAIN	12"SD	12"SD
	STORM DRAIN MANHOLE		
	STORM DRAIN DROP INLET		
8"W	WATER MAIN	8"W	8"W
8"RW	RECYCLED WATER MAIN	8"RW	8"RW
	BLOW-OFF VALVE ASSEMBLY		
	GATE VALVE		
	BUTTERFLY VALVE		
	AIR RELEASE VALVE		
	FIRE HYDRANT		
	WATER LINE PROFILE (PVC PIPE)		
	WATER LINE PROFILE (DUCTILE IRON PIPE)		
	TEMPORARY CONSTRUCTION FENCE		
	SLOPE BANK		
	SURVEY MONUMENT WELL		
	STREET LIGHT		
	STREET NAME SIGN		
	OVERLAND RELEASE		
	STREET BARRICADE		

CONTRACTOR RESPONSIBILITY

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY OF ROSEVILLE AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF ROSEVILLE OR THE DESIGN CONSULTANT.

UNAUTHORIZED CHANGES & USES

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER.

ELECTRONIC LINEWORK

ELECTRONIC VERSIONS OF THE LINEWORK ON THIS PLAN MAY NOT BE CONSISTENT WITH OTHER DIMENSIONS, NOTES, DETAILS, OR DESCRIPTIONS WHICH CONTROL THE INTENDED DESIGN. ELECTRONIC VERSIONS OF THIS PLAN ARE NOT TO BE USED TO ESTABLISH THE LOCATION OF PROPERTY OR IMPROVEMENTS IN THE FIELD.

SWPPP NOTE

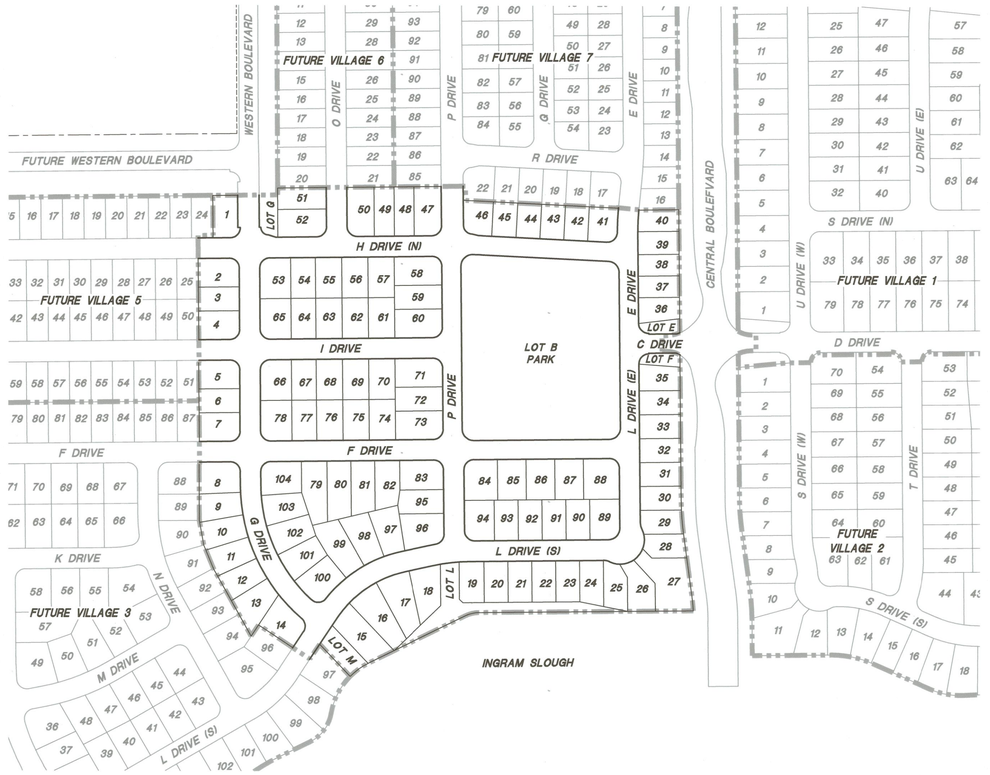
EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP IS KEPT UP-TO-DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY LOCAL AND STATE INSPECTORS.

STAKING REQUESTS

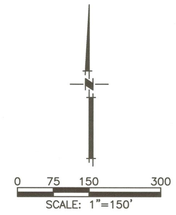
MACKAY & SOMPS SHALL BE NOTIFIED AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.

FINISHED LOT GRADING

THE GRADING PLAN PREPARED BY MACKAY & SOMPS IS MEANT, AMONG OTHER THINGS, TO ENSURE THAT ADEQUATE SURFACE DRAINAGE AWAY FROM AND AROUND THE HOUSE AND TO THE STREET OR OTHER APPROVED DRAINAGE FACILITY CAN BE ACHIEVED WITHOUT ANY SUBSTANTIAL EARTHMOVING BEYOND THE INITIAL ROUGH GRADING OPERATION. IN ORDER TO ACTUALLY ACHIEVE ADEQUATE DRAINAGE, FINISH GRADING AND LANDSCAPING, WHICH ARE BEYOND MACKAY & SOMPS SCOPE AND CONTROL, MUST FAITHFULLY INCORPORATE THE DRAINAGE CONCEPTS CONTAINED IN THE PLANS AND SPECIFICATIONS PREPARED BY MACKAY & SOMPS.



SITE PLAN
SCALE: 1"=150'



WORKING HOURS:

- 7:00AM TO 5:00PM MONDAY-FRIDAY
- WORK BETWEEN 8:00AM TO 4:00PM ON SATURDAY, SUNDAY AND HOLIDAYS REQUIRES A WRITTEN REQUEST TO THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER 72 HOURS PRIOR TO THE DESIRED CONSTRUCTION

BENCHMARK:

NGS BENCHMARK DISK STAMPED 'A 855 1949' ELEV. 130.210 NAVD 88

DISK SET IN CONCRETE MONUMENT 39'± EAST OF E. SPRR RAIL, 31.5'± WEST OF CENTERLINE INDUSTRIAL AVE. AT CURVE 0.1± MI WEST OF INTERSECTION WITH HWY. 65 2.5± MI SOUTH OF LINCOLN. NGS PID JS0897

NOTE: THE ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE ON NGVD 29 DATUM. TO CONVERT FROM NGVD 29 TO NAVD 88, ADD 2.333-FEET.
EXAMPLE: 127.877 (NGVD 29) = 130.210 (NAVD 88)

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES		PHONE
U.S.A.	UNDERGROUND SERVICE ALERT		(800)227-2600
TELEPHONE	AT&T	JIM JOHNSON	(530)888-2048
COMMUNICATIONS	CONSOLIDATED	WAYNE ANDERSON	(916)786-1226
GAS	PACIFIC GAS & ELECTRIC	MARY WESTFALL	(530)889-3256
ELECTRIC			
FIRE	CITY FIRE CHIEF		(916)434-2416
WATER	PUBLIC WORKS		(916)434-2450
SEWER			
STORM DRAIN			
CABLE T.V.	WAVE	EVELYN CORTEZ	(866)928-3123

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEERING STUDY, PREPARED BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000, DATED FEBRUARY 1, 2022

ENGEO INCORPORATED

ADDRESS: 2213 PLAZA DRIVE
ROCKLIN, CA 95765

APPROVED BY: _____
MARK GILBERT, GE

REGISTERED PROFESSIONAL ENGINEER MARK M. GILBERT No. 2191 GEOTECHNICAL STATE OF CALIFORNIA

ESTIMATED EARTHWORK QUANTITIES

AREA	CUT(CY)	FILL(CY)	ADJUSTED FILL(CY)	NET(CY)
VILLAGE 4	N/A	N/A	N/A	
TOTALS	N/A	N/A	N/A	N/A

EARTHWORK NOTES:
1. LIBERTY AT LINCOLN - AREA 2 VILLAGE 4 PROJECT WAS GRADED AS A PART OF LIBERTY AT LINCOLN - AREA 2 ROUGH GRADING. NO ADDITIONAL GRADING IS ANTICIPATED WITH VILLAGE 4.

WDID# 5S31C397402

CITY OF LINCOLN FIRE DEPARTMENT

APPROVED BY: _____ 5/24/2023
FIRE CHIEF DATE

CITY OF LINCOLN ENGINEERING DEPARTMENT

APPROVED BY: _____ 7/17/23
TRAVIS S WILLIAMS, INTERIM-CITY ENGINEER DATE

RECORD DRAWINGS APPROVED BY: _____
CITY ENGINEER DATE

SHEET INDEX

1. COVER SHEET
2. CITY OF LINCOLN GENERAL NOTES
3. MACKAY & SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS
4. TYPICAL SECTIONS AND DETAILS
5. WATER PLAN
6. UTILITY PLAN
7. G DRIVE PLAN & PROFILE (STA 30+67.59 TO 40+09.77)
8. L DRIVE (S) PLAN & PROFILE (STA 21+72.34 TO 29+52.18)
9. L DRIVE (E) & E DRIVE PLAN & PROFILE (STA 5+69.00 TO 10+00.00) & (STA 10+00.00 TO 12+84.22)
10. P DRIVE PLAN & PROFILE (STA 10+00.00 TO 17+64.82)
11. H DRIVE (N) PLAN & PROFILE (STA 20+43.84 TO 29+44.20)
12. I DRIVE PLAN & PROFILE (STA 16+17.50 TO 21+55.00)
13. F DRIVE PLAN & PROFILE (STA 17+83.01 TO 26+84.50)
14. C DRIVE PLAN & PROFILE & O DRIVE PLAN & PROFILE (STA 3+31.50 TO 4+01.88) & (STA 10+00.00 TO 11+29.55)
15. EROSION CONTROL PLAN
16. SIGNING AND STRIPING PLAN

STREET LIGHT PLAN (1)
1. STREET LIGHT PLAN

PLAN NOTES:
(1) STREET LIGHT PLAN IS THE RESPONSIBILITY OF KD ANDERSON TRANSPORTATION ENGINEERS

NO.	REVISION

DATE: MAY 2023
SCALE: AS SHOWN
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

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IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – VILLAGE 4
CITY OF LINCOLN CALIFORNIA

COVER SHEET

REGISTERED PROFESSIONAL ENGINEER PHILIP W. RODRIGUEZ No. 35474 CIVIL STATE OF CALIFORNIA

FOR MACKAY & SOMPS
NOTE: DATUM FOR THIS PROJECT IS NGVD 29

811 Know what's below. Call before you dig.

OWNER/DEVELOPER:
LEWIS MANAGEMENT CORP.
CONTACT: PHIL RODRIGUEZ
9216 KIEFER BLVD
SACRAMENTO, CA 95826
PHONE: (916) 403-1703

ENGINEER:
MACKAY & SOMPS CIVIL ENGINEERS, INC.
CONTACT: TYE SHEEHAN
1025 CREEKSIDE RIDGE DRIVE, SUITE 150
PHONE: (916) 773-1189
FAX: (916) 773-2595

SHEET 1 OF 16
PROJECT NO. 18484-V4

5-10-2023 08:04:19 tsheehan P:\18484\DES\P\Area 2\V4\01-LL-V4-COVER.dwg
[1] P:\18484\DES\P\Area 2\V4\10-LL-V4-TBLK-ANNO.dwg [2] P:\18484\SRV\CS\0-CS-LIBERTY AREA 2.dwg [3] P:\18484\SRV\CS\0-CS-LIBERTY AREA 2.dwg [4] P:\18484\DES_Metro\0-IP-LL-WESTERN.dwg

CITY OF LINCOLN PROJECT NOTES

CITY STANDARD NOTES

1. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION, CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.
2. ALL MATERIALS METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES CONSTRUCTION STANDARDS, JANUARY 2020 OR LATEST EDITION, OR MOST CURRENT STANDARDS WHEN APPROVED, AND CALTRANS LATEST EDITION OR MOST CURRENT STANDARDS WHEN APPROVED (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR THEIR AUTHORIZED REPRESENTATIVE CERTIFICATION FOR CONFORMANCE WITH CITY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LINCOLN CITY ENGINEER FOR A PRE-CONSTRUCTION CONFERENCE, 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 48-HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION OF PUBLIC FACILITIES SHALL BE GIVEN 48-HOURS IN ADVANCE, AND BE PERFORMED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.
4. THE CITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE AND PROVIDED WITH A WORK PLAN PRIOR TO CONNECTING TO EXISTING PUBLIC INFRASTRUCTURE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR.
6. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION, AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN IN THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION TO BE UNKNOWN.
7. THE CONTRACTOR IS TO EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE, ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR, ON THE JOB SITE DURING ALL WORKING HOURS.
10. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.
11. THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO RETAIN AND USE LOCAL VENDORS, SUPPLIERS. SUBCONTRACTORS AND LABOR, PROVIDED SAME ARE COMPETITIVE.
12. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. FOR INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).
14. CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY.
15. THE CITY OF LINCOLN COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRING A THREE (3) YEAR WARRANTY ON ALL STREETS THAT ARE CONSTRUCTED DURING THE RAINY SEASON (OCTOBER 1 THRU MARCH 31), AND FOR STREETS WHERE UTILITIES ARE BEING INSTALLED DURING THIS TIME FRAME.
16. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.
17. PONDING WATER IN THE LANDSCAPE MEDIANS WHILE UNDER CONSTRUCTION IS NOT PERMISSIBLE.
18. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS WILL NOT BE PERMISSIBLE.
19. PONDING WATER BETWEEN THE BUILDING PAD AND THE BACK OF WALK IS NOT PERMITTED.

EARTHWORK

1. ENGEO INCORPORATED SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING STUDY BY ENGEO INCORPORATED, PROJECT NO. 9328.000.000 , DATED FEBRUARY 1, 2022 , AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.
2. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AND CITY'S SPECIFICATIONS AND SHALL BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT
3. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER
4. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT.
5. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER. AS IT RELATES TO EXISTING CITY STREETS, THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.
6. EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15TH IF LANDSCAPING HAS NOT BEEN INSTALLED.
7. WINTERIZATION NOTE - THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH; EROSION PROTECTION ON SLOPES 10: 1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER.
   1) NO SEDIMENT SHALL LEAVE THE PROJECT AREA
   2) GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS.
   3) PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SEC 110N SS 60-05 (CALTRANS SPECS).
   4) SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS.
   5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.
8. WHEN COMPACTION CANNOT BE DETERMINED BY SPECIFIED TEST METHODS, THE CONTRACTOR SHALL PROPOSE A METHOD TO ACHIEVE REQUIRED DENSITIES. THE METHOD MUST BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND CITY ENGINEER PRIOR TO IMPLEMENTATION. ANY WORK DONE PRIOR TO APPROVAL MAY BE REJECTED. A FULL TIME GEOTECHNICAL INSPECTOR SHALL BE PRESENT TO OBSERVE PERFORMANCE OF BACKFILLS. THE CITY RESERVES THE RIGHT TO REJECT ANY BACKFILL WHERE INSPECTOR IS NOT PRESENT.

SEWER

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

   PIPE ALTERNATIVES FOR MAINS AND SERVICES SHALL BE:

   a. PVC SDR 26 PIPE

   b. EXTRA STRENGTH VITRIFIED CLAY PIPE BELL AND SPIGOT CONFORMING TO ASTM C700-C301, C828, C425 AND C12 STANDARDS

   c. PIPES GREATER THAN 15" DIAMETER, PIPE BELL AND SPIGOT TO BE NEW HIGH STRENGTH CLASS

   d. FORCE MAINS LESS THAN 6" DIAMETER TO BE POLYVINYL CHLORIDE PIPE SCHEDULE 80

   e. FORCE MAINS 6" DIAMETER AND LARGER TO BE HIGH DENSITY POLYETHYLENE (HDPE) WITH BUTT-FUSED JOINTS AND WALL THICKNESS OF NOT LESS THAN DR11
2. EXISTING SEWER FACILITIES SHALL BE EXPOSED AND INVERTS VERIFIED PRIOR TO PLACEMENT OF PROPOSED PIPE.
3. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN THE EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR AND BRICK PLUGS SHALL BE USED, INFLATABLE DEVICES ARE NOT SATISFACTORY.
4. ALL SANITARY SEWER INITIAL BACKFILL SHALL BE AS SHOWN ON CITY STD. SS-1
5. A VACUUM TEST SHALL BE DONE AFTER ASSEMBLY OF THE MANHOLE, BUT PRIOR TO BACKFILL. ALL LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED INSIDE THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10" OF MERCURY (APPROXIMATELY 5PSI) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9". ACCEPTABLE TIMES ARE: 60+ SECONDS FOR 48" MANHOLES, 75+ SECONDS FOR 60" MANHOLES, 90+ SECONDS FOR 72" MANHOLES, AND 120+ SECONDS FOR 84" MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED. THE CONTRACTOR IS TO PERFORM THE TEST AND SUPPLY ALL TEST EQUIPMENT.
6. ALL BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION. VALVE SHALL BE 4" SIZE WITH 4"SS SERVICE LINE, DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVE.
7. SEWER MANHOLES SHALL BE A MINIMUM OF 60 INCHES IN DIAMETER IF (a) THEY EXCEED 20 FEET IN DEPTH OR (b) SERVICE PIPES 15 INCHES AND GREATER.
8. THE PROJECT SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS PRIOR TO ACCEPTANCE OF THE SEWER BY THE CITY. A 72 HOUR NOTIFICATION MUST BE GIVEN TO THE CITY ENGINEER PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. ALL SEWER VIDEO TAPES/DATA ARE TO BE SUPPLIED TO THE CITY.
9. ALL SEWER SERVICE LATERALS SHALL JOIN THE MAIN BY MEANS OF A WYE RATHER THAN A TEE. (UNLESS OTHERWISE NOTED)

STORM DRAIN

1. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS, (50 YEAR SERVICE LIFE).

   PIPE ALTERNATIVES SHALL BE:

   a. ACRYLONITRILE-BUTADIENE-STYRENE (ABS): MEETING ASTM DESIGNATION D2680

   b. HIGH DENSITY POLYETHYLENE (HDPE): TYPE S CONFORMING TO SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS AND AASHTO SPECIFICATIONS M-294

   e. POLYVINYL CHLORIDE (PVC):

   SIZES 10"-15": D3034, SDR 35
   SIZES 18"-27": F794, F2241, SDR 51
   SIZES 30"-48": F794

   f. REINFORCED CONCRETE PIPE (RCP): MEETING ASTM DESIGNATION C76 FOR CLASS I, II, III, IV, OR V.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
3. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.
4. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD. SD-30.

WATER

1. INSPECTION OF THE POTABLE WATER SUPPLY SYSTEM SHALL BE AS FOLLOWS:

   a. THE CITY ENGINEER WILL INSPECT ALL POTABLE WATER SUPPLY UP TO THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER/ METER SETTER.

   b. THE PROPERTY OWNER/ APPLICANT SHALL BE RESPONSIBLE FOR THAT PORTION OF THE WATER SUPPLY SYSTEM FROM THE BACKFLOW PREVENTER/ METER SETTER TO THE BUILDING.
2. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD-FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.

   PIPE ALTERNATIVES SHALL BE:

   a. POLYVINYL CHLORIDE PIPE (PUBLIC): MINIMUM CLASS 200 DR14 RATING CONFORMING TO AWWA C900 AND ASTM D 1784 FOR PIPE SIZES 6" TO 12"

   b. DUCTILE IRON PIPE (PUBLIC): MINIMUM CLASS 350 AND CONFORM TO ANSI/AWWA C150/21.50 THICKNESS DESIGN FOR PIPE SIZES 16" TO 36" AND CEMENT MORTAR LINED

   c. CONTRACTOR HAS OPTION AT CONTRACTOR'S EXPENSE TO USE D.I.P. FOR PIPE SIZES 6" TO 12". ALL D.I.P. SHALL BE POLYWRAPPED PER CORROSION CONSULTANT'S RECOMMENDATIONS AND AS APPROVED BY THE CITY.

   d. POLYVINYL CHLORIDE PIPE (PRIVATE): ASTM D-1784 SCHEDULE 40 (2" AND SMALLER) ASTM D-1784 SCHEDULE 80 (2-1/2" AND 3")
3. ONLY CITY STAFF IS AUTHORIZED TO OPERATE CITY VALVES. NOTIFY PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO NEEDING VALVES OPENED OR CLOSED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED CUSTOMERS ONE DAY BEFORE SHUT OFF.
4. FIRE HYDRANTS SHALL BE CLOW #2060 OR EQUAL APPROVED BY THE CITY ENGINEER. ALL HYDRANTS SHALL BE INSTALLED PER CITY STD W-11 UNLESS OTHERWISE NOTED ON THESE PLANS.
5. ALL RUNS OF NONMETALLIC WATER MAINS SHALL HAVE A NO. 10 GAUGE SOLID INSULATED SOFT-DRAWN COPPER WIRE PLACED 6" OVER THE TOP OF THE PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END ASSEMBLY. ANY SPLICES SHALL BE SOLDERED OR USE WIRE NUT CONNECTIONS.
6. AT UTILITY CROSSINGS, MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STD. SS-10.
7. ALL VALVES SHALL BE FLANGED TO TEES AND/OR CROSSES. ALL MAINLINE VALVES 12-INCH AND LARGER SHALL BE BUTTERFLY VALVES. WHERE VALVE NUT IS GREATER THAN 36-INCH BELOW FINISHED GRADE, A VALVE OPERATING EXTENSION SHALL BE REQUIRED PER CITY STD. W-9.

   THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING A WATER METER BY APPLYING TO THE WATER UTILITY BILLING SECTION AT THE CITY HALL. THE CONTRACTOR SHALL NOTIFY THE CITY AT (916 645-3314 AND 916 645-4070 EXT. 224) 24-HOURS IN ADVANCE FOR INSTALLATION. A LOCATION MAP OF THE HYDRANT BEING USED SHALL BE SUBMITTED TO THE CITY.
8. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE TRAFFIC RATED REINFORCED CONCRETE.

WATER (CONTINUED)

9. ALL VALVES AND G-5 BOXES (EXISTING AND NEW) SHALL BE ADJUSTED TO GRADE AND SHALL HAVE SUITABLE PERMANENT MARKERS WHICH CANNOT BE COVERED UP.
10. ALL SINGLE WATER SERVICES LESS THAN 45' LONG SHALL BE 1.5" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED. ALL DUAL WATER SERVICES AND SINGLE SERVICES 45' AND LONGER SHALL BE 1-1/2" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED.
11. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS. ALL BENDS 45° OR GREATER AND TEES SHALL HAVE BOTH RESTRAINED JOINTS AND THRUST BLOCKS.
12. FOR THRUST BLOCK DETAILS. SEE CITY STD. W-6 & W-6A.
13. CONTRACTOR SHALL NOTIFY CITY AT LEAST 72 HOURS PRIOR TO DISINFECTION OF WATERLINE SYSTEM, WITHOUT EXCEPTIONS.
14. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PER CITY SPECIFICATIONS.
15. CONSTRUCTION WATER USAGE IS NOT AVAILABLE FROM MAY 1ST TO DECEMBER 1ST WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF LINCOLN PUBLIC WORKS DEPARTMENT.
16. THE CITY PUBLIC WORKS DEPARTMENT WILL CONDUCT WATER QUALITY TESTS. TESTS WILL NOT BE PERFORMED UNTIL THE METER SETS ARE INSTALLED AND THE FIRE HYDRANTS HAVE BEEN RAISED OR LOWERED AS NECESSARY AND THE SYSTEM HAS PASSED THE PRESSURE TEST. CONTACT PUBLIC WORKS DEPARTMENT TO SCHEDULE WATER QUALITY TESTS.
17. WATER SERVICE SADDLES SHALL BE CC THREAD; JONES J996, MUELLER 13000 SERIES, A.Y. MCDONALD 3805 C900, OR APPROVED EQUAL.
18. CORPORATION STOPS SHALL BE CC THREAD X COMPRESSION: JONES E-1937SG, MUELLER B 25008, A.Y. MCDONALD 74000 SERIES, OR APPROVED EQUAL. INSULATION NOT REQUIRED WITH POLYETHYLENE COATED COPPER SERVICES.

