CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
February 18, 2026

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

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

PLANNING COMMISSION

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

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

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

CITY OF LINCOLN STAFF -

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AGENDA MODIFICATIONS

5. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION *All speakers' time will be limited to three (3) minutes, unless extended by the Chairperson. All comments or questions should be addressed to the Chairperson and in most cases, the Commission 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.

6. INFORMATIONAL ITEMS FROM STAFF

7. DISCLOSURE OF EXPARTE COMMUNICATION

8. CONSENT

8.A Review and approve January 21, 2026 meeting minutes

8.B The Grove - Production Homes Design Review (within the Village 1 Specific Plan Area)

8.C Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 - Production Homes Design Review (within the Village 7 Specific Plan Area)

9. PUBLIC HEARINGS

9.A Walmart Remodel - Design Review Modification

10. GENERAL BUSINESS

10.A General Plan and Housing Element Annual Progress Report (APR)

11. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

11.A Planning Entitlement Tracker

12. COMMISSIONER COMMENTS

13. ADJOURNMENT

CITIZENS ADDRESSING THE COMMISSION

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

APPEALS

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

APPEAL PERIOD

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

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

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

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

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

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

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

STAFF REPORT

Item Number 8.A

SUBJECT: Review and approve January 21, 2026 meeting minutes

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: February 18, 2026

ATTACHMENTS:
8.A. Draft Meeting Minutes 01.21.2026.pdf

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
January 21, 2026

1. **CALL TO ORDER** –Chairman Gilbert called the meeting to order at **6:00 P.M**.

2. **ROLL CALL** – Commissioners present: Gilbert, Hutchinson, Jackson, E.Johnson, J.Johnson, Manning. Various Staff and Public were also in attendance in person and via Zoom. Commissioner Herzog was absent.

3. **PLEDGE OF ALLEGIANCE** – was led by Chairman Peter Gilbert.

4. **AGENDA MODIFICATION** – None.

5. ROTATION OF CHAIRPERSON AND ELECTION OF VICE CHAIRPERSON

Per Chairman Gilbert's nomination request, **Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner Manning)** for Vice Chairman Eric Johnson to rotate into the roll as Planning Commission Chairman**. Unanimously Approved by voice call with no opposition** (6-0-0-1).

Chairman Gilbert recognized any nomination of the Planning Commission Vice Chairperson. **Commissioner J.Johnson nominated Commissioner Manning, seconded by Chair E.Johnson**. There were no further nominations. **Unanimously Approved that Commissioner Manning is Planning Commission Vice Chair by voice call with no opposition** (6-0-0-1).

The gavel was passed to Chair Eric Johnson.

6. **PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION** – None.

7. **INFORMATIONAL ITEMS FROM STAFF** – None.

8. **DISCLOSURE OF EXPARTE COMMUNICATION** – None.

9. **CONSENT** –

9.A Review and approve September 17, 2025 meeting minutes
9.B Review and approve December 17, 2025 meeting minutes

Motioned (Offered by Commissioner Gilbert, seconded by Commission Hutchinson) to approve the September 17, 2025 and December 17, 2025 meeting minutes**. Unanimously Approved by voice call vote with no opposition (6-0-0-1).**

10. **PUBLIC HEARINGS** –

10.A Canine and Feline Kennel Uses Ordinance – Amendments
Planning Commission to adopt a Resolution recommending City Council repeal Lincoln Municipal Code Chapter 6.28, and amend 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, and find the proposed ordinance is exempt from the California Environmental Quality Act.

Kristine Mollenkopf, City Attorney, gave a staff report to the Commission. The Commission discussed it with Attorney Mollenkopf responding to questions and comments.

Chair E.Johnson opened and closed the public hearing at 6:18 P.M. with no public comment.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson) to **adopt a Resolution recommending City Council repeal Lincoln Municipal Code Chapter 6.28, and amend 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**, and find the proposed ordinance is exempt from the California Environmental Quality Act. **Approved by the following roll call vote:** Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Aye, Manning – Aye, and E.Johnson – Aye (6-0-0-1)

11. **GENERAL BUSINESS** –

11.A Ad Hoc Theme and Naming Committee Approval to appoint public member Ronee Briley to the committee

Rommel Pabalinas, Planning Manager, presented the staff report nominating Roney Briley to the Ad Hoc Theme and Naming Committee (TANC).

Chair E.Johnson opened and closed for public comment at 6:22 P.M. with no public comment.

The Commission further discussed with Manager Pabalinas responding to questions and comments. Commissioner Hutchinson stated Ms. Briley and her have been on the Design Review Board for many years supports the nomination of Ms. Briley to the TANC.

Motioned (Offered by Commissioner Gilbert, seconded by Vice Chair Manning) to appoint Ronee Briley to the Ad Hoc Theme and Naming Committee**. Unanimously Approved by voice call vote with no opposition (6-0-0-1).**

11.B Planning Commission 2026 Meeting Schedule

Manager Pabalinas presented the Planning Commission 2026 meeting schedule, made a part of these minutes by mention thereof. Attorney Mollenkopf mentioned this is an informational item.

12. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

Nita Wracker, Interim Community Development Director reported on the following:

- Planning Project Tracker, made a part of these minutes by mention thereof.

13. **COMMISSIONER COMMENTS** –

Vice Chair Manning congratulated Chair E.Johnson on being Chair this year and thanked former Chairman Gilbert on his service for the past year.

Chair E.Johnson congratulated Vice Chair Manning on his appointment on being Vice Chair this year.

14. **ADJOURNMENT** –

Chairman E.Johnson adjourned the meeting at 6:41 P.M.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT

11.B. PC 2026 Schedule

City of Lincoln
Planning Commission
2026 SCHEDULE

(3rd Wednesday 6:00PM)

January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026
October 21, 2026
November 18, 2026
December 16, 2026
January 20, 2027

12.A. Planning Project Tracker

PLANNING PROJECT TRACKER (as of 1/12)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Gatherings at the Grove (formerly known as Stardust) - Production Homes Review	Specific Development Plan/Design Review	Development of 302 active adult residential lots. The age-restricted community consists of nine single-family detached floor plans ranging from 1,457 to 2,536 square feet. This project is part of the Village 1 Specific Plan Area.	South of McBean Park Drive and West of Stardust Lane (APN: 021-274-040-000)	DRB tentatively scheduled for 1/28/26
Leavell North	Tentative Parcel Map	Tentative Parcel Map to split 103.18 acres (APNs: 021-274-036, 021-274-065) into four separate parcels.	South of McBean Park Drive and North of future Oak Tree Lane (APNs: 021-274-036 & -065)	Tentative City Council: February 24th
Stardust 12	Tentative Subdivision Map/Specific Plan Amendment/Development Agreement	Application for a Tentative Subdivision Map, Specific Plan Amendment, and Development Agreement for the residential development of approximately 13 acres. The proposed project includes rezoning the project site to VMDR to create 86 single-family residential lots.	Southwest corner of McBean Park Drive and Stardust Lane (APN: 021-274-038 & -039)	Waiting for resubmittal from applicant
The Waterfront	Development Agreement	Proposed Mixed Use Development consisting of 271 residential apartment units and 50,000 square feet of commercial within Village 1 Specific Plan.	Southeast corner of McBean Park Drive and Oak Tree Lane (APN: 021-274-033-000)	Waiting for resubmittal from applicant
Turkey Creek Golf Course Driving Range Netting	Conditional Use Permit (CUP)	Amendment to the Turkey Creek Golf Course's Conditional Use Permit for the proposed construction of a maximum 100-foot netting along Driving Range portion of Turkey Creek Golf Course.	Oak Tree Lane north of McBean Park Drive on Turkey Creek Golf Course (APN 021-272-009-000)	Under departmental review

VILLAGE 5

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Brar Pre-Annexation Proceedings	Pre-Annexation Proceedings	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 116-acre property within the Village 5 Specific Plan.	2660 Moore Road; APN 021-263-016-000	Application deemed complete; pending departmental review
Windsor Cove	General Development Plan Amendment/Large Lot Tentative Subdivision Map/Small Lot Tentative Subdivision Map/Development Agreement	Proposed Large Lot and Small-Lot Tentative Subdivision Map creating a total 172 residential lots, recreational and open space lots	Northeast corner of Moore Road & Fiddyment Road (APN: 021-490-002-000)	Under departmental review

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Liberty at Lincoln Village 1 - Production Homes Review (TOM)	Design Review Modification	Production home review for (79) 50'x105' lots, 4 floor plans with 3 elevations per plan. Plans range from 2,173 sf to 3,631 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and north of Honor Lane (APN: 327-380-009-000)	DRB tentatively scheduled for 1/28/26
Liberty at Lincoln Village 2 - Production Homes Review (TOM)	Design Review Modification	Production home review for (70) 50'x95' lots, 3 floor plans with 3 elevations per plan. Plans range from 2,458 sf to 2,785 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and south of Honor Lane (APN: 327-380-008-000)	DRB tentatively scheduled for 1/28/26
Liberty at Lincoln - Village 8	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 106 50'x55' single family residential lots within the Village 7 Specific Plan area.	Southeast corner of Ferrari Ranch Road and future Western Blvd (APN: 327-380-002-000)	Waiting for resubmittal from applicant

PLANNING PROJECT TRACKER (as of 1/12)				
Liberty at Lincoln - Village 9	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 48 50'x95' single family residential lots and a 9.5-acre community park site.	West of future Western Blvd extension (APN: 021-283-044-000)	Waiting for resubmittal from applicant
Village 7B Amendments	Specific Plan Amendment/General Development Plan Amendment	Amendments to Specific Plan and General Development to modify the land use plan for annexed land within Village 7, as well as unannexed land within Village 7 and Village 5.	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review
Village 7B Annexation	Annexation	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 180 acres of property within the northern portion of the Village 7 Specific Plan (~146 acres) and a portion within the Village 5 Specific Plan (~34 acres).	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review
OTHER AREAS				
PROJECT	**PERMIT TYPES**	**PROJECT DESCRIPTION**	**LOCATION**	**PROJECT STATUS**
Chevron CUP	Conditional Use Permit (CUP)	Proposed sale and/or consumption of alcoholic beverage in accordance with LMC Section 18.22.030. (21) and Public Convenience of Necessity Letter (PCN) LMC Section 18.60 (Alcohol Sales)	151 East Joiner Parkway	Application deemed complete; pending departmental review
Freedom Rentals CUP	Conditional Use Permit (CUP)	Revocation of existing CUP (PLN24-00014) for car rental and replacement of a new CUP for rental of a maximum six moving trucks	561 7th Street ; APN 008-161-007-000	Application deemed complete; pending departmental review
JLC Ready Mix	Design Review	Project proposes to build a two story office building with concrete plant observation room.	1360 Gladding Road	Waiting for resubmittal from applicant
Lincoln Skyways Hangar	Design Review Permit	Proposed construction and operation of a new 100 foot x 135 foot steel building aircraft hangar within the Lincoln Regional Airport.	No situs address; APN: 021-590-016-000	Application deemed complete; under departmental review
Lincoln 14	Rezone/General Plan Amendment/General Development Plan Amendment/Tentative Subdivision Map	The project proposal includes a Rezone, General Plan Amendment, and GDP amendment to rezone commercial and business-professional uses to residential and open space uses. The proposed Tentative Subdivision Map will create 55 single-family residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-017, -032, and -100)	Project on hold
Lincoln 270	Rezone/General Plan Amendment/Specific Plan Amendment/General Development Plan Amendment/Design Guidelines Amendment/Development Agreement Amendment/Large Lot Tentative Map Modification	Proposed amendments to the adopted Lincoln Village 270 Specific Plan, General Development Plan, and Design Guidelines to rezone some commercial and business-professional uses to residential and park uses. A Development Agreement Amendment and Large Lot Tentative Map Amendment will be required due to the proposed rezone.	Located between Highway 65 and Industrial Avenue (multiple APNs)	Project on hold

PLANNING PROJECT TRACKER (as of 1/12)				
Lincoln Gateway Residential	General Development Plan Amendment/Rezone/Tentative Subdivision Map	Proposed amendment to the General Development Plan, Rezone 1.5 acres from Business Professional to Medium Density Residential RD 12.9. The proposed Tentative Subdivision Map would divide the property into 16 lots.	Southwest corner of 1st Street and E Street (APN: 008-280-032-000)	Under departmental review
Prairie Point Telecommunications Facility	Conditional Use Permit (CUP)	CUP to build a 60-foot mono-broadleaf cell communications tower within a 3,600SF lease area and associated improvements located on an open space parcel near Twelve Bridges Elementary School.	Located Southwest of Twelve Bridges Elementary School (APN: 334-010-013-000)	Application deemed complete; under departmental review
Starbucks/Circle K at 1st St and Joiner Parkway	Tentative Subdivision Map/Conditional Use Permit	The proposed Tentative Subdivision Map would divide the existing 2 acre property into two 1 acre lots. The drive-thru for the Starbucks will require a Conditional Use Permit and the convenience store for the Circle K will require a Conditional Use Permit for alcohol sales.	Southeast corner of 1st Street and Joiner Parkway (APN: 021-321-089-000)	DRB recommended approval on 11/20/25, future PC date pending
Walmart Remodel	Design Review Modification	Design Review modification to make exterior modifications to existing Walmart Neighborhood Market. The project scope includes changes to exterior paint colors and signage, and re-striping the parking lot.	255 Lincoln Boulevard	DRB tentatively scheduled for 1/28/26
West Lincoln Square	Specific Development Plan/Design Review/CUP/Tentative Parcel Map	Project proposes to split an existing 40 acre vacant commercial lot into 21 separate lots (15 commercial, 6 infrastructure). The shopping center would consist of approximately 244,000 sf of retail, dining, automotive and medical offices with a large retail anchor.	Northeast corner of Highway 65 and Nelson Lane (APN: 021-262-044-000)	Major retail anchor DRB tentatively scheduled for 1/28/26, rest of development recommended approval by DRB in November 2025

STAFF REPORT

Item Number 8.B

SUBJECT:	The Grove - Production Homes Design Review (within the Village 1 Specific Plan Area)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	February 18, 2026

STAFF RECOMMENDATION:

Staff recommends the Planning Commission consider information contained in the staff report and take the following actions:

1. Pursuant to the California Environmental Quality Act (CEQA) under Section 15183, determine that the 2012 Village 1 Specific Plan Environmental Impact Report (EIR) as supplemented in the 2023 Village 1 Specific Plan EIR (State Clearinghouse (SCH) #2010102018) satisfies the requirements of CEQA given that no new, or substantially more severe, impacts would result from the project and that the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts.

2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for Beazer Homes for the design and construction of 302 single-family residential units, subject to the findings and conditions of approval included as Exhibit A of the Resolution (Attachment 1).

BACKGROUND/INTRODUCTION:

The Grove by Beazer Homes (project) is a Specific Development Plan/Development Permit (Design Review) application (PLN25-00005) located within a Village Low Density Residential designated area of the Village 1 Specific Plan (Specific Plan) and General Development Plan (GDP), which were adopted by the City of Lincoln City Council in June 2013 (Attachment 6). The adopted plan provides direction for development of 1,832 acres of land within the City of Lincoln (City). Approximately 120 acres are located outside of the City limits, but within the City's Sphere of Influence.

Approved in 2024, the Stardust subdivision, now known as the Grove, is located east of Ingram Sough and north of the Sun City Lincoln Hills Plan area (Attachment 2). The subdivision integrates residential uses, open space and a park for the community. The development consists of 302 detached single-family homes, with a neighborhood park and

open space with trail system. As a gated community, the Grove will have private streets and sidewalks and public trails, sewer and water facilities.

The project is specifically located south of McBean Park Drive, on Assessor's Parcel Number: 021-274-040-000, bordered on the east by Stardust Lane, and surrounded on the north, west and south by vacant properties. The project will be developed on both the east and west sides of the Oak Tree Lane extension. Consistent with the Village 1 Specific Plan and GDP, the subdivision is a permitted use for VLDR zoned parcels.

Project Description

The proposed Grove project by Beazer Homes involves the construction of 302 single-family homes. The single and two-story homes will range in size from 1,567 square feet (SF) to 3,325 SF and will be located on lots varying in size (Attachment 3). Each floor plan has three elevations with a minimum of three separate color/material schemes (twenty-one total color schemes and material variety combinations), which include Americana, Bungalow, Farmhouse, Transitional Craftsman, and Ranch (Attachment 3 & 4). Details regarding the homes are included below:

	The Grove by Beazer Homes				
MINIMUM LOT SIZE	PLAN	SQ. FT	STORY(S)	BEDROOMS	GARAGE
45' x 100'	Plan 1	1,568	1	3	2
	Plan 2	1,786	1	3	2
	Plan 3	2,115	2	4 or 5* + Loft	2
50' x 100'	Plan 4	2,040	1	4	2
	Plan 5	2,134	1	4	2
	Plan 6	2,513	2	3 to 5* + Loft + Den	2
	Plan 7	2,984	2	4 to 5* + Loft	2 or 3 car tandem*
55' x 100'	Plan 8	2,300	1	4	2
	Plan 9	2,535	1	4	2
	Plan 10	3,325	2	4 to 6* + Loft + Multi-Gen Suite	3 car tandem
*Floor Plan has option for additional bedroom(s)					

The design incorporates articulated walls and roof planes, porch elements, and gable end/hipped gable roof elements. The materials include stone veneer, brick veneer, board and batten siding, horizontal siding, gable end details, shutters, and stucco foam details, all of which enhance the elevations. The applicant's submittal also shows enhanced side and rear elevations that include the same detailing as that of the front elevation.

FINDINGS/ANALYSIS:

This application is being reviewed pursuant to Lincoln Municipal Code (LMC) Chapters 18.32 (PD Planned Development District) related to Specific Development Plans/Development Permits (Village 1 GDP) and 18.64 (Design Review – General Provisions).

The Grove – Village 1 General Development Plan

Beazer Homes proposed design review application is subject to the Village 1 Specific Plan and General Development Plan (GDP) standards. The project's architectural design is consistent with Village 1 GDP Chapter 3.8 Architectural Guidelines requiring all architectural designs to blend with and enhance the existing character of the neighborhood. Beazer Homes' proposed residential development of The Grove conforms to the siting criteria involving height, setbacks, off-street parking, aesthetics, colors, and materials. The major goal of Village 1 GDP is to integrate a variety of housing types into one cohesive neighborhood fabric.

The Grove project aligns with the Specific Plan's vision to establish well organized communities supported by a cohesive land use pattern, integrated mobility network, and parks and open space areas. The Grove neighborhood incorporates pedestrian trails and sidewalks that enhance internal circulation and strengthen connectivity to residential development adjacent to the project site (Attachment 2 & 7).

Design Review Board

The Grove project was reviewed by the Design Review Board (DRB) on January 30, 2026. The DRB reviewed the submitted materials during the scheduled meeting. After a brief presentation made by staff and the applicant, the DRB and applicant discussed the project materials. The DRB commented on the textures and visual renderings presented. No changes were requested. Ultimately, the DRB found the proposed project to be consistent with the Village 1 GDP development standards and recommended approval of the project to the City of Lincoln Planning Commission.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed Specific Development Plan/Development Permit (Design Review) for the Grove project is subject to specific conditions of approval. Implementation of the applicable conditions of approval would ensure that specific site improvements are installed according to City and Village 1 GDP design standards. These conditions are included as Exhibit A in the Resolution (Attachment 1).

ENVIRONMENTAL REVIEW:

The Project has been reviewed based upon the previously certified Final Village 1 Specific Plan EIR (SCH #2010102018). In light of the record, the project, as conditioned, does not present project specific environmental impacts that have not already been addressed in the previously certified Final EIR. Pursuant to the requirements of CEQA and the environmental guidelines of the City of Lincoln, the City has determined that the appropriate level of documentation to satisfy the requirements of CEQA based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts. Therefore, no further environmental analysis is warranted under CEQA.

CONCLUSION

Supported by the analysis provided in the staff report, staff finds the proposed entitlement for the Grove project is consistent with the goals, policies and intent of the City's General Plan, based on its consistency with the Village 1 Specific Plan and GDP. The Design Review Board evaluated the application and recommends that the Planning Commission approve the application with the typical and project specific conditions of approval, as found in the attached Resolution (Attachment 1).

ATTACHMENTS:

Attachment 1 - PC Resolution with Conditions of Approval DRAFT

Attachment 2 - Project Maps

Attachment 3 - Plans Elevations Enhanced Elev Lotting

Attachment 4 - Colors and Materials

Attachment 5 - Landscape Plans

Attachment 6 - V1SP Exhibit 3.1 Land Use Plan

Attachment 7 - V1SP Exhibit 4.10 Pedestrian Circulation Plan

PLANNING COMMISSION- DRAFT
RESOLUTION NO. 2026 -XX

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN/DEVELOPMENT PERMIT (DESIGN REVIEW) FOR RESIDENTIAL DEVELOPMENT OF THE GROVE SUBDIVISION WITHIN THE VILLAGE 1 SPECIFIC PLAN AREA. LOCATED SOUTH OF MCBEAN PARK DRIVE ON ASSESSOR'S PARCEL NUMBER (APN) 021-274-040-000 (PLN25-00005 / APPLICANT: BEAZER HOMES HOLDINGS LLC / PROPERTY OWNER: STARDUST 80)

WHEREAS, Title 18 of the Lincoln Municipal Code provides for the review and recommendations of the Design Review Board on development design within the City of Lincoln; and

WHEREAS, all recommendations of the Design Review Board on design review applications are subject to approval of the Planning Commission prior to construction; and

WHEREAS, the Design Review Board reviewed and considered the standards of the Grove Subdivision (Beazer Homes); and

WHEREAS, the Design Review Board recommends that the Planning Commission approve the proposed elevations for the Grove Subdivision (Beazer Homes); and

WHEREAS, the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15183, whereby projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) (State Clearinghouse #2010102018) was certified shall not require additional environmental review. The certified Village 1 Specific Plan Final EIR contemplated this project and adequately addresses environmental impacts; therefore, no further analysis is required under CEQA.

NOW, THEREFORE, **BE IT RESOLVED** the Planning Commission of the City of Lincoln does hereby find that the elevations for the Grove Subdivision (Beazer Homes) are hereby approved subject to the conditions set forth in in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 18th day of February, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) application for the Grove Subdivision (Beazer Homes), on 302 lots, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, 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.

2. The project shall comply with the setback and design standards prescribed in the Village 1 General Development Plan, which by this reference is incorporated herein.