STREETS/PARKING

1. ALL STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.
2. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS, CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS REVISED STANDARD PLAN RSP A88A, UNLESS OTHERWISE SHOWN ON PLAN.
3. EXISTING ASPHALT SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL WITH OR PERPENDICULAR TO, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING. THE EXPOSED EDGE OF ASPHALT AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. ANY CONCRETE, ASPHALT, TREES, FENCES, AND/OR OTHER ITEMS WITHIN THE RIGHT-OF-WAY THAT ARE OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. PRIOR TO REMOVAL OF ANY OF THE ABOVE MENTIONED ITEMS, APPROVAL BY THE CITY ENGINEER IS REQUIRED IF REMOVAL OF SAID ITEM IS NOT CALLED OUT ON THESE PLANS.
4. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.

CONSTRUCTION STAKING

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.
2. NO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE ISSUED UNTIL THE SURVEY MONUMENTS ARE IN PLACE AND THE CENTERLINE MONUMENT TIES ARE FURNISHED TO THE CITY ENGINEER'S OFFICE.

EROSION CONTROL AND WINTERIZATION

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT WHICH MAY RESULT FROM THE WORK.
2. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.
3. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE PRIOR TO ANTICIPATED STORM EVENTS, (OCTOBER 15 TO APRIL 15) AND AFTER ACTUAL EVENTS TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING CONTROL PRACTICES TO REDUCE POLLUTANT LOADINGS ARE ADEQUATE.
4. ALL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE MONITORED BY THE CONTRACTOR DURING ALL STORMS TO ENSURE CONTROL FEATURES ARE WORKING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED IF ORIGINAL MEASURES FAIL.
5. THE SWPPP PLAN FOR THIS PROJECT IS ON FILE WITH THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), AND ALL AMENDMENTS THEREOF, AND SHALL BE IMPLEMENTED BY THE CONTRACTOR. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR, AND SHALL DESIGNATE APPROPRIATE PERSONNEL TO ASSURE THAT THE PROJECT IS MONITORED, INSPECTED, AND UPDATED WITH REPORTS TO THE RWQCB BY CERTIFIED EROSION CONTROL INSPECTORS, TESTING LABORATORIES, DESIGNERS AND PROFESSIONALS AS REQUIRED BY THE RWQCB.

STRIPING

1. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT IMPROVEMENT PLANS AND SPECIFICATIONS, CALTRANS STANDARDS SECTIONS 84 AND 85, CALTRANS STANDARD PLANS, AND THE CALTRANS TRAFFIC MANUAL.
2. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL AND CONFORM TO SECTION 84-2 OF THE STATE STANDARD SPECIFICATIONS. ALL THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS SHALL INCLUDE GLASS BEADS.
3. APPLICATION AND THERMOPLASTIC MATERIAL SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

GENERAL NOTES

1. WATER LINE DEFLECTION SHALL BE ACCOMPLISHED BY DEFLECTION AT THE JOINTS PER MANUFACTURER'S RECOMMENDATIONS AND PER CITY OF LINCOLN REQUIREMENTS. (MAX DEFLECTION 1° PER JOINT FOR PVC)
2. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE CONTRACTOR SHALL NOTIFY THE CITY OF LINCOLN AND THE OWNER. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. ADDITIONAL MITIGATION MAY BE REQUIRED BY THE ARCHEOLOGIST.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/MATERIALS LIST AND CONSTRUCTION METHODS TO CITY ENGINEER FOR REVIEW IN ADVANCE OF CONSTRUCTION. THESE SHOP DRAWINGS SHALL INCLUDE ALL APPURTENANCES, HORIZONTAL AND VERTICAL ALIGNMENT CHANGES AND PIPE ENDS.
4. ALL DRAINAGE INLETS SHALL INCLUDE A "NO DUMPING" PUBLIC NOTICE PER CITY DETAIL
5. ALL RADII AT CURB RETURNS REFER TO BACK OF CURB, UNLESS OTHERWISE NOTED.
6. RAW WATER IRRIGATION MAIN LINES THAT ARE 8" OR GREATER IN SIZE CROSSING STREETS AND BRIDGES SHALL BE DUCTILE IRON PIPE (CL 350) WRAPPED WITH 8 MIL POLYETHYLENE AND PLASTIC BACKFILL TAPE. MAINS LESS THAN 8" IN SIZE SHALL BE PURPLE PVC C900 CL 200 WITH PLASTIC BACKFILL TAPE.
7. ALL RAW WATER LINES SHALL BE WRAPPED WITH THE APPROPRIATE WARNING TAPE PER CITY STANDARDS.
8. CURB AND GUTTER FLOWLINES AT D.I. LOCATIONS ON THESE PLANS ARE PROJECTED FLOWLINES ONLY. (FLOWLINE = LIP - 2") THEY DO NOT INDICATE GRATE ELEVATIONS.
9. 6" TO 12" WATER LINES SHALL BE LOCATED 6' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -36" MINIMUM OR AS NOTED.
10. 16" TO 30" WATER LINES SHALL BE LOCATED 8' FROM BACK OF CURB WITH TOP OF PIPE= GUTTER FLOWLINE -42" MINIMUM OR AS NOTED.

11. ALL NON-WELDED D.I.P. WATER LINE JOINTS SHALL BE BONDED WITH INSULATED COPPER CABLE. ALSO TEST STATIONS SHALL BE INSTALLED PER CORROSION ENGINEER'S RECOMMENDATIONS AND AS APPROVED PER CITY ENGINEER. CONTRACTOR TO OBTAIN CORROSION ENGINEER'S REPORT FOR DETAILED RECOMMENDATIONS AND SPECIFICATIONS.
12. TRAFFIC SIGNS MAY BE MOUNTED ON STREET NAME SIGNS IF LOCATED IN THE SAME VICINITY.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT, AFTER LAYING THE FINAL LIFT OF ASPHALT CONCRETE, THE RAISED MANHOLE FRAME AND COVER SHALL CONFORM TO THE FINISHED SURFACE OF THE ROADWAY. FINISHED MANHOLE RIM ELEVATIONS SHOWN ON THE PLANS ARE TO BE USED AS A GUIDE ONLY.
14. STREET NAME SIGNS AND ALL TRAFFIC SIGNS SHALL CONFORM TO CITY STD. H-13 MODIFIED TO BE MOUNTED ON 1-3/4" X 1-3/4" UNISTRUT POSTS AND HAVE 8" DIAMETER FOUNDATIONS.
15. THE CITY REQUIRES ENCROACHMENT PERMITS FOR ALL CONSTRUCTION DONE IN THE RIGHT OF WAY INCLUDING, BUT LIMITED TO, THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET IMPROVEMENTS, AND DRY UTILITY CROSSINGS. THE ENCROACHMENT PERMITS SHALL BE ON FILE WITH THE CITY PRIOR TO CONSTRUCTION.
16. SLOPES SHOWN AROUND CUL-DE-SAC BULBS AND ELBOWS ARE BASED ON BACK OF CURB LENGTHS.
17. ONLY THOSE MANHOLES IN NON-PAVED AREAS SHALL HAVE BOLTED COVERS/GRATES, UNLESS OTHERWISE NOTED.
18. BARRICADES SHALL BE INSTALLED ONLY IF IMPROVEMENTS ARE NOT TO BE EXTENDED WITHIN THE SAME CONSTRUCTION SEASON.
19. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT SITE SECURITY MEASURES TO THE SATISFACTION OF THE CITY OF LINCOLN POLICE DEPARTMENT.
20. ALL CONSTRUCTION EQUIPMENT AND STATIONARY NOISE SOURCES ARE REQUIRED TO HAVE EFFECTIVE MANUFACTURE INSTALLED MUFFLERS.
21. LOCATE EQUIPMENT WARM-UP AREAS, WATER TANKS, AND EQUIPMENT STORAGE AS FAR FROM EXISTING RESIDENCES AS FEASIBLE.
22. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. WHERE MARKINGS ARE NEAR PROPOSED EXCAVATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POTHOLING PRIOR TO EXCAVATION.
23. ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.
24. SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.
25. THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF AN ON-SITE CONSTRUCTION.
26. THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.
27. ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

ENGINEER'S NOTES

1. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, NEITHER THE CITY NOR THE ENGINEER ASSUMES RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS.
2. CONTRACTOR TO EXPOSE EXISTING SEWER AND (OR) DRAIN LINE FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF PIPE. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VARIOUS ITEMS OF WORK.
3. PRIOR TO ANY CORRECTIVE ACTION, BY THE CONTRACTOR, WHICH IS NECESSARY DUE TO ALLEGED DESIGN OR STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING.

CONDITIONS OF APPROVAL NOTES

COA 54: CONSTRUCTION IN THE PROJECT SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A.M. TO 5:00 P.M., MONDAY THROUGH FRIDAY, UNLESS WRITTEN APPROVAL IS GRANTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ALLOWING WORK FOR DIFFERENT DAYS OR HOURS. RADIOS AND OTHER MUSICAL EQUIPMENT NOISE SHALL BE PLAYED AT LEVELS CONSISTENT WITH THE CITY OF LINCOLN STANDARDS SO AS TO BE CONTAINED ON-SITE.

COA 55: ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS.

COA 56: SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING.

COA 57: THE DEVELOPER SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE DEVELOPER SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF ANY ON-SITE CONSTRUCTION.

COA 58: THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION.

COA 59: ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION.

STEPHEN D. SMITH
No. 35474
CIVIL

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: MAY 2023
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MacKay & Somps
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

CITY OF LINCOLN
CALIFORNIA

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN - VILLAGE 4

CITY OF LINCOLN GENERAL NOTES

SHEET 2 OF 16

PROJECT NO.
18484-V4

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MACKAY AND SOMPS PROJECT SPECIFICATIONS:

GENERAL

1. THESE PROJECT SPECIFICATIONS SHALL APPLY TO ALL ROADWAY IMPROVEMENTS. THESE SPECIFICATIONS ALSO APPLY TO ROUGH GRADING AND BUILDING PAD CONSTRUCTION AS SHOWN ON THE ROUGH GRADING PLANS FOR CITY OF LINCOLN.
2. THE WORK TO BE PERFORMED CONSISTS OF THE FURNISHING OF ALL LABOR, METHODS OF PROCESSES, IMPLEMENTS, TOOLS, MACHINERY, WATER AND MATERIALS NECESSARY AND REQUIRED FOR COMPLETION OF THE WORK.
3. FOR THE PURPOSES OF THIS SPECIFICATION THE TERM "CONTRACTOR" SHALL MEAN "ALL CONTRACTORS" UNLESS OTHERWISE QUALIFIED.

DEMOLITION:

4. DEMOLITION, IF ANY, SHALL BE DONE UNDER SEPARATE CONTRACT WITH THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY DEMOLITION PERMITS FROM CITY.

EXISTING IMPROVEMENTS:

5. PARTICULAR CARE SHOULD BE EXERCISED BY THE CONTRACTOR WHILE WORKING (ESPECIALLY CUTTING AND FILLING) NEAR ADJACENT PROPERTIES. EXTREME CARE MUST BE TAKEN WHEN WORKING AROUND ANY EXISTING FACILITIES. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY IMPROVEMENT DAMAGED BY IT OR ITS SUBCONTRACTORS OR MATERIAL SUPPLIERS.

EXISTING UTILITY SERVICES:

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND LEAVE IN-SERVICE EXISTING UTILITY SERVICES SUCH AS GAS, POWER, COMMUNICATION, WATER, SANITARY SEWER, STORM DRAIN, ETC. UNLESS OTHERWISE SPECIFIED ON PLANS.

POLLUTION CONTROL:

7. A STORM WATER POLLUTION PREVENTION PLAN WILL BE ON FILE AT THE JOB SITE. THIS PLAN DESCRIBES THE MANNER IN WHICH POTENTIAL SOURCES OF POLLUTION WILL BE MANAGED ON THE SITE AND WILL INCLUDE PROVISIONS FOR EROSION CONTROL.
8. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH THE PROVISIONS OF THIS PLAN AND ALL OTHER LOCAL REQUIREMENTS AND CONDUCT ALL ITS OPERATIONS AND ACTIVITIES IN ACCORDANCE WITH SAME. THE PLAN WILL PROVIDE JOB SITE RULES FOR PROHIBITED OPERATIONS WHEN RAIN IS EXPECTED; EQUIPMENT FUELING, CLEANING, REPAIR & MAINTENANCE; MATERIAL DELIVERY, STOCKPILING & STORAGE; JOB SITE CLEANUP, ETC.. PROVISIONS OF THIS PLAN ARE NOT LIMITED TO TIMES OF INCLEMENT WEATHER.
9. ARRANGEMENTS FOR THE INSTALLATION, PROTECTION, AND/OR MAINTENANCE OF EROSION CONTROL MEASURES (BALES, FIBER ROLL, BERMS, SWALES, PONDS, EROSION CONTROL FENCING, HYDROSEEDING, TEMPORARY PIPES AND DRAINS, TEMPORARY ARMORING, ETC.) REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN ARE TO BE COORDINATED WITH THE OWNER.
10. IN ADDITION TO THE REQUIREMENTS NOTED ABOVE, CONTRACTOR WILL COMPLY WITH THE FOLLOWING PROVISIONS:
    - A. CONTRACTOR SHALL TRAIN ALL EMPLOYEES/SUBCONTRACTORS ON STORM WATER POLLUTION PREVENTION.
    - B. WASHING DOWN OF STREETS OR HARD SURFACES WITH WATER THAT ENTERS THE STORM DRAINAGE SYSTEMS IS PROHIBITED. RATHER, CONTRACTORS ARE TO SWEEP ROADWAYS AS NECESSARY TO AVOID POLLUTANTS ENTERING THE STORM DRAIN SYSTEM.
    - C. CONTRACTOR ARE TO COMPLY WITH ALL RECYCLING REQUIREMENTS OF THE LOCAL AGENCIES.
    - D. CONTRACTOR SHALL NOT ALLOW SAWCUT SLURRY TO ENTER THE STORM DRAIN SYSTEM.
    - E. CONTRACTOR SHALL INSPECT VEHICLES AND EQUIPMENT ARRIVING ON THE PROJECT FOR LEAKING FLUIDS AND SHALL PROMPTLY REPAIR ANY LEAKING VEHICLES OR EQUIPMENT. DRIP PANS SHALL BE USED TO CATCH LEAKS UNTIL REPAIRS ARE MADE. LEAKING FLUIDS SHALL BE PROPERLY DISPOSED.

SPECIFICATIONS AND STANDARDS

1. ALL WORK TO BE DONE WITH THIS PROJECT SHALL COMPLY WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE: CITY OF LINCOLN
2. IF ANY DEVIATION FROM THE CONSTRUCTION PLANS OR SPECIFICATIONS OR AGENCY STANDARDS OR DETAILS IS MADE BY EITHER THE CONTRACTOR OR THE OWNER DURING THE COURSE OF CONSTRUCTION WITHOUT THE PRIOR NOTIFICATION, CONSENT, AND WRITTEN APPROVAL OF MACKAY & SOMPS, MACKAY & SOMPS IS NOT RESPONSIBLE FOR THE RESULTS OF SUCH DEVIATIONS.

QUALITY CONTROL

1. ALL PUBLIC IMPROVEMENT WORK BY CONTRACTOR SHALL BE DONE UNDER THE INSPECTION OF, AND TO THE SATISFACTION AND ACCEPTANCE OF, THE CITY ENGINEER OR THE DISTRICT ENGINEER. IN THE EVENT OF ANY DISPUTE ARISING AS TO THE INTERPRETATION OF THE LOCAL AGENCIES' SPECIFICATIONS OR DETAILS OR THE CHARACTER OF THE WORK DONE BY THE CONTRACTOR, THE DECISION OF THE CITY AND/OR DISTRICT ENGINEER SHALL BE CONCLUSIVE.

DISCREPANCIES

1. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCY BETWEEN THE PLANS AND PHYSICAL CONDITIONS IN THE FIELD, OR ANY ERRORS OR OMISSION IN THE PLANS, IN THE LAYOUT OF SURVEY STAKES, AND/OR IN INSTRUCTIONS GIVEN, HE OR SHE SHALL IMMEDIATELY INFORM MACKAY & SOMPS.
2. A MAJORITY OF ERRORS ARE EASILY DETECTABLE (AND CORRECTABLE WITH MINIMAL EXPENSE AND DISRUPTION) IF COMMON SENSE AND GOOD CONSTRUCTION PRACTICES ARE FOLLOWED. MACKAY & SOMPS IS NOT RESPONSIBLE FOR ERRANT CONSTRUCTION RESULTING FROM THE CONSTRUCTION PROCESS PROCEEDING BLINDLY FROM STAKES AND/OR PLANS WITHOUT CROSS REFERENCING BETWEEN THE TWO. THE CONTRACTOR SHALL CONDUCT ROUTINE CHECKS PRIOR TO AND DURING CONSTRUCTION AND INSTALLATION OF IMPROVEMENTS AND SHALL HAVE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES. CHECKS WILL INCLUDE (BUT NOT BE LIMITED TO) THE FOLLOWING TYPES OF ACTIVITIES:
    - A. PLACING STRING LEVELS ON STRINGLINE CONTROLS TO CONFIRM PROPER SLOPE BEFORE USING THEM FOR CONSTRUCTION.
    - B. USING STRAIGHT EDGE AND HAND LEVEL TO CONFIRM CROSS SLOPES AND ADEQUACY OF STREET DRAINAGE PRIOR TO PLACING PAVEMENT.
    - C. SUBMITTING SHOP DRAWINGS OF FACTORY (OR FIELD) MANUFACTURED FACILITIES WHICH CONTAIN CRITICAL DIMENSIONS OR OTHER CRITICAL CHARACTERISTICS TO MACKAY & SOMPS OR OTHER CONSULTANTS FOR ACKNOWLEDGMENT WELL IN ADVANCE OF CONSTRUCTION.
    - D. COMPARING WHAT IS BEING CONSTRUCTED IN THE FIELD TO WHAT IS SHOWN ON THE PLANS. IMPROVEMENTS SHALL NOT BE CONSTRUCTED BY USING CONSTRUCTION STAKES ALONE.
3. ANY TIME THE CONTRACTOR DOUBTS THE REASONABLENESS OR CORRECTNESS OF AN ELEMENT IN THE PLANS OR FIELD CONTROL STAKING, THE CONTRACTOR SHALL CONTACT MACKAY & SOMPS FOR CLARIFICATION OR CONFIRMATION. MACKAY & SOMPS WILL ENDEAVOR TO RESPOND TO ANY SUCH INQUIRY MADE IN GOOD FAITH ON A HIGHEST PRIORITY BASIS. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL THE PROBLEM HAS BEEN REMEDIED OR DISPELLED, WILL BE DONE AT THE CONTRACTOR'S OWN RISK.

PERMITS, CONFORMANCE WITH LAWS

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LAWS, ORDINANCES, ORDERS, RULES, AND REGULATIONS OF EVERY KIND RELATING TO THE PERFORMANCE OF THE WORK, AND IF ANY PERMIT SHALL BE REQUIRED BY ANY LOCAL GOVERNMENTAL AGENCY OR SPECIAL DISTRICT OR BE NECESSARY BY LAW, ORDINANCE, OR OTHER REGULATIONS, THE SAME SHALL BE PROCURED BY CONTRACTOR AT THEIR OWN EXPENSE.

SAFETY AND LIABILITY

1. CONTRACTOR AGREES THAT IT SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND MACKAY & SOMPS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR MACKAY & SOMPS RESPECTIVELY. THE COST OF ASSURING JOB SAFETY INCLUDING, BUT NOT LIMITED TO FENCING, TRENCH SHORING, TRAFFIC CONTROL AND/OR TRAFFIC WARNING DEVICES SHALL BE INCLUDED IN ALL APPLICABLE BID ITEMS. JOBSITE SAFETY ASSURANCES INCLUDE PROVIDING A SAFE JOBSITE FOR THE SETTING OF CONSTRUCTION STAKES. THE DUTIES OF MACKAY & SOMPS DO NOT INCLUDE ANY REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
2. ALL CONTRACTORS ARE RESPONSIBLE FOR TEMPORARY TRAFFIC CONTROL AS PART OF ITS WORK, INCLUDING THE PREPARATION OF TRAFFIC CONTROL PLANS AND OBTAINING APPROVAL OF SAME AS REQUIRED.

COORDINATION

1. CONTRACTORS ARE TO NOTIFY ALL UTILITY COMPANIES IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES (CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND LOCATION OF ALL UTILITIES.
2. IT IS UNDERSTOOD BY THE CONTRACTOR THAT IT WILL BE RESPONSIBLE FOR THE ADVANCE COORDINATION AND SCHEDULING OF WORK BETWEEN ITSELF AND/OR ITS SUBCONTRACTORS AND ALL UTILITY COMPANIES.
3. ANY PUBLIC UTILITY INSTALLATION OBSTRUCTING THE WORK TO BE PERFORMED HEREUNDER SHALL BE MOVED AT THE EXPENSE OF THE PUBLIC UTILITY COMPANY OR OWNER AND WITHOUT COST TO THE CONTRACTOR UNLESS SPECIFIED OTHERWISE ON THE PLANS OR IN THESE SPECIFICATIONS.
4. NO ADDITIONAL COST SHALL BE CHARGED TO THE OWNER BY THE CONTRACTOR DUE TO DELAYS, INCONVENIENCE OR OTHER ADDITIONAL EXPENSES ASSOCIATED WITH THE PRESENCE OF SUCH OBSTRUCTIONS.

PRECONSTRUCTION CONFERENCE

1. PRIOR TO THE BEGINNING OF WORK, THERE WILL BE A PRECONSTRUCTION CONFERENCE HELD AT A TIME AND PLACE TO BE SPECIFIED BY THE OWNER. REPRESENTATIVES OF THE CITY OF LINCOLN , MACKAY & SOMPS, OWNER, AND OTHERS AS APPROPRIATE, (I.E. SOILS ENGINEER, UTILITY COMPANIES, ETC.) WILL MEET WITH THE CONTRACTORS TO REVIEW THE PROPOSED WORK AND DISCUSS CONSTRUCTION SCHEDULING.

STREET WORK CONSTRUCTION

IN ADDITION TO GRADING, THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING OPERATIONS:

1. PROVIDE AND DEPOSIT IN-PLACE AT JOB SITE ALL PAVEMENT, AND BASE ROCK FOR PAVEMENT, CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, AND DRIVEWAY APPROACHES CALLED FOR ON THE PLANS.
2. INSTALLATION OF ALL SIGNS, SURVEY MONUMENTS, PAVEMENT MARKINGS, STRIPING AND BARRICADES CALLED FOR ON THE PLANS. (NOTE THAT ALL NEW AND EXISTING MANHOLE CASTINGS, WATER VALVE BOX CASTINGS, ETC. WILL BE ADJUSTED TO GRADE AND HAVE NEW PAVEMENT PLACED AROUND CASTINGS BY THE UNDERGROUND CONTRACTOR.)

CONCRETE CONSTRUCTION

THE CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING CONSTRUCTION ITEMS:

1. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK, HANDICAPPED RAMPS, CURB INLETS AND CONCRETE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONCRETE REMOVAL AND DISPOSAL AS CALLED FOR ON THE PLANS UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR ON THE BID PROPOSAL FORM.
2. CONSTRUCTION OF ALL CURB, GUTTER, SIDEWALK AND HANDICAP RAMPS SHALL BE AS SPECIFIED ON THE CITY STANDARD DETAILS AND/OR AS SHOWN ON IMPROVEMENT PLANS.
3. MARKING SEWER LATERAL AND WATER SERVICE LOCATIONS IN THE CURB, AND "WATER QUALITY" STENCILING OF STORM INLETS.
4. EXPOSE AND VERIFY LOCATION OF "AS-BUILT" STORM LATERAL WHILE EXCAVATING FOR STORM WATER INLET. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
5. IF THE CURB AND SIDEWALK IS MACHINE POURED, THE CONCRETE CONTRACTOR SHALL LEAVE "OPENINGS" THAT ARE A MINIMUM OF 10 FEET WIDE FOR THE STORM WATER INLETS OR EXPOSE, VERIFY, AND MARK THE LOCATION OF ALL STORM LATERAL STUBS PRIOR TO THE POUR IF SMALLER "OPENINGS" ARE DESIRED.
6. IF UNDERGROUND FACILITIES ARE INSTALLED PRIOR TO POURING STORM WATER INLETS, THE CONCRETE CONTRACTOR SHALL USE APPROPRIATE CARE IN EXCAVATING FOR THE STORM WATER INLETS. IF THE UNDERGROUND FACILITIES ARE DAMAGED THROUGH THE CONCRETE CONTRACTOR'S ACTIVITIES, THE CONCRETE CONTRACTOR WILL BE HELD RESPONSIBLE FOR SAID DAMAGES.

GRADING/UNDERGROUND COORDINATION

1. BACKFILL FOR UTILITY LINES SHALL BE AS REQUIRED BY THE SOILS ENGINEER AND CITY/DISTRICT. BACKFILL SHALL BE OBSERVED BY THE SOILS ENGINEER. SUCH OBSERVATIONS SHALL BE SCHEDULED AND COORDINATED BY THE UNDERGROUND CONTRACTOR. SOILS ENGINEER'S FEES WILL BE PAID BY THE OWNER.
2. THE UNDERGROUND CONTRACTOR SHALL MOVE SPOILS GENERATED FROM TRENCHES TO UNDERCUT ROADWAY. THIS WORK SHALL BE COORDINATED WITH THE GRADING CONTRACTOR.
3. THE GRADING CONTRACTOR SHALL CONSULT WITH THE UNDERGROUND CONTRACTOR PRIOR TO GRADING SO THAT PROPER UNDERCUTTING TO ACCOMMODATE ANTICIPATED TRENCH SPOILS CAN BE ACCOMPLISHED.
4. VARIOUS AGENCIES AND/OR UTILITY DISTRICTS HAVE ESTABLISHED REQUIREMENTS FOR SUBGRADE PREPARATION WHICH MUST BE ATTAINED PRIOR TO WATER MAIN INSTALLATION. IT SHALL BE THE UNDERGROUND CONTRACTOR'S RESPONSIBILITY TO CONFORM TO THESE REQUIREMENTS AND BEAR THE COST FOR REGRADING STREET AREAS IF REQUIRED. ORIGINAL ROUGH GRADE STAKES ARE TO BE USED TO RE-ESTABLISH SUBGRADE.
5. ONE PRIMARY OBJECTIVE OF THE ROUGH GRADING PLAN IS TO ACHIEVE A DIRT BALANCE ON-SITE UNLESS OTHERWISE NOTED ON THIS PLAN. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOIL BY SELECTIVELY UNDERCUTTING STREETS AS APPROPRIATE, OR BY OTHER METHOD APPROVED BY THE ENGINEER. CONTRACTOR SHALL NOTIFY ENGINEER DURING GRADING PROCESS IF ADJUSTMENTS ARE NEEDED FOR SITE BALANCE. ADJUSTMENTS ARE TO BE MADE IN ACCORDANCE WITH THESE PLANS OR AT THE DIRECTION OF THE ENGINEER.

UNDERGROUND CONSTRUCTION

1. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF WATER MAINS, STORM DRAINAGE, SANITARY SEWER FACILITIES AND THEIR RESPECTIVE APPURTENANCES AND CERTAIN INLETS (INCLUDING WATER QUALITY STENCILING). IT SHALL ALSO BE RESPONSIBLE FOR LOWERING NEW AND PREVIOUSLY EXISTING MANHOLES, VALVE BOXES, CLEANOUTS, ETC. TO BELOW SUBGRADE LEVEL (FOR COMPLETION OF FINISH GRADING, ROCKING AND PAVING BY THE GRADING CONTRACTOR) AND RAISING SAME TO FINISH GRADE INCLUDING ALL PATCH PAVING NECESSARY. THE UNDERGROUND CONTRACTOR SHALL ALSO PROVIDE AN EFFECTIVE METHOD OF MARKING SEWER LATERALS AND WATER SERVICES FOR USE BY THE CONCRETE CONTRACTOR IN MARKING CURBS. HE SHALL ALSO MARK WATER VALVE LOCATIONS BY APPROPRIATE REFERENCE INDICATORS ON CURBS AS MAY BE REQUIRED BY THE CITY/ DISTRICT.
2. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL IMPORTED BACKFILL MATERIAL THAT MAY BE REQUIRED BY THE SOILS ENGINEER OR BY THE PUBLIC AGENCIES HAVING JURISDICTION. NO CLAIM FOR EXTRA PAYMENT WILL BE ALLOWED FOR IMPORTED TRENCH BACKFILL OR TRENCH BEDDING MATERIAL AS REQUIRED BY THE SOILS ENGINEER, BY THE CITY, OR DISTRICT HAVING JURISDICTION.
3. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SHORING OF SEWER TRENCHES IN ACCORDANCE WITH ALL APPLICABLE OCCUPATIONAL SAFETY LAWS. COST FOR THIS SHALL BE INCLUDED IN UNIT PRICES FOR VARIOUS ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE MADE. IT IS SUGGESTED THAT THE CONTRACTOR ENGAGE A CONSULTING ENGINEER TO DESIGN SHORING.
4. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE TO REVIEW THE PLANS AND SITE OF WORK TO DETERMINE THE EXTENT OF PAVEMENT REMOVAL AND/OR REPAIR OR OTHER REMOVAL AND REPLACEMENT OR DEMOLITION THAT WILL BE REQUIRED TO CONSTRUCT UNDERGROUND LINES THROUGH EXISTING PAVEMENT OR OTHER AREAS. COST OF PAVEMENT, REPAIR, OR OTHER REMOVAL AND REPLACEMENT AND/OR REPAIR REQUIRED SHALL BE INCLUDED IN THE UNIT PRICES OF THE APPLICABLE ITEMS OF WORK AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
5. THE UNDERGROUND CONTRACTOR SHALL INCLUDE IN ITS BID THE COSTS OF ALL FITTINGS, SHORTER THAN STANDARD PIPE LENGTHS, OR BEVELED END PIPE THAT ARE REQUIRED TO ACHIEVE THE PIPE ALIGNMENTS SHOWN ON THE PLANS WHETHER OR NOT THESE ITEMS ARE SPECIFICALLY CALLED FOR ON THE PLANS OR BID PROPOSAL FORMS, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
6. THE UNDERGROUND CONTRACTOR SHALL COMMENCE CONSTRUCTION FROM THE LOW END OF ALL GRAVITY LINES. SHOULD THE UNDERGROUND CONTRACTOR FAIL TO DO SO, AND SHOULD SUCH FAILURE RESULT IN AN UNDERGROUND SYSTEM THAT WILL NOT FUNCTION PROPERLY, THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE TO REMEDY THE SITUATION AT HIS OWN COST AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED THEREFORE.
7. THE UNDERGROUND CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE PROJECT'S SOILS REPORT. IF SUB-SURFACE CONDITIONS REQUIRE A CHANGE IN TRENCHING METHODS FROM THAT ANTICIPATED, NO EXTRA COMPENSATION WILL BE ALLOWED. THE CONTRACTOR IS WELCOME TO OBTAIN HIS OWN SOIL BORINGS IF HE SO DESIRES. THIS SOILS WORK SHALL BE COORDINATED WITH THE OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL EXPOSE AND VERIFY THE ELEVATION AND ALIGNMENT OF EXISTING UTILITY SYSTEMS TO BE CONNECTED TO. DISCREPANCIES, IF ANY, SHALL BE REPORTED TO MACKAY & SOMPS IN ACCORDANCE WITH THE "DISCREPANCIES" SECTION OF THESE SPECIFICATIONS.
9. IT IS SOMETIMES REQUIRED OR REQUESTED THAT THE OWNER'S ENGINEER PROVIDE GRADES FOR THE UPSTREAM END OF SANITARY LATERALS. IF THIS IS DONE, THE UNDERGROUND CONTRACTOR SHALL NOT ASSUME THAT THE LATERALS ARE TO BE LAID ON A STRAIGHT GRADE FROM THE MAIN TO THE END OF THE LATERAL. THE UNDERGROUND CONTRACTOR SHALL REVIEW THE PLANS TO DETERMINE IF GRADE BREAKS IN THE LATERAL ARE NECESSARY (22.5° MAXIMUM DEFLECTION) OR IF WYES NEED TO BE SET A CERTAIN WAY TO AVOID CONFLICTS WITH OTHER UTILITIES AND SHALL CONSTRUCT THE LATERAL AND WYE.

EXISTING UTILITY NOTE TO CONTRACTOR:

1. ALL EXISTING UTILITIES, WET & DRY, WITHIN THIS PLAN SET HAVE BEEN REPRESENTED TO BEST OF MACKAY & SOMPS' KNOWLEDGE AND IN ACCORDANCE WITH THE INFORMATION OBTAINED FROM THE GOVERNING AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SATISFY HIMSELF/HERSELF WITH THE ACCURACY OF THE EXISTING UTILITIES THROUGH PHYSICAL VERIFICATION AND/OR COORDINATION WITH THE CITY OF LINCOLN AND VARIOUS UTILITY PURVEYORS PRIOR TO BID & CONSTRUCTION.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OR ACCURACY OF DELINEATION OF UTILITIES, NOR THE EXISTENCE OF ADDITIONAL BURIED OBJECTS OR UTILITIES NOT SHOWN ON THESE DRAWINGS WHICH MAY BE ENCOUNTERED. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL EXISTING CONDITIONS DISCOVERED BY THE CONTRACTOR SHOULD BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FOR PROTECTION OF OR DAMAGE TO THEM.

ABBREVIATIONS:

AB	AGGREGATE BASE	DW	DRIVEWAY	HGL	HYDRAULIC GRADE LINE	PSI	POUNDS PER SQUARE INCH	SQ F T, SF	SQUARE FEET
AC	ASPHALT CONCRETE	E	EAST	HP	HIGH POINT	PT	POINT	STD	STANDARD
ARV	AIR RELEASE VALVE	ELEC	ELECTRICAL	HPS	HIGH PRESSURE SODIUM	PUE	PUBLIC UTILITY EASEMENT	SURF	SURFACE
BC	BEGINNING OF CURVE	EC	END OF CURVE	HS	HOUSE SERVICE	PVMT	PAVEMENT	SW, S/W	SIDEWALK
BFV	BUTTERFLY VALVE	ELEV	ELEVATION	IMP	IMPROVEMENTS	RCP	REINFORCED CONCRETE	T	TELEPHONE
BO	BLOW OFF VALVE	ENT	ENTIRE	INTX	INTERSECTION		PIPE	T-MAIN	TRANSMISSION MAIN
BOC	BACK OF CURB	EP, EOP	EDGE OF PAVEMENT	INV	INVERT	RECP	REINFORCED ELLIPTICAL	TB	TOP OF BANK
BMW	BOTTOM MASONRY WALL	ESMT	EASEMENT	IRRIG	IRRIGATION		CONCRETE PIPE	TBC	TOP BACK OF CURB
BRW	BOTTOM OF RETAINING WALL	ETB	EAST TOP OF BANK	LE, LSE	LANDSCAPE EASEMENT	RL	RESTRAINED LENGTH	TC	TOP OF CURB
BSW	BACK OF SIDEWALK	ETW	EDGE OF TRAVEL WAY	LEN	LENGTH	RW	RAW WATER	TCE	TEMPORARY CONSTRUCTION
BW, B/W	BACK OF WALK	EVA	EMERGENCY VEHICLE	LF	LINEAL FEET	R/W	RIGHT OF WAY		EASEMENT
BVC	BEGIN VERTICAL CURVE		ACCESS	LP	LOW POINT	RPM	REFLECTIVE PAVEMENT	TDC	TOP OF DEPRESSED CURB
EVC	END VERTICAL CURVE	EX	EXISTING	LT	LEFT		MARKER	TF	TOP OF FENCE
CG, C&G	CURB & GUTTER	FOC	FACE OF CURB	MAX	MAXIMUM	RT	RIGHT	TMW	TOP OF MASONRY WALL
CATV	CABLE TELEVISION	FB	FLUSHING BRANCH	MH	MANHOLE	S	SOUTH, SLOPE	TRW	TOP OF RETAINING WALL
C/L, CL	CENTERLINE	FES	FLARED END SECTION	MIN	MINIMUM	SBL	SETBACK LINE	TS	TOP OF SLAB
CMP	CORRUGATED METAL PIPE	FF	FINISHED FLOOR	N	NORTH	SD	STORM DRAIN	TW	TOP OF WALL
CONST	CONSTRUCTION	FH	FIRE HYDRANT	NTS	NOT TO SCALE	SDMH	STORM DRAIN MANHOLE	TYP	TYPICAL
COTG	CLEAN OUT TO GRADE	FL	FLOW LINE	OMP	OPEN METAL PIPE	SHT	SHEET	VIL	VILLAGE
CR	CURB RETURN	FUT	FUTURE	PAE	PUBLIC ACCESS EASEMENT	SS	SANITARY SEWER	W	WATER , WES T
D	DEPTH, DISTANCE	G	GAS	PCC	POINT OF COMPOUND CURVE	SSCO	SANITARY SEWER CLEANOUT	WLE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT	GB	GRADE BREAK	PE	PEDESTRIAN EASEMENT	SSE	SANITARY SEWER EASEMENT	WS	WATER SERVICE
DI	DROP INLET	GET	GROUND WATER EXTRACTION	PL, P/L	PROPERTY LINE	SSFB	SANITARY SEWER FLUSHING	WTB	WEST TOP OF BANK
DIP	DUCTILE IRON PIPE		AND TREATMENT LINE	POC	POINT OF CONNECTION		BRANCH	X-SLOPE	CROSS-SLOPE
DIA	DIAMETER	GR	GRATE	PRC	POINT OF REVERSE CURVE	SSMH	SANITARY SEWER MANHOLE		
DTL	DETAIL	H	HEIGHT	PS	PROTECTIVE SLOPE				

REGISTERED PROFESSIONAL ENGINEER — No. 35474 — CIVIL — STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

NO.	REVISION	APPROVED BY	DATE

DATE: MAY 2023
SCALE: NONE
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS 1535 Eastman Road, Suite 150, Modesto, CA 95351 (916) 715-0168

MACKAY AND SOMPS PROJECT SPECIFICATIONS & ABBREVIATIONS

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – VILLAGE 4

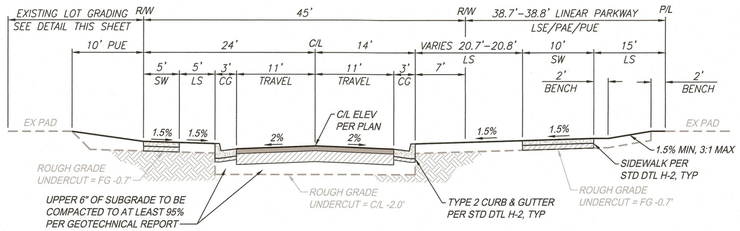
CITY OF LINCOLN CALIFORNIA

SHEET 3 OF 16

PROJECT NO. 18484 – V4

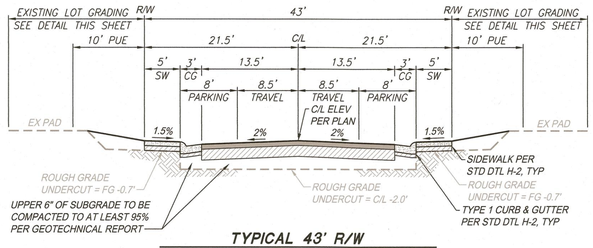
MacKay and Somps is not responsible for the accuracy or completeness of reproductions of this document generated by others from electronic media.

5-16-2023 11:10:46 tshenton [1] P:\18484\DES\PLN\Area 2\V4\D-LL-V4-TBLK-ANNO.dwg
P:\18484\DES\PLN\Area 2\V4\03-LL-V4-MS SPEC.dwg



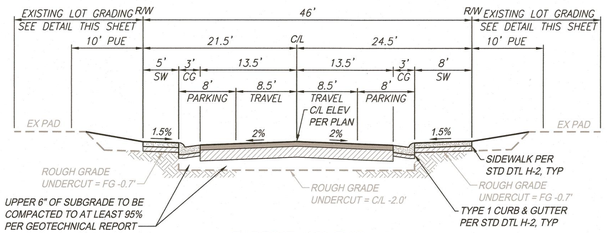
G DRIVE 45' R/W

(38+99.70 TO 40+09.77)
(TI=6.5 R=20 3.5" AC TYPE A / 12.0" AB CLASS 2)
NTS



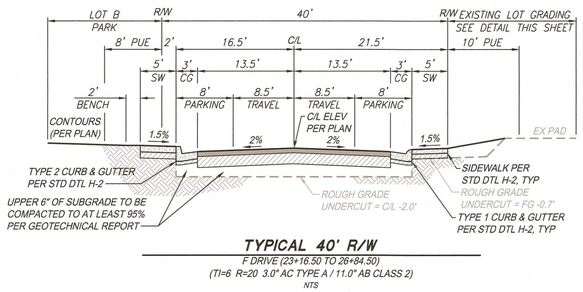
TYPICAL 43' R/W

ALL STREETS EXCEPT THOSE NOTED OTHERWISE
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



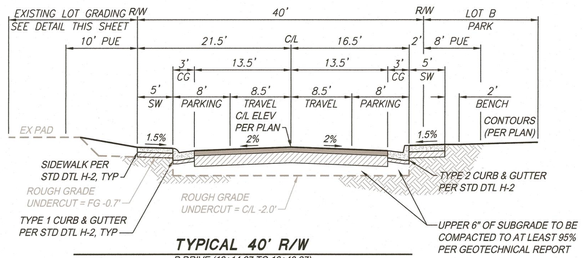
P DRIVE 46' R/W

(16+40.27 TO 17+64.82)
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



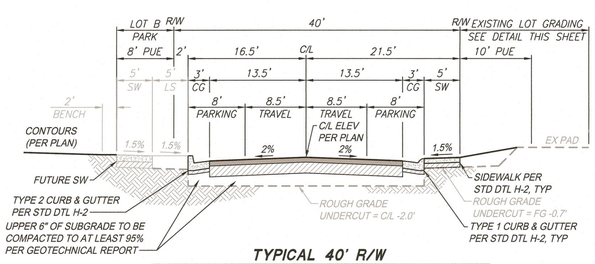
TYPICAL 40' R/W

F DRIVE (23+16.50 TO 26+84.50)
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



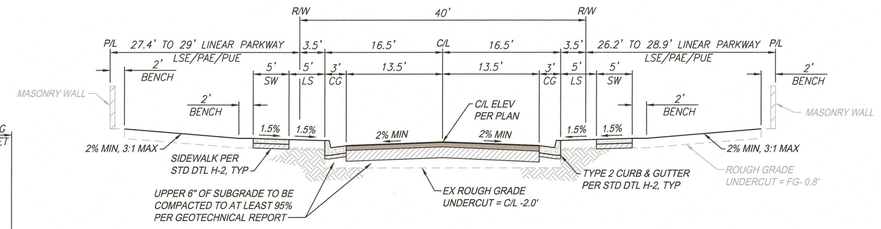
TYPICAL 40' R/W

P DRIVE (12+14.27 TO 16+40.27)
H DRIVE (25+75.65 TO 29+44.20)
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



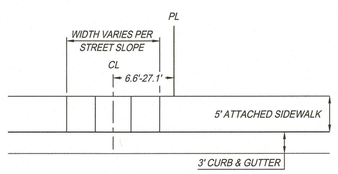
TYPICAL 40' R/W

L DRIVE (E) (7+82.00 TO 10+00.00)
E DRIVE (10+00.00 TO 11+89.02)
(TI=6 R=20 3.0" AC TYPE A / 11.0" AB CLASS 2)
NTS



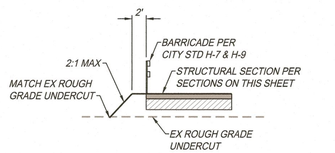
TYPICAL 40' R/W

C DRIVE
(TI=7.5 R=20 4.0" AC TYPE A / 14.0" AB CLASS 2)
NTS



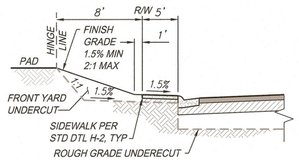
TYPICAL SIDEWALK RAMP LOCATION WHEN SHOWN OFFSET FROM PROPERTY LINE

NTS

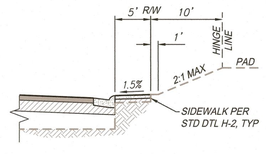


TYPICAL END SURFACE IMPROVEMENTS

NTS



TYPICAL LOT FRONT YARD (UNLESS NOTED OTHERWISE)



TYPICAL CORNER LOT STREET SIDE YARD (UNLESS NOTED OTHERWISE)

TYPICAL LOT GRADING SECTION

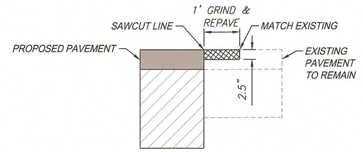
ATTACHED SIDEWALK
NTS

NOTE:
PAVEMENT SECTIONS AND R-VALUE (R=20) PER GEOTECHNICAL REPORT (NO. 09328.000.000, DATED FEBRUARY 1, 2022) PREPARED BY ENGEO INC. CONTRACTOR TO CONTACT THE GEOTECHNICAL ENGINEER TO PERFORM R-VALUE TESTS PRIOR TO COMPLETION OF THE SUBGRADE IN ORDER TO VERIFY PAVEMENT SECTION DESIGN.