3. The building elevations shall conform to and incorporate the architectural elements and details represented in the attached architectural plans and elevations, or as otherwise noted herein, included as such are the building height and mass, architectural elements, materials, textures, colors, accents, and trim.

4. All niches (whether media or fireplace) are to be finished in the same roof material as the residence as well as the installation of fascia boards along the eaves.

5. Those homes along public roadways, properties that have frontage, or back on to a street shall enhance the sides with the incorporation of head and sill trim to match front elevations, window trim, and gable detailing, as shown on the attached plans. The enhanced elements are to be shown on the master plan submittal and reviewed for compliance with the approved Planning Commission exhibits.

6. The project to set water meters pursuant to the City of Lincoln Improvement Standards. All residential water meters shall be fitted with *remote meter reader* and *touch pads* to the satisfaction of the City Engineer

7. Roof-mounted equipment (AC units, heating units, etc.) shall not be allowed

8. During construction the project shall keep all public streets clean and unobstructed. No construction materials shall be stored on City streets.

9. Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained onsite.

10. 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.

11. No excavation for foundations shall take place on the lots without first obtaining a building permit.

12. The project shall be subject to the Western Placer Unified School District's Fee.

DRAFT

13. The project to install front yard landscaping which consists of groundcover, shrubs, and trees. Said landscaped areas to be provided with an automatic irrigation sprinkler system. A minimum of two (2) 15-gallon trees shall be provided in the front yard of interior lot, one of which shall be a designated street shade tree by the City. A minimum of three (3) 15-gallon trees shall be provided for corner lots, two of which shall be a designated street shade tree by the City. To provide a uniform streetscape at maturity, one tree shall be planted and nursery staked approximately 12.5 feet behind the front yard sidewalk, and the second tree shall be planted in the side street yard in an area which provides for adequate root growth. All landscaping will need to be installed prior to occupancy of the residence.

14. The project is to install 6' high, wood fence with cap and trim good neighbor fencing.

15. All homes to be provided with minimum 4-inch-high address numbers, which shall be backlit for easy nighttime identification by emergency vehicles.

16. The applicant shall enter into a “Will-Serve Agreement” with the Lincoln Postmaster regarding mailbox clustering and/or turnouts. Applicant to provide the City with a copy of the agreement before issuance of building permits.

17. Pursuant to Section 18.67.060, this Design Review approval shall remain in effect no longer than four (4) years. At the end of which time, if buildings have not been initiated or completed, the applicant must apply for a 2-year extension with the Community Development Director.

18. Prior to the issuance of any **model home building permits**, a “REQUEST FOR ISSUANCE OF BUILDING PERMITS MODEL HOMES – PUBLIC IMPROVEMENTS PARTIALLY COMPLETED”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

19. Prior to the issuance of any **building permits**, a “REQUEST FOR ISSUANCE OF BUILDNG PERMIT WHERE PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

20. Prior to the **occupancy of any home**, a “REQUEST FOR OCCUPANCY RESIDENTIAL BUILDING PERMITS”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

21. Wood stove and open fireplaces shall be prohibited within the proposed development, except for EPA certified Phase II wood stoves and inserts. Open fireplaces without EPA certified inserts shall not be allowed.

⋖END⋗

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Attachment 2

Project Maps

Exhibit B: Small Lot Tentative Subdivision Map

TENTATIVE MAP INFORMATION

DEVELOPER/APPLICANT: BEAZER HOMES HOLDINGS, LLC
2990 LAVA RIDGE COURT, SUITE 110
ROSEVILLE, CA 95661

OWNER: STARDUST 80, CALIFORNIA LIMITED PARTNERSHIP.

ENGINEER: FRAYJI DESIGN GROUP, INC.
1316 BLUE OAKS BLVD
ROSEVILLE CA 95678
(916) 782-3000

ASSESSOR'S PARCEL NO.: 021-274-040

TOTAL ACREAGE: 77.74± AC
EXISTING ZONE: VLDR-OPEN SPACES, RIGHT OF WAY

PROPOSED ZONE: LDR
LOT SUMMARY: 302 SINGLE FAMILY
SMALLEST: 4,545 S.F.
LARGEST: 15,044 S.F.
AVERAGE: 5,360 S.F.

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN UNIFIED SCHOOL DISTRICT, K-12, LINCOLN CA
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 / CABLE CO.

	AC
OPEN SPACE LOTS (OS1-OS5)	19.72
OPEN SPACE (LOT B)	0.18
3 RIGHT OF WAYS LOTS(ROW 1 - ROW 3)	2.93
1 RECREATION CENTER (LOT A)	2.08
6 LANDSCAPE CARRIDORS (LSC 1 - LSC 6)	1.22
(PUE)-(LOT C)	0.066
LIFT STATION, (LOT D)	0.2

DENSITY:	DU	ACRES
LDR 1 : 5.8 DU/ACRE	107	18.25
LDR 2 : 6.3 DU/ACRE	102	16.16
★LDR 3: 5.4 DU/ACRE	93	17.20
TOTAL LDR : 5.8 DU/ACRE	302	51.61

★ LDR 3 INCLUDES (LIFT STATION LOT D=0.2 AC) & (LOT C=0.066 AC)

ALTERNATIVE A: (LIFT STATION OFFSITE)

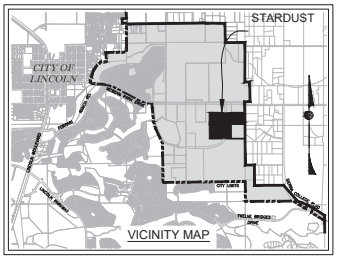
	AC
OPEN SPACE LOTS (OS1-OS5)	19.72
OPEN SPACE (LOT B)	0.18
3 RIGHT OF WAYS LOTS(ROW 1 - ROW 3)	2.93
1 RECREATION CENTER (LOT A)	2.08
6 LANDSCAPE CARRIDORS (LSC 1 - LSC 6)	1.277
(PUE)-(LOT C)	0.066

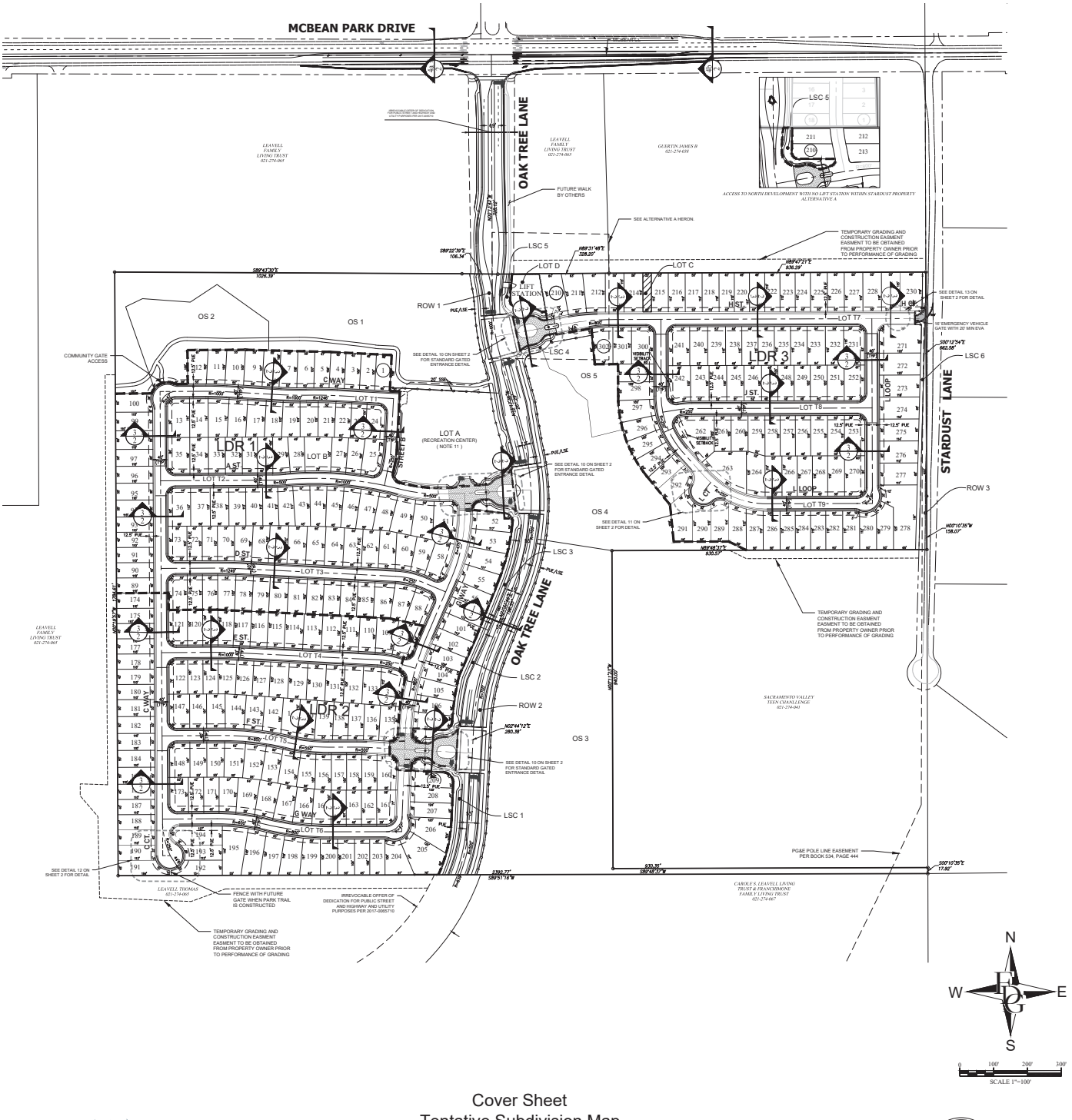
DENSITY:	DU	ACRES
LDR 1 : 5.8 DU/ACRE	107	18.25
LDR 2 : 6.3 DU/ACRE	102	16.16
★LDR 3 : 5.4 DU/ACRE	93	17.15
TOTAL LDR : 5.8 DU/ACRE	302	51.56

★ LDR 3 INCLUDES (LOT C=0.066)

NOTES:

1) PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
2) PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3) THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4) ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5) ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6) GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF GRADING PLANS.
7) MINIMUM LOT DIMENSIONS PER VILLAGE 1 DESIGN GUIDELINES: (SEE SHEET 3 FOR DETAILS)
8) PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
9) LETTERED LOTS ROW 1, ROW 2, ROW 3, LOT C AND LSC 1-LSC 6, OS2 & OS5 WILL BE GRANTED TO THE HOA.
10) ALL STREETS, STREET LIGHTS AND DRAINAGE FACILITIES ARE CONSIDERED PRIVATE AND TO BE MAINTAINED BY THE HOA.
11) IF STARDUST IS DEVELOPED AS CONVENTIONAL PROJECT LOT A WILL BE DEVELOPED AS PARK - LOCATION MAY BE DIFFERENT FROM WHERE IT IS SHOWN.
12) ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED AND WILL REQUIRE FURTHER REVIEW AND APPROVAL.





Cover Sheet
Tentative Subdivision Map

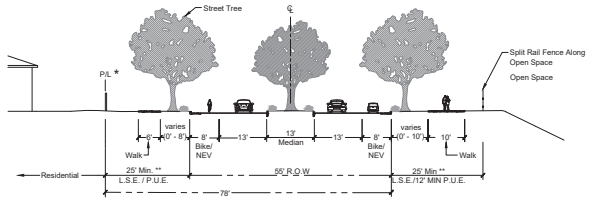
Stardust

City of Lincoln, California June 19, 2024

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

REGISTERED PROFESSIONAL ENGINEER
JOSEPH L. FRAYJI
No. 57065
CIVIL
STATE OF CALIFORNIA

SHEET 1 (



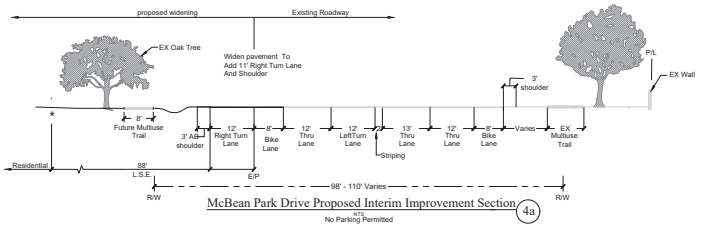
Typical Oak Tree Lane 55' R.O.W. Section (1)

NTS

No Parking Permitted

★ 6' wall on top of 0.5' berm

★★ Right turn lane permitted within the 25' landscape corridor

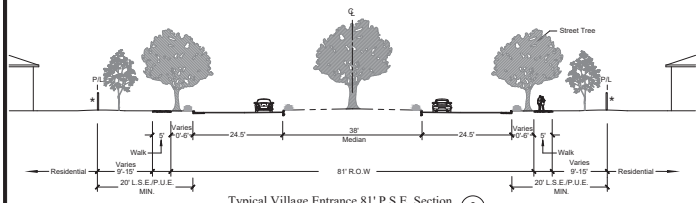


McBean Park Drive Proposed Interim Improvement Section (4a)

NTS

No Parking Permitted

★ Trail and Landscaping by others

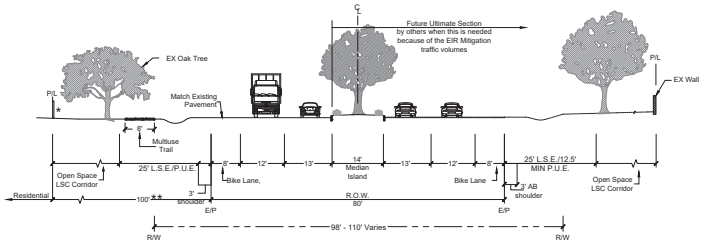


Typical Village Entrance 81' P.S.E. Section (2)

NTS

No Parking Permitted

★ 6' wall on top of 0.5' Berm



McBean Park Drive Ultimate Section (Per Village 1, Specific Plan) (4b)

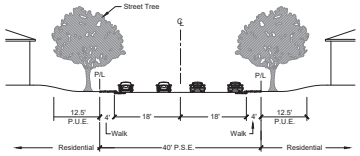
NTS

(By Others)

No Parking Permitted

★ 7' wall on top of 0.5' Berm Where Required Per Sound Study

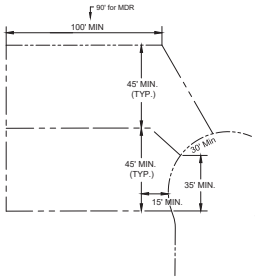
★★ Right turn lane permitted within the landscape corridor



Typical Residential Local Street Section (3)

NTS

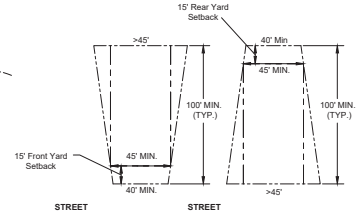
Parking Both Sides



Cul-De-Sac/Elbow lot Configuration (LDR) (Flag Lots)

NTS

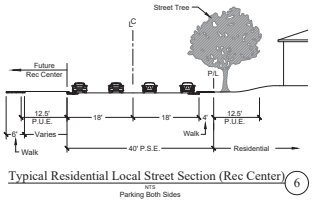
(LOT DIMENSIONS SHOWN ARE EXAMPLES USED FOR ILLUSTRATIVE PURPOSE)



Non-Typical Configuration (LDR)

NTS

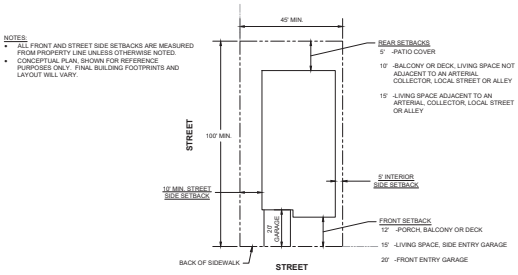
(LOT DIMENSIONS SHOWN ARE EXAMPLES USED FOR ILLUSTRATIVE PURPOSE)



Typical Residential Local Street Section (Rec Center) (6)

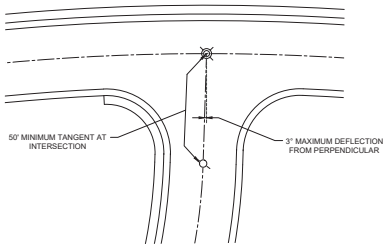
NTS

Parking Both Sides



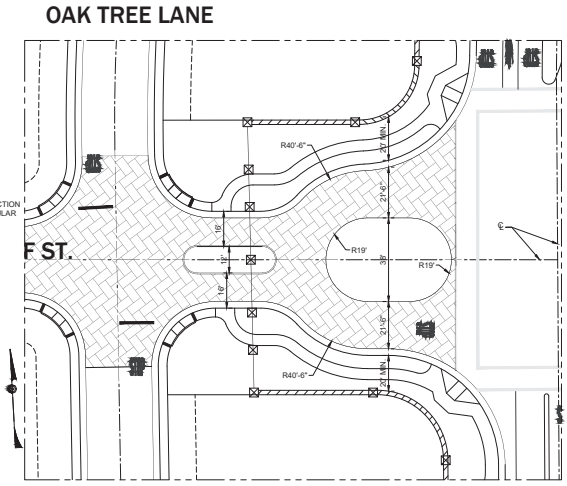
Typical Lot Configuration

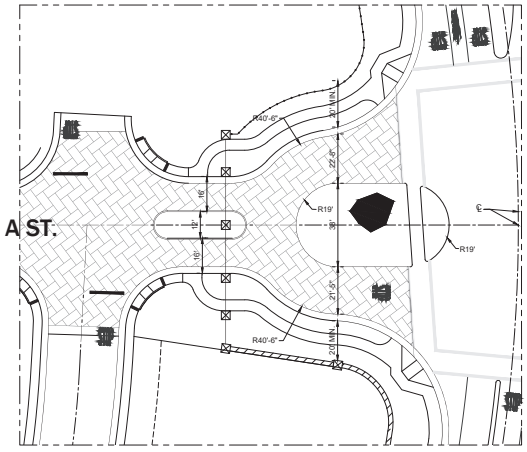
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Typical Street Intersection Tangent Length and Deflection Angle (Deviation Required) (10)

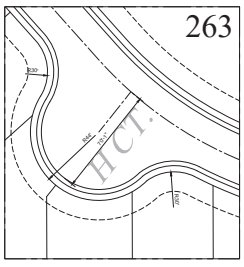
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Standard Gated Entrance Detail (Deviation Required) (10)

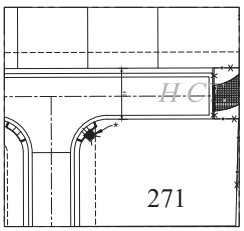
Scale: 1" = 20'



Half Cul-De-Sac (Deviation Required)

NTS

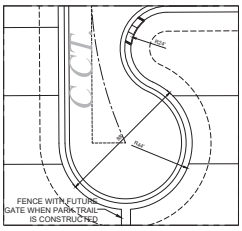
(11)



Street Stub (Deviation Required)
Street Light location (Deviation Required)

NTS

★ Light Location at Intersection, Elbow, and Cul-De-Sac only (13)



Non Symetrical Cul-De-Sac (Deviation Required) (12)

NTS

Standard Gated Entrance Detail (Deviation Required) (10)

Scale: 1" = 20'

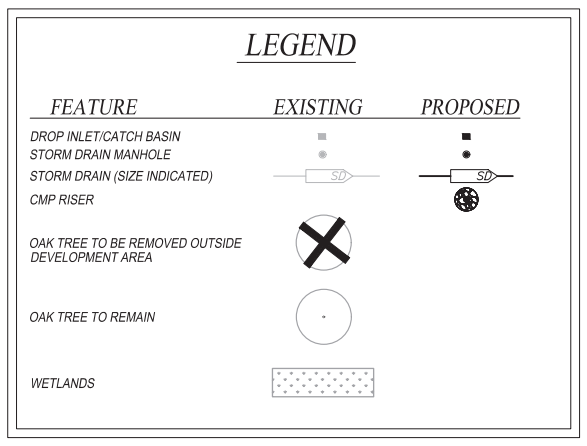
Details Sheet
Tentative Subdivision Map

Stardust

City of Lincoln, California June 19, 2024

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Exhibit B: Small Lot Tentative Subdivision Map

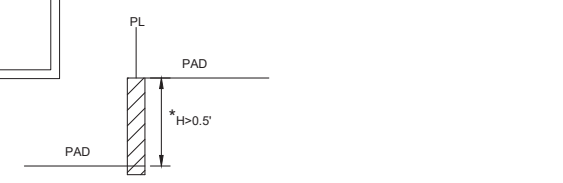


NOTES:

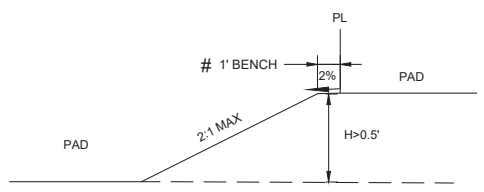
1) ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2) THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE TENTATIVE AND ARE SUBJECT TO REVISION.
3) PROPOSED GRADES ARE TENTATIVE AND ARE SUBJECT TO REVISION AT FINAL DESIGN.
4) PROPOSED FINISH FLOOR ELEVATIONS ARE 0.7' ABOVE PROPOSED PADS ELEVATIONS.
5) RETAINING WALLS ARE TENTATIVE AND ARE SUBJECTED TO REVISION AT FINAL.
6) SLOPES MAY BE MODIFIED WITH THE REMOVAL OF WALL OR BY ADDING ADDITIONAL WALLS AT FINAL DESIGN.
7) ALL TREES WITHEN THE DEVELOPMENT AREA ARE BEING REMOVED AND MITIGATED FOR PER PCCP AND IN ACCORD TO VILLAGE 1 SPECIFIC PLAN.
8) ALL STORM DRAIN PIPES OF SIZE BIGGER THAN 12" ARE LABELED.

GRADING QUANTITY ESTIMATES

AMOUNT OF CUT:	260,000 ± CU. YDS.
AMOUNT OF FILL:	260,000 ± CU. YDS.
NET:	0 CU. YDS.



PAD GRADING WITH RETAINING (R.W.) (DEVIATION REQUIRED) **
(NTS)

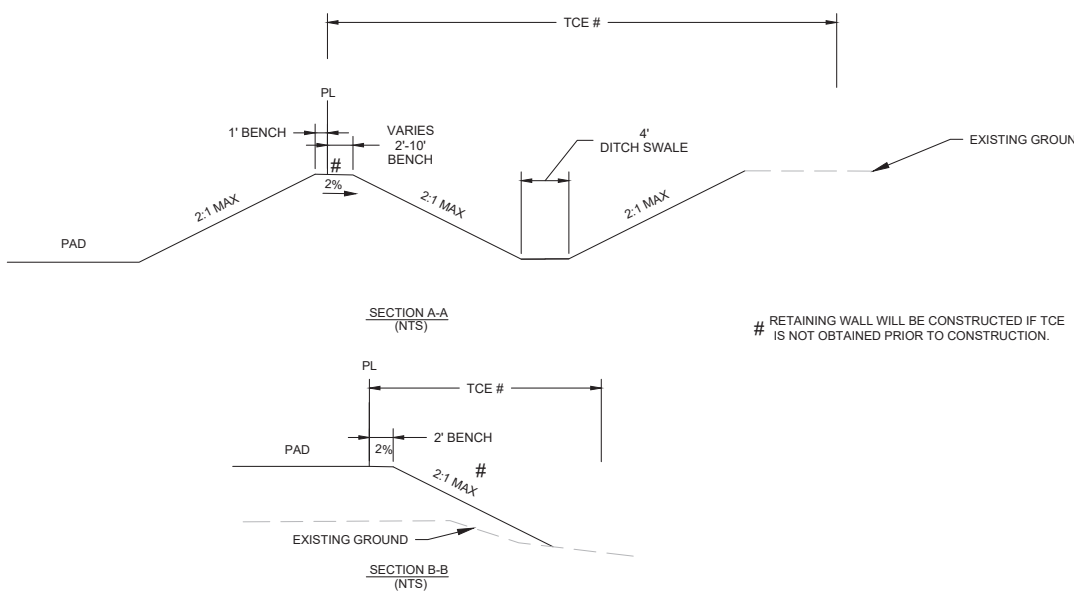


TYPICAL PAD GRADING SIDE /REAR YARD (DEVIATION REQUIRED)
(NTS)

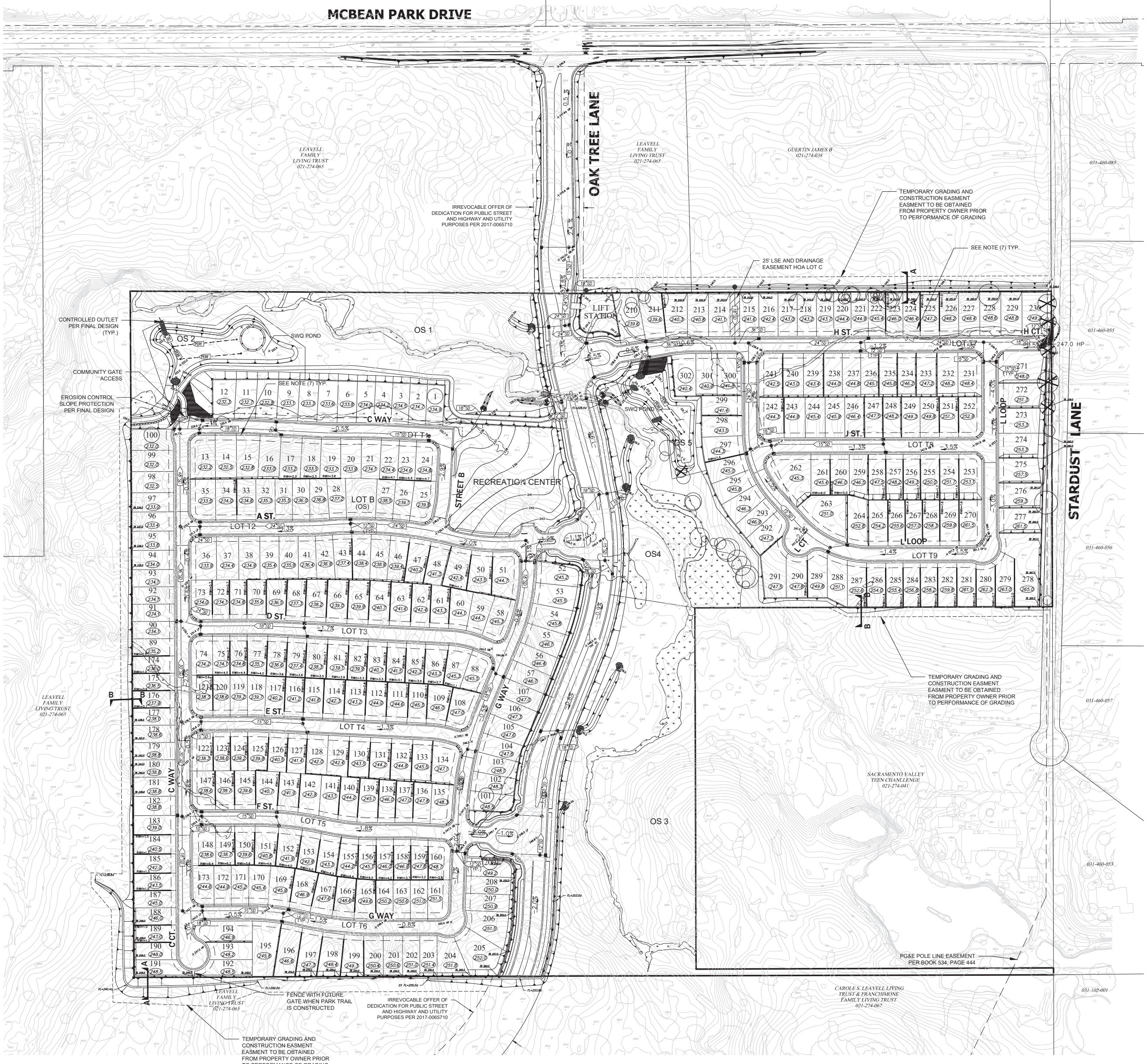
* FINAL WALL HEIGHT SUBJECT TO CHANGE AT FINAL DESIGN

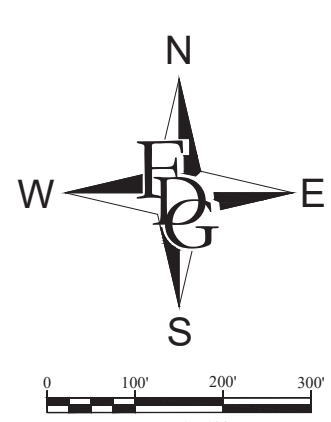
**RETAINING WALL IS PROPOSED WHERE SIDEYARD IS LESS THAN 4' BETWEEN TOE AND HOUSE (SIDEYARD) AND WHERE SHOWN ON PLANS IN REAR YARD AS NEEDED.

BENCH = 2' FOR H>2'



RETAINING WALL WILL BE CONSTRUCTED IF TCE IS NOT OBTAINED PRIOR TO CONSTRUCTION.





Conceptual Grading and Drainage Plan
Tentative Subdivision Map

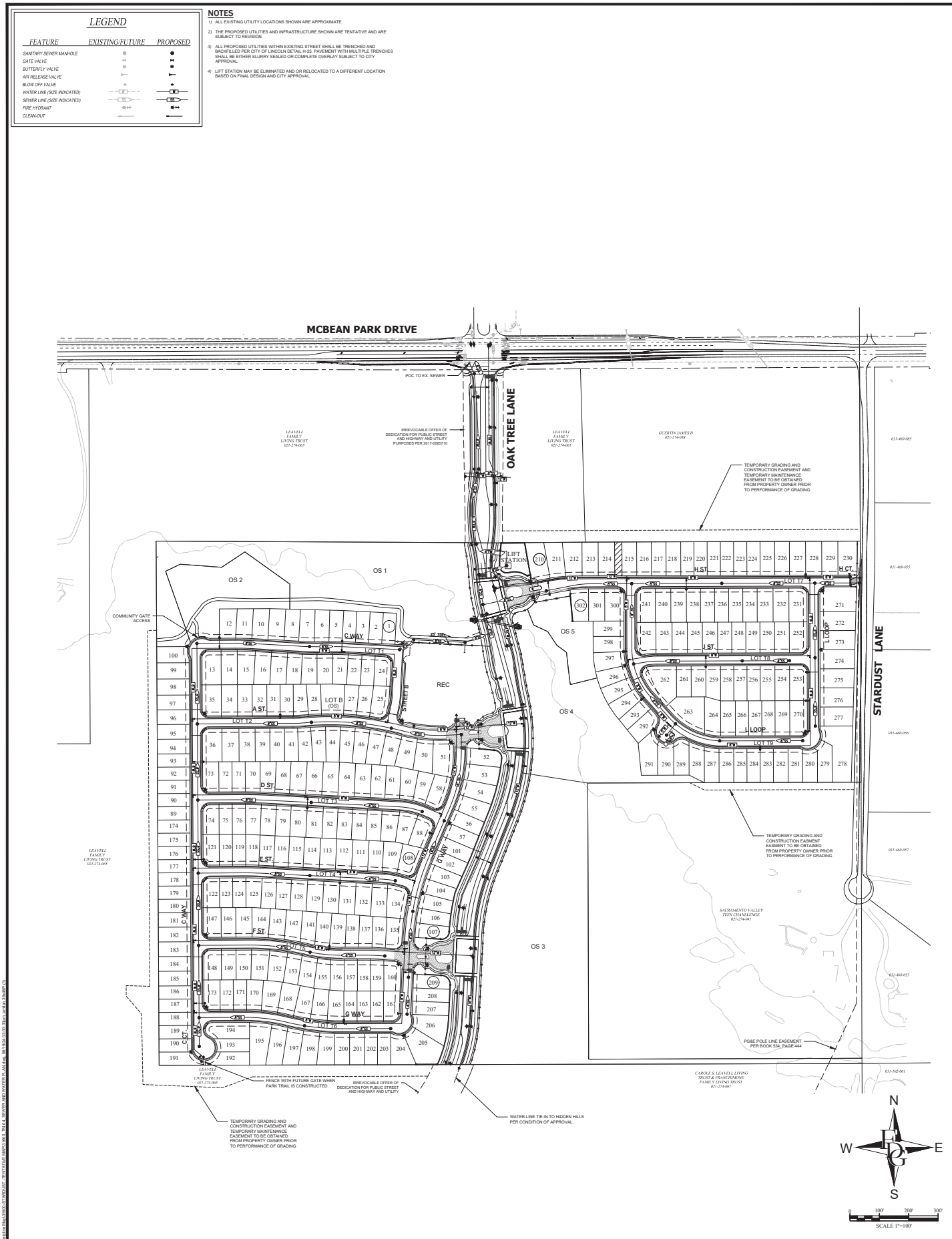
Stardust

City of Lincoln, California June 19, 2024

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\\fdgsvfs02\Data\Drafting\31600-Stardust (Beazer)\Tentative Map\31600-STARDUST -TENTATIVE MAP\31600_TM 03_GRADING AND DRAINAGE PLAN.dwg, 06/19/24 03:00:07pm, amilan 36x48P (1)

Exhibit B: Small Lot Tentative Subdivision Map



Conceptual Sewer and Water Plan
Tentative Subdivision Map

Stardust

City of Lincoln, California June 19, 2024

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CIVIL ENGINEERING | PLANNING | SURVEYING

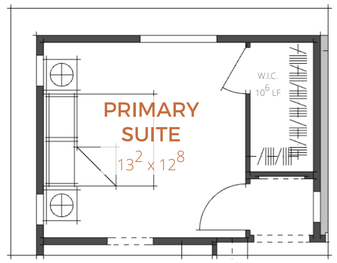
Attachment 3

Plans, Elevations,

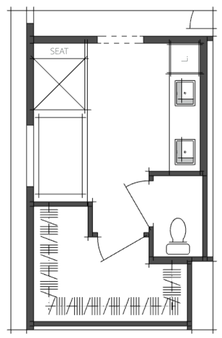
Enhanced Elevation Layout,

Typical Plotting Plan

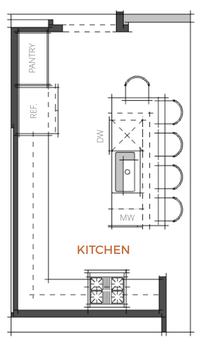
/Users/jbalta/Library/CloudStorage/Egnyte-jdaroot/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STARDUST)/24090 STARDUST 43X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24090_A2_PLAN 1_38x42L



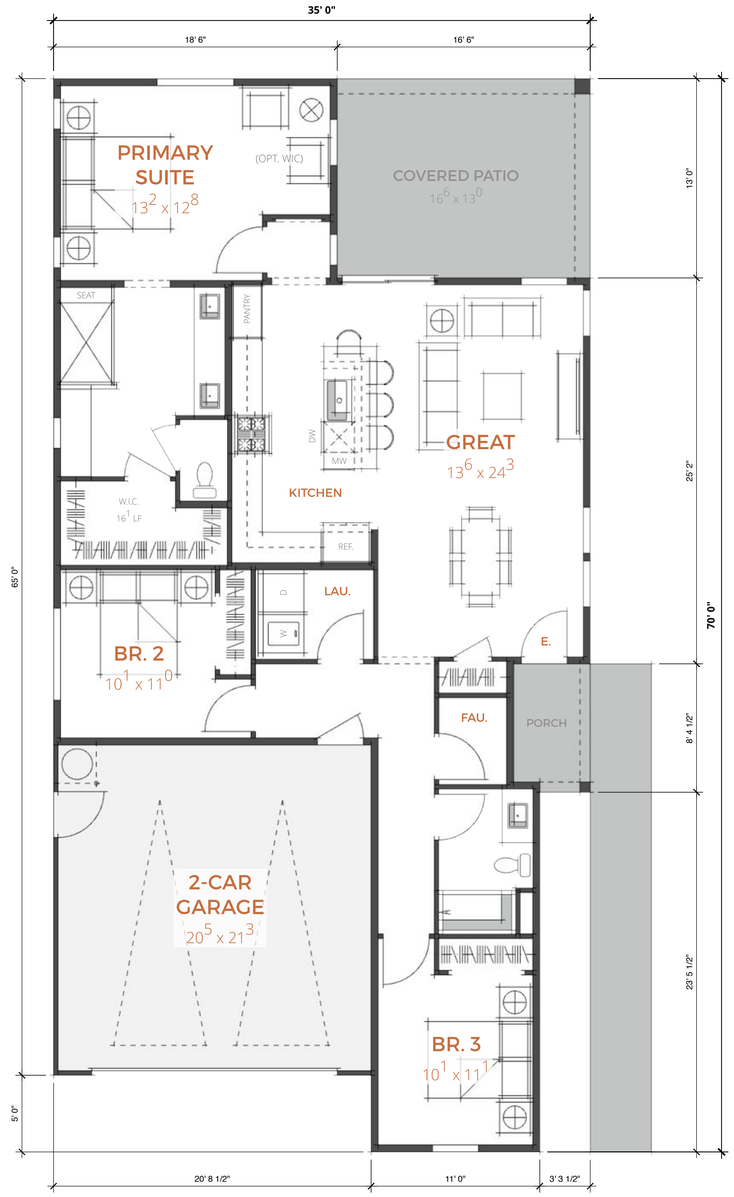
WIC OPTION



PRIMARY CHOICE B



KITCHEN CHOICE B



MAIN FLOOR I 1,568 SF

3 BEDROOM
2 BATH

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC FLOOR PLAN | PLAN 1 - 1,568 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

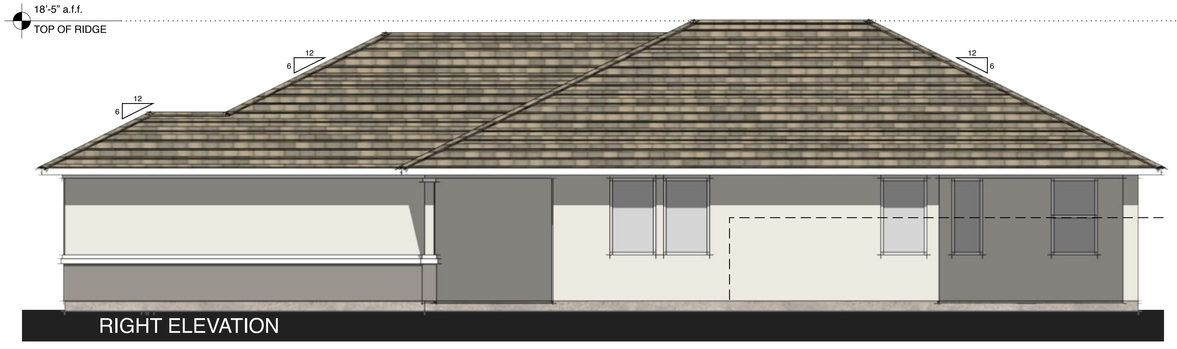
A2.1

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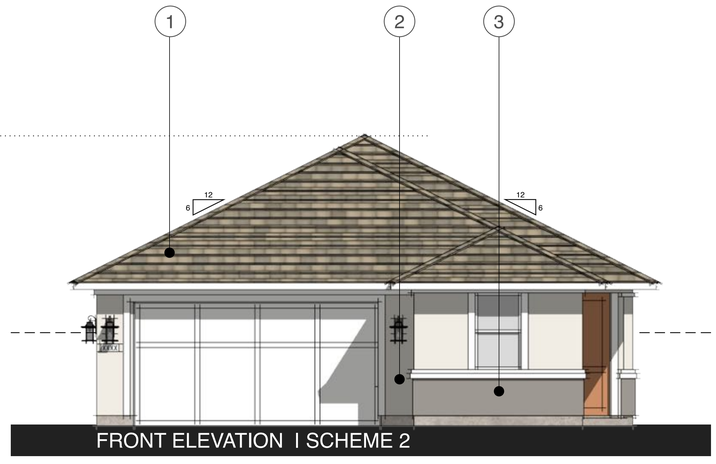
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

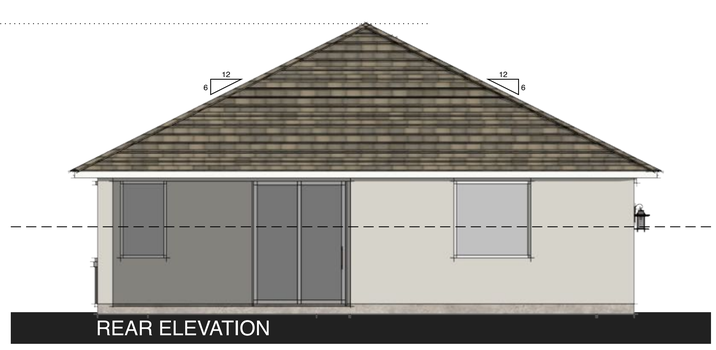


FRONT ELEVATION I SCHEME 2



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A2.2

/Users/jbalta/Library/CloudStorage/Egnyte-jdaenv/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STARDUST)/24090 STARDUST 43X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24090_A2_PLAN 1_30x42L



RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

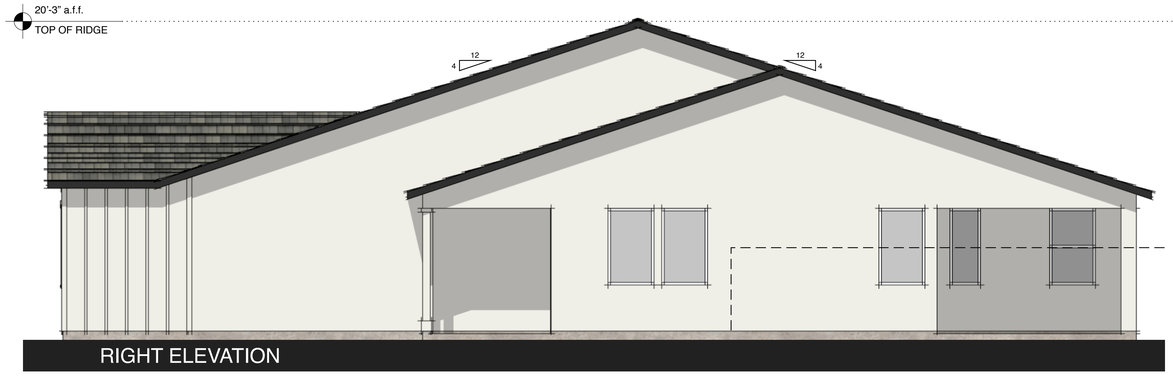
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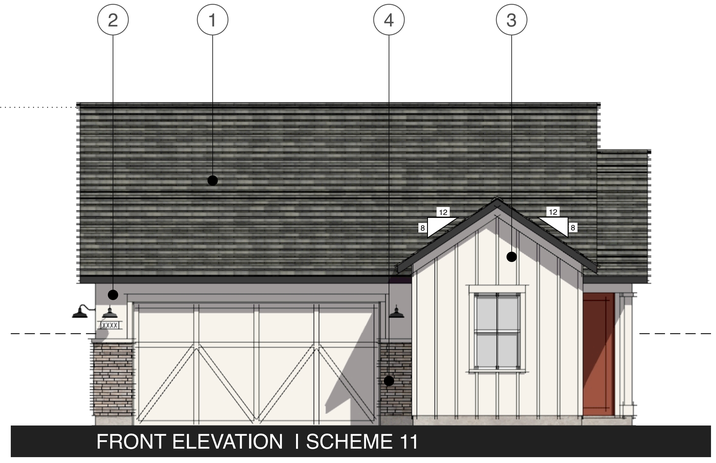
SHEET NOTES

MATERIALS

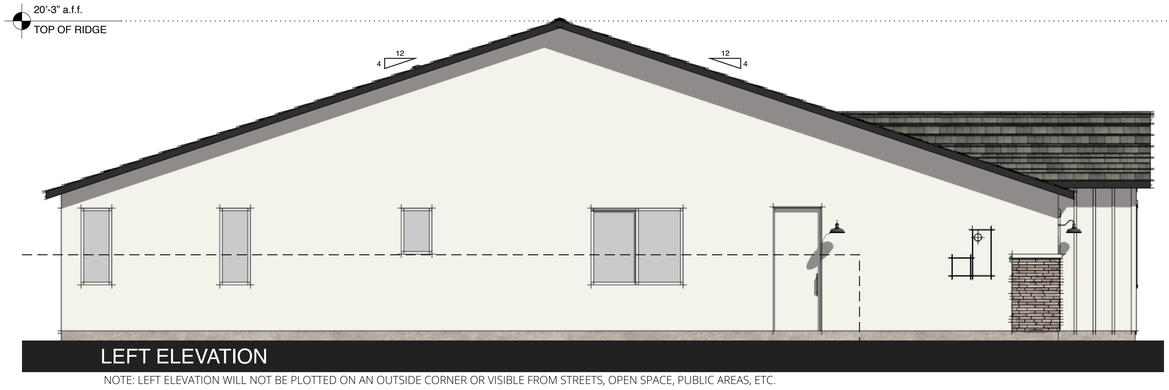
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION

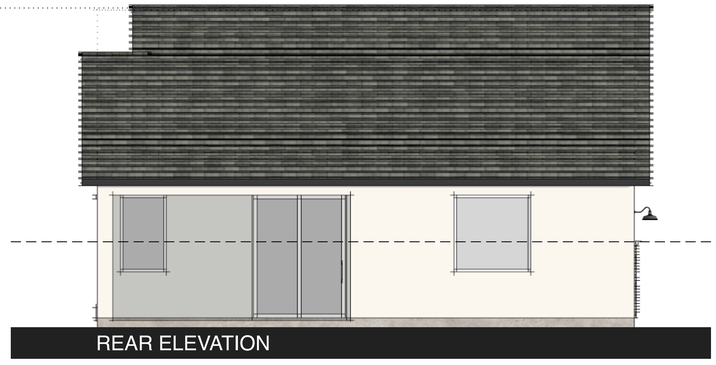


FRONT ELEVATION I SCHEME 11



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

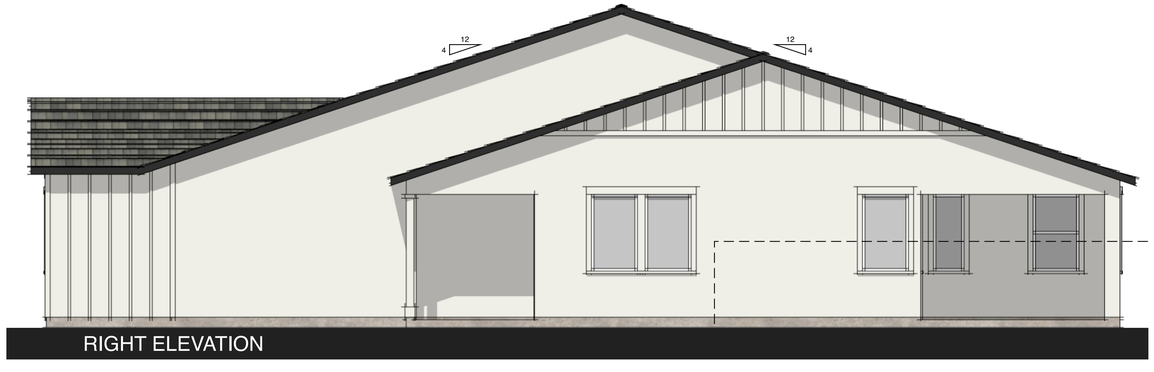
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090
DATE: 01.06.2026

A2.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 01.06.2026

A2.5

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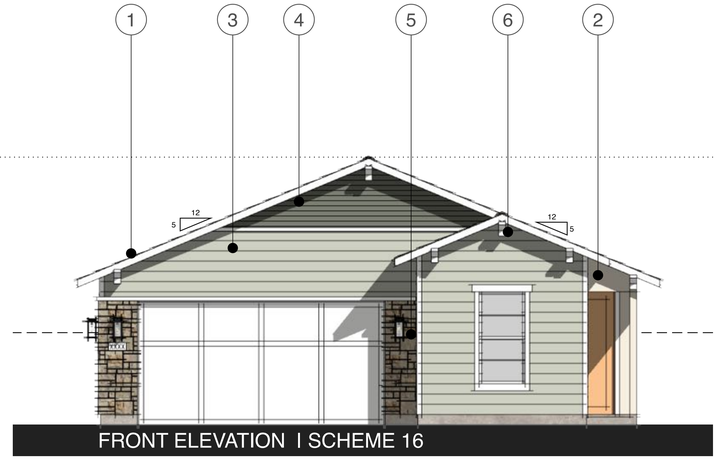
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END



RIGHT ELEVATION

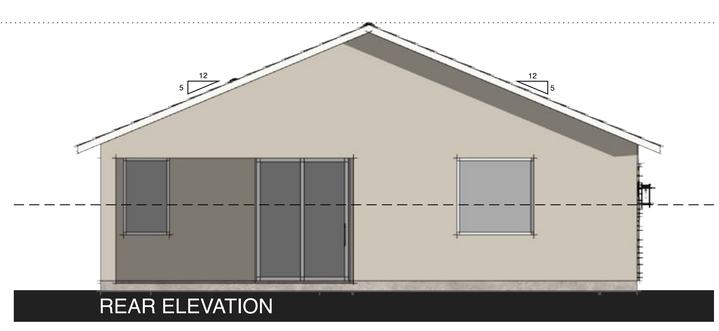


FRONT ELEVATION I SCHEME 16



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

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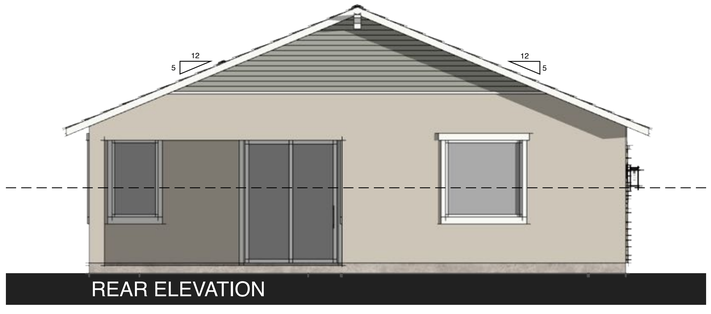
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A2.6

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

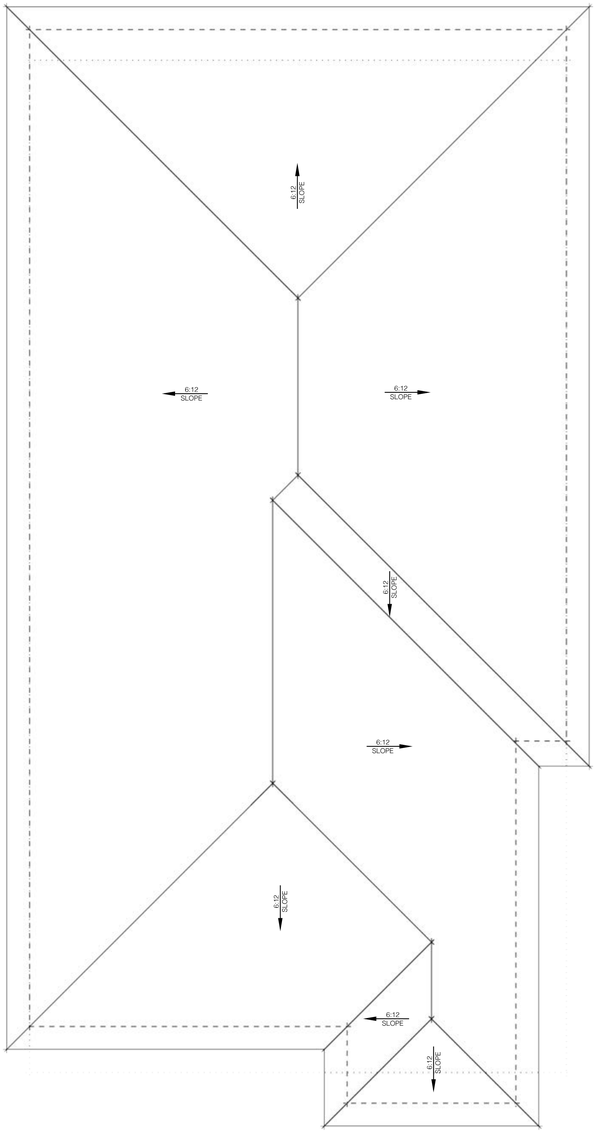
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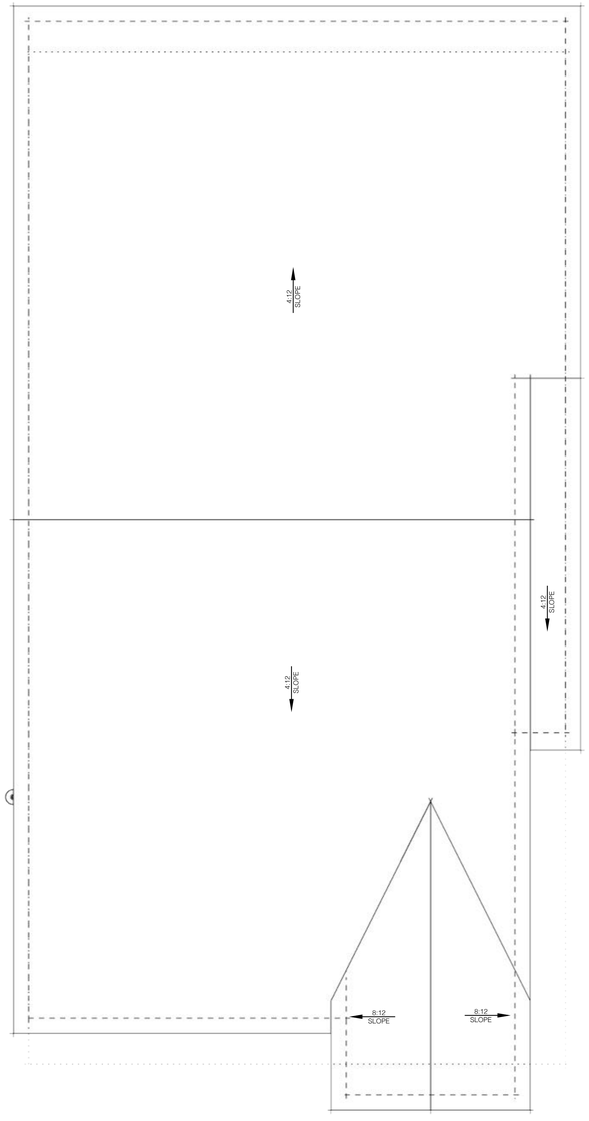
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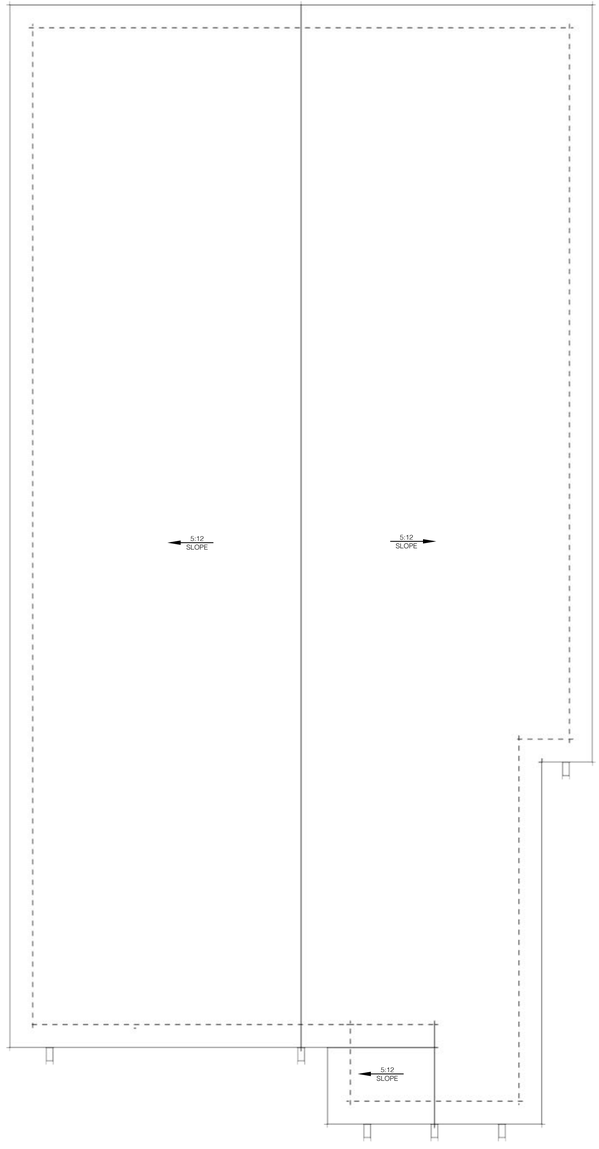
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STYLE A



STYLE B



STYLE C

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BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 1

0 2 4 8

SCALE: 1/4" = 1'-0"

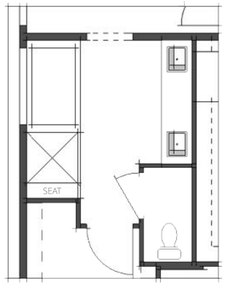
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

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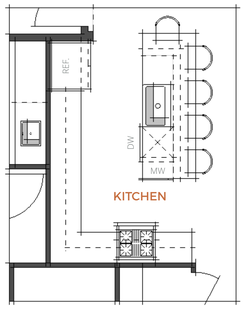
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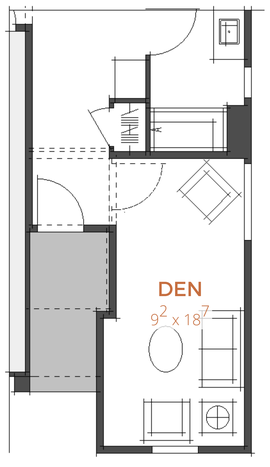
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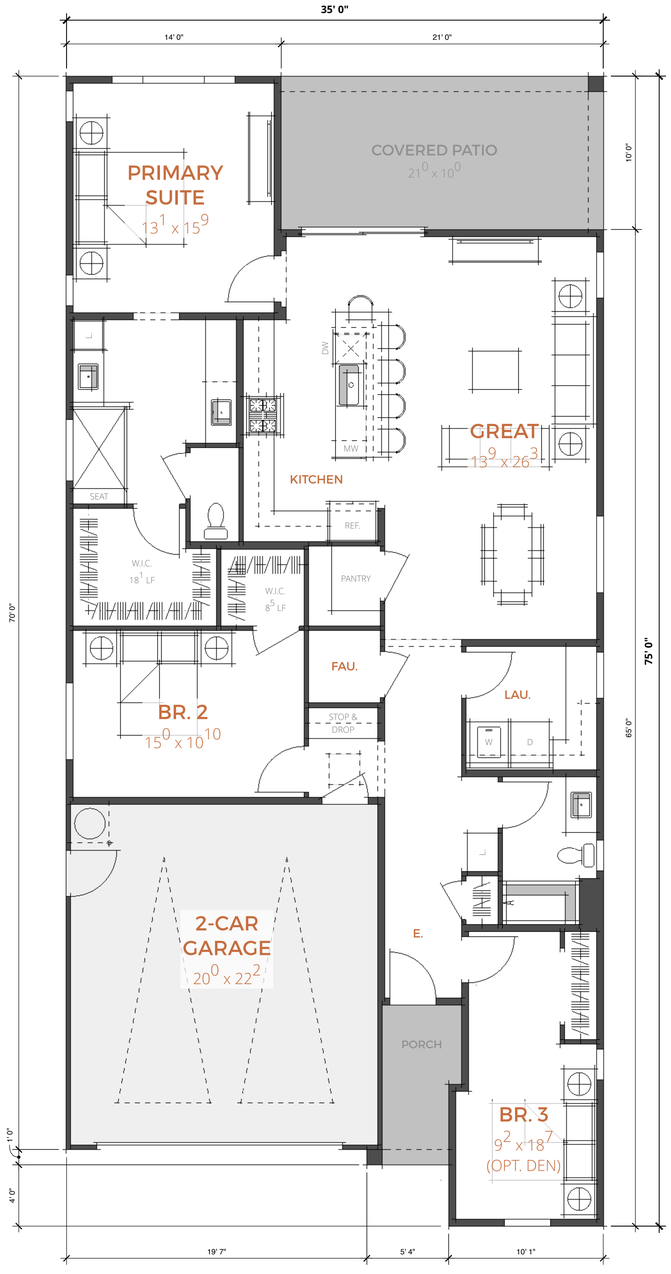
PRIMARY CHOICE B



KITCHEN CHOICE B



DEN OPTION



MAIN FLOOR I 1,786 SF

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BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 2 - 1,786 SF

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.1

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

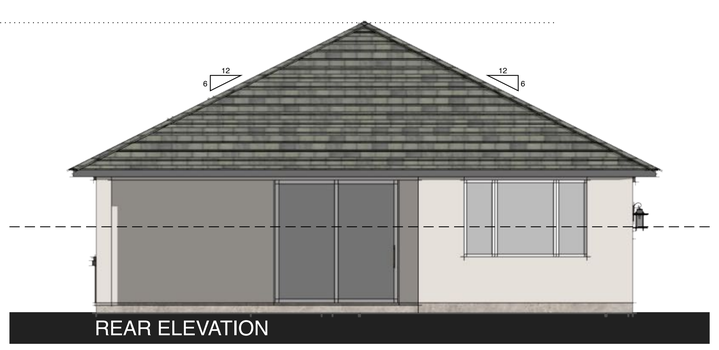


FRONT ELEVATION I SCHEME 3



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

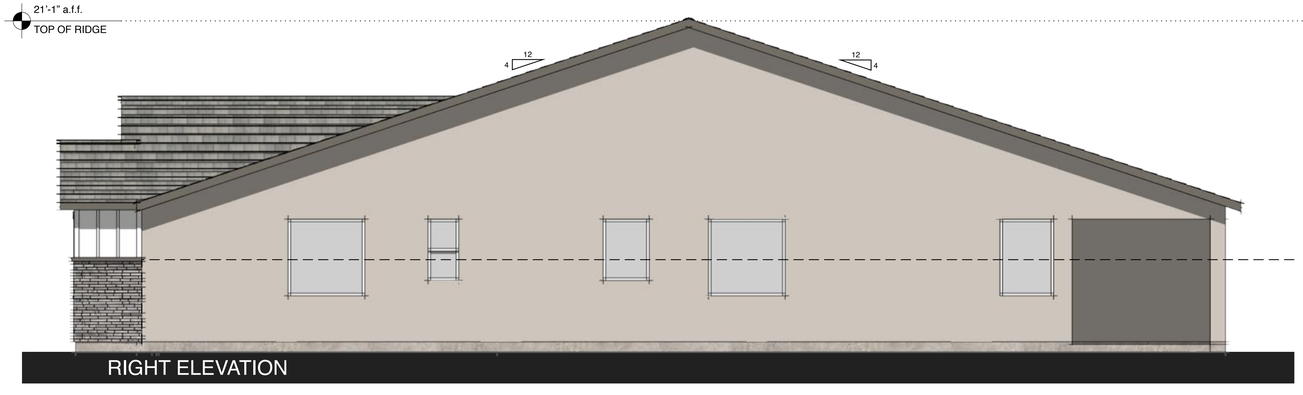
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SHEET NOTES

MATERIALS

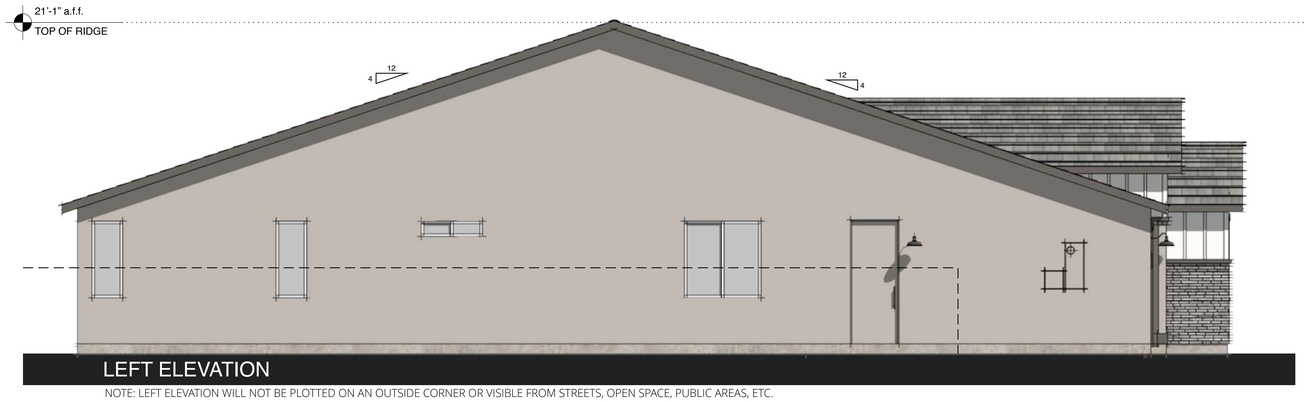
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

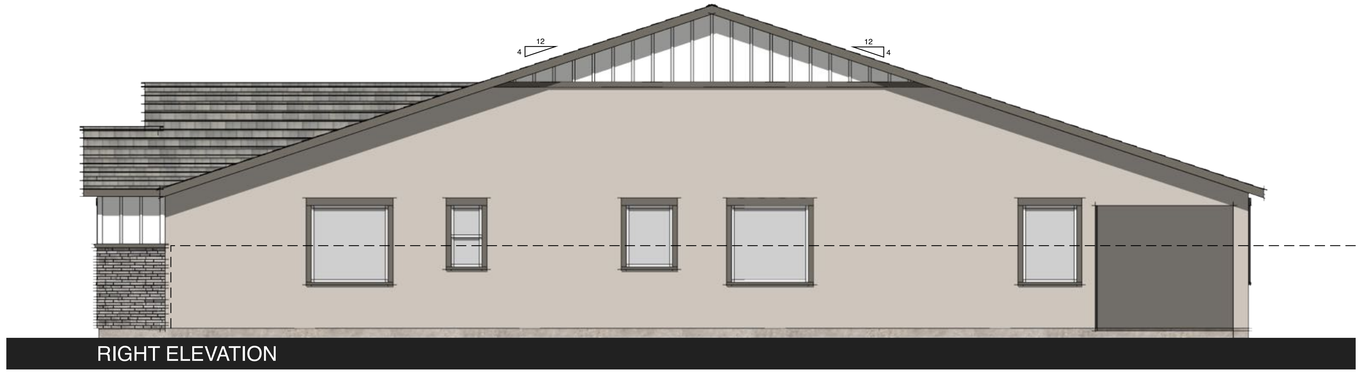
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A3.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