REGISTERED PROFESSIONAL ENGINEER
STEPHEN P. SMITH
No. 35474
CIVIL
STATE OF CALIFORNIA

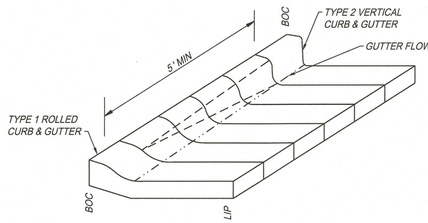
FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29



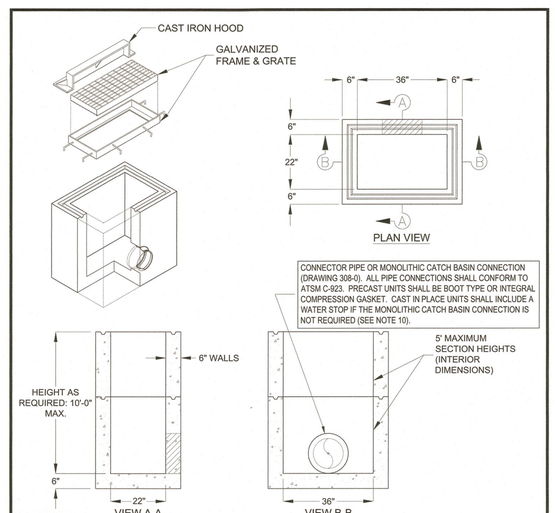
STEP GRIND DETAIL

NTS



CURB & GUTTER TRANSITION

NTS



GENERAL NOTES:

1. ALL PIPE CONNECTIONS WITH 7 DEGREES OF DEFLECTION OR LESS SHALL CONFORM TO ASTM C-923.
2. PRECAST UNITS SHALL BE BOOT TYPE OR INTEGRAL COMPRESSION GASKET.
3. STANDARD DEPRESSION FOR INLET IS 1-1/2" IN FIELD BY OTHERS.
4. FRAME AND GRATE SHALL CONFORM TO SACRAMENTO COUNTY DRAWINGS 9-14 AND 9-15.
5. OPEN-BACK HOOD SHALL BE H-20 RATED, 3/4" THICK AND CONFORM TO DWG 9-13B.
6. ALL EXPOSED EDGES SHALL HAVE A 1/8" R (MINIMUM) IN FIELD BY OTHERS.
7. AN EDGING TOOL SHALL BE USED ON ALL EDGES WHERE THE CONCRETE SIDEWALK AND CURB MEET THE TOP OF THE HOOD.
8. EXPOSED SURFACES OF THE GRATES, FRAMES AND HOODS WITH THE PARTS ASSEMBLED AND DISASSEMBLED SHALL BE PAINTED WITH COMMERCIAL QUALITY ASPHALTUM PAINT IN FIELD BY OTHERS AFTER TESTING AND ASSEMBLY.
9. THIS INLET MAY ONLY BE USED ON MINOR RESIDENTIAL AND PRIMARY RESIDENTIAL STREETS. TYPE J INLETS ARE REQUIRED FOR DEEP APPLICATIONS ON ALL OTHER STREETS.
10. ~~MINIMUM PIPE SIZED BASED ON DEPTH. 15" DIAMETER FOR DEPTHS GREATER THAN 4 FEET AND LESS THAN 6 FEET. 18" DIAMETER FOR DEPTHS GREATER THAN OR EQUAL TO 6 FEET.~~
11. MINIMUM PIPE SIZE SHALL BE 12" DIAMETER
12. DROP INLET COMPONENTS CONFORM TO CURRENT SPECIFICATIONS & ASTM C890.
13. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

SACRAMENTO COUNTY MUNICIPAL SERVICES AGENCY

MODIFIED DROP INLET
TYPE B - DEEP

SCALE: NONE
DATE: June, 2016
9-13BD

NO.	REVISION	DATE	APPROVED BY

DATE: MAY 2023
SCALE: AS NOTED
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
10632 Eastern Road, Suite 100, Rosemead, CA 95851 (916) 715-0168

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – VILLAGE 4

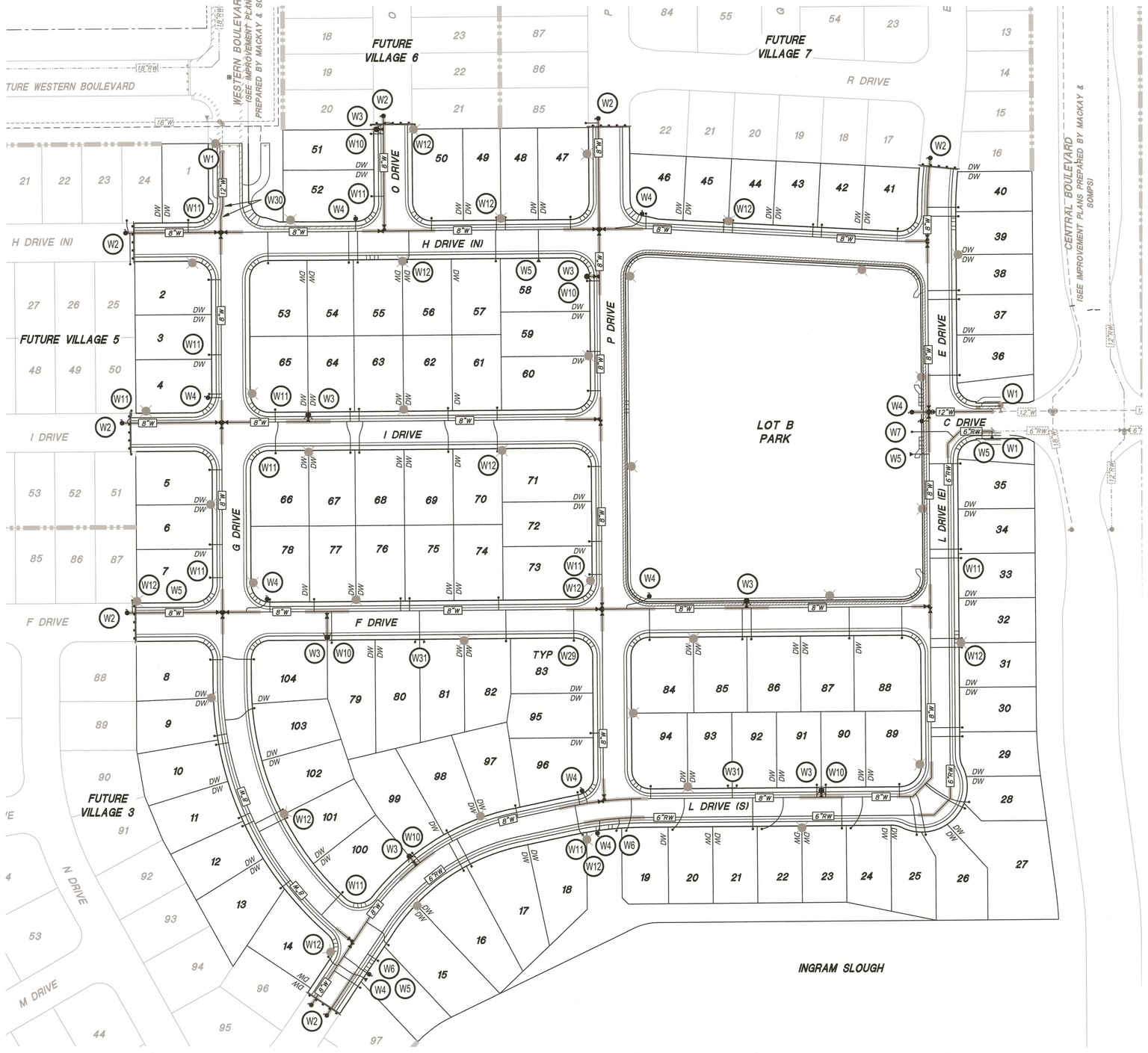
TYPICAL SECTIONS AND DETAILS

CITY OF LINCOLN CALIFORNIA

SHEET 4 OF 16
PROJECT NO. 18484 – V4

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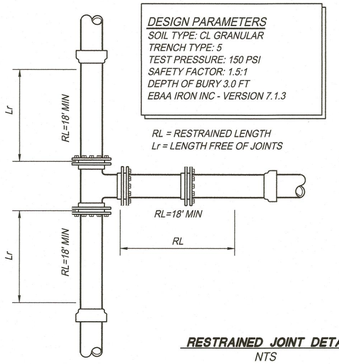


WATER CONSTRUCTION NOTES

- (W1) REMOVE EXISTING B.O.V. ASSEMBLY AND CONNECT TO EXISTING WATER MAIN. DISINFECT AND FLUSH NEW WATER SYSTEM PRIOR TO CONNECTION PER CITY STD, SECTION 4-12 FOR DOMESTIC WATER AND SECTION 8-6 FOR RECYCLED WATER.
- (W2) INSTALL 2" BLOW-OFF VALVE 3' OFF LIP OF GUTTER PER CITY STD DTL W-7.
- (W3) INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-11.
- (W4) INSTALL 2" IN-LINE BLOW-OFF VALVE PER CITY STD DTL W-7.
- (W5) INSTALL 2" COMBINATION AIR RELEASE VALVE-VACUUM PER CITY STD DTL W-8.
- (W6) INSTALL 1" RECYCLED WATER SERVICE WITH METER PER CITY STD DTL RW-7.
- (W7) INSTALL 2" RECYCLED WATER SERVICE WITH METER PER CITY STD DTL RW-8.
- (W10) WATER SERVICES TO BE INSTALLED 5' FROM FIRE HYDRANT. SEE DETAIL, BELOW.
- (W11) WATER SERVICES TO BE INSTALLED 3' FROM THE OUTER EDGE OF STORM DRAIN INLETS. SEE DETAIL, BELOW.
- (W12) WATER SERVICES TO BE INSTALLED 5' CLEAR FROM STREET LIGHT AND OTHER ELECTRICAL DEVICE AND IN A SEPARATE TRENCH. SEE DETAIL, BELOW.
- (W29) INSTALL 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER STD DTL W-4, (TYP)
- (W30) INSTALL 11.25° HORIZONTAL FITTING
- (W31) INSTALL DOUBLE 1.5" RESIDENTIAL WATER SERVICE 5' OFF PROPERTY LINE PER CITY STD DTL W-4A & W-5.

WATERLINE NOTES TO CONTRACTOR

1. WHERE WATER MAIN CROSSES STORM DRAIN, RECYCLED WATER OR SEWER, A FULL LENGTH STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING, SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE.
2. WHERE WATER MAIN CROSSES ABOVE SEVERAL LINES (STORM DRAIN, SEWER OR RAW WATER), WATER PIPE JOINTS SHALL BE LOCATED AT MIDPOINT BETWEEN LINES AND A MINIMUM 10' BEYOND CROSSED LINES. NO OTHER JOINTS PERMITTED IN CROSSING AREA.
3. ALL SINGLE RESIDENTIAL WATER SERVICES TO BE INSTALLED PER WATER CONSTRUCTION NOTE W29.
4. STREET LIGHTS SHOWN FOR REFERENCE ONLY, SEE STREET LIGHT PLAN PREPARED BY KD ANDERSON TRANSPORTATION ENGINEERS FOR FURTHER DETAILS.
5. A FULL LENGTH OF STICK OF WATER MAIN PIPE SHALL BE CENTERED ON THE CROSSING SO THAT WATER PIPE JOINTS ARE AS FAR FROM THE CROSSING AS POSSIBLE. (SEE PLAN AND PROFILE SHEETS FOR EXACT LOCATIONS)

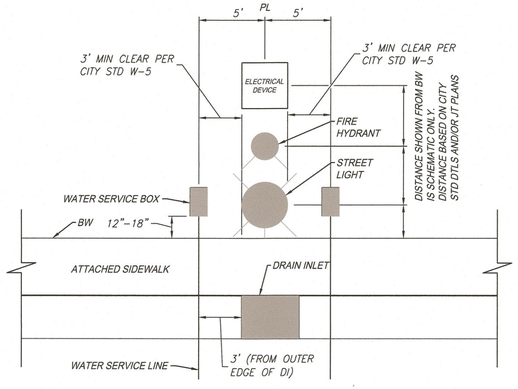


DESIGN PARAMETERS
SOIL TYPE: CL GRANULAR
TRENCH TYPE: 5
TEST PRESSURE: 150 PSI
SAFETY FACTOR: 1.5:1
DEPTH OF BURY 3.0 FT
EBAA IRON INC - VERSION 7.1.3

RL = RESTRAINED LENGTH
Lr = LENGTH FREE OF JOINTS

NOTES:
1. TEE FITTINGS REQUIRE THE RESTRAINT OF ALL JOINTS WITHIN A CALCULATED LENGTH ALONG THE BRANCH PIPE. THE RESTRAINT DESIGN ALSO REQUIRES THE SELECTION OF A LENGTH OF PIPE ALONG THE RUN (Lr) TO BE FREE OF JOINTS. (MIN RESTRAINED LENGTH RL = 18' ALL SIDES; MIN Lr = 18' ALONG RUN)
2. RL'S MEASURED FROM END OF JOINT OR VALVE, NOT THE INTERSECTION

RESTRAINED JOINT DETAIL
NTS



TYPICAL WATER SERVICE LOCATION DETAIL ADJACENT TO STREET LIGHT, DRAIN INLET, FIRE HYDRANT OR ELECTRICAL DEVICE
NTS

REGISTERED PROFESSIONAL ENGINEER — No. 35474 — Civil — STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NGVD 29

0 30 60 120
SCALE: 1"=60'

NO.	REVISION

DATE: MAY 2023
SCALE: AS SHOWN
DRAWN BY: STAFF
DESIGNED BY: A.S.
CHECKED BY: S.D.S.

MACKAY & SOMPS ENGINEERS SURVEYORS PLANNERS
1535 Response Road, Suite 100, Sacramento, CA 95815 (916)925-0340

IMPROVEMENT PLANS FOR LIBERTY AT LINCOLN – VILLAGE 4
WATER PLAN
CITY OF LINCOLN — CALIFORNIA

SHEET 5 OF 16
PROJECT NO. 18484-V4

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STAFF REPORT

Item Number 12.I

SUBJECT: Adopt a Resolution Authorizing the City Manager to Enter into a Memorandum of Understanding with the Friends of the Lincoln Public Library to Issue a Restricted Award of Funds Available from the City's Carnegie Corporation of New York Gift to Support Library Projects and Services. (Kathryn Hunt)

SUBMITTED BY: Kathryn Hunt

DEPARTMENT: Library

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends City Council consider for adoption a Resolution authorizing the City Manager, on behalf of the City of Lincoln to enter into a Memorandum of Understanding with the Friends of the Lincoln Public Library.

BACKGROUND/INTRODUCTION:

On October 22, 2025, the Carnegie Corporation of New York announced that it would be distributing gifts of $10,000 to each library system that had or has a Carnegie library, in commemoration of the 250th anniversary of the signing of the Declaration of Independence. On November 20, 2025, staff were notified that the City of Lincoln was eligible for one of these gifts, as the Lincoln Public Library system was founded with the opening of the historic Carnegie Library in 1909 and continues to operate as a library system (although not out of the Carnegie location). This gift was given to broadly support library services, to be spent "… however you choose for the benefit of your library and community". No reporting requirements are attached to the funds.

FINDINGS/ANALYSIS:

Allowing the Friends of the Lincoln Public Library to manage these funds simplifies the tracking and budgeting of this gift, especially as these funds were not anticipated in the FY25-27 biennial budget and the Library has not identified a specific project for these funds at this time. The use of these funds will be restricted to supporting library operations and services, as identified by the Director of Library Services.

The Friends of the Lincoln Public Library is a well-established 501(c)(3) charitable organization

whose mission is to support and promote the Lincoln Public Library. They maintain accounting of a six-figure fund balance, and manage multiple awards and grants annually that support library services. Their multi-decade history of supporting the Library makes them a well-qualified organization to enter into the MOU and manage the award funds to support the Library.

FISCAL IMPACT:

Staff is requesting a budget augmentation of the FY25/27 budget in the amount of

$10,000 in Fund 100 General Fund to reflect the receipt of the Carnegie Corporation funds, and allowing the award to the Friends of the Lincoln Public Library.

ATTACHMENTS:
Carnegie Award Letter.pdf

Carnegie_FOLL_Resolution__2026.RFC.docx

Carnegie
CORPORATION
OF NEW YORK

CARNEGIE LIBRARIES 250

January 16, 2026

Lincoln Public Library
485 Twelve Bridges Drive
Lincoln, CA 95648

Dear Lincoln Public Library,

It gives me great pleasure to enclose this check from Carnegie Corporation of New York in celebration of the 250th anniversary of the Declaration of Independence. Andrew Carnegie wrote that libraries are "cradles of democracy" and it has been truly inspiring to hear accounts from across America of how the 1350-plus surviving Carnegie Libraries are serving their communities today.

This gift is freely given without conditions or expectations, you can spend it however you choose for the benefit of your library and community in commemoration of the 250th anniversary.

The response we have had to our renewed focus on libraries has been overwhelming and overwhelmingly positive. At a time of unprecedented strain to our social cohesion, libraries are among the few public institutions which play a genuinely unifying role. Thank you for all the good work you are doing.

With best regards,

Dame Louise Richardson
President, Carnegie Corporation of New York

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER, ON BEHALF OF THE CITY OF LINCOLN TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE FRIENDS OF THE LINCOLN PUBLIC LIBRARY TO ISSUE A RESTRICTED AWARD OF FUNDS AVAILABLE FROM THE CITY'S CARNEGIE CORPORATION OF NEW YORK GIFT TO SUPPORT LIBRARY PROJECTS AND SERVICES

WHEREAS, the Lincoln Public Library's original location was built through funding from the Carnegie Corporation and the residents of Lincoln in 1909; and

WHEREAS, the City of Lincoln has since that date continuously provided library services to the residents of Lincoln through the Lincoln Public Library; and

WHEREAS, in October 22, 2025, the Carnegie Corporation of New York announced that it would be distributing gifts of $10,000 to each library system that had or has a Carnegie library, in commemoration of the 250th anniversary of the signing of the Declaration of Independence; and

WHEREAS, on November 20, 2025, the Carnegie Corporation of New York notified City staff that the City of Lincoln would be eligible for one of these gifts;

WHEREAS, the Friends of the Lincoln Public Library is a well-established 501(c)(3) charitable organization whose mission is to support and promote the Lincoln Public Library, and who have a successful 40-year history of supporting library services; and

WHEREAS, allowing the Friends of the Lincoln Public Library to managed these funds simplifies the tracking of this gift until an appropriate project is identified by City staff.

NOW THEREFORE BE IT RESOLVED:

The City Manager or designee is authorized to enter into a Memorandum of Understanding with the Friends of the Lincoln Public Library to issue a restricted award of funds available from the City's Carnegie Corporation of New York gift to support library projects and services. Additionally, authorization for a budget augmentation to revenues and expenses in the amount of $10,000 to Fund 1000, General Fund .

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____

Richard Pearl, Mayor

ATTEST:

_____

Hope Ithurburn, City Clerk

STAFF REPORT

Item Number 13.A

SUBJECT: Adopt a Resolution Approving the Tentative Parcel Map with Project Specific and Typical Conditions of Approval for the Proposed Leavell North Project. (Tom Cruickshank)

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, consider the information contained in the staff report and the testimony of the public and Planning Commission's recommendation of approval and take the following actions:

1. Determine 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). Note: Approximately 120 acres are located outside of the City limits, but within the City's Sphere of Influence. The Specific Plan identifies land use designations and zoning for the plan area, the circulation system, utility 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 4, 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.

Planning Commission Actions

The City of Lincoln Planning Commission conducted a public hearing on the proposed project on Wednesday December 17, 2025[2]. One member of the applicant team spoke about the project, and one member of the public commented on the project. Staff responded to and addressed the comments.

The Planning Commission spoke about the importance of the trail system, which is anticipated to be part of the future residential tentative subdivision map proposal consistent with the Village 1 Specific Plan. Staff responded to these comments.

The Planning commission recommended by a 7-0 vote that the City Council approve the requested entitlements.

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 are anticipated from the implementation of the Tentative Parcel Map since no improvements are proposed with this map. However, consistent with the certified Village 1 Specific Plan Environmental Impact Report (EIR), any future development of the site 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 4, 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 above, the Leavell North Tentative Parcel Map has been found to be consistent with applicable General Plan, Village 1 Specific Plan and General Development Plan, and Lincoln Municipal Code standards. Staff has determined that the proposed request is appropriate for the project site and surrounding area, based upon these findings staff recommends approval of the proposed project subject to the Conditions of Approval.

LEVINE ACT COMPLIANCE:

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. The applicant submitted a Levine Act Statement to the City and cited no contributions to a City elected or appointed officer totaling more than $500 within the reporting period.

FISCAL IMPACT:

There is no anticipated fiscal impact. All cost associated with the application are assumed by the project applicant and recovered by the City.

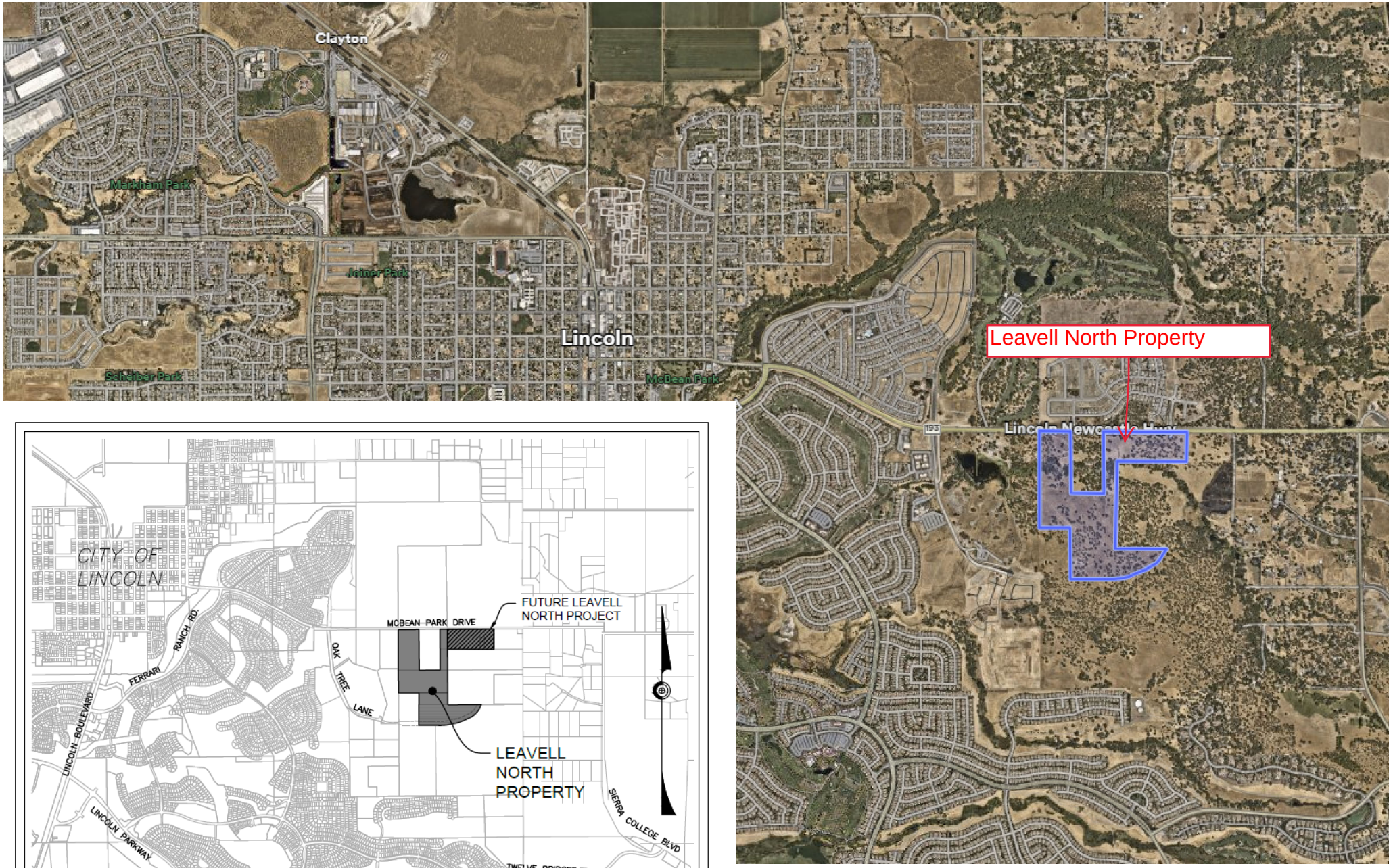
ATTACHMENTS:
Attachment 1 - Project Location.pdf

Attachment 2 - Existing Parcels.pdf

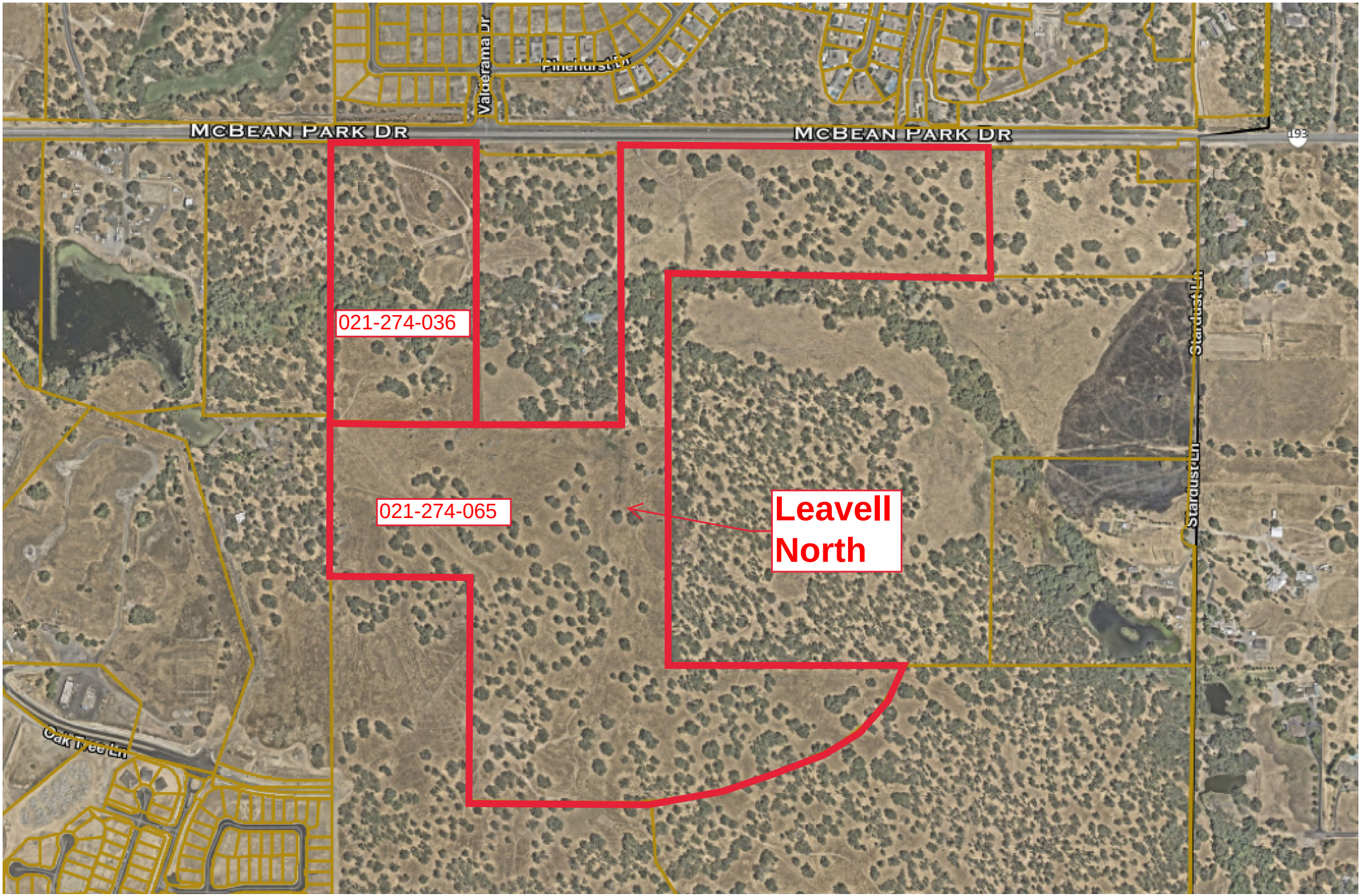
Attachment 3 - PC Resolution 2025-17.pdf

CC Resolution, 2026-XX_ FINAL.doc

Attachment 1 - Project Location



Attachment 2 - Existing Parcels



PLANNING COMMISSION
RESOLUTION NO. 2025-17

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.