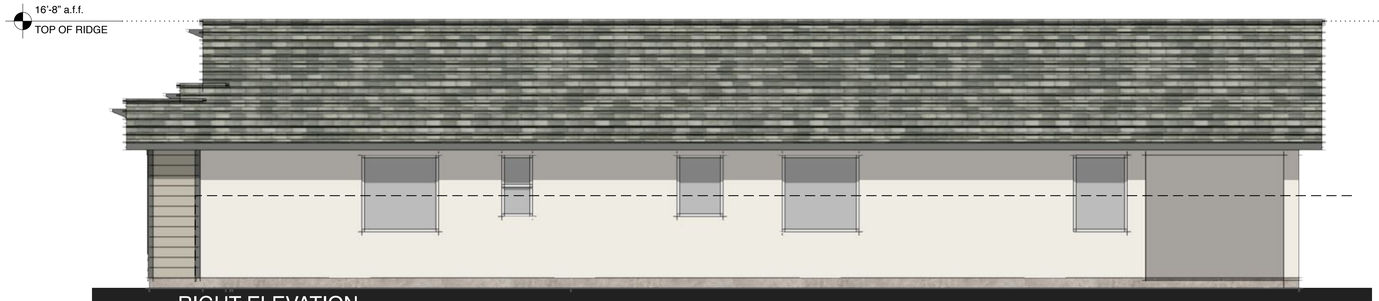
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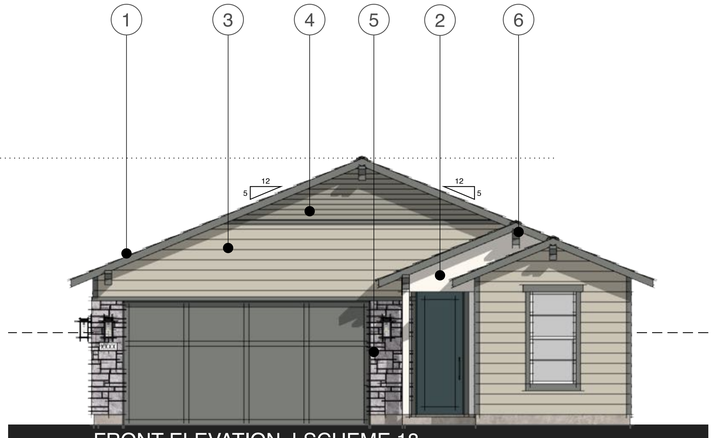
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END



RIGHT ELEVATION

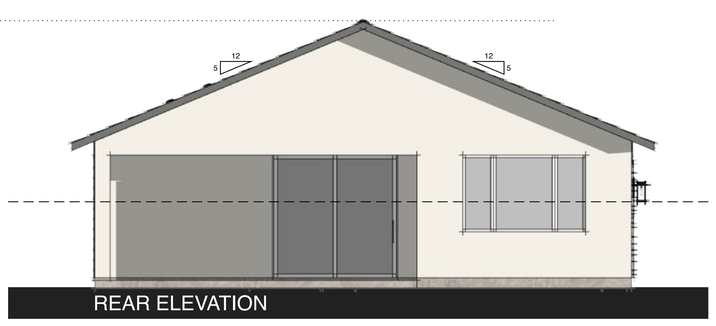


FRONT ELEVATION I SCHEME 18



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

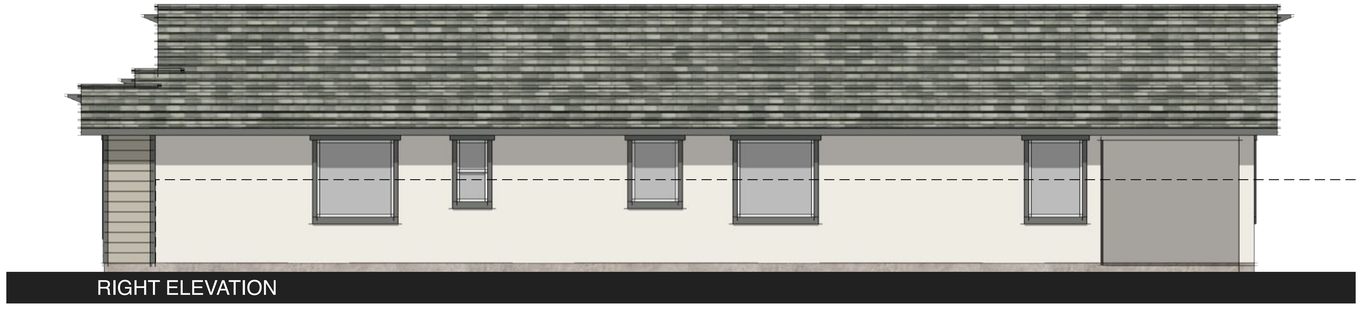
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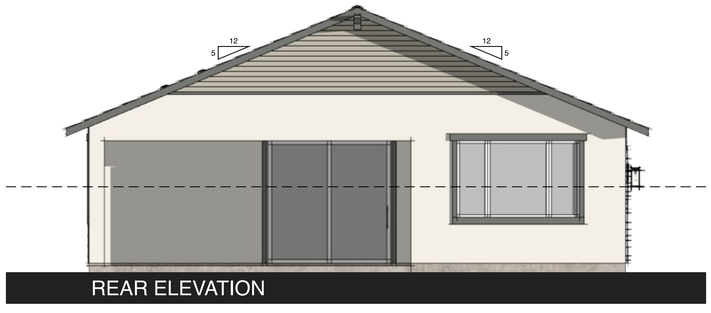
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 10.29.2025

A3.6

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

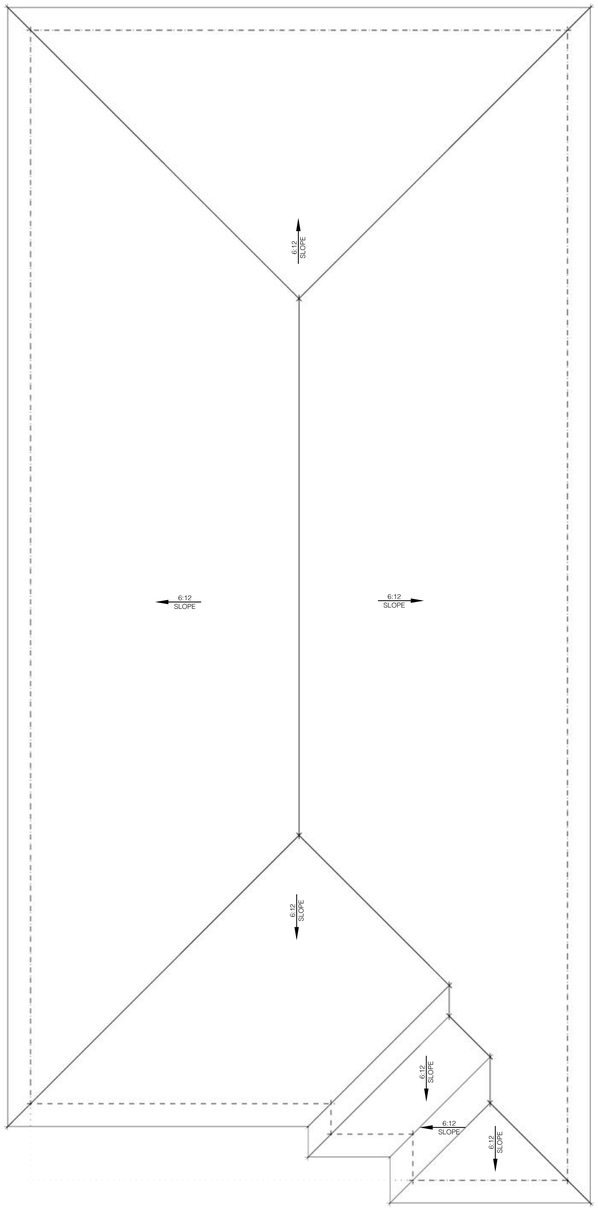
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

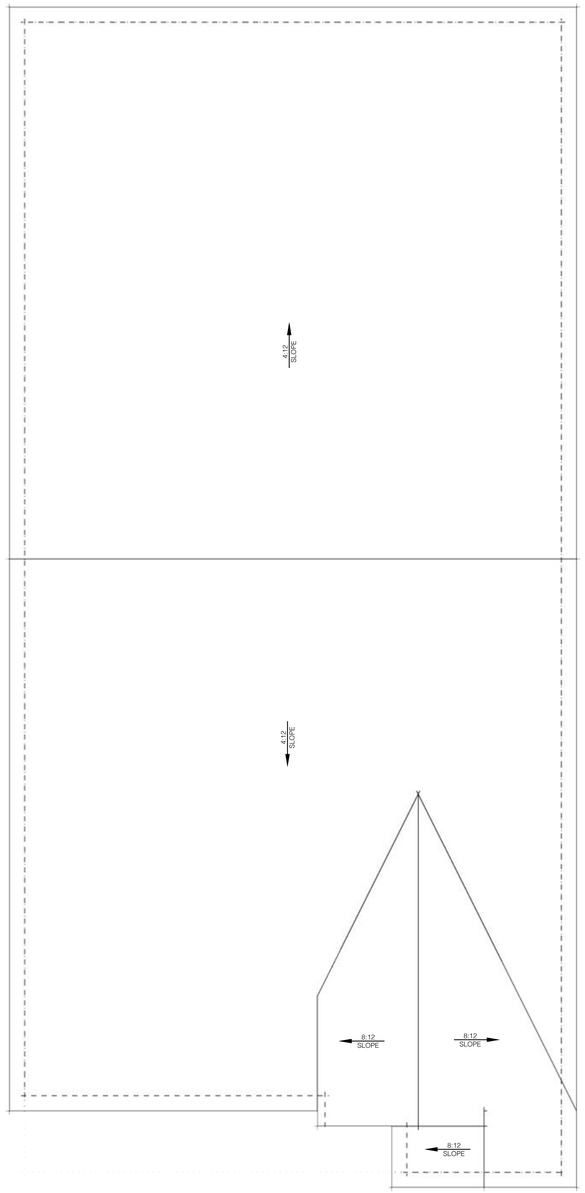
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DATE: 10.29.2025

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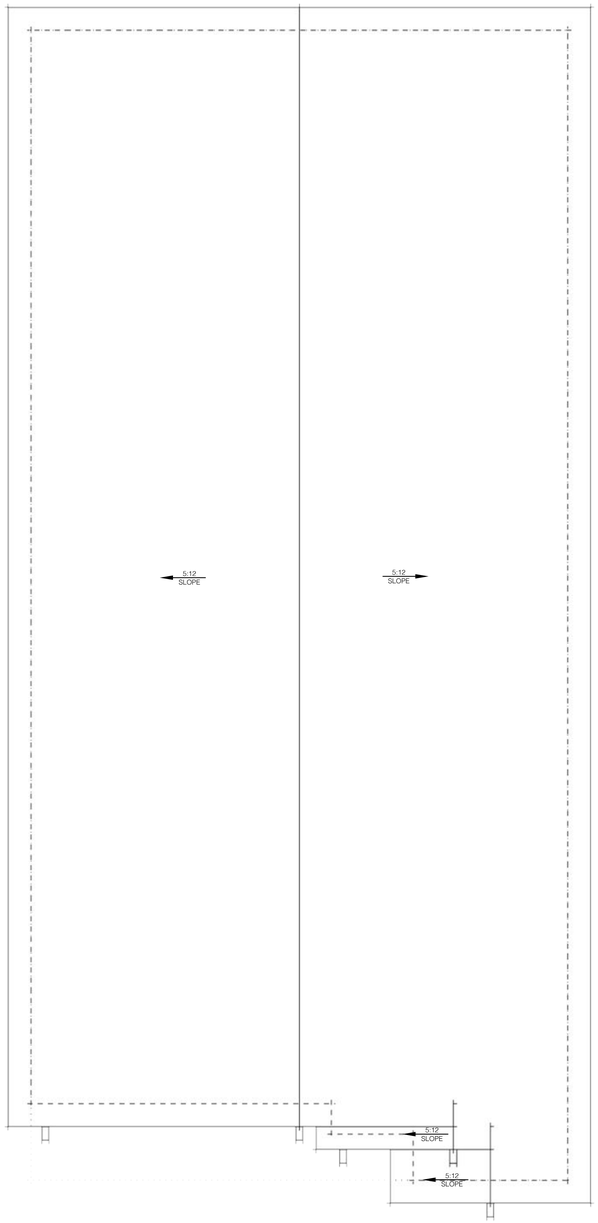
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 2

0 2 4 8

SCALE: 1/4" = 1'-0"

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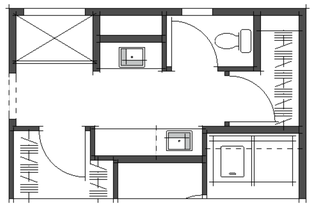
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090

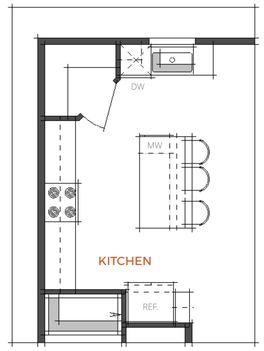
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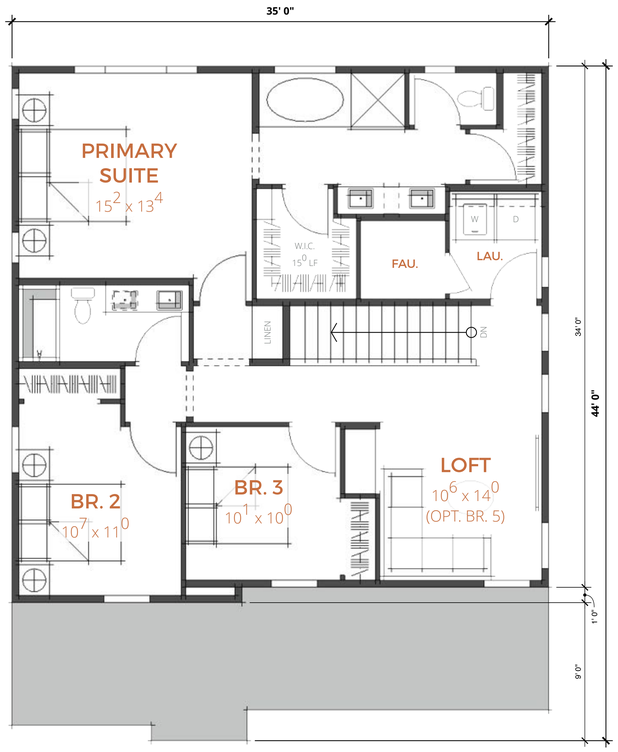
PRIMARY CHOICE B



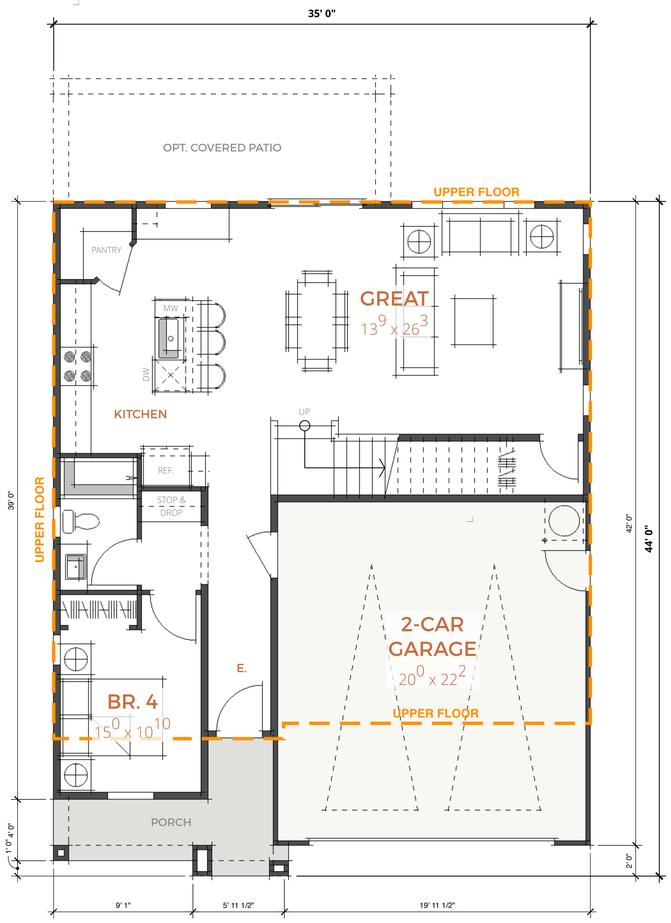
KITCHEN CHOICE B

BR. 5 OPTION

(IN LIEU OF LOFT)



UPPER FLOOR I 1,164 SF



MAIN FLOOR I 951 SF

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 3 - 2,115 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090

DATE: 10.29.2025

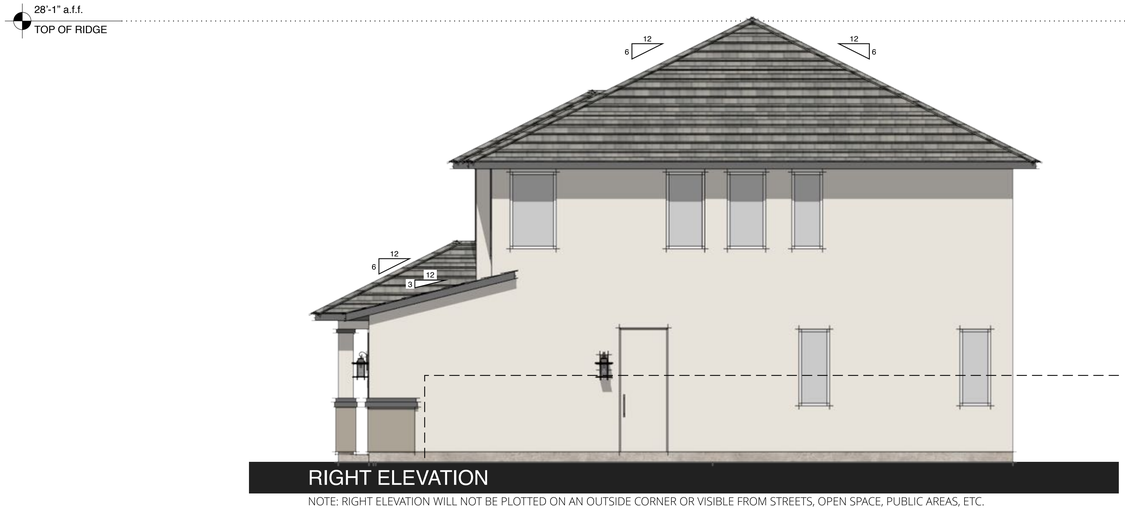
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT

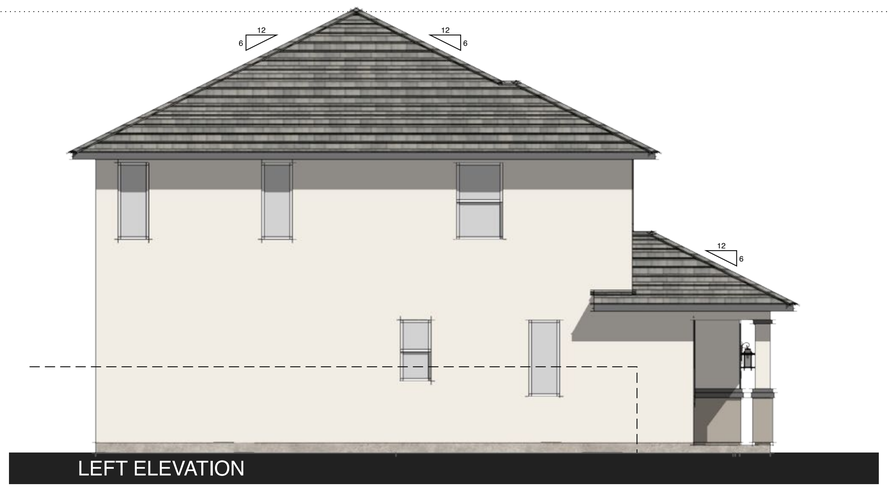


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

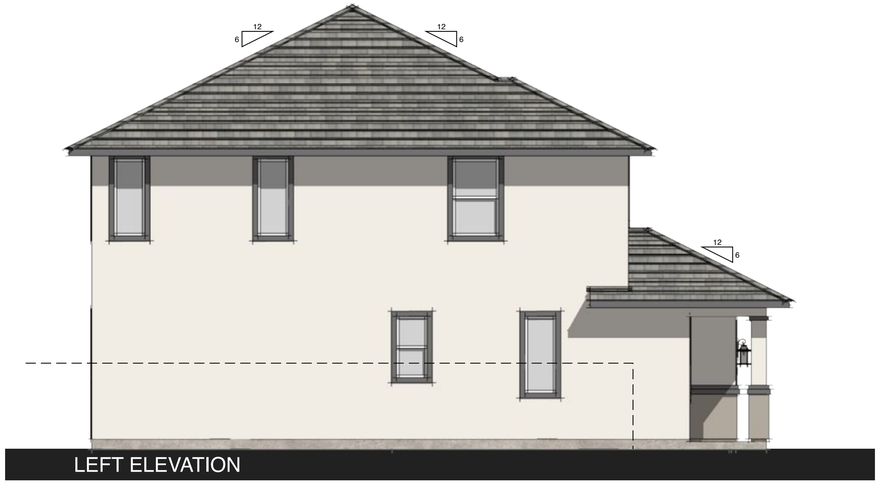
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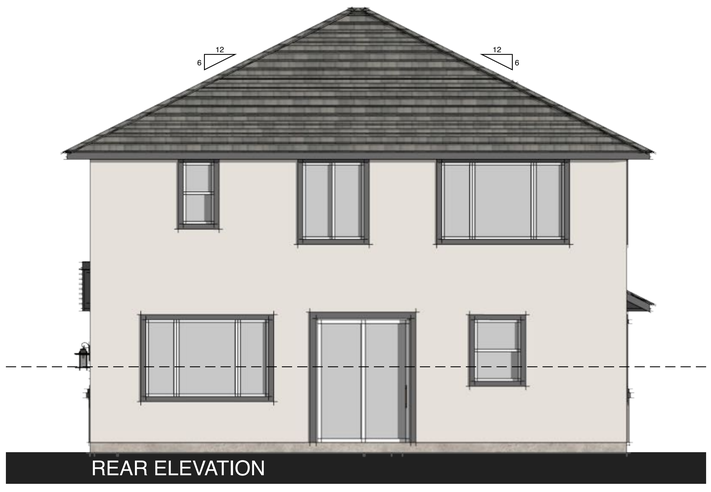
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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.3

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 12



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

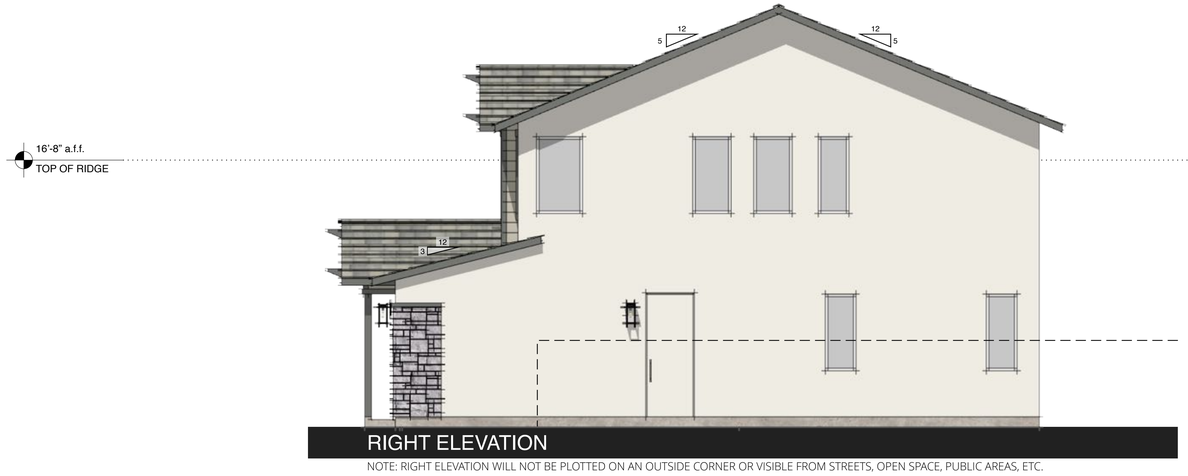
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   8" EXPOSURE
4. HORIZONTAL SIDING
   4" EXPOSURE
5. MASONRY VENEER
6. DECORATIVE BEAM END

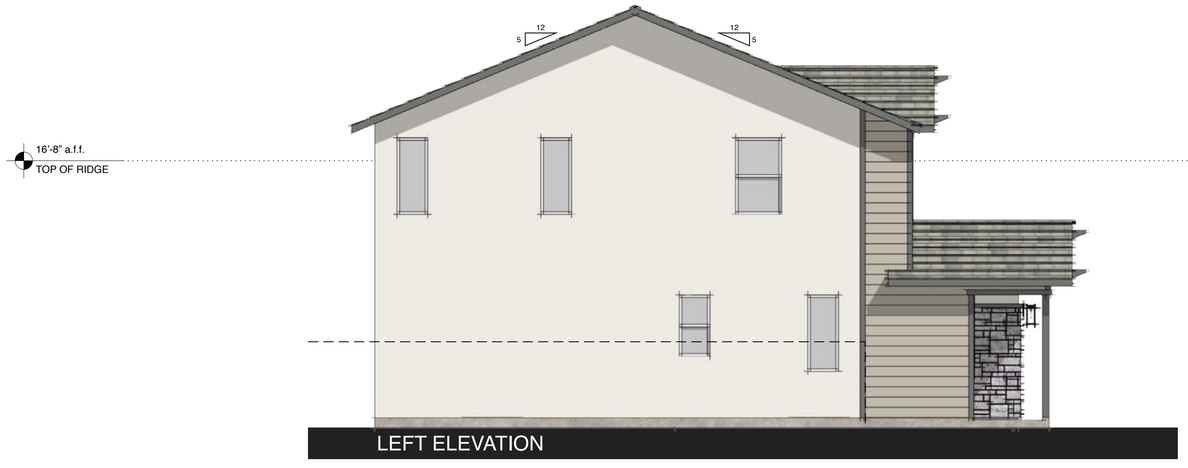


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 18



LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24090
DATE: 10.29.2025

A4.6

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 ENHANCED - 'TRANSITIONAL CRAFTSMAN'

0 2 4 8

SCALE: 1/4" = 1'-0"

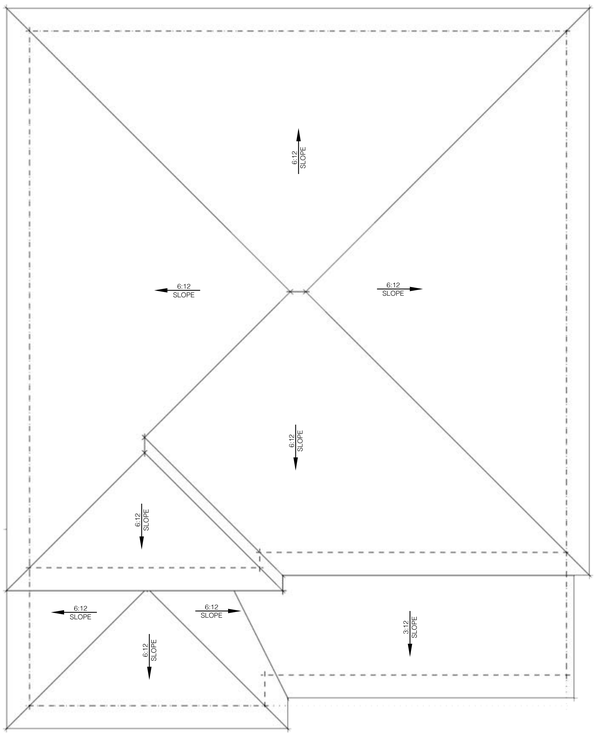
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

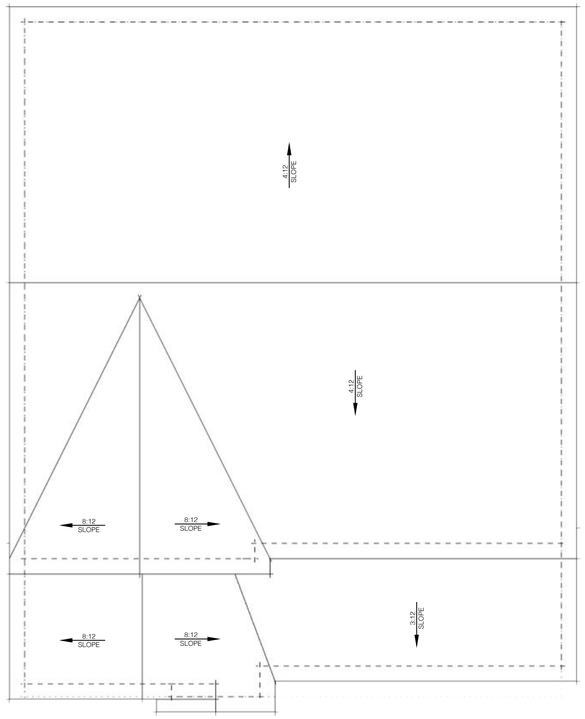
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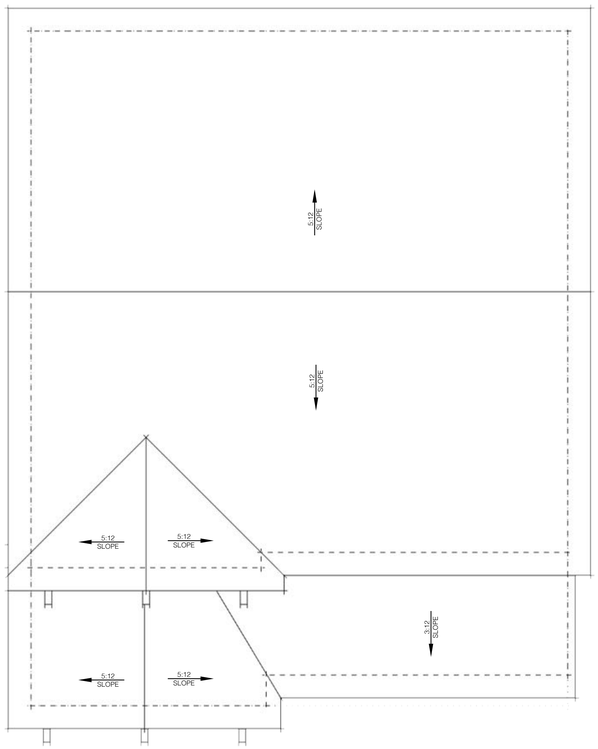
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STYLE A



STYLE B



STYLE C

DESIGN REVEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 3

0 2 4 8

SCALE: 1/4" = 1'-0"

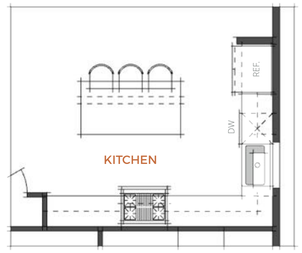
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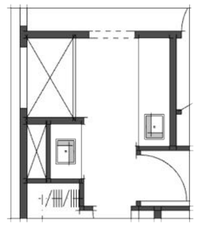
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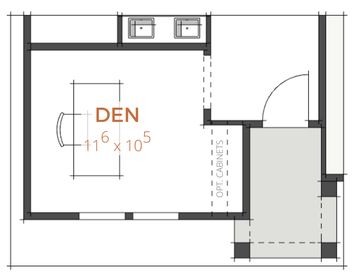
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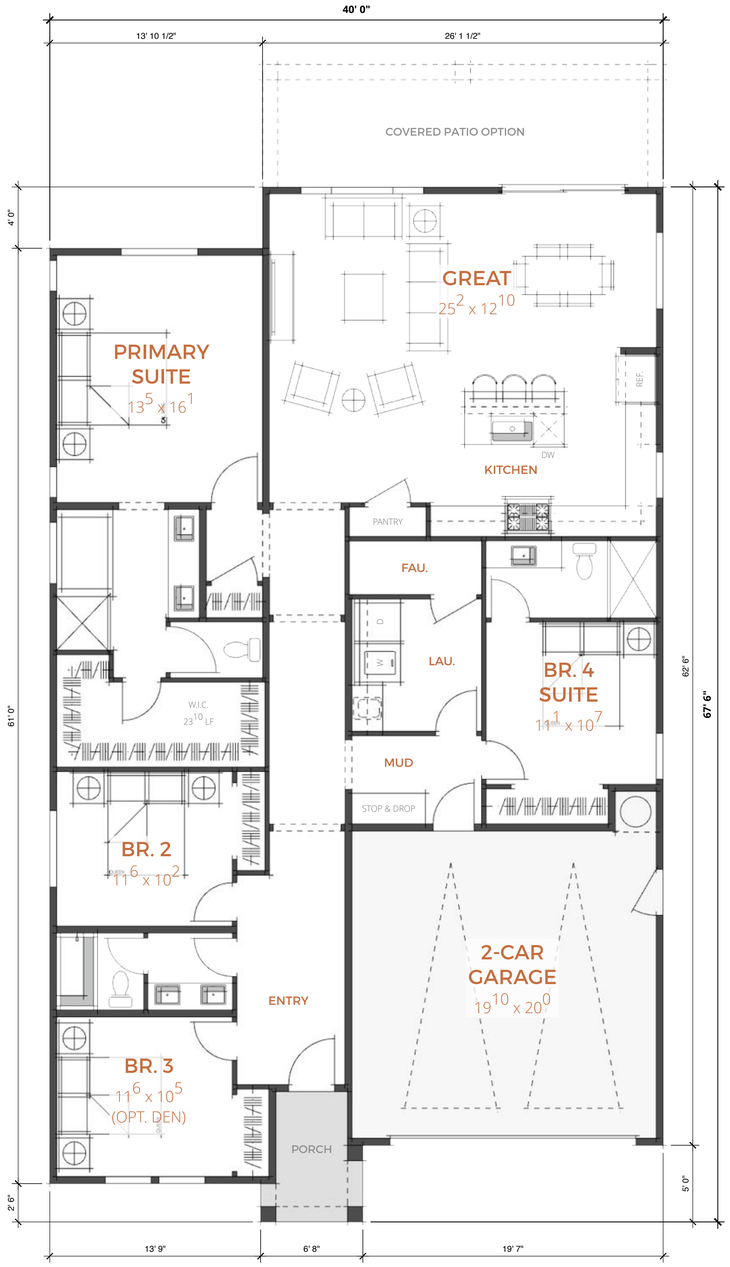
KITCHEN CHOICE B



PRIMARY CHOICE B



DEN OPTION



MAIN FLOOR I 2,040 SF

4 BEDROOM
3 BATH

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 4 - 2,040 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

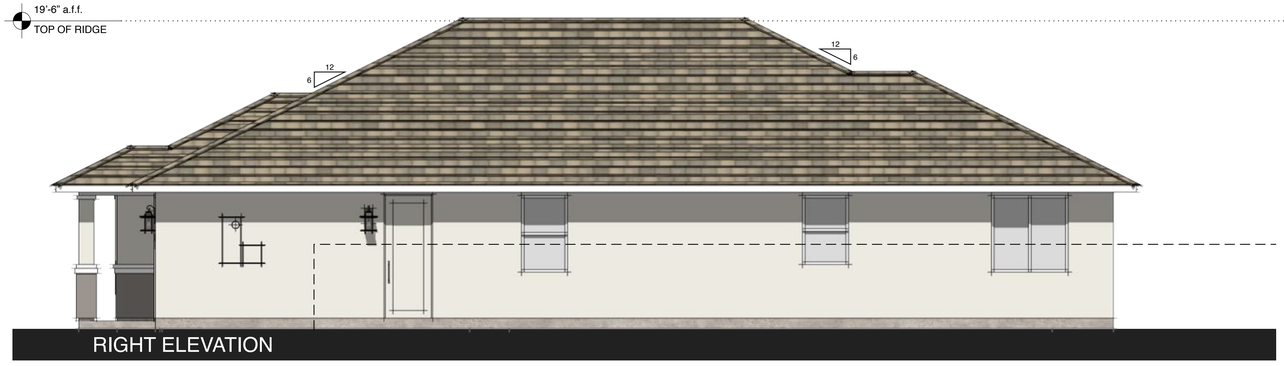
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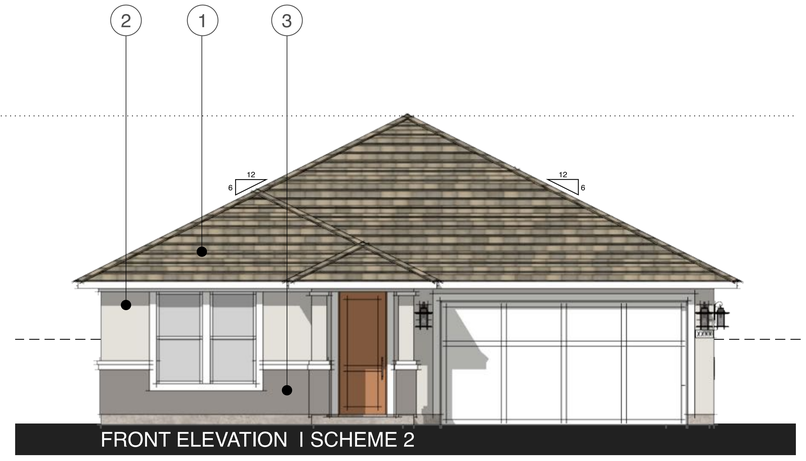
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

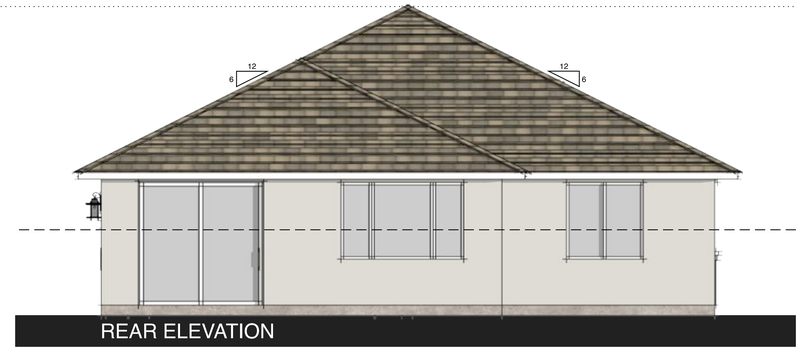


FRONT ELEVATION I SCHEME 2



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

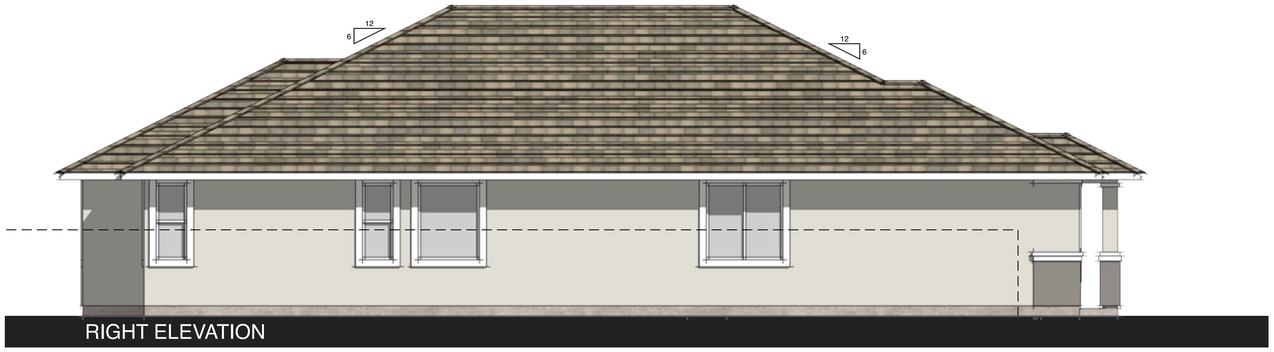
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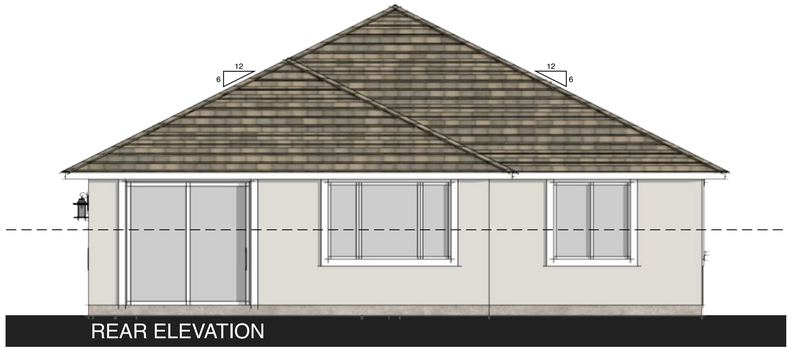
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
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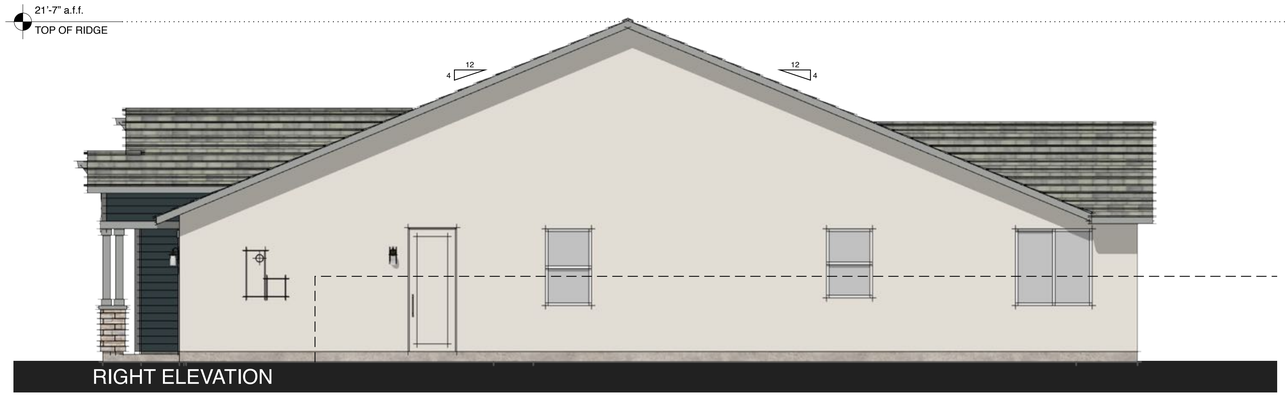
A5.3

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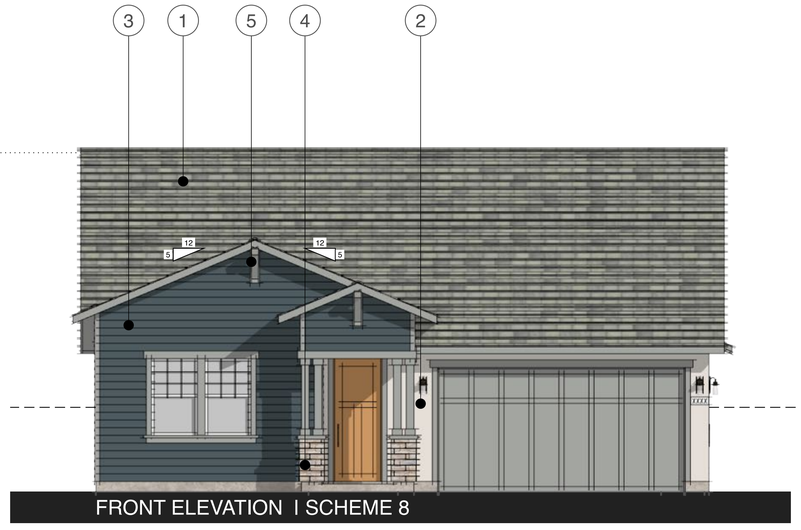
SHEET NOTES

MATERIALS

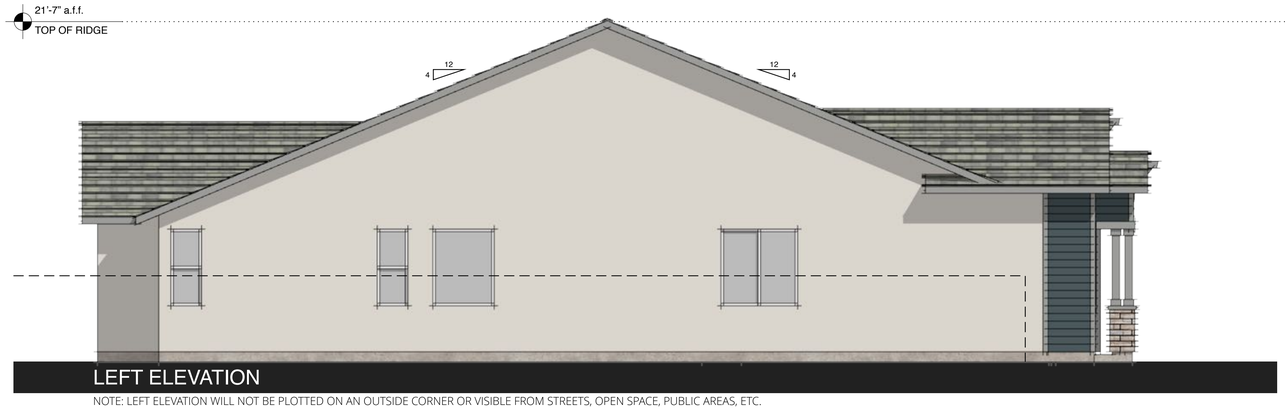
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 8