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 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.

AYES: COMMISSIONERS: Hutchinson, E.Johnson, Herzog, Jackson, J.Johnson, Manning, Gilbert

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Peter S Gilbert

Chairman Peter Gilbert

ATTEST:

E Guadron

Eugenie Guadron, PC Secretary

Exhibits:

A. Leavell North Tentative Parcel Map Draft Conditions of Approval

B. Leavell North Tentative Parcel Map, dated December 17, 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:

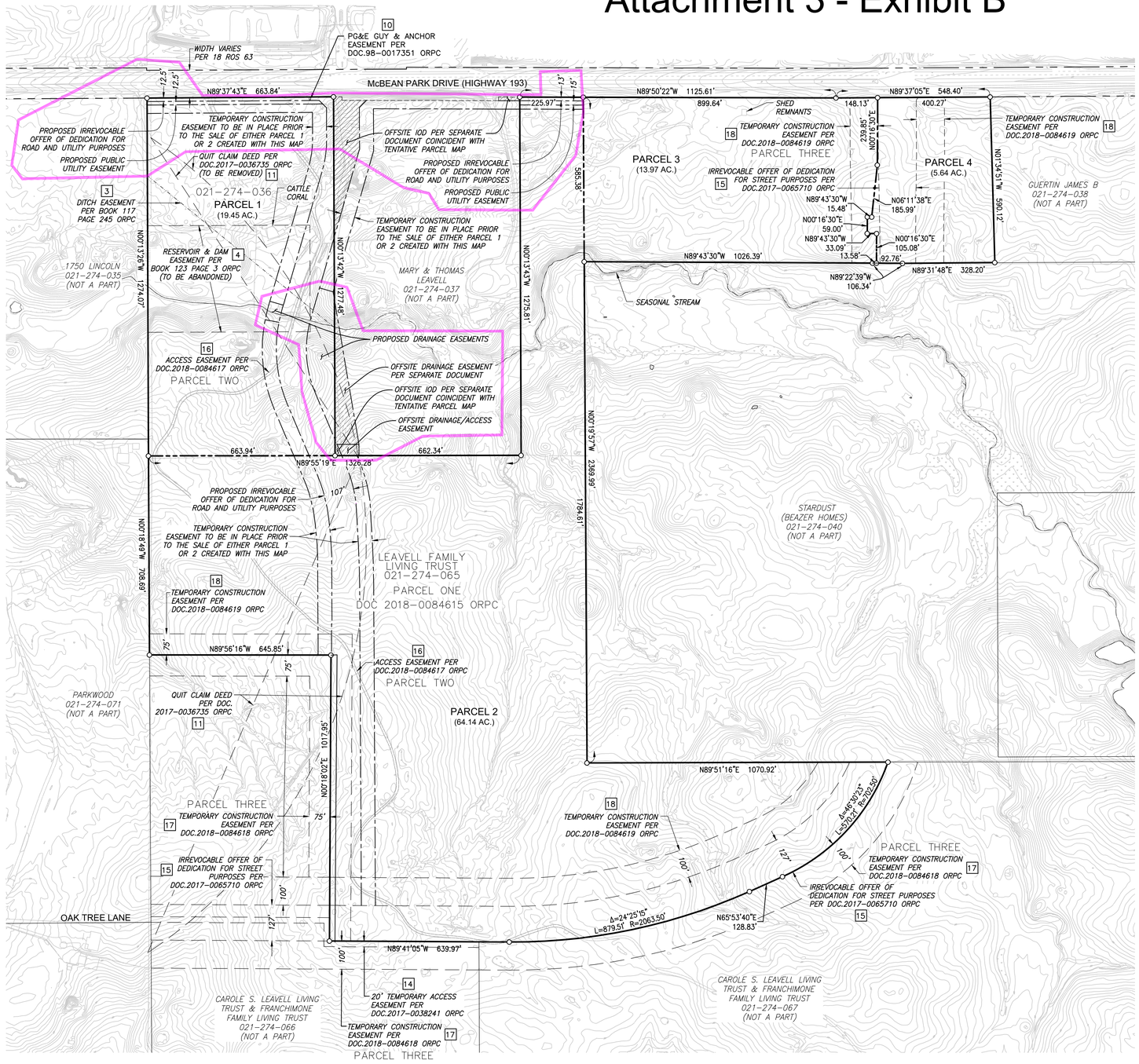
* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the **Leavell North** Tentative Parcel Map

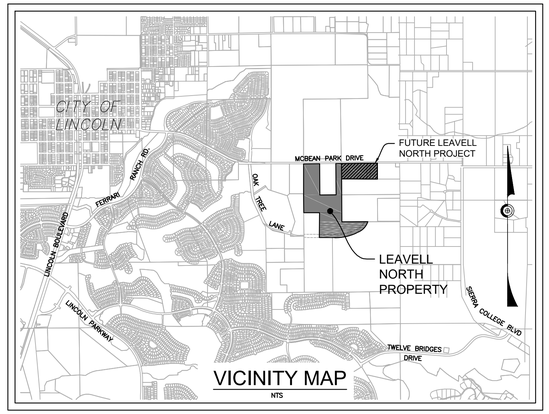
Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any 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	

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 McBean Frontage and a north-south public connector street as shown in the approved tentative parcel map, as allowed per Gov Code Section 66447, and consistent with the approved Village 1 Specific Plan.	Prior to Final Map approval	City Engineer Community Development Department	

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	

Attachment 3 - Exhibit B





PROJECT INFORMATION

OWNER:	LEAVELL FAMILY LIVING TRUST 2010 STATE HIGHWAY 193 LINCOLN, CA 95648
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BLVD ROSEVILLE CA 95678 (916) 782-3000
ASSESSOR'S PARCEL NO:	021-274-036 021-274-065
TOTAL ACREAGE:	103.20± AC
EXISTING ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR
PROPOSED ZONE:	VMU, VHDR, VOS, VLDR, VMDR, VPR

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
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

ABBREVIATIONS:

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

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

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.

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

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 17, 2025

N W E S

0 200' 400' 600'

SCALE 1"=200'

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING 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 Council on all Tentative Maps; and

WHEREAS, on December 17, 2025, the Planning Commission reviewed and considered the Tentative Parcel Map, and recommended approval to the City Council; 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 City Council'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 City Council has reviewed the proposed Tentative Parcel Map for the Leavell North Project and conducted a public hearing.

NOW THEREFORE BE IT RESOLVED:

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.

Section 2. Pursuant to California Code, Government code - Section 66474 of the Subdivision Map Act, the City Council 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 City Council 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 easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

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 City Council set forth herein.

Section 4. Based on the findings set forth in this Resolution, the City Council hereby approves the Tentative Parcel Map for the Leavell North Project, substantially in the form on file with the Community Development Director, subject to the attached exhibit.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

Exhibits:

A. Tentative Parcel Map Conditions of Approval
B. Leavell North Tentative Parcel Map, dated March 10, 2025

STAFF REPORT

Item Number 14.A

SUBJECT:	Train Town Discussion (Sean Scully)
SUBMITTED BY:	City Clerk
DEPARTMENT:	City Manager's Office
DATE:	March 24, 2026

STAFF RECOMMENDATION:
No action necessary, direction can be provided if desired.

BACKGROUND/INTRODUCTION:
In early March the City of Lincoln was contacted by the Union Pacific notifying the City that Lincoln has been chosen as a stop on the "Coast to Coast Tour - Western Leg Celebrating America's 250th" (Anniversary). The train tour is being led by the legendary "Big Boy No. 4014" locomotive, the world's largest operative steam locomotive along with several historical passenger cars from the Union Pacific fleet. Based on the Union Pacific's website "Twenty-five Big Boys were commissioned exclusively for Union Pacific Railroad, the first of which was delivered in 1941. These massive locomotives were built to haul heavy equipment in support of the war effort, normally operating between Ogden, Utah, and Cheyenne, Wyoming. The Big Boys are 133 feet long and weigh 1.2 million pounds. Due to their great length, the frames of the Big Boys are “hinged,” or articulated, to allow them to negotiate curves. They have a 4-8-8-4 wheel arrangement, which means they have four wheels on the leading set of “pilot” wheels to guide the engine; eight drivers on the first engine; another set of eight drivers on the second engine; and four wheels trailing that support the rear of the locomotive.No. 4014 was retired in Dec. 1961 after traveling 1,031,205 miles." More information on this historical train can be found at https://www.up.com/about-us/history/steam/big-boy-4014

The tour will pause in Lincoln on April 9th at 4:30PM for approximately 15 minutes. This will give community members, Councilmembers, and staff the opportunity to take pictures and observe the locomotive. Additionally UP representatives have shared with City staff that they have decided to identify Lincoln as a "Train Town". This is appropriate given the fact that the train was a key driver in the reasoning behind Lincoln becoming at first a settlement, and then subsequently an incorporated jurisdiction thereafter. UP reps have indicated that they would like to present the Council with a sign signifying this recognition during the Lincoln stop. Staff primarily wanted to agendize this matter to make the Council and broader public aware of this honor and to provide everyone time to plan to attend should they so choose. Lincoln's history, economy and business community was (and in some cases still is) intertwined with our commercial rail corridor and thus this event and designation are a positive reflection of that very long relationship. Staff is requesting no direction or action on this matter unless Council

would like to provide some alternative direction based on this information. More information on this tour as well as train town details can be found at this website https://www.up.com/about-us/history/steam/schedule

FISCAL IMPACT:

No significant fiscal impact, staff have coordinated with UP to arrange for a temporary street closure on 7th street to facilitate the brief event, but those staff time costs are minor in nature and can be absorbed into the days normal activities with minimal disruption to public services.

STAFF REPORT

Item Number 14.B

SUBJECT: Adopt a Resolution Approving the Successor Memorandum of Understanding between the International Association of Fire Fighters Local 522-Lincoln Professional Firefighters Association and the City of Lincoln and Related Salary Schedules. (Veronica Rodriguez)

SUBMITTED BY: Veronica Rodriguez

DEPARTMENT: Human Resources

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends City Council consider the attached resolution approving the successor Memorandum of Understanding (MOU) between the International Association of Fire Fighters (IAFF) Local 522-Lincoln Professional Firefighters Association (LPFA) and the City of Lincoln for the term of April 1, 2026, through June 30, 2027, and adopt the related salary schedules. The estimated total increased cost over the full term of the 15-month MOU is $190,000.

BACKGROUND/INTRODUCTION:

The LPFA includes 27 staff serving as fire captains, fire engineers and firefighters. The current five-year MOU is set to expire on March 31, 2026.

Over the past 5 months, the City and LPFA have met and conferred in good faith to negotiate the terms of a successor agreement consistent with the Meyers-Milias-Brown Act (MMBA).

The City and the LPFA reached a tentative agreement on February 16, 2026, for a 15-month successor MOU. Staff is now requesting approval of the MOU with the LPFA and related salary schedules.

The City and the LPFA negotiated the aforementioned agreements in good faith. Throughout the negotiation period, the City's negotiating team regularly provided City Council with a status report of bargaining progress, received direction from the City Council, and executed the City Council's policy direction at the bargaining table which is reflected in the attached successor MOU.

FINDINGS/ANALYSIS:

The significant elements of the tentative agreement are described below. These changes to the current MOU are reflected in the attached draft MOU (Attachment A). New language is

reflected in underline and deleted language is reflected in strikethrough. Existing language that rolled over from the prior MOU is reflected in plain text (i.e. unchanged).

1. **Term of Agreement:** April 1, 2026 through June 30, 2027 (15 months).
2. **Section 5.1 – Base Wage Increases:** The base wages for the classifications covered by this MOU shall be increased as follows:

• 3.0% increase effective the first full pay period following City Council's adoption of the MOU.
• 2.0% increase effective the first full pay period following January 1, 2027.

3. **Section 5.7 – Bilingual Compensation** : Increase bilingual pay from $75.00 to $100.00 per month, subject to City certification and designation of eligible positions.
4. **Section 7.10 – Acting Assignments:** Eliminated the additional 2.5% paid to employees who are assigned to serve in an acting capacity for more than 1,458 hours in a rolling twelve month period.

FISCAL IMPACT:

The estimated total increased cost of the negotiated provisions listed above is approximately $190,000 over the term of the 15-month contract. Additionally, overtime related costs will increase proportionately with the increased base pay.

The cost to cover the salary increases for the remainder of FY 25/26 is approximately $32,000 allocated as follows:

- Fund 100 (General Fund): $24,000
- Fund 101 (Public Safety Tax Share Fund): $1,000
- Fund 102 (ARPA Standard Allowance Revenues): $7,000

The Fire Department's budget can absorb the fiscal year 25/26 costs. Future budgets will include the appropriate funding for the remainder of the MOU.

ATTACHMENTS:
RESOLUTION.docx

ATTACHMENT B.pdf

ATTACHMENT C.pdf

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVING THE SUCCESSOR MEMORANDUM OF UNDERSTANDING BETWEEN IAFF LOCAL 522-LINCOLN PROFESSIONAL FIREFIGHTERS ASSOCIATION AND THE CITY OF LINCOLN (APRIL 1, 2026 – JUNE 30, 2027) AND RELATED SALARY SCHEDULES

WHEREAS, the City of Lincoln and IAFF Local 522-LPFA have met and conferred in good faith toward the establishment of a successor Memorandum of Understanding (MOU) commencing April 1, 2026 and terminating June 30, 2027; and

WHEREAS, the fiscal impact of the agreement over the 15-month term is $190,000; and

WHEREAS, the successor MOU includes changes primarily involving base wage adjustments, bilingual compensation and acting assignment pay parameters; and

WHEREAS, the final draft successor MOU is attached detailing the additions, deletions, and unchanged terms and provisions which provide full disclosure and transparency; and

WHEREAS, IAFF Local 522 and the City have ratified the tentative agreements on February 16, 2026; and

NOW THEREFORE BE IT RESOLVED:

Section 1. The approval of the successor Memorandum of Understanding between the City of Lincoln and IAFF Local 522-LPFA for the term April 1, 2026 through June 30, 2027 and the adoption of related salary schedules.

PASSED AND ADOPTED this 24th day of March 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

ATTACHMENT B

MEMORANDUM OF UNDERSTANDING

BETWEEN THE

SACRAMENTO AREA FIREFIGHTERS LOCAL 522-

LINCOLN PROFESSIONAL FIREFIGHTERS ASSOCIATION

~~LOCAL 522~~

AND

THE CITY OF LINCOLN

TERM OF AGREEMENT:

April 1, 2026~~1~~ through ~~March 31~~June 30, 2027~~6~~

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PREAMBLE

This Memorandum of Understanding or "MOU", hereinafter referred to as "the Agreement", entered into by the City of Lincoln, hereinafter referred to as "the City", and the Sacramento Area Firefighters Local 522, IAFF, herein called "SAFF, Local 522" Lincoln Professional Firefighters Association, hereinafter referred to as the SAFF Local 522 LPFA pursuant to section 3500 et seq. of the Government Code of the State of California has as its purpose the establishment of an equitable and peaceful procedure for the resolution of differences and the establishment of rates of pay, hours of work and other terms and conditions of employment for employees in the LPFA, as provided in this Agreement.

The term "agreement" as used herein means the written agreement provided under section 3505.1 of the Government Code.

1. ARTICLE I – RECOGNITION AND COVERAGE

1.1. RECOGNITION

The City recognizes the SAFF Local 522-LPFA as the exclusive representative of those employees within the bargaining unit for the purpose of meeting and conferring in good faith on matters within the mandatory scope of representation, pursuant to California Government Code 3500 et seq.

It is understood by the City and the SAFF Local 522-–LPFA that articles and sections of this Agreement which conflict and/or are inconsistent with City ordinances and resolutions shall take precedent. Furthermore, all articles and sections of this Agreement dealing with wages, hours, and terms and conditions of employment are in addition to, and supplement the rights and benefits provided to SAFF Local 522-LPFA members by existing state and federal law.

Ordinances in existence at the time this MOU is signed, pertaining to wages, hours, and terms and conditions of employment, and not explicitly covered by this MOU will remain in full force and effect during the term of this Agreement and be incorporated as if stated in full. In the event any ordinance or resolution conflicts with the language of the MOU, the MOU takes precedent.

1.2. COVERAGE OF EMPLOYEES

The following classifications are ~~is~~ agreed between the parties to be in the SAFF Local 522-LPFA bargaining unit:

- Firefighters
- Fire Engineers
- Fire Captains

1.3. RESERVE/VOLUNTEER FIREFIGHTER

This classification shall only be used to supplement full-time fire suppression personnel. In no event shall an individual under this classification be employed by the City to supplant or act in the role of a full-time employee in their absence.

2. ARTICLE II – ASSOCIATION RIGHTS

2.1. ACCESS TO EMPLOYEE WORK LOCATIONS

Representatives of the LPFA shall have the right of reasonable access to bargaining unit members outside of their assigned duties; before and after work hours, at meal and break periods; and during work times with the express approval of the City Manager or his designee.

2.2. DISTRIBUTION AND POSTING OF LITERATURE

The LPFA may post material on bulletin boards provided to serve employees in the represented unit. All posted items shall be authorized by the LPFA and shall bear the date of posting.

2.3. USE OF CITY FACILITIES

The City Manager or designee may permit the LPFA to use City conference rooms and similar building facilities for conducting official unit business. Use of such facilities must be made by written request and will be granted provided that the facility is available. No request for use of City facilities shall be unreasonably denied.

2.4. UNION RELEASE TIME

Effective April 28, 2019, the City shall provide a bank of 100 hours annually for the President, Vice President or other Officers or Directors of the Union of temporary time off with pay, for the purpose of investigating grievances; disciplinary matters; employer/employee training; attending to organization training sessions; seminars; business meetings; elected board meetings; conventions and/or conferences. Requests for time off using this bank of hours must be approved by the President of the Union or designee and by the Chief of Department or designee and sufficient advance notice shall be provided to the Department so that release time may be arranged. Release time for all of the above meetings shall be subject to the scheduling needs of the Department. The bank of hours shall not be carried over from one year to the next year. A record of Union Release Time will be maintained by the Department.

3. ARTICLE III – MANAGEMENT RIGHTS

3.1. MANAGEMENT RIGHTS

The City retains all rights, powers, duties, responsibilities and authority of a managerial or administrative character, except as specifically modified by the express provisions of this

Memorandum. The exclusive rights of the City shall include, but not be limited to, the right to determine the organization of City government and the purpose and mission of its constituent agencies; to set standards of service to be offered to the public, and through its management officials to exercise control and discretion over its organization and operations; to establish and effect administrative regulations and employment rules and regulations consistent with law and the specific provisions of this Memorandum; to direct its employees; to take disciplinary action; to relieve and lay off employees from duty because of lack of work or for other legitimate reasons, including but not limited to the economic condition of the City; to determine whether goods or services shall be made, purchased or contracted for; to determine the methods, means and personnel by which the City's services are to be provided, including the right to schedule and assign hours of work and overtime, or reduce same; and to otherwise act in the interest of efficient service to the City. The City agrees to meet and confer, upon request of the Union, over the impact to employees of any decision by the City to contract-out significant bargaining unit work to a non-City enterprise or agency. The decision to contract-out such work shall not be subject to meet and confer during the term of this Memorandum; however, the City shall endeavor to facilitate the employment of the impacted employee(s). The City retains its right to assign and place volunteers in accordance with City policy.

4. ARTICLE IV – GENERAL PROVISIONS

4.1. STRIKES

During the term of this agreement, neither the LPFA, its agents, and/or its representatives, shall, for any reason, authorize, institute, condone and/or engage in a work close down, work slowdown, work stoppage, strike or any other interference with the work and statutory functions or obligations of the City.

4.2. LOCKOUT

During the term of this agreement neither the City, its management employees, agents and/or representatives shall authorize, institute, condone and/or lockout the employees governed by this agreement.

4.3. EMPLOYEE RIGHTS

The City agrees not to interfere with or discriminate against any employee for the employee's membership in, activity on behalf of, or other means of lawful participation in the unit which is authorized and protected by State and Federal law, this Memorandum of Understanding and/or City codes, Ordinances and Resolutions.

Further, the City acknowledges those specific rights, duties, and obligations put forth in the Firefighter Bill of Rights Act, Government Code Section 3250 through 3262.

5. ARTICLE V – SALARY AND OTHER COMPENSATION

5.1. BASE WAGES

During the term of this MOU, the base wages for the classifications covered by this MOU shall be adjusted as follows:

A. The base wages for the classifications covered by this MOU shall be increased by three percent (3%) effective the first full pay period following City Council's adoption of the MOU.

~~A.~~B. The base wages for the classifications covered by this MOU shall be increased by ~~eight~~ two percent (2~~8~~.0%) effective the first full pay period following ~~April~~ January 1, 202~~7~~1~~.~~.

~~B. The base wages for the classifications covered by this MOU shall be increased by three percent (3.0%) effective the first full pay period following April 1, 2022.~~

~~C. The base wages for the classifications covered by this MOU shall be increased by one- and one-half percent (1.5%) effective the first full pay period following April 1, 2023.~~

~~D. The base wages for the classifications covered by this MOU shall be increased by one- and one-half percent (1.5%) effective the first full pay period following April 1, 2024.~~

~~E. The base wages for the classifications covered by this MOU shall be increased by four percent (4%) effective the first full pay period following April 1, 2025.~~

~~All~~ The increases listed above will be processed as soon as ~~a~~administratively possible.

Reportable Compensation

All compensation provided under this MOU shall be administered in compliance with the provisions of the Public Employees' Retirement Law (PERL) and regulations of the California Public Employees' Retirement System (CalPERS). Only compensation that qualifies as "reportable compensation" under Government Code sections 20630, 20636, 20636.1, and applicable CalPERS regulations shall be reported to CalPERS.

The City and the Association acknowledge that CalPERS is the sole authority in determining whether any form of pay, premium, differential, or benefit is reportable for retirement purposes. In

the event CalPERS determines that any item of compensation identified in this MOU is not reportable, the City shall inform SAFF L522-LPFA prior to implementation of a CalPERS determination and adjust reporting accordingly. No provisions of this MOU shall be interpreted as requiring the City to report compensation to CalPERS that is not permitted by Law.

5.2. SALARY RANGE ADJUSTMENT AND MERIT SALARY ADJUSTMENT

Salary ranges for existing employees consist of ~~six~~ seven salary steps: Step 1~~A~~, step 2~~B~~, step 3~~C~~, step 4~~D~~, step 5~~E~~, step 6~~F~~ and Step 7~~G~~, with approximately 5% between each step.

In conjunction with the creation of the Fire Engineer classification and the elimination of the "GFE" designation for all ranks within the unit, a revised salary scale was~~shall be~~ adopted effective July 1, 2017 for new employees. ~~The salary scale is attached as Appendix 2 to this Agreement~~. The purpose of the revised salary scale is to raise the base pay of the Fire Engineer classification without creating undesirable compaction issues between the ranks of Fire Engineer and Fire Captain. The other purpose of the revised salary scale is also to maintain annual merit increases going forward but to do so in a way that is financially sustainable long-term for the City. To that end , The City ~~is~~ mov~~ied~~~~ng~~ to a 13-level salary scale with twelve (12) steps of advancement, resulting in a 2.5% merit increase for new employees. Employees existing at the time of ratification will continue on the existing salary scale, which includes 5% increases. Upon promotion, employees existing at the time of ratification of this MOU will move to the new salary scale, but continue with 5 % increases (e.g. double bump).