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

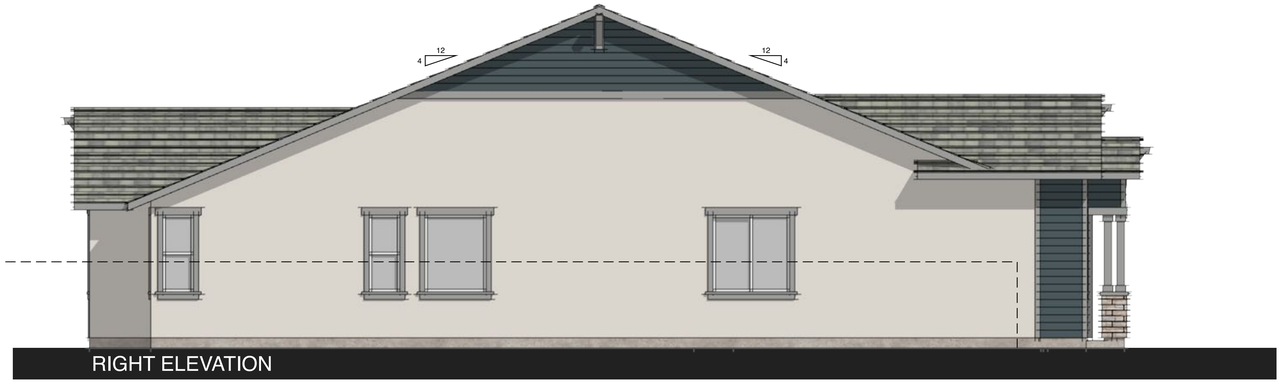
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

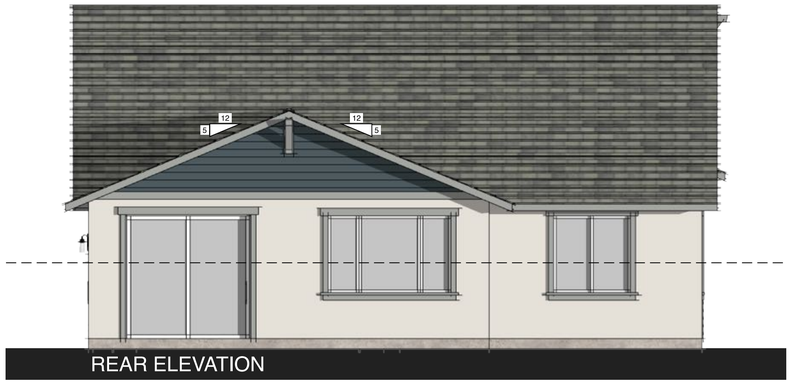
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DATE: 10.29.2025

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

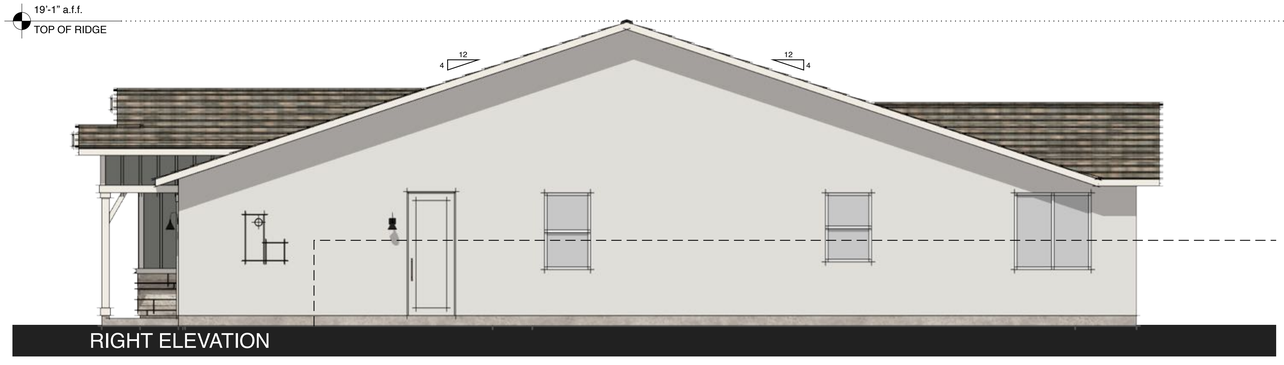
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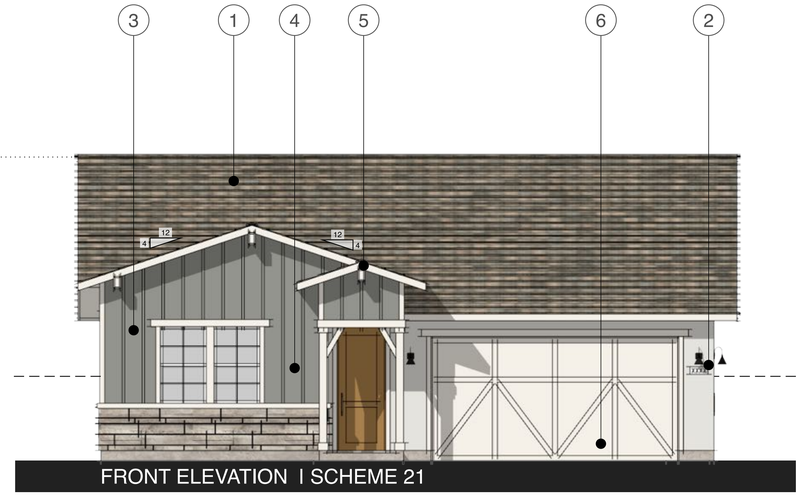
SHEET NOTES

MATERIALS

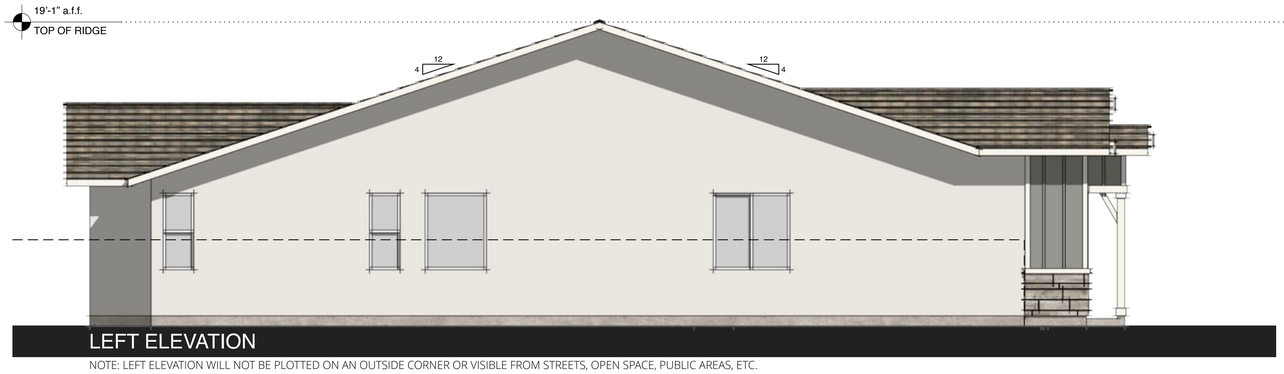
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION

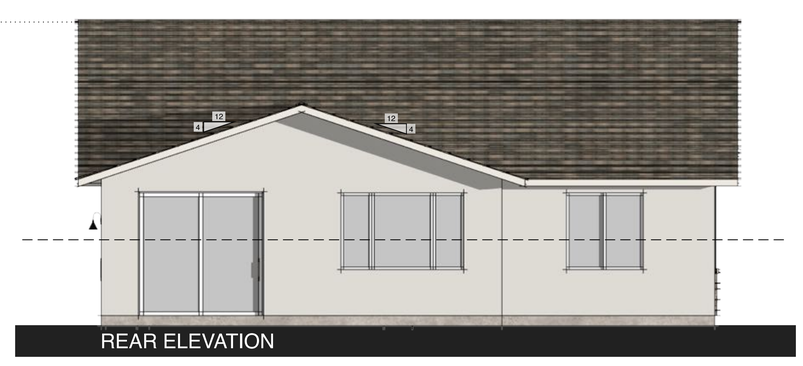


FRONT ELEVATION I SCHEME 21



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

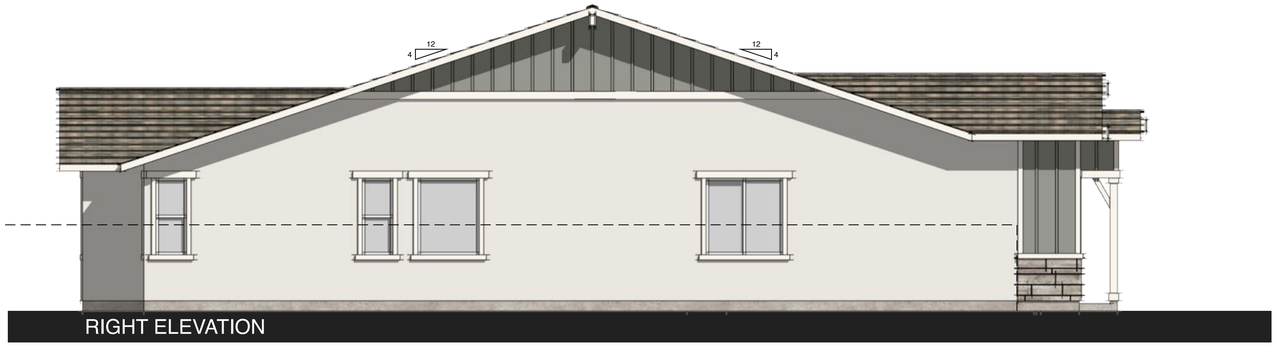
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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A5.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

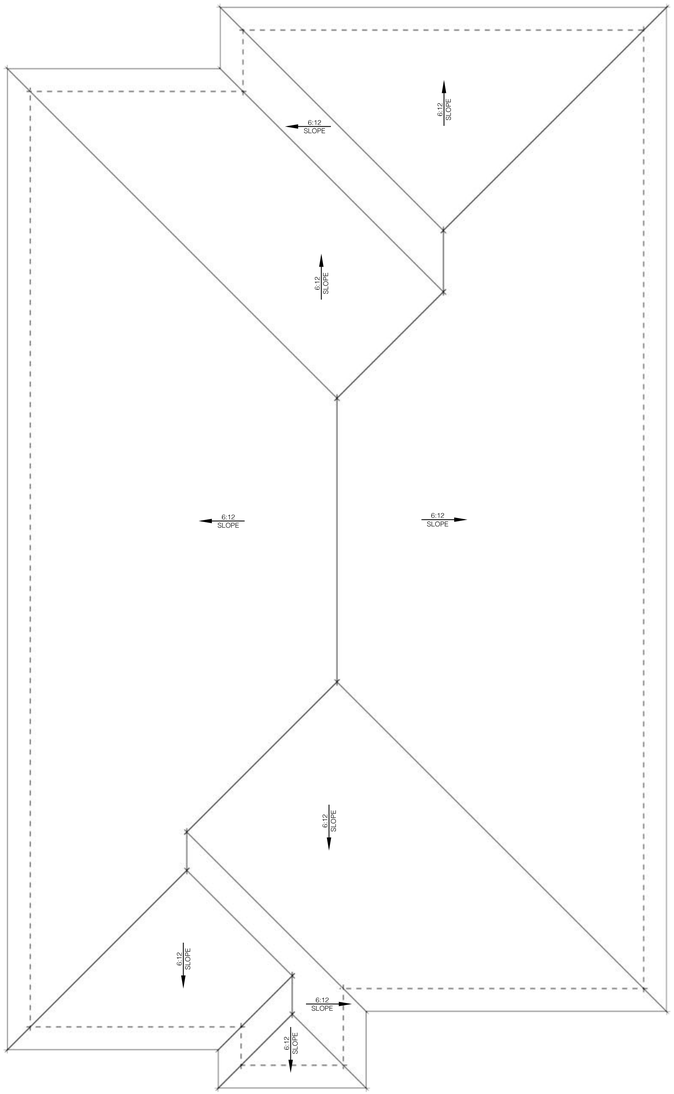
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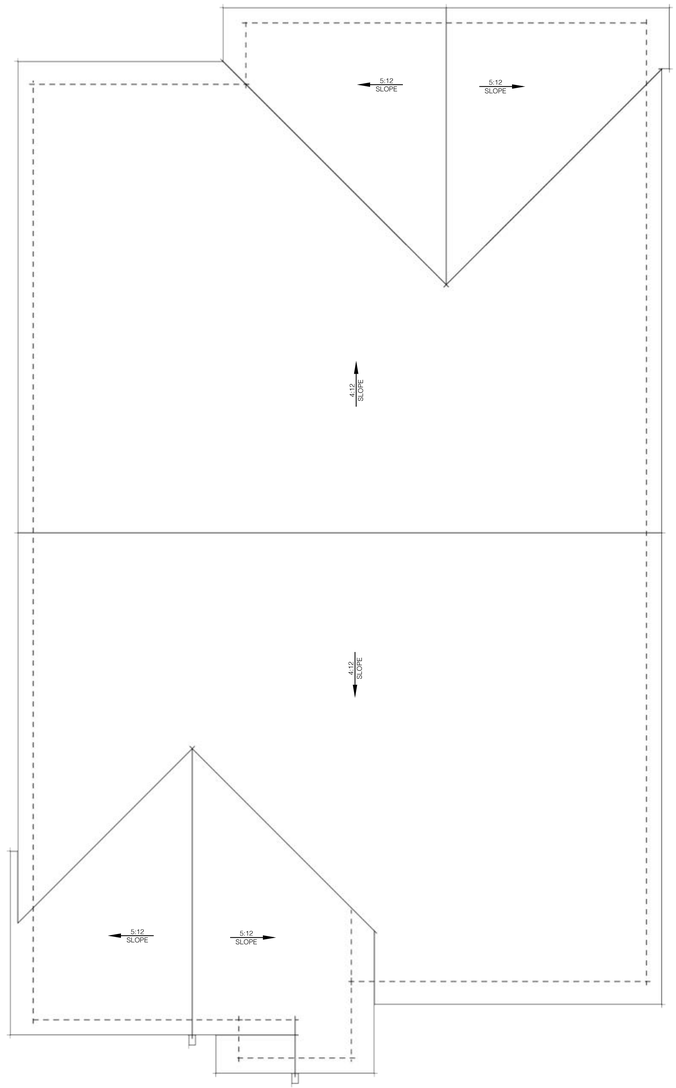
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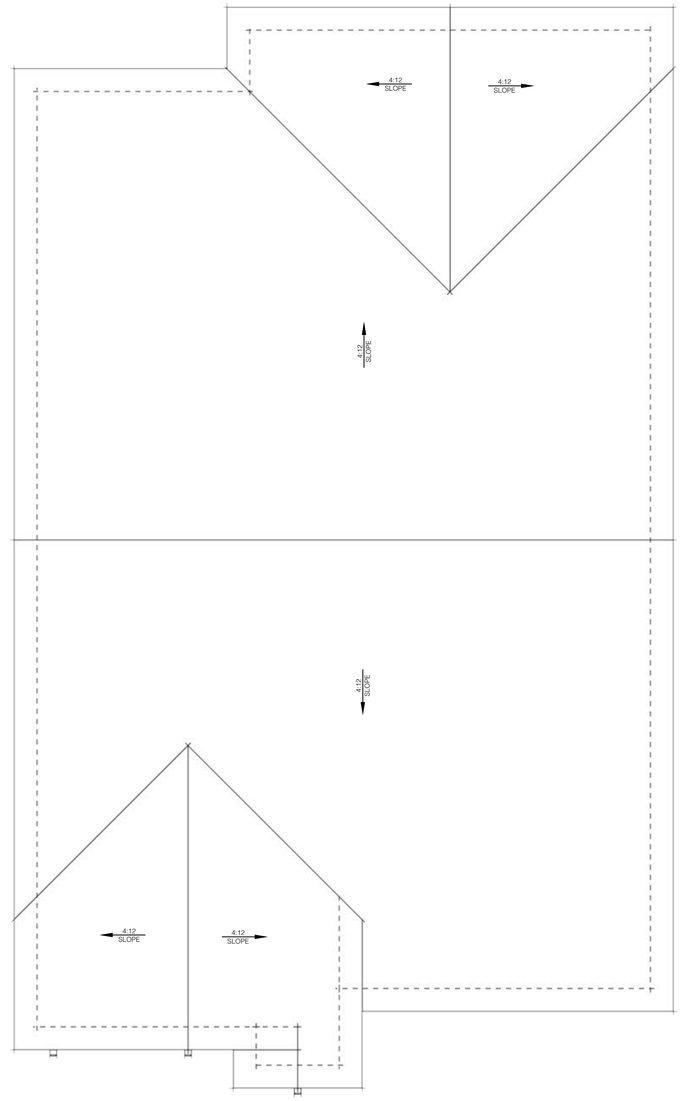
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 4

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

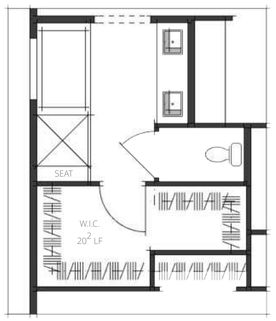
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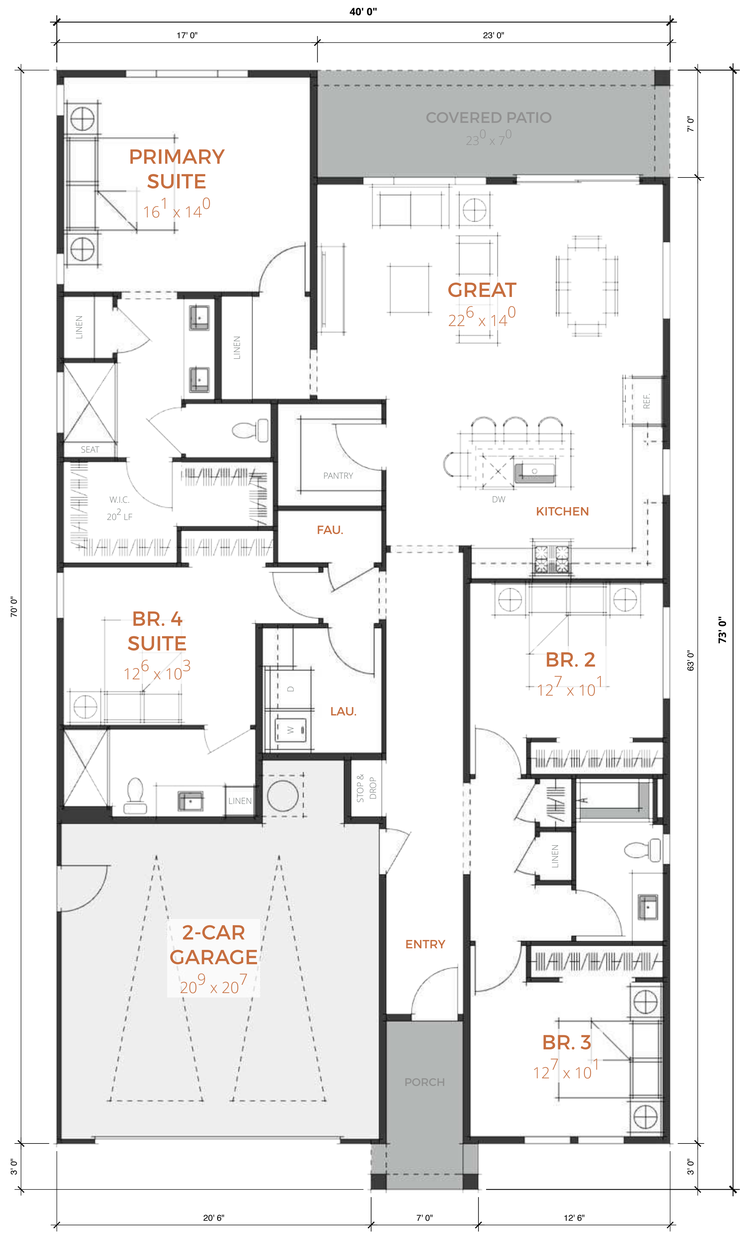
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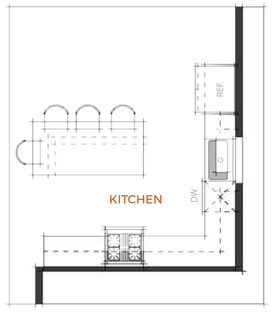
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PRIMARY CHOICE B



MAIN FLOOR I 2,134 SF



KITCHEN CHOICE B

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 5 - 2,134 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A6.1

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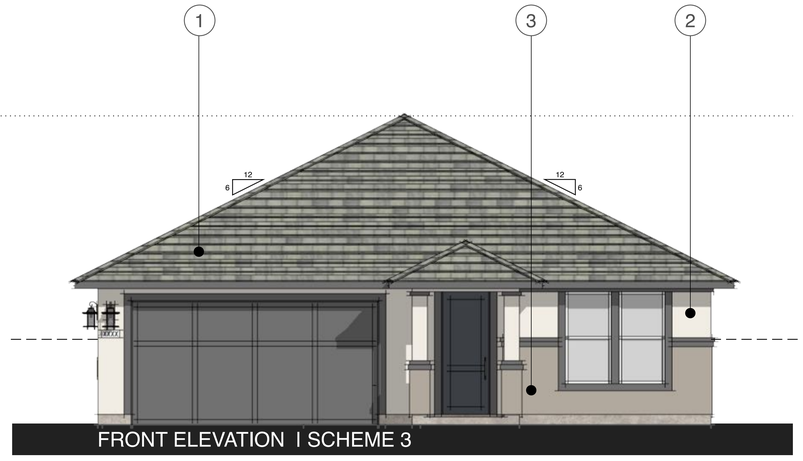
SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