~~For those bargaining unit members who are currently employed as of the ratification of this MOU and have not yet reached top step on the salary scale for his or her respective classification, those bargaining unit members will continue to receive 5% merit increases. The next merit advancement, for those eligible, will occur on October 1, 2017 and then again for those eligible on October 1, 2018. Further, this proposal is in addition to the 5% merit increase provided to those eligible, effective October 1, 2016, that was agreed to pursuant to a side letter between the parties.~~

5.3. DEFERRED COMPENSATION

The City's participation of matching $1.00 for $1.00 up to three percent (3%) of employees' gross salary shall terminate, except that the City shall pay the "Maintenance Fee" associated with the Deferred Compensation Program up to a maximum of $30.00 per year.

5.4. UNIFORM ALLOWANCE

~~Effective with the first full pay period following ratification of this agreement, uniform allowance shall be increased by $300 which will bring the total to~~ The uniform allowance is $1200 annually ~~.~~paid over 26 pay periods at $46.15 per pay period (subject to rounding)

When a new employee is required to wear a uniform and begins employment with the City, the employee shall receive their initial allocation of uniforms and safety equipment at no cost to the

employee.

Uniform allowance shall be paid bi-weekly, is to be reported on the employee's W4 and is PERS reportable but shall not be included in the Fair Labor Standards Act (FLSA) regular rate of pay.

5.5. UNIFORM CLEANING ROLLED INTO BASE PAY

An amount equal to the annualized uniform cleaning allowance (annual value $507/yr.) shall be included in the employee's base wage rate. The employee shall be responsible for all cleaning of his/her uniforms.

5.6. RETIREMENT

A. The City provides two Local Safety Member retirement tiers, Classic and PEPRA (also known as New Members). An employee's retirement tier is based on an employee's hire date and applicable CalPERS law:

~~A.~~

1. Employees hired prior to January 1, 2013, are Classic Members and have a formula of 3% at 50. Employees contribute the normal member contribution, which is currently 9%.

2. Employees hired after January 1, 2013 are PEPRA Members (also known as New Members) and are subject to the California Public Employees' Pension Reform Act of 2013 (PEPRA).

   PEPRA Members have a formula of 2.7% at 57. Employees contribute the normal member contribution rate which will be at least one-half of the total normal cost, which is calculated each fiscal year and subject to change.~~.~~

B. Employees within the LPFA employee group agree to share a portion of the employer contribution. In addition to the required employee contribution, employees will contribute three percent (3%) of the employer contribution rate. This contribution is on a pretax basis in accordance with IRS Code 414(H)(2).

~~(All employee retirement contribution rates stated above are subject to change by the State of California.)~~

As such, the total contributions are as follows:

Tier 1/Classic members pay a total of 12% (comprised of 9% plus the additional 3% employer share).

PEPRA members pay ~~14.5~~16.75% (comprised ~~of one half of the total normal cost~~ of ~~13.75~~11.5% plus the additional 3% employer share).

(All employee retirement contribution rates stated above are subject to change by the State of California.)

~~*Effective January 1, 2018, PEPRA members will pay one half of the total normal cost plus the additional 3% employer share.*~~

5.7. BILINGUAL COMPENSATION

The City shall pay $~~75~~100.00 per month ($46.15 per pay period) over the employee~~'~~s~~'~~ basic rate for Bilingual aptitude. Certification of competency shall be required as established by the City. The City shall determine the appropriate number of employees eligible to receive this compensation.

5.8. SPECIAL ASSIGNMENT POSITIONS

Special assignment positions within a classification may be established where duties and responsibilities are of a specialized nature by comparison to other positions in the class. Said positions may be established by the City Council following a report and recommendation thereon by the City Manager. Special assignment positions so established will be reviewed annually by the

City Council. Selection of employees to said position and removal there from shall be made by the City Manager upon recommendation of the department head. An employee so assigned shall receive a salary increase of not less than five percent (5%) of his/her present salary.

5.9. LONGEVITY PAY

In recognition of the substantial contribution to the community made by employees as a result of the length of their continuous City service, ~~effective with the first full pay period following April 2023,~~ the City shall award each applicable employee longevity pay as indicated below:

Length of Service	Longevity Pay
Beginning of 10th year	3.0% of base salary
Beginning of 15th year	3.0% of base salary

~~Effective with the first full pay period following April 2024, the City shall award each applicable employee longevity pay as indicated below:~~

~~Length of Service~~	~~Longevity Pay~~
~~Beginning of 15th year~~	~~3.0% of base salary~~

Longevity pay is compounded (i.e., 6% total longevity pay at 15 years) and shall be included on each eligible employee's bi-weekly payroll. The longevity pay is to be considered as part of an employee's total compensation.

6. ARTICLE VI – INSURANCE

6.1. HEALTH CARE

The City shall pay the following monthly contributions toward health care coverage (employee is responsible for semi-monthly contributions for 12 months per calendar year for the remaining balance):

A. Employee only: An amount equal to 80% of the Kaiser, Sacramento Region, premium rate for employee only.

B. Employee plus one: An amount equal to 80% of the Kaiser, Sacramento Region, premium rate for employee plus one.

C. Employee plus 2: An amount equal to 80% of the Kaiser, Sacramento Region, premium rate for employee plus two or more (family).

~~C.~~

D. Employees who select a health plan with higher monthly premiums than the maximum monthly premium paid by the City (item (a) above) shall pay the difference through payroll

D. deduction taken out equally of two pay checks a month (taken from 24 paychecks each year). Should employees select a health plan with lower monthly premiums than the maximum premium contribution paid by the City, the City's contribution shall be limited to the cost of the monthly premium.

Any employee waiving medical insurance coverage from the City of Lincoln shall receive a sixty-six and two-thirds percent (66-2/3%) cash back monthly benefit payment of the Kaiser, Sacramento Region, employee only premium rate. The employee waiving medical insurance coverage from the City shall receive the cash back monthly benefit payment in the same manner in effect in the prior MOU. An employee waiving the employee healthcare coverage must show evidence of insurance coverage.

6.2. RETIREMENT MEDICAL HEALTH BENEFITS

The City shall maintain lifetime retiree medical health benefits for those employees (and their families, where applicable) within the classifications covered by this MOU who were hired prior to January 1, 1998, worked for the City for the requisite 5-year vesting period and retired, or retire, from the City. Employees hired after January 1, 1998, and who retire from the City shall vest in lifetime retiree medical health benefits as provided in Government Code Section 22893.

6.3. LIFE INSURANCE

The City shall pay one hundred percent (100%) of the premium rate for a $50,000 term life insurance policy for all employees covered by this Agreement. Said policies shall include a double indemnity clause for employees.

6.4. DENTAL & VISION INSURANCE

The City shall pay one hundred percent (100%) of dental and vision insurance premiums for all members of the LPFA (and their family members where applicable). At no time shall the City allow the dental and vision coverage services provided to become less than that which was in place at the adoption of this Agreement.

7. ARTICLE VII – HOURS OF WORK/OVERTIME

7.1. HOURS OF WORK

The employees within the bargaining unit shall work a 48/96 schedule subject to the City's ability to modify work schedules in accordance with this section.

A. The department head/designee, with seventy-two (72) hours' prior notice, may require an employee to work an unscheduled day/shift and receive an otherwise scheduled work day/shift off.

~~A.~~

B. Hours of Work:

1. All 24-hour employees shall be scheduled to work a total of nine shifts with a 27-day cycle, for a total of 2916 hours of work per year (which includes FLSA required overtime).

2. Employees assigned a 24-hour work schedule shall be on duty at all times and prepared to perform emergency response and fire-fighting activities as required. Break times and meal periods shall be considered hours worked and will be arranged by the City as operations permit.

3. Salary: The straight time hourly rate of pay for employees on a 24-hour work schedule shall be determined by dividing the employee's annual base salary by 2,916 hours.

7.2. OVERTIME AND COMPENSATORY TIME OFF

A. Overtime is defined as time worked in excess of 204 hours in a 27-day work period and will be compensated at one and one-half times the employee's regular rate. For employees employed at the time of ratification, all paid time, with the exception of sick leave in excess of forty-eight (48) hours in a 27-day work period and, bereavement leave shall count as hours worked for purposes of calculating overtime within that same work period.

For new employees, sick leave and bereavement leave shall not count as hours worked for purposes of calculating overtime. Employees shall only be compensated for premium overtime ordered or authorized by designated supervisory personnel. Total hours of recorded authorized overtime for each pay period for each employee shall be reported on an attendance report and shall be signed by each Department Head/Designee or his/her designated alternate. The total hours of prior accumulated compensatory time taken off during each pay period shall be likewise reported. Overtime work shall not be a basis for increasing vacation or sick leave benefits, nor shall it be a basis of advancing completion of required periods for probation or salary step advance. The City has the right to require employees to remain at work and perform work-related duties for the duration of the established overtime period.

~~B.~~ Employees may accumulate Compensatory Time Off (CTO) at a rate of 1.5 times their extra hours worked in lieu of overtime pay, or receive overtime pay for that pay period. However, in no event shall an employee be allowed to exceed one hundred twenty (120) hours of accumulated CTO. In the event an employee has accumulated one hundred twenty (120) hours of CTO, payment of overtime shall be automatically made in payroll cycle in which the overtime was earned. Employees shall have the option to cash-out their accrued CTO during any payroll

cycle provided the employee submits a written request to do so one (1) week prior to payroll being completed. Any unused and accrued CTO will also be paid out prior to an employee ~~moving to the next higher payroll step or prior to an employee being~~ promoted to a higher position.

The balance of any accumulated Compensatory Time shall be paid upon termination of employment.

7.3. CALLBACK TIME

Call-back is defined as those occasions when an employee responds to a City request made after the employee has completed his/her normal shift and left the workstation, to report to duty during off-duty hours. For purposes of callback, time spent by employees in traveling to and from their place of residence to the work area shall not be considered hours worked.

For each callback occurrence, employees shall receive a minimum of three (3) hours at the applicable rate. In the event an employee is required to work beyond three (3) hours, the employee will be compensated at the applicable rate of pay to the nearest one-half
(1/2) hour.

7.4. LEAVE TIME

Vacation, sick leave, and holiday-in-lieu time provided for in this Agreement shall be accrued by 24-hour work schedule employees at the current accrual rates, times a conversion factor of 1.4. For example, other full--time employees accrue sick leave at the rate of 8 hours per month. Thus, 24-hour work schedule employees shall accrue 11.2 hours of sick leave per month. (8 X 1.4 = 11.2).

Vacation, sick and other leave time provided for in this Agreement shall be taken by 24-hour work schedule employees pursuant to existing provisions of this Agreement, except that leave time other than sick leave shall not be taken in blocks of less than 12 hours.

Vacation and other leave time "caps" or maximums established in this Agreement shall be increased by the conversion factor of 1.4.

Leave time accruals and caps shall be decreased by the conversion factor of 1.4 whenever an employee is reassigned from a 24-hour work schedule (2916 hours of work per year) to a 40-hour work schedule (2080 hours of work per year). An employee with a leave time balance that exceeds a 40-hour work schedule cap may be permitted to carry the excess leave time until it equals or is lower than the 40-hour work schedule cap.

7.5. COURT TIME

Employees required to appear in court in response to a valid subpoena on their off-duty time shall receive a minimum of three hours of overtime compensation.

Employees are not required to return to work after court duty on scheduled days off.

7.6. SHIFT CHANGES NOTICE

An employee's shift shall not be changed solely to avoid overtime. Normally, an employee shall be given at least seventy-two (72) hours' notice of a shift change. In the absence of such notice, the employee shall receive a five percent (5%) differential over base salary for each day in which the notice was not given.

At the employee's discretion, the employee may work with the Department so as to adjust his/her work schedule in order to reduce the amount of overtime worked by the employee without the City being required to pay the five percent (5%) differential.

This section shall not apply to changes caused by an employee's initiation of any form of leave status.

7.7. SHIFT BIDDING

Bidding for both shift and station shall re-occur every two (2) years, commencing the third Thursday of October in odd numbered years.

Once bidding has been completed, new shift and station assignment shall take effect on the first pay period in January of the subsequent year.

Generally, unforeseen vacancies occurring outside of shift bidding will be offered on a voluntary basis based upon seniority to members of the same rank and qualifications wishing to make a mid-term move. If not filled on a voluntary basis, the position will be filled utilizing inverse seniority as stated in more detail below.

After noticing the Association of the need, management may reassign members to either a different station or shift as follows: If a stated need arises where an employee is required to be moved to a specific shift/station, and there are no volunteers, the least senior person in the position on that shift shall be moved for the duration of the stated need. Once the articulated need is concluded, the affected employee shall be returned to his/her previous position and location.

In no event shall a member be removed from their bid upon shift as a substitute for discipline. This section is subject to section 4.3 of this MOU.

7.8. STANDBY DUTY

The Fire Chief or designee may place an employee on Standby Duty as necessary. Standby Duty requires an employee so assigned:

A. To be ready to respond immediately to calls from the City and to be called into work;
B. To be reachable by employer-assigned cell phone;
C. To remain within a reasonable distance of the work location; and
D. To refrain from activities which might impair his/her ability to perform any assigned duties. Such activities include, without limitation, consuming alcohol or ingesting prescription or non-prescription drugs which might impair judgement/action.
E. Standby duty will include court standby time.
F. Standby duty shall be primarily for eight (8) hours to twenty-four (24) hour periods. However, in some instances where parties are agreeable, Standby duty may be for periods of less than eight (8) hours as approved by the Fire Chief.
G. Employees assigned to Standby duty shall receive compensation of $1.50 per hour.
H. Employees assigned to Standby duty and who are called in to work shall be compensated at the overtime hourly rate pursuant to applicable provisions of the MOU and City rules. Any hours worked will not be applied to Compensatory Time Off accruals.
I. If an employee is ill and/or injured (unable to perform essential functions of the job), the individual scheduled for Standby duty will contact the Fire Department Staffing Captain. The Staffing Captain will be responsible for filling the Standby duty as outlined in the Duty Officer Program.
J. If an employee assigned to Standby duty fails to fulfill the obligation while on Standby duty and, work the hours if called upon to do so, the employee will be subject to disciplinary action.

7.9. PROBATIONARY PERIOD

The probationary period for employees covered by this Agreement shall be eighteen months, however, prior to the expiration of the eighteen-month probationary period the department head on a showing of good cause may extend the probationary period an additional six months.

7.10. ACTING ASSIGNMENTS

A. When it is required to meet operational needs that an employee perform a majority of the essential duties of a position in a higher classification, payment for such out-of-class work shall be five percent (5%) above the base rate of the employee's current step only while working in the out-of-class assignment.

B. Eligibility to receive out-of-class compensation for working in a higher classification shall be subject to the following conditions:

1. The assignment to work out-of-class must be made by the Fire Chief or his/her designee.

2. Employees receiving out-of-class compensation must be qualified to perform in the higher classification in accordance with the Lincoln Fire Department Qualified Actor Policy. Qualified Actors must be on the Employment Eligibility List for the respective position.

3. Employees who are selected to work in an out-of-class position have been thoroughly tested and certified by the City and are qualified to serve in that position. Said employees will be eligible to receive out-of-class compensation upon being assigned to perform in such position. All hours assigned and worked in the higher classification shall be paid as in paragraph A above.

~~Employees who are assigned to perform duties of a higher job classification shall receive an additional five percent (5%) above their base hourly rate of pay for all time worked.~~

C. Notwithstanding Paragraph A above, employees who are in acting assignments that are in progress as of the effective date of this MOU and who were previously authorized/eligible under City policy or agreement to receive an enhanced acting pay incentive may continue to be eligible for an acting pay incentive of seven and one-half percent (7.5%) after the employee has worked one thousand four hundred fifty-eight (1,458) hours in the employee's current acting assignment, provided all eligibility requirements in Paragraph B are met. Prior to meeting the 1,458-hour threshold, acting pay shall be paid in accordance with Paragraph A.

D. All acting assignments initiated on or after the effective date of this MOU shall have a maximum acting pay of five percent (5%), as provided in Paragraph A.

~~An employee or a combination of employees shall not work more than one thousand four hundred fifty-eight (1,458) hours in an acting capacity in a rolling twelve month period for any one position. However, this time limit may be exceeded to replace an employee who is on vacation, special assignment, LC 4850 time or an approved leave of absence.~~

~~If there is an operational necessity to assign an employee or combination of employees to more than one thousand four hundred fifty-eight (1,458) hours to the vacant position, the employee(s) shall be compensated with an additional two and one-half percent (2.5%) above the five percent (5%) already being paid so long as the seven and one-half percent does not exceed the base top step hourly rate of the position being filled.~~

8. ARTICLE VIII – LEAVES

8.1. VACATION

Employees shall be entitled to vacation leave as follows:

Employees shall accrue vacation leave in accordance with years of service as follows (numbers below already have the 1.4 conversion included):

~~1~~0 – 4 years	123.2 hours per year
5 – 9 years	182.0 hours per year
10 – 14 years	196.0 hours per year
15 – 17 years	226.8 hours per year
18+ years	291.2 hours per year

~~Employees who work less than full-time, but more than nine hundred (900) hours per year shall be credited vacation on a prorated basis. The nine hundred hour minimum need only be reached once during continuous employment.~~

No employee shall accrue more than three hundred and ninety-six (396) hours of vacation. If an employee accrues vacation time in excess of three hundred and ninety-six (396) hours, he/she shall have their accrual frozen until he/she falls below three hundred and ninety-six (396) hours. ~~An employee who has used an accrued ninety-six (96) hours of his/her accrued vacation, within a calendar year, in a minimum of 48-hour blocks for purposes of this provision solely, may elect a one-time annual option of cashing out up to fifty percent (50%) of his/her remaining accrued vacation leave at any point in the remaining calendar year.~~

Each department head/designee shall arrange the schedule for vacations for employees within the department. No vacation leave shall be granted if less than 6 hours is requested.

No employee shall be entitled to take a vacation leave until such employee has completed six (6) months of service, after which the employee shall be entitled to the use of accrued vacation leave.

Upon termination or discharge, all unused accrued vacation leave shall be paid at the employee's current hourly rate of pay.

Employees shall continue to be paid during the period of their vacation at the same rate of pay in effect at the commencement of the vacation period.

Prorated Accruals for Part-Time and Unpaid Leave

Employees whose assigned schedule is less than full-time and who work more than nine hundred (900) hours in a calendar year shall accrue vacation on a prorated basis. The nine-hundred-hour threshold must be met only once during continuous employment.

Employees who take unpaid leave during any pay period shall receive prorated vacation accruals for that pay period based solely on the number of hours worked in that period. Any unpaid hours will proportionally reduce the accrual for that pay period.

Vacation Leave Cash Out

Upon approval by the City Manager, ~~A~~an employee who has used an accrued ninety-six (96) hours of his/her accrued vacation, within a calendar year, in a minimum of 48-hour blocks for purposes of this provision solely, may elect a one-time annual option of cashing out up to fifty percent (50%) of his/her remaining accrued vacation leave at any point in the remaining calendar year.

8.2. SICK LEAVE

Employees covered by this Agreement shall be entitled to sick leave with pay as set forth in this Section.

Accrual Rate

~~Effective with the first full pay period following ratification of this agreement, e~~Each employee shall be entitled to ~~12.1~~6.09 hours of sick leave per pay period (158.4 hours per year) for each month of full~~-~~-time employment worked, commencing on the first day of the month following the month in which said person was employed.

Sick leave shall be credited to the employee's account upon completion of each month with no credit given for any portion of a month. A maximum of one hundred and eighty (180) days may be accumulated by City employees.

Regular part-time employees working in excess of nine hundred (900) hours per year shall be credited with sick leave on a pro rata basis. The nine hundred (900) minimum need only be reached once during continuous employment. The maximum accumulation of sick leave will be twenty-four (24) Days.

Sick leave may be applied to:

A. An absence necessitated by the employee's incapacitation from the performance of regular duties due to personal illness, injury or pregnancy.

B. Medical, optical or dental office appointments.

C. An absence due to a child, stepchild, domestic partner's child, grandchild, domestic partner's grandchild, a person for whom the employee is entitled to a Federal Income Tax dependent exemption, spouse, domestic partner, employee's parent, spouse's or domestic partner's parent, employee's grandparent, or spouse or domestic partner's grandparent is incapacitated by illness or injury and it is necessary for the employee to provide care.

8.3. PAY FOR UNUSED SICK LEAVE

Employees in good standing whose employment with the City is otherwise terminated shall be paid for unused sick leave in accordance with the following:

A. Employees with five (5) or less years of continuous service shall receive no payment.
~~A.~~

B. Employees within excess of five (5) years of continuous service up to and including twelve (12) years of service receive twenty-five percent (25%) of said leave.

C. Employees in excess of twelve (12) years of continuous service will be paid one hundred percent (100%) of said leave.

D. Payment for unused sick leave shall be at the rate then in effect for the concerned employee.

E. Payment for unused sick leave does not extend the employee's status as a City employee.

F. Employees hired after January 1, 2001 shall be allowed to accrue up to a maximum of 1,000 hours of sick leave. When said employee terminates his/her employment with the City and has in excess of five (5) years of service with the City, he/she shall be paid at twenty-five percent (25%) of accumulated sick leave, up to the maximum accrual.

G. Employees hired prior to January 1, 2001 may accrue up to 1440 hours of sick leave.

8.4. BEREAVEMENT LEAVE

The Fire Chief or designee may authorize bereavement leave with pay for a permanent, full-time City employee due to the death of immediate family members. Immediate family members mean, spouse, registered domestic partner, child, father, mother, sister, brother, grandparent, grandchild, and those family relations recognized by law such as in-law, step, adopted, and foster family members and any other such persons as may be identified in California Government Code 12945.7. ~~his/her parent, step parent, spouse, domestic partner, child, grandchild, grandparent, brother, sister, mother- in-law, father-in-law, daughter-in-law, son-in- law, sister-in-law, brother-in-law, step child, adopted child, aunt, uncle, or death of any person residing in the immediate household of the employee at the time of death.~~

Such paid bereavement leave may be authorized for up to 24 hours. The employee shall give notice to his/her immediate supervisor as soon as possible and shall, if requested by the employee's supervisor, provide substantiation to support the request.

~~A. If the death of a person as enumerated above requires the employee to travel over four hundred (400) miles one-way from his/her home, upon request, additional time off with pay may be granted, which shall be deducted from accrued sick leave. Should additional leave be necessary, the Fire Chief or designee may authorize the use of CTO, vacation, sick leave, or authorized leave without pay.~~

~~B. Employees may only take forty-eight (48) hours for all deaths that occur simultaneously.~~

~~C. Employees may reserve up to twelve (12) hours of the allowable forty-eight (48) hours of bereavement leave to attend the funeral of a qualifying individual(s), if the funeral is to be held within forty-five (45) days following death.~~

~~D.~~ Part-time employees ~~will be~~ are eligible for bereavement leave on a pro-rated ~~rata~~ basis, calculated according to their average~~based on~~ hours worked.

Additional Unpaid Bereavement Leave (AB 1949)

A. In accordance with AB 1949, regular full-time, regular part-time, and probationary employees who have worked for the City of 30 days or more may take up to sixteen (16) hours of additional unpaid leave per qualifying death.

B. This unpaid leave must be taken within three months of the date of the family member's death.

C. The leave may be taken consecutively or intermittently, based on the employee's needs, and must be coordinated with the employee's supervisor.

D. Eligible employees may use existing paid time off (vacation, sick leave, compensatory time off, etc.).

E. If verification of the death is required, the employee must provide that documentation within 30 days of the first day of the bereavement leave.

8.5. JURY DUTY

When an employee is summoned to jury duty he/she shall immediately inform his/her supervisor and, if required to serve, may be absent from duty with full pay while actively rendering such service. Any jury fees received by an employee shall be remitted to the City, exclusive of any meal and/or travel reimbursements rendered by the courts.

8.6. HOLIDAY PAY

Holiday-in-Lieu Pay Differential

Due to the nature of ~~alternative schedules for~~scheduled staffing of Fire Operations, employees are normally required to work on approved holidays in positions that require staffing without regard to holidays. ~~and effective operation of the department, it is not possible to observe holidays as they occur. Therefore,~~ eEmployees covered under this agreement therefore will be provided with 134.4 holiday hours annually. Such hours shall be divided by 26 pay periods for the year and paid at straight time. For example: 134.4/26= 5.17 each pay period.

Newly hired staff shall begin receiving prorated holiday hours in their first paycheck.

The following days are considered as holidays:

1. New Year's Day – January 1;
2. Martin Luther King Jr. Day – Third Monday in January;
2.3. President's Day – Third Monday in February~~, Lincoln's Birthday~~;
3.4. Memorial Day – Last Monday in May;
4.5. Independence Day – July 4;
6. Labor Day – First Monday in September;
7. California Admissions Day – September 9;
~~5.~~
6.8. Veteran's Day – November 11;
7.9. Thanksgiving Day – Fourth Thursday in November;
8.10. The Friday immediately following Thanksgiving Day;
9.11. Christmas Day – December 25;
~~10.~~1. ~~California Admissions Day – September 9;~~
~~11.~~12. One floating holiday per calendar year.

~~Due to the nature of alternative schedules for Fire Operations and effective operation of the department, it is not possible to observe holidays as they occur. Therefore, employees covered under this agreement will be provided with 134.4 holiday hours annually. Such hours shall be divided by 26 pay periods for the year and paid at straight time. For example: 134.4/26= 5.17 each pay period.~~

~~Newly hired shall begin receiving prorated holiday hours in their first paycheck.~~

8.7. MILITARY LEAVE

Military leave shall be granted in accordance with the provisions of state law (Military and Veterans Code). All employees entitled to military leave shall give their department head/designee and the City Manager a notice and opportunity, within the limits of military requirements, to determine e

when such leave shall be taken. If available, a copy of military orders received shall be delivered to the City prior to the taking of such leave. If not available, then upon return from military duty a copy of military release shall be given to the City.

8.8. LEAVES OF ABSENCE

Department heads/designee may grant a regular full-time employee leave of absence without pay or benefits related to employment for a period not to exceed one (1) calendar week. Such leaves shall be reported in writing to the City Manager.

Leaves of absence without pay or benefits related to employment for a period not to exceed three (3) consecutive months may be granted to regular full-time employees upon recommendation of the department head/designee and approval of the City Manager. Following the initial three (3) months, the leave of absence may be extended for a maximum of an additional six (6) months if recommended by the department head/designee with approval by the City Manager. However, no such leave shall be granted except upon written request of the employee, setting forth the reason(s), circumstances and length of the requested leave.

Upon expiration of an approved leave of absence, the employee may be reinstated in the position held at the time leave was granted. Failure on the part of the employee on leave of absence to report for work promptly at the expiration of leave, or within a reasonable time after notice to return to duty shall be cause for dismissal and the employee shall automatically waive all rights under these rules. The depositing of a first--class letter of notification to return to duty in the U.S. Postal Service, addressed to the employee's last known address shall constitute reasonable notice.

The granting of leave of absence without pay or benefits related to employment for any period exceeding one (1) full pay period shall result in setting of a new salary anniversary date for the employee. Such date shall be based on the employee's original salary date advanced by the number of calendar days leave in excess of one (1) full pay period.

9. ARTICLE IX – GRIEVANCE PROCEDURE

~~9.~~

9.1. PURPOSE

In order to establish harmonious and cooperative relationships between the City and its employees, and to keep open channels of communication, it shall be the City's policy to provide for the settlement of differences through an orderly grievance procedure. The Association agrees that the grievance procedure is the exclusive dispute resolution machinery for resolving issues within the MOU; employees may not engage in self-help or concerted activities as a forum of dispute resolution.

9.2. DEFINITION OF GRIEVANCE

A grievance is a complaint of an affected employee or group of employees alleging unfair treatment resulting from a management decision concerning the interpretation or application of this Agreement, or the City rules or regulations governing personnel practices or working conditions, within the control of management and for which there are no other procedures in existence which may be used to resolve such problem.

9.3. EMPLOYEE'S RIGHT TO REPRESENTATION

An employee shall have the right to be represented by a representative of the employee at all times and at every formal step in the grievance procedure.

9.4. GRIEVANCE PROCEDURE

A. Step 1: Informal Grievance Procedure

All persons having a grievance shall attempt to resolve such grievance by discussion with his/her immediate supervisor within five (5) days of the event and prior to submission of a formal grievance.

B. Step 2: Formal Grievance Procedure

In the event that a settlement cannot be reached after the informal meeting, a written grievance may be presented within fifteen (15) working days to the Department Head/Designee. The Department Head/Designee shall have fifteen (15) working days to investigate and render a written decision. Failure of the Department Head/Designee to render a timely written decision on the grievance, shall allow the grievant to proceed to the next step, and be governed by, the time limitations of Step 3 of this procedure.

All time limits listed in this Article are mandatory unless an extension of time has been confirmed in writing.

C. Step 3: Formal Grievance Procedure

If a mutually satisfactory solution has not been reached, the grievant has fifteen (15) working days to submit the grievance to the City Manager. The City Manager shall have fifteen (15) working days after receipt of the grievance in which to schedule such investigations or hearings as may be necessary. Failure of the City Manager to render a written decision within fifteen (15) working days shall constitute a denial of the grievance. The grievant shall proceed to, and be governed by, the time limitations of Step 4 of this procedure.

D. Step 4: Mediation Process

This procedure applies to all disputes involving the interpretation and application of this MOU, or the City rules or regulations governing personnel practices or working conditions. This step is not to be used where employee discipline is at issue.

An appeal may be referred to mediation if the appellant is not satisfied with the disposition of the City Manager's review step of the procedure.

The appellant must notify the Employer in writing within fifteen (15) working days of the conclusion of the review of the appellant's desire to refer the matter to mediation. The Employer shall respond to the appellant, and schedule a mediation hearing with the California State.

Mediation and Conciliation Service

Mediation conference will take place at a mutually convenient location and shall not be open to parties other than those who are direct parties in the action.

Proceedings before the mediator shall be confidential, informal in nature and shall not be admissible in any subsequent hearing. No transcript or record of the mediation conference shall be made. The mediator shall attempt to assure that all necessary facts and considerations are revealed to him/her. In the event a resolution is reached, the matter shall be reduced to writing. In the event that a resolution is not reached, the parties may stipulate the unresolved issues in writing and submit them to the Hearing Officer within fifteen (15) working days.

The parties to this agreement shall share equally the cost of the mediator.

E. Step 5: Procedure for Appeal to a Hearing Officer

An impartial arbitrator shall be selected jointly by the parties in order to conduct the hearing and report findings, conclusion, and recommendations to the City Manager. All parties to the agreement shall adhere to the Arbitrator's final decision.

Such hearings shall take place within a reasonable period of time but not before five (5) calendar days after the filing of a request for a hearing.

Hearings will be presided over by the hearing officer.

The grievant shall have a right to appear in person on his/her own behalf, with counselor such representation as he/she requests to represent his/her case.

Hearing Procedure

A. The hearing officer shall conduct the heating and shall rule on questions, evidence, and procedure.

B. Either party may call witnesses, introduce evidence, testify, and question witnesses.

C. Except for appeals of discipline (suspension, demotion, termination), the grievant has the burden of proof and shall first present evidence and testimony.

D. The customary order of proceedings is as follows:

E. Opening statement by the initiating party followed by a similar statement by the other party.

F. Presentation of evidence, witnesses, and arguments by the initiating party.

G. Cross-examination by the other party.

H. Presentation of evidence, witnesses, and arguments by the defending party.

I. Cross-examination by the initiating party.

J. Summation by both parties, usually following the same order as in the opening statements.

K. This is the "customary order." The hearing officer may vary this order, either on his own initiative or at the request of a party. In any case, the order in which the facts are presented does not imply that the "burden of proof' is more on one side than the other, for both parties must try to convince the heating officer of the justice of their positions.

L. The hearing may be recorded at the request of either party with such expense being borne equally by the parties.

M. If the parties want to file written post hearing briefs, or other data, the time limits shall be set by the hearing officer, and the hearing shall remain open until these documents are received.

N. After both parties have had equal opportunity to present all their evidence, the hearing officer shall declare the hearing closed.

~~N.~~

10. ARTICLE X – DISCIPLINARY REVIEW PROCEDURE

10.1. NOTICE OF PROPOSED DISCIPLINE

The City Manager shall, prior to taking disciplinary action to demote (except for demotion in lieu of layoff), discharge, or suspend without pay for one (1) day or more a regular employee, provide the employee with a written Notice of Proposed Disciplinary action which shall contain the charges and the specific factual basis for the charges and the nature of the proposed disciplinary action. Said notice shall inform the employee of his/her right to respond to the charges.

10.2. RESPONSE

The employee shall have the right to respond to the charges set forth in the Notice of Proposed Discipline, orally or in writing, within five (5) days of receipt to said notice. Any written response shall be delivered to the office of the City Manager within the time allowed. If the employee desires to respond orally, the employee shall make an appointment with the City Manager for a response meeting within the time allowed. The employee may bring a representative of his/her choice to a response meeting.

10.3. DISCIPLINARY ACTION

After the employee's response is received or, if no response is received, after the five-(5) day period expires, the City Manager shall determine whether to proceed with the proposed disciplinary action and notify the employee in writing.

10.4. NOTICE OF DISCIPLINARY ACTION

If the City Manager decides to proceed with the disciplinary action, a Notice of Disciplinary Action shall be sent to the employee by certified mail. Said notice shall contain the charges, the factual basis for the charges, the disciplinary action which shall not be earlier than five (5) days after the Notice of Proposed Disciplinary action is sent to the employee. This notice shall inform the employee of the right to appeal the action.

10.5. APPEAL

In cases of discharge, demotion (except for demotion in lieu of layoff) and suspension without pay for five (5) days or more, the employee may appeal the disciplinary action by filing a Notice of Appeal containing a detailed statement of the grounds for appeal with the City Manager within five (5) days of receipt of Notice of Disciplinary Action. In cases of suspension without pay for one (1) day or more but less than five (5) days, the employee may file a formal grievance with the City Manager within fifteen (15) days of receipt of Notice of Disciplinary action. Thereafter, the grievance shall proceed under the grievance procedure set forth in Article IX of this Memorandum of Understanding.

10.6. ARBITRATION HEARING PROCESS

If after consideration of the employee's appeal of and response to the disciplinary action, the City Manager affirms the penalty imposed, the employee may appeal the decision of the City Manager to an arbitrator pursuant to this section. The appeal of the City Manager's decision must be made within fifteen (15) days of the issuance of the City Manager's decision to the employee. The date of issuance shall be calculated from the date of the postmark and the City Manager's decision to be sent to the employee at his/her home address. Within fifteen (15) days of the City manager's decision, the parties must select an arbitrator. If the parties cannot mutually agree upon an arbitrator, the arbitrator shall be selected from a list provided by the California State Mediation and Conciliation Service (CSMS). The CSMS list shall contain five (5) names of labor relations neutrals, and the parties shall alternately strike names from the list. The first strike shall be determined by lot. The last name remaining on the list shall be the arbitrator.

The parties to this agreement shall share equally the cost of the arbitration.

The arbitrator will operate under the rules of proceeding of the American Arbitration Association unless such rules are in conflict with this Memorandum of Understanding.

The arbitrator shall have no authority to add to, delete, modify, change, reconstruct or ignore this Memorandum of Understanding, City Policies, Rules and Regulations. Moreover, the arbitrator shall not have the authority to waive any time limits under this procedure; only the parties may do so by mutual agreement in writing. The decision of the arbitrator shall be final, binding and conclusive on all parties.

The appeal hearing before the arbitrator shall be conducted as a full evidentiary hearing with the right to represent witnesses in evidence, cross-examine opposing witnesses, representation by counsel and findings to support the decision. Said hearings shall be conducted in closed session. The City shall not be held to the evidentiary standard applied in criminal matters of proof beyond a reasonable doubt.

10.7. SUSPENSION PENDING ACTION

The City Manager shall have the power to suspend the employee, with or without pay, during the period between the date the notice of proposed disciplinary action is sent and the date the disciplinary action becomes effective. The employee shall be reimbursed for any loss of pay or benefits incurred during this period and seniority shall not be negatively affected, should the disciplinary action be overturned or modified accordingly.

10.8. PROBATIONARY EMPLOYEES

Probationary employees are not entitled to notice or hearing as described in this MOU in the event they are terminated during the probationary period.

10.9. LIMITATION ON APPLICATION

This section shall not apply to suspensions without pay of less than five (5) days, demotions in lieu of layoff, or any disciplinary actions not previously listed above. Employees shall be entitled to grieve disciplinary actions not covered by this section through the grievance procedure set forth in Article IX of the MOU only; provided, however, that in the case of suspension of one (1) day or more but less than five (5) days, the City shall comply with sections 10.1 – 10.4 of this Article.

11. ARTICLE XI – SAFETY

11.1. SAFETY EQUIPMENT

The City shall supply each fire safety officer, at City expense, all appropriate equipment at initial employment, and thereafter, will replace all appropriate equipment as required.

12. ARTICLE XII – REDUCTION IN FORCE

12.1. RESIGNATION

An employee wishing to leave the classified service in good standing shall file a written resignation with the department head/designee at least two (2) weeks before leaving the service, stating the effective date and reasons for leaving. The resignation shall be forwarded to the City Manager with a statement by the department head/designee as to the resigning employee's service performance and other pertinent information concerning the cause for resignation. Failure of the employee to give the required notice shall be entered on the service record of the employee and may be cause for denial of future employment with the City. The resignation of an employee who fails to give notice shall be reported immediately by the department head/designee to the City Manager.

When a Friday is observed as a designated holiday for applicable employees, the resigning employee shall be paid for such Friday, provided the employee works at least one (1) day following the holiday prior to service separation.

12.2. DISMISSAL

Regular full-time employees may be dismissed at any time for cause by the City Manager. The affected employee shall be notified in writing at least five (5) calendar days prior to the effective date of dismissal to allow implementation of the pre-disciplinary and appeal processes, except for dismissal based on emergency circumstances, in which case the employee may be released immediately, but this shall not affect the employee's due process rights.

12.3. LAYOFF

A. Non-Discrimination in Work Force Reduction

Layoffs and demotions, which result from a reduction in force, shall be made without regard to an employee's race, color, creed, national origin, religion, sex, age, or physical handicap.

B. Layoff Plan

In the interest of employees who may be adversely affected by a general layoff arising from the need to reduce the work force, the City may first solicit volunteers for alternative measures, such as early retirement, demotion, job sharing, reduced work hours and the like, in order to reduce the impact upon employees, so long as it is in the City's best interest to take such measures.

C. Abolition of Positions

The City Council may abolish any position in City service when, in Council's judgment, such action becomes necessary. Employees transferred, demoted or laid off because of abolition of positions shall receive written notice of such fact but shall not have the right of appeal in such cases. When a position is abolished, every effort will be made to transfer the affected employee to a comparable class and to follow the layoff procedures.

D. Layoff Area and Priority

The City Manager, in consultation with the City Council, shall determine the area(s) and position(s) in which layoffs may occur, including the identification of the department, division, work unit, class, and specific position. When a list of the affected areas and/or positions has been prepared, a copy shall be submitted to all affected and recognized employee organizations, and these regulations shall prevail as to the method and manner for implementing such layoffs.

Employees holding temporary, seasonal, part-time, probationary, or provisional appointments shall be laid off first. Employees serving in a regular part-time position shall be laid off second. Employees in classified service who have completed probation (i.e. regular classified employees) shall be laid off last.

Should it become necessary to layoff regular classified employees, the person(s) laid off shall be those with the least service credit within an identified position in the affected department. If two (2) or more employees in this circumstance possess essentially the same amount of service credit, the City Manager shall determine which person shall be laid off on the basis of efficiency and effectiveness.

E. Layoff Notification

The City Manager shall give notice personally or in writing to the last known address to each employee affected by a layoff at least five (5) working days prior to the effective date of such action. The notice shall include:

1. The reason(s) for layoff;

2. Classes or positions to which the employees may transfer or demote within the department, if any;

3. Effective date of the action;

4. Rules regarding waiver of reinstatement and voluntary withdrawal from the reinstatement list; and

5. Appeal right of the employee; excluding layoff resulting from abolition of the position.

F. Reduction in Force

Except in those instances where senior employees are not qualified to perform the remaining work duties, seniority shall determine the order of layoff, which shall be in inverse order of seniority within each work classification and organizational unit, provided that any employee who is to be laid off and has previously served in a lower work classification covered by this agreement may request to exercise seniority rights in such a lower classification. Final determination of qualifications to perform remaining work duties shall be made by the City Manager, after discussions with the LPFA, and shall be a determining factor in allowing the displacement of a junior employee; however, where all factors considered are relatively equal between employees, retention shall be on the basis of seniority.

G. Layoff of Bumped Employee

The employee laid off as a result of a displaced employee's reversion to a lower classification shall receive written notice of layoff not less than ten (10) calendar days prior to the effective date of the layoff.

The names of regular full-time classified employees who have been laid off due to reduction in force shall be placed on an appropriate reinstatement list according to the date of separation on the following basis; last employee laid off is the first employee on the list with other employees eligible in sequential order thereafter. Such list shall be used by the appointing authority when a vacancy for that class is to be filled before certification of any other employment list.

H. Reinstatement Lists

The eligibility of individuals on Reinstatement Lists shall extend for a period of one (1) year from the date of layoff. Eligibles not responding to written notification of an opening within five (5) working days shall have their names removed from the Reinstatement Lists.

1. Notice of Recall from Layoff

   Notice shall be given by Return Receipt Requested Mail and shall specify the date for reporting to work, which shall be not more than twenty-one (21) days from the date the notice is received. Notice shall be deemed to have been received when sent to the last known address on file with the City, and attempted delivery or actual delivery is certified by the Postal Service. Upon receiving notice, the person on layoff shall have five (5) days to accept or decline the recall opportunity.

   An employee who fails to respond to writing within five (5) days, refuses recall, or fails to report on the prescribed date within the twenty-one (21) days maximum, thereby waives all further right to recall and reinstatement as an employee. When recall is declined, the City shall proceed to the next person on the reinstatement list and follow the same notice and response procedure. This process will continue through the list until recall needs are met or until the list is exhausted. Reinstated persons shall receive the following upon return to service:

2. Retention of regular full-time service length accrued as of date of layoff.

3. The salary for the classification in effect as of the date of return, at the same step level as the date of layoff, not to exceed the top step.

4. The accrual rate of vacation and sick leave in effect for the employee's service length and class at the time of rehire, but insurance contributions shall be at the level of a new employee. All other benefits and programs shall be consistent with those provided to new hires.

I. Resignation in Lieu of Recall

An employee who elects to resign in lieu of layoff or while laid off shall forfeit all rights to reinstatement, and shall be entitled only to those rights under normal separation of service.

13. ARTICLE XIII – MISCELLANEOUS

13.1. FULL UNDERSTANDING, MODIFICATION, WAIVER

The parties jointly represented to the City Council that this Memorandum of Understanding sets forth the full and entire understanding of the parties regarding the matters set forth herein.

Except where specifically provided herein, it is agreed and understood that each party hereto voluntarily and unqualifiedly waives its rights and agrees that the other shall not be required to meet and confer with respect to any subject or matter covered herein, nor as to wages or fringe benefits during the period of the term of this Memorandum. The foregoing shall not preclude the parties hereto from meeting and conferring at any time during the term of this agreement with respect to any subject matter within the scope of the meeting and conferring for a proposed Memorandum of Understanding between the parties.

13.2. SEPARABILITY OF PROVISIONS

Should any provision of the Memorandum of Understanding be declared illegal by final judgment of a court of competent jurisdiction, such invalidations of such provisions shall not invalidate the remaining portions thereof; and such remaining portions shall remain in full force and effect for the duration of the Memorandum of Understanding.

13.3. AGREEMENT

This ~~a~~Agreement shall be in force from April 1, 202~~6~~61 ~~to April 1, 2026~~ through June 30, 2027.

The Employer-Employee Representative whose signatures appear below on behalf of their respective organizations hereby execute this memorandum of understanding this _____ day of _____, 202~~6~~2.

FOR THE CITY:	FOR LPOA:
Mayor, City of Lincoln ~~Holly Andreatta~~Richard Pearl	LPFA Chief Negotiator ~~Jeff Carter~~Kristina Wicker-Estes
City Manager Sean Scully	LPFA President ~~Evan Faddis~~Billy Hartley
City Attorney (As to form)	President, Local 522 ~~Trevor Jamison~~

ATTACHMENT C

City of Lincoln

City of Lincoln Salary Schedule

CURRENT

MOU Dates: 4/21 - 3/26
Resolution: 2022-190
Last Revision: 4/6/2025

Employee Group: Lincoln Professional Firefighters Association, Local 522

Job Classification	Adopted	Effective	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
Fire Captain	8/9/22	4/6/25	34.56975	35.43400	36.31985	37.22785	38.15855	39.11252	40.09033	41.09259	42.11991	43.17291	44.25224	45.35855	46.49251
			8,400.16	8,610.17	8,825.42	9,046.06	9,272.21	9,504.02	9,741.62	9,985.16	10,234.79	10,490.66	10,752.92	11,021.75	11,297.29
			100,801.94	103,321.99	105,905.05	108,552.68	111,266.51	114,048.19	116,899.40	119,821.89	122,817.44	125,887.88	129,035.09	132,260.99	135,567.51
Fire Engineer	8/9/22	4/6/25	29.08230	29.80936	30.55459	31.31846	32.10142	32.90396	33.72656	34.56972	35.43396	36.31981	37.22781	38.15850	39.11247
			7,066.76	7,243.43	7,424.51	7,610.12	7,800.38	7,995.39	8,195.27	8,400.15	8,610.16	8,825.41	9,046.05	9,272.20	9,504.00
			84,801.07	86,921.10	89,094.14	91,321.49	93,604.52	95,944.65	98,343.27	100,801.84	103,321.89	105,904.94	108,552.57	111,266.37	114,048.05
Firefighter	8/9/22	4/6/25	24.46645	25.07811	25.70507	26.34770	27.00639	27.68155	28.37359	29.08293	29.81000	30.55525	31.31913	32.10211	32.90466
			5,945.14	6,093.77	6,246.12	6,402.27	6,562.33	6,726.39	6,894.55	7,066.91	7,243.58	7,424.67	7,610.29	7,800.54	7,995.56
			71,341.72	73,125.27	74,953.41	76,827.25	78,747.94	80,716.62	82,734.55	84,802.91	86,922.98	89,096.05	91,323.44	93,606.54	95,946.70
Fire Captain GFE (Hired prior to 10/1/2017)	8/9/22	4/6/25	34.74462	36.48186	38.30596	40.22126	42.23233	44.34394	46.56114						
			8,442.65	8,864.79	9,308.03	9,773.43	10,262.10	10,775.21	11,313.97						
			101,311.85	106,377.45	111,696.34	117,281.17	123,145.24	129,302.49	135,767.62						
Fire Engineer GFE (Hired prior to 10/1/2017)	8/9/22	4/6/25	29.18692	30.64626	32.17858	33.78751	35.47688	37.25073	39.11327						
			7,092.18	7,446.79	7,819.13	8,210.08	8,620.59	9,051.62	9,504.20						
			85,106.13	89,361.43	93,829.51	98,521.00	103,447.04	108,619.40	114,050.37						

PROPOSED

City of Lincoln Salary Schedule

Employee Group: Lincoln Professional Firefighters Association, Local 522

MOU Dates: 4/26 - 6/27
Resolution: 2026-XX
Last Revision: TBD

Job Classification	Adopte	Effectiv	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
Fire Captain	TBD	4/5/26	35.60565	36.49579	37.40819	38.34339	39.30198	40.28453	41.29164	42.32393	43.38203	44.46658	45.57824	46.71770	47.88564
			8,652.17	8,868.48	9,090.19	9,317.44	9,550.38	9,789.14	10,033.87	10,284.71	10,541.83	10,805.38	11,075.51	11,352.40	11,636.21
			103,826.08	106,421.73	109,082.27	111,809.33	114,604.56	117,469.68	120,406.42	123,416.58	126,501.99	129,664.54	132,906.16	136,228.81	139,634.53
Fire Engineer	TBD	4/5/26	29.95375	30.70259	31.47016	32.25691	33.06333	33.88992	34.73716	35.60559	36.49573	37.40813	38.34333	39.30191	40.28446
			7,278.76	7,460.73	7,647.25	7,838.43	8,034.39	8,235.25	8,441.13	8,652.16	8,868.46	9,090.17	9,317.43	9,550.36	9,789.12
			87,345.13	89,528.76	91,766.98	94,061.15	96,412.68	98,823.00	101,293.57	103,825.91	106,421.56	109,082.10	111,809.15	114,604.38	117,469.49
Firefighter	TBD	4/5/26	25.19958	25.82957	26.47531	27.13720	27.81563	28.51102	29.22379	29.95439	30.70325	31.47083	32.25760	33.06404	33.89064
			6,123.50	6,276.59	6,433.50	6,594.34	6,759.20	6,928.18	7,101.38	7,278.92	7,460.89	7,647.41	7,838.60	8,034.56	8,235.43
			73,481.99	75,319.04	77,202.01	79,132.06	81,110.36	83,138.12	85,216.58	87,346.99	89,530.66	91,768.93	94,063.15	96,414.73	98,825.10
Fire Captain GFE	TBD	4/5/26	35.78575	37.57504	39.45379	41.42648	43.49780	45.67269	47.95633						
(Hired prior to 10/1/2017)			8,695.94	9,130.73	9,587.27	10,066.63	10,569.97	11,098.46	11,653.39						
			104,351.24	109,568.81	115,047.25	120,799.61	126,839.59	133,181.57	139,840.65						
Fire Engineer GFE	TBD	4/5/26	30.06150	31.56457	33.14280	34.79994	36.53994	38.36694	40.28528						
(Hired prior to 10/1/2017)			7,304.94	7,670.19	8,053.70	8,456.39	8,879.21	9,323.17	9,789.32						
			87,659.33	92,042.30	96,644.41	101,476.63	106,550.46	111,877.99	117,471.89						

PROPOSED

City of Lincoln Salary Schedule

Employee Group: Lincoln Professional Firefighters Association, Local 522

MOU Dates: 4/26 - 6/27
Resolution: 2026-XX
Last Revision: TBD

Job Classification	Adopted	Effective	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13
Fire Captain	TBD	1/10/27	36.31776	37.22571	38.15635	39.11026	40.08802	41.09022	42.11747	43.17041	44.24967	45.35591	46.48981	47.65205	48.84335
			8,825.22	9,045.85	9,271.99	9,503.79	9,741.39	9,984.92	10,234.55	10,490.41	10,752.67	11,021.49	11,297.02	11,579.45	11,868.94
			105,902.60	108,550.16	111,263.92	114,045.52	116,896.65	119,819.07	122,814.55	125,884.91	129,032.03	132,257.83	135,564.28	138,953.39	142,427.22
Fire Engineer	TBD	1/10/27	30.55282	31.31664	32.09956	32.90205	33.72460	34.56771	35.43191	36.31771	37.22565	38.15629	39.11020	40.08795	41.09015
			7,424.34	7,609.94	7,800.19	7,995.20	8,195.08	8,399.95	8,609.95	8,825.20	9,045.83	9,271.98	9,503.78	9,741.37	9,984.91
			89,092.03	91,319.33	93,602.32	95,942.37	98,340.93	100,799.46	103,319.44	105,902.43	108,549.99	111,263.74	114,045.33	116,896.47	119,818.88
Firefighter	TBD	1/10/27	25.70358	26.34616	27.00482	27.67994	28.37194	29.08124	29.80827	30.55347	31.31731	32.10024	32.90275	33.72532	34.56845
			6,245.97	6,402.12	6,562.17	6,726.23	6,894.38	7,066.74	7,243.41	7,424.49	7,610.11	7,800.36	7,995.37	8,195.25	8,400.13
			74,951.63	76,825.42	78,746.05	80,714.70	82,732.57	84,800.88	86,920.91	89,093.93	91,321.28	93,604.31	95,944.42	98,343.03	100,801.60
Fire Captain GFE	TBD	1/10/27	36.50146	38.32654	40.24286	42.25501	44.36776	46.58615	48.91545						
(Hired prior to 10/1/2017)			8,869.86	9,313.35	9,779.02	10,267.97	10,781.36	11,320.43	11,886.45						
			106,438.27	111,760.18	117,348.19	123,215.60	129,376.38	135,845.20	142,637.46						
Fire Engineer GFE	TBD	1/10/27	30.66273	32.19586	33.80566	35.49594	37.27074	39.13428	41.09099						
(Hired prior to 10/1/2017)			7,451.04	7,823.60	8,214.77	8,625.51	9,056.79	9,509.63	9,985.11						
			89,412.52	93,883.14	98,577.30	103,506.16	108,681.47	114,115.55	119,821.32						

STAFF REPORT

Item Number 14.C

SUBJECT: Adopt a Resolution Authorizing the City Manager to Enter into a Legal Services Agreement with White Brenner, LLC (Sean Scully)

SUBMITTED BY: City Clerk

DEPARTMENT: City Manager's Office

DATE: March 24, 2026

STAFF RECOMMENDATION:

Staff recommends that Council consider approval of the attached resolution authorizing the City Manager to enter into a legal services agreement with White Brenner LLP for interim City Attorney Services.

BACKGROUND/INTRODUCTION:

The City of Lincoln ("City") City Attorney's office has recently undergone a staffing change. While the City determines its best path forward, interim City Attorney services can be provided by an outside law firm. City staff have identified White Brenner, LLP (the "Firm") as a law firm that can provide those services. The Firm has provided an Interim Agreement for City Attorney Services ("Agreement") to govern the relationship between the City and the Firm during this interim period. The agreement in interim in nature, with a defined start date (March 24th) and an undefined ending date to ensure flexibility depending on how Council in the future decides to dictate direction for long term legal services for the organization. White Brenner has a long history of municipal legal representation in incorporated jurisdictions across the State of California. Their firm has subject matter experts in many of the key areas that are commonly needed for municipal clients (public safety, water/sewer/utilities, Brown Act compliance, litigation, land use, etc).

FINDINGS/ANALYSIS:

The Agreement appoints Firm, as Interim City Attorney to provide legal services requested by the City, including working with and supervising the City's Junior Deputy City Attorney. Under the Agreement, Doug White and Nubia Goldstein would serve as Interim City Attorney and Interim Assistant City Attorney, respectively, and would be the primary contacts for the City. Interim City Attorney services would include:

- Providing legal advice and consultation as requested by the City and City staff
- Attendance at City Council meetings, when necessary

- Coordination and management of any outside counsel
- Preparation and review of City documents, including contract, agreements, memoranda, ordinances, meeting agendas, resolutions, and staff reports
- Advice and consultation related to the acquisition and sale of property
- Guidance related to the Brown Act, the Political Reform Act, Public Records Act, Proposition 218, and other legal requirements
- Representing the City in legal and regulatory actions, as needed

The Firm's rates for the interim City Attorney services are charged at a blended rate for all attorneys (including partners, of counsels, and associates), paralegals, and law clerks. The rates are charged on an hourly basis, in six-minute increments, and depend on the type of work being undertaken on behalf of the City. The blended rates are as follows:

- General Counsel legal services: $250 per hour
- Special Counsel legal services: $350 per hour
- Special Counsel legal services include, but are not limited to, review and preparation of contracts, land use and real estate matters, litigation, water, matters paid for by enterprise funds, complex environmental, and labor and employment services.
- Reimbursable legal services: $475 per hour
- Reimbursable legal services include, but are not limited to, developer funded land use projects or bond financing.

The rates are adjusted annually on January 1 each year in accordance with CPI increases for the preceding period, and a 2.5% technology fee is assessed. The Agreement may be terminated by either the City or the Firm upon thirty (30) days' advance written notice.

FISCAL IMPACT:

Approval of this agreement is estimated to have a neutral effect to the current biennium City budget. The City Attorney's department has budgeted funds, and staff will work to ensure that funds spend on these services stay within that approved amount. With that said, legal costs can be unpredictable depending on a wide variety of possible legal matters and thus staff will return to Council with requested budget amendments in the future if that is necessary.

ATTACHMENTS:

Resolution Interim City Attorney.docx

2026.03.24 Lincoln - Interim Agreement for City Attorney Services.docx

RESOLUTION 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERIM AGREEMENT FOR CITY ATTORNEY SERVICES WITH WHITE BRENNER LLP

WHEREAS, the City of Lincoln ("City") City Attorney's office recently underwent a staffing transition; and

WHEREAS, the City requires legal services to ensure that its day-to-day operations and service of its residents continue unimpeded while the City evaluates its options for City Attorney services; and

WHEREAS, White Brenner, LLP (the "Firm") is able to provide legal services on an interim basis while the City evaluates its options for City Attorney services; and

WHEREAS, the Firm has provided an interim agreement for City Attorney services to govern the relationship between the City and the Firm; and

WHEREAS, the City seeks to authorize the City Manager to execute the Interim Agreement for City Attorney Services.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Lincoln that the City Manager is authorized to execute an Interim Agreement for City Attorney Services with White Brenner LLP and to take all necessary and proper steps to implement the Interim Agreement for City Attorney Services.

PASSED AND ADOPTED this 24th day of March, 2026 by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

_____
Richard Pearl, Mayor

ATTEST:

_____
Hope Ithurburn, City Clerk

INTERIM AGREEMENT FOR CITY ATTORNEY SERVICES

THIS INTERIM AGREEMENT FOR CITY ATTORNEY SERVICES ("Interim Agreement") is made and entered into this 24th day of March 2026 (the "Effective Date"), by and between the City of Lincoln, a California Municipal Law Corporation ("City"), and the law firm of White Brenner LLP, a California limited liability partnership ("Firm"). City and Firm may be referred to herein individually as a "Party" or collectively as the "Parties". There are no other parties to this Agreement.

RECITALS

A. The Parties seek to enter into this Agreement to authorize Firm to provide legal counsel services to City as set forth herein.

B. The Parties seek to enter into this Interim Agreement to authorize the Firm to provide legal services and Interim City Attorney legal services to City until such services are no longer required.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties, and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

Section 1. Recitals. The recitals set forth above are incorporated herein by this reference and made part of this Agreement. In the event of any conflicts between the recitals and the sections contained in this Agreement, the sections will prevail.

Section 2. Appointment. City hereby retains Firm to work with and supervise City's Junior Deputy City Attorney and to provide all other legal services requested by City in the capacity as Interim City Attorney, and Firm hereby agrees to perform such legal services and scope of work set forth in **Exhibit A** to this Agreement ("Legal Services"). The City Manager is authorized and charged with executing and administering this Agreement. Douglas L. White and Nubia I. Goldstein shall serve respectively as Interim City Attorney and Interim Assistant City Attorney and be the primary contacts for City. The Interim City Attorney may from time to time assign alternate attorneys employed by Firm to perform the Legal Services set forth in this Agreement.

Section 3. Effective Date. This Agreement shall be deemed effective as of March 24, 2026 (the date on which Firm was appointed as Interim City Attorney) ("Effective Date").

Section 4. Amendment. This Agreement may be amended at any time by the mutual consent of the Parties by an instrument in writing signed by both Parties. Any non-material change to the Agreement may become effective following approval of such change in writing as authorized by City and Firm and shall not require the approval of the City Council.

Section 5. Compensation and Services.

5.1. Standard of Performance. Firm shall perform all Legal Services required pursuant to this Agreement in the manner and according to the standards observed by a competent practitioner of the profession in which Firm is engaged. Firm shall prepare all work products required by this Agreement in a substantial, first-class manner and shall conform to the standards of quality normally observed by a person practicing in Firm's profession.

5.2. Time. Firm shall devote such time to the performance of the Legal Services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided in Section 5.1 above and to satisfy Firm's obligations hereunder.

5.3. Rates for Legal Services. The Parties agree that Firm will be compensated for performing the Legal Services as follows:

a. All Legal Services shall be charged on an hourly basis, as follows:

(i) *General Counsel Legal Services.* City shall pay Firm a blended rate of Two Hundred Fifty Dollars ($250.00) for all attorneys (partners, of counsel, and associates), paralegals, and law clerks for all General Counsel Legal Services.

(ii) *Special Counsel Legal Services.* City shall pay Firm a blended rate of Three Hundred Fifty Dollars ($350.00) for all attorneys (partners, of counsels, and associates), paralegals, and law clerks for all Special Counsel Legal Services which include, but are not limited to, review and preparation of contracts, land use and real estate matters, litigation, water, matters paid for by enterprise funds, complex environmental, and labor and employment services. Special Counsel Legal Services will be provided in addition to, and billed separately from, the General Counsel Legal Services.

(iii) *Reimbursable Services.* City shall pay Firm a blended rate of Four Hundred Seventy-Five Dollars ($475.00) per hour for all attorneys (partners, of counsel, and associates), paralegals, and law clerks for all cost recovery Legal Services for City. Reimbursable Legal Services include, but are not limited to, developer funded land use projects or bond financing. Reimbursable Legal Services will be provided in addition to, and billed separately from, General Counsel and Special Counsel Legal Services.

(iv) *CPI Increase.* The rates herein will be adjusted annually on January 1 each year in accordance with the All Urban Consumer Price Index for the San Francisco-Oakland-San Jose area ("CPI") for the preceding period, but will not be decreased in the event there is any

year-to-year or cumulative decrease in the CPI during the Term of this Agreement (as defined below).

(v) The Firm makes no separate charge for secretarial or other administrative charges. Our fees include all routine word processing, secretarial, and office costs associated with the provision of legal services. For technology costs (e.g., legal research services, court calendaring, etc.), a 2.5% technology fee based on fees billed for each matter will be added to the invoice.

5.4. Outside Counsel. If Firm requires assistance from attorneys not associated or affiliated with Firm who specialize in a specific field (e.g., workers compensation attorney), Firm will charge, and City agrees to pay, the billing rates for those attorneys. Firm shall obtain the consent of the City Manager prior to engaging any attorney not affiliated or associated with Firm to provide legal services to City.

5.5. Costs, Expenses & Advances.

a. City shall pay for all costs, expenses and advances incurred by Firm on behalf of City, and services provided by or obtained through the Firm on behalf of City ("Costs & Advances"), except as provided in subsection (b) below. Such Costs & Advances shall be the actual cost of the service obtained and there shall be no mark-up of the Costs by the Firm. Costs & Advances include, but are not limited to: copying and printing, outside courier service, court runner service, court reporter services, and transportation costs. An additional technology fee of *Two and ½ Percent (2.5%)* will be charged to each matter as detailed above. Automobile mileage paid by City will be calculated at the rate per mile that is provided by the Internal Revenue Service at the time the expense is incurred. City shall pay Costs & Advances for reasonable expenses associated with meals and lodging in accordance with City's policy for such reimbursements. All Costs & Advances shall be itemized on the Firm's monthly invoice to City and shall be due pursuant to Section 5.7 of this Agreement.

b. Firm shall not charge City for travel time to City Council meetings, including travel expenses such as mileage costs. All other travel time and related expenses shall be charged to City.

5.6. Included Services. Notwithstanding any other provision in this Agreement to the contrary, City will not be required to pay any separate or additional charge for the following:

a. Secretarial, word processing, or clerical services which are included in the hourly rates of the Firm's legal professionals; and

b. Charges associated with telephone or facsimile services.

5.7. Invoices and Statements.

a. Firm shall provide City with an itemized statement or invoice for fees, costs, expenses, and advances incurred on a monthly basis. All statements and invoices shall indicate the basis for all charges, including the hours worked or cost incurred, the hourly rate, and a brief description of the work performed. Firm will establish separate billing projects for specific matters and funding categories as City may direct.

b. Payments shall be made by City to Firm within thirty (30) days of receipt of any statement or invoice, except for those specific items on an invoice that are contested or questioned and are returned by City with a written explanation of the question or contest within thirty (30) days of receipt of the statement or invoice. Payments made to Firm more than thirty (30) days after the due date shall draw interest at ten percent (10%) per annum, except as otherwise set forth herein.

5.8. Payment of Taxes. Firm is solely responsible for the payment of employment taxes incurred under this Agreement and any similar federal or state taxes.

5.9. Authorization to Perform Services. Firm is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of authorization from City.

Section 6. Term and Termination. This Agreement shall begin on the Effective Date and shall continue until terminated by City or Firm upon thirty (30) days' advance written notice to the non-terminating Party (the "Term"). Upon termination, Firm shall be entitled to, and City shall immediately pay, all amounts owed to Firm. City, however, may condition payment of such compensation upon Firm delivering to City copies of any or all reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, specifications, records, files, or any other documents or materials, in electronic or any other form, that Firm prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder. Originals of attorney work product shall remain the property of the Firm.

Section 7. Independent Contractor. Firm shall perform all Legal Services required under this Agreement as an independent contractor of City and shall remain, at all times as to City, a wholly independent contractor with only such obligations as are required under this Agreement. Neither City nor any of its employees shall have any control over the manner, mode, or means by which Firm, its agents, or employees, render the Legal Services required under this Agreement, except as otherwise set forth. City shall have no voice in the selection, discharge, supervision, or control of Firm employees, servants, representatives, or agents, or in fixing their number, compensation, or hours of service.

Section 8. Conflicts.

8.1. No Present Conflicts. Firm has no present or contemplated employment that is adverse to City. Firm agrees that it shall not represent clients in matters, either litigation or non-litigation, against City. However, Firm may have past and present clients, or may have future clients, who, from time to time, may have interests adverse to City, and Firm reserves the right to represent such clients in matters not connected with its representation of City.

8.2. Duty to Disclose Future Conflicts. If a potential conflict of interest arises in Firm's representation of two clients, if such conflict is only speculative or minor, Firm shall inform City and seek waivers from each client with regard to such representation.

8.3. No Conflict in Violation of Government Code Section 1090. Firm may serve other clients, but none whose activities are within the corporate limits of City or whose business, regardless of location, would place Firm in a "conflict of interest," as that term is defined in the rules of professional responsibility governing Firm's profession, unless such conflict may be waived by City and City chooses to waive such conflict in writing.

Section 9. Errors and Omissions Insurance Coverage.

9.1. Insurance Coverage. During the Term of this Agreement, Firm shall at all times maintain insurance coverage for Errors and Omissions with a limit not less than One Million Dollars ($1,000,000.00) per occurrence and Three Million Dollars ($3,000,000.00). A certificate of insurance shall be provided to City within thirty (30) days of execution of this Agreement. In the event that any coverage required by this Section is reduced, limited, or materially affected in any manner, Firm shall provide written notice to City at Firm's earliest possible opportunity and in no case later than thirty (30) days after Firm is notified of the change in coverage.

9.2. Remedies. In addition to any other remedies City may have, if Firm fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option, exercise any of the following remedies, which are alternatives to other remedies City may have and are not the exclusive remedy for Firm's breach:

a. Order Firm to stop work under this Agreement or withhold any payment that becomes due to Firm hereunder, or both stop work and withhold any payment, until Firm demonstrates compliance with the requirements hereof; or

b. Terminate this Agreement.

Section 10. Indemnification. Firm agrees to indemnify and hold harmless City, the members of its governing City Council and its officers, agents, and employees from and against all demand, claims, damages, losses, liabilities, expenses, or costs including reasonable attorney's fees and court costs, arising out of Firm's willful misconduct, or negligent or reckless acts, errors, or omissions of services contemplated by this Agreement, except however, for any such demands, claims, damages, losses, liabilities, expenses and/or costs resulting from the willful misconduct, reckless acts, errors or omissions, or negligence of City or its pro rata share of negligence.

Section 11. Legal Requirements.

11.1. Governing Law. The laws of the State of California shall govern this Agreement.

11.2. Compliance with Applicable Laws. Firm and any subcontractors shall comply with all laws applicable to the performance of the work hereunder.

11.3. Other Governmental Regulations. To the extent that this Agreement may be funded by fiscal assistance from another governmental entity, Firm and any subcontractors shall comply with all applicable rules and regulations to which City is bound by the terms of such fiscal assistance program.

11.4. Licenses and Permits. Firm represents and warrants to City that Firm and its employees, agents, and any subcontractors have all licenses, permits, qualifications, and approvals of whatsoever nature legally required to practice their respective professions. Firm represents and warrants to City that Firm and its employees, agents, and any outside counsel shall, at their sole cost and expense, keep in effect at all times during the Term of this Agreement any licenses, permits, and approvals legally required to practice their respective professions. In addition to the foregoing, Firm and any outside counsel shall obtain and maintain during the Term of this Agreement any required business licenses from City.

Section 12. Work Product.

12.1. Records Created as Part of Firm's Performance. Firm hereby agrees to deliver copies of all reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Firm prepares or obtains pursuant to this Agreement to City upon termination of the Agreement. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for City and are not necessarily suitable for any future or other use.

12.2. Firm's Books and Records. Firm shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Firm pursuant to this Agreement.

12.3 Inspection and Audit of Records. Any records or documents that Section 12.2 of this Agreement requires Firm to maintain shall be made available for inspection, audit, or copying at any time during regular business hours, upon oral or written request of City.

Section 13. Notices. Any notice or communication pertaining to this Agreement shall be sent to the addresses below and be deemed delivered when in writing and delivered personally; or deposited with a courier service or in the United States mail; or by email based on the date shown on the sent email. All notices and communications sent by personal delivery, courier service, or

mail shall be accompanied by a copy sent by email to the addresses specified below. Either Party may update the contact information below at any time.

If to City:	City of Lincoln City Hall 600 6th Street Lincoln, CA 95648 Attn: City Manager Email: sean.scully@lincolnca.gov
If to Firm:	White Brenner LLP 1608 T St. Sacramento, CA 95811 Attn: Douglas L. White Email: doug@whitebrennerllp.com Tel: (916) 468-0950

Section 13. General Provisions.

a. *Severability.* In the event that any one or more of the phrases, sentences, clauses, paragraphs, or sections contained in this Agreement are declared invalid or unenforceable by a valid judgment or decree of a court of competent jurisdiction, such invalidity or unenforceability shall not affect any of the remaining phrases, sentences, clauses, paragraphs, or sections of this Agreement which are hereby declared as severable and shall be interpreted to carry out the intent of the Parties herein.

b. *Counterparts.* This Agreement may be executed simultaneously and in several counterparts, each of which shall be deemed an original, but which together shall be deemed one and the same instrument.

c. *Entire Agreement.* This Agreement, together with its specific references, attachments, and exhibits, constitutes all of the agreements, understandings, representations, conditions, warranties and covenants made by and between the Parties hereto with respect to the subject matter of this Agreement. Unless set forth herein, neither Party shall be liable for any representations made, expressed or implied, not specifically set forth herein.

d. *Authority.* All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states, or firms and that all former requirements necessary or required by the state or federal law in order to enter into this Agreement had been fully complied with.

e. *Document Preparation.* This Agreement will not be construed against the Party preparing it but will be construed as if prepared by both Parties.

f. *Advice of Legal Counsel.* Each Party acknowledges that it has reviewed this Agreement with its own legal counsel and based upon the advice of that counsel, freely entered into this Agreement.

g. *Waiver.* The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.

h. *Attorney's Fees and Costs.* If any action at law, or in equity, including action for declaratory relief, is brought to enforce or interpret provisions of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

[*Signatures on following page*]

IN WITNESS WHEREOF, this Agreement has been entered into by and between City and Firm as of the Effective Date.

CITY OF LINCOLN,
a California municipal corporation

By: _____
Sean Scully, City Manager

Date Signed: _____

WHITE BRENNER, LLP
a California limited liability partnership

By: _____
Douglas L. White

Date Signed: _____

EXHIBIT A

SCOPE OF WORK

- Represent and provide legal advice and consultation on a regular basis to the City and City Staff as requested or required. Contacts are usually made by email or telephone, and same-day response is typically expected.
- Attend monthly City Council meetings (when necessary) by Zoom or in person and be prepared to advise the City Council on matters on the agenda as well as procedural or substantive issues that arise during the meeting.
- Coordinate and manage the services and costs of all outside or special legal counsel within budgetary limits as approved by the City Council.
- Recommend policies and procedures that comply with the requirements of the law.
- Keep the City Council and City Staff informed of legislation or judicial opinions that have potential impact to the City.
- Prepare, review, and revise staff documents, including, but not limited to, initiation of memorandums concerning legal issues, contracts, agreements, ordinances, meeting agendas, resolutions, land use decisions on appeal, and staff reports for the legal support of City functions and duties.
- Provide staff assistance, legal research, and counseling related to the acquisition or sale of property, preparation of leases, deeds and easements, agreements, utility franchise agreements, operations governed by law, liability situations, grant guidelines, pension law, personnel, employee relations, and other matters as necessary requiring legal advice.
- Provide guidance concerning the requirements of the Brown Act, Conflict of Interest (AB 1234), the Political Reform Act, the Public Records Act, due process, and other legal requirements imposed by statute and common law.
- Provide guidance and assist with the Proposition 218 process as it relates to rate increases by City.
- Assist with responses to Public Records Act requests when needed.
- Research and interpret laws, court decisions, and other legal authorities in order to prepare legal opinions and to advise the City Council and City Staff on legal matters pertaining to City operations.
- Represent the City as requested before other governmental bodies and agencies to promote the interest of the City.
- Perform other legal duties as may be required by the City as may be necessary to complete the performance and functions mentioned above.
- Promptly return all phone calls from the City Council and City Staff.