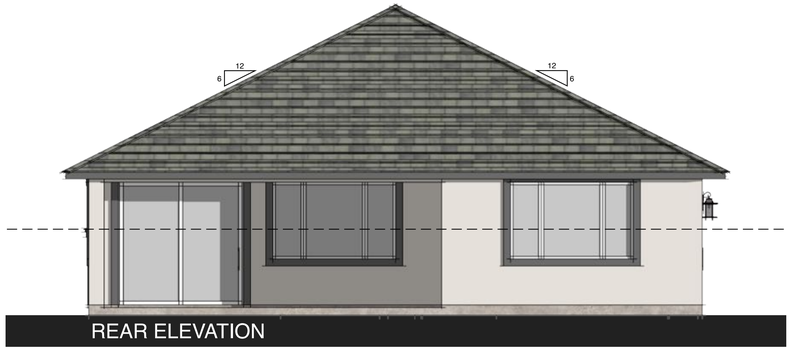
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DATE: 10.29.2025

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

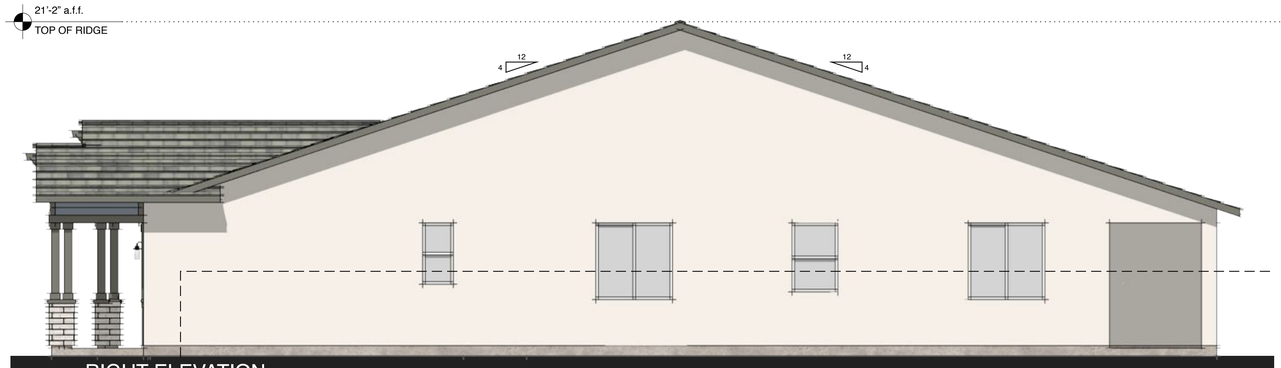
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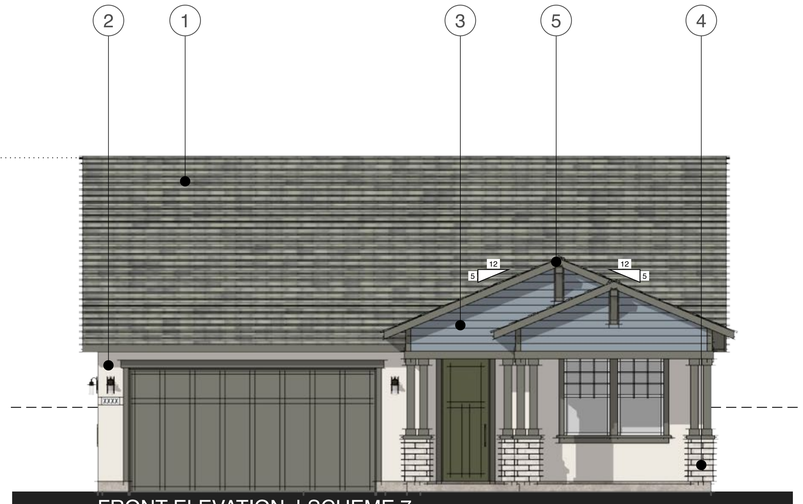
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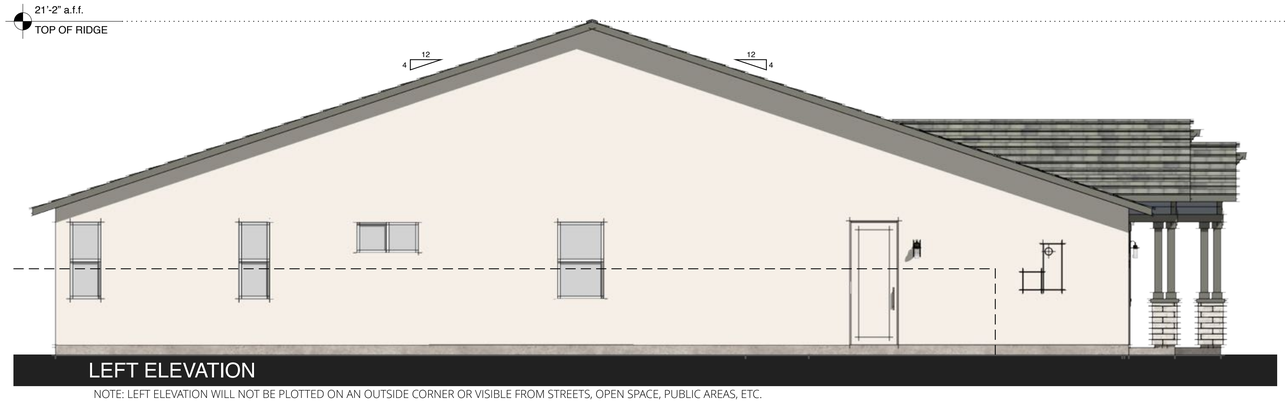
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION

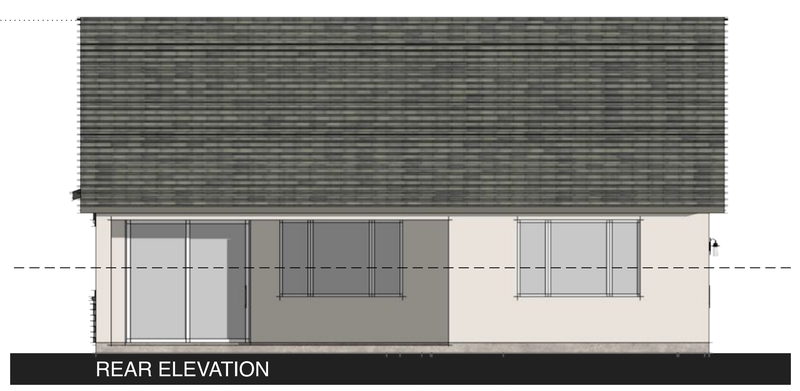


FRONT ELEVATION I SCHEME 7



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

NOTE : DASHED TRIM & GABLE TREATMENTS REPRESENT ENHANCED ELEVATIONS.
FOR LOT LOCATION SEE EXHIBIT SHEET - A1.1

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'BUNGALOW'

0 2 4 8

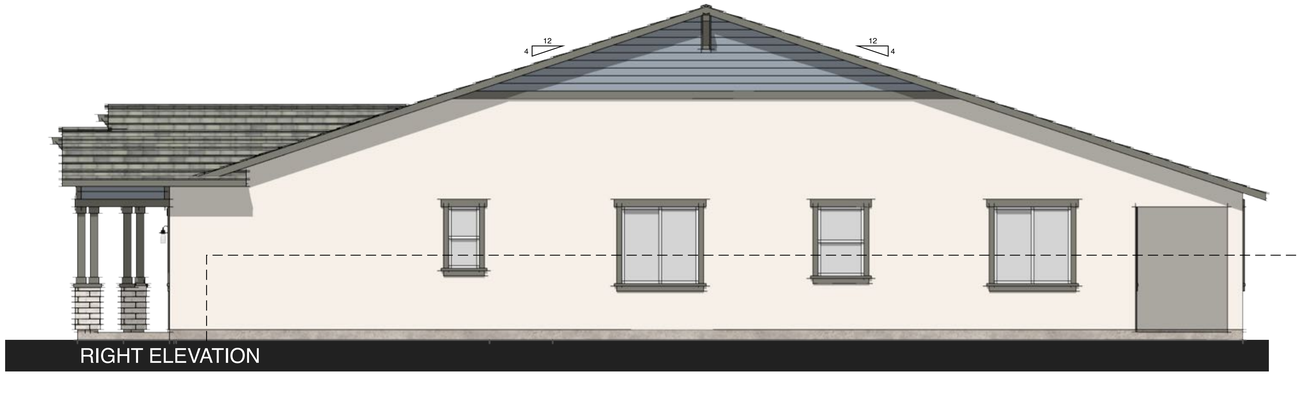
SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A6.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

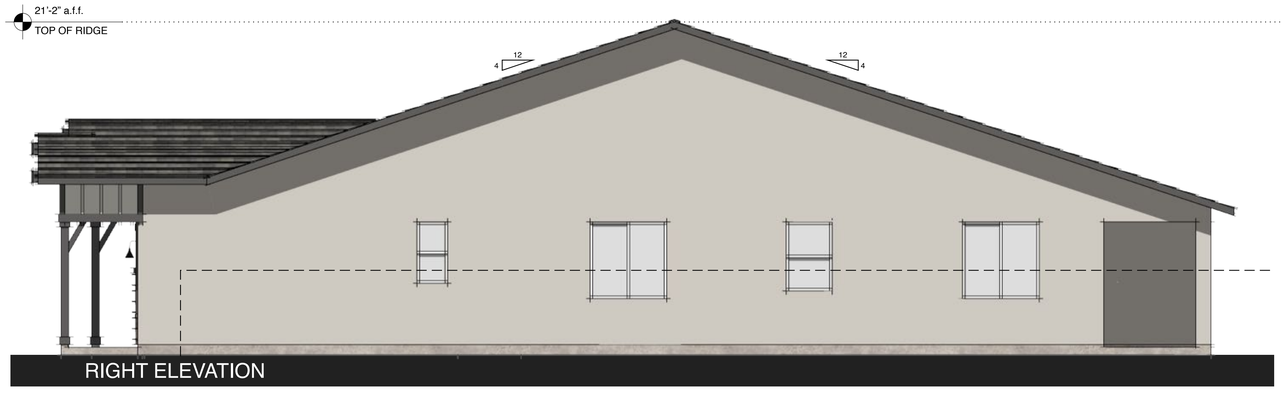
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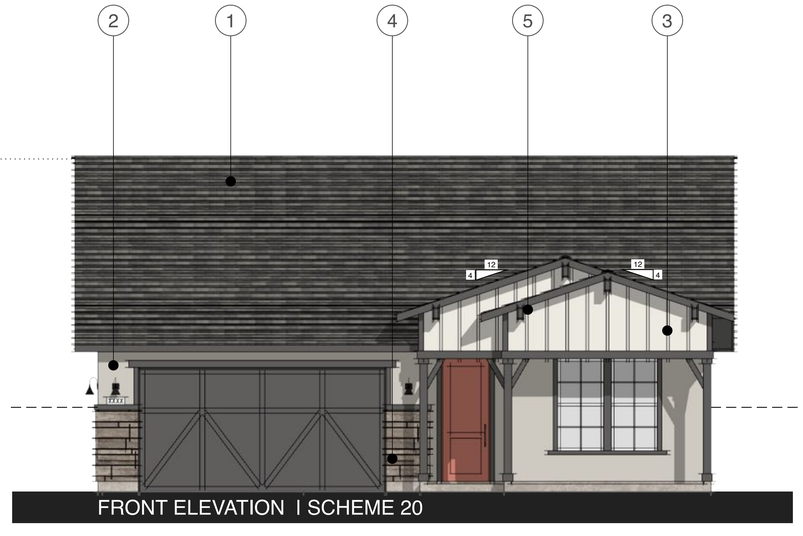
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 20



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

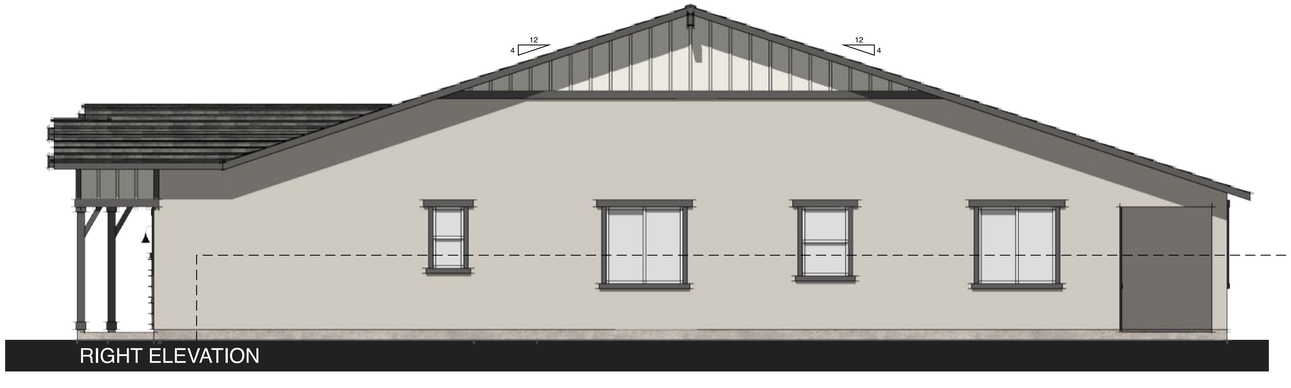
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A6.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 5 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

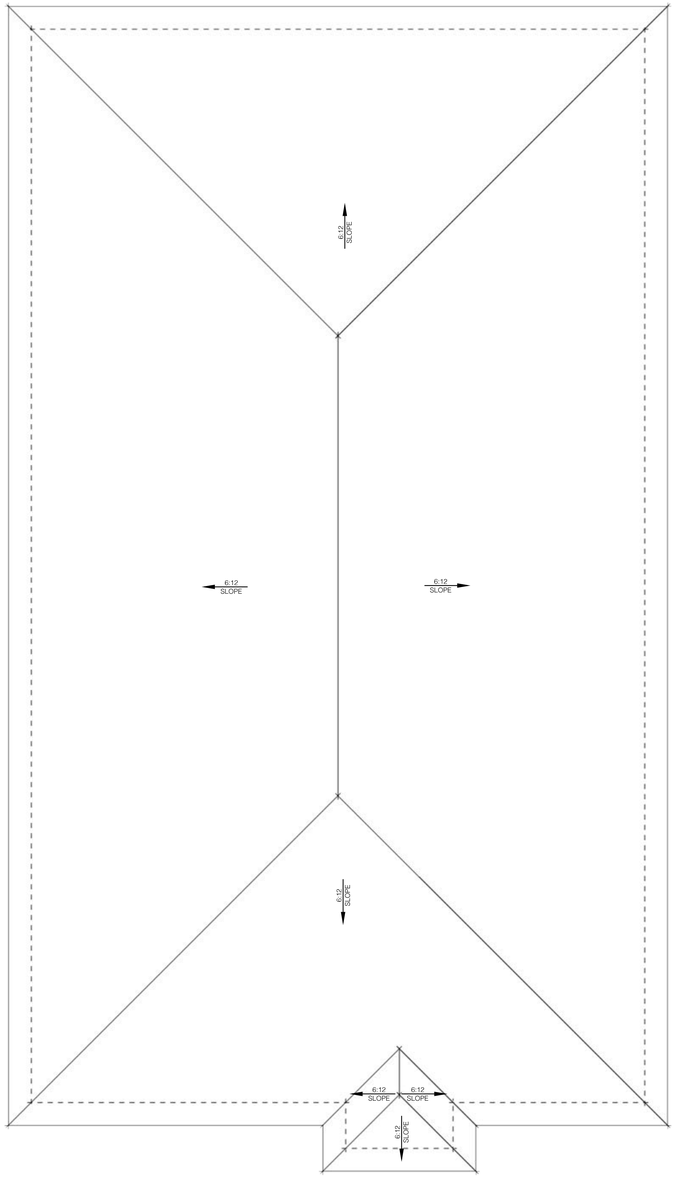
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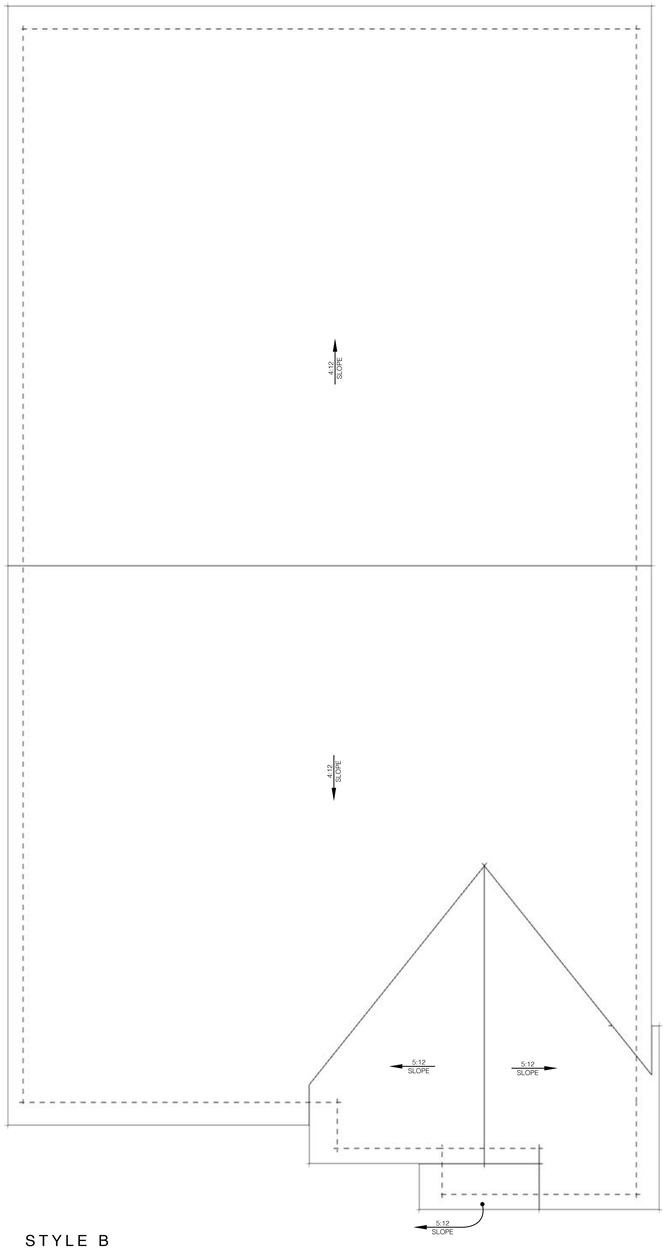
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DATE: 10.29.2025

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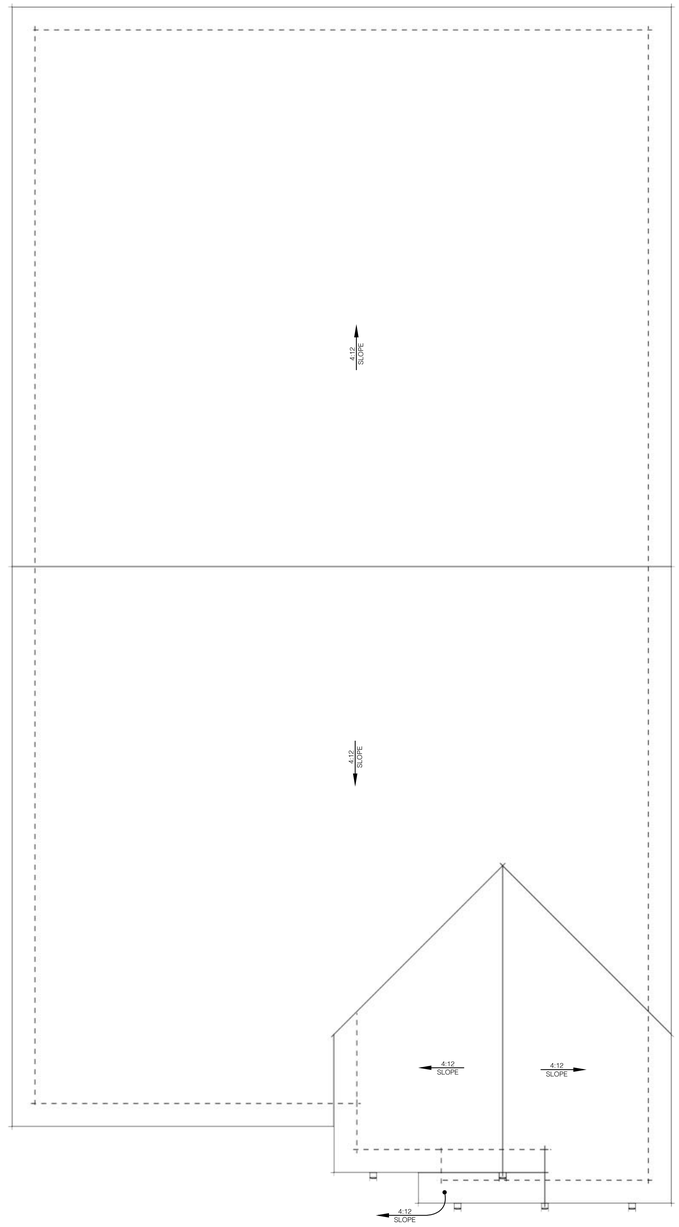
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 5

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

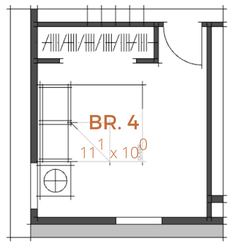
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24091

DATE: 10.29.2025

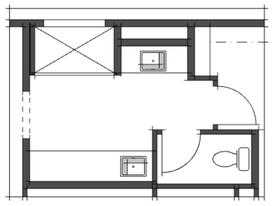
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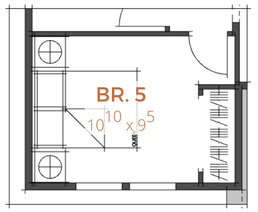


BR. 4 OPTION

(IN LIEU OF LOFT)

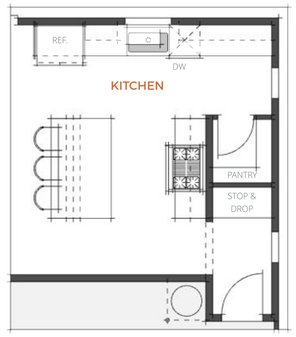


PRIMARY CHOICE B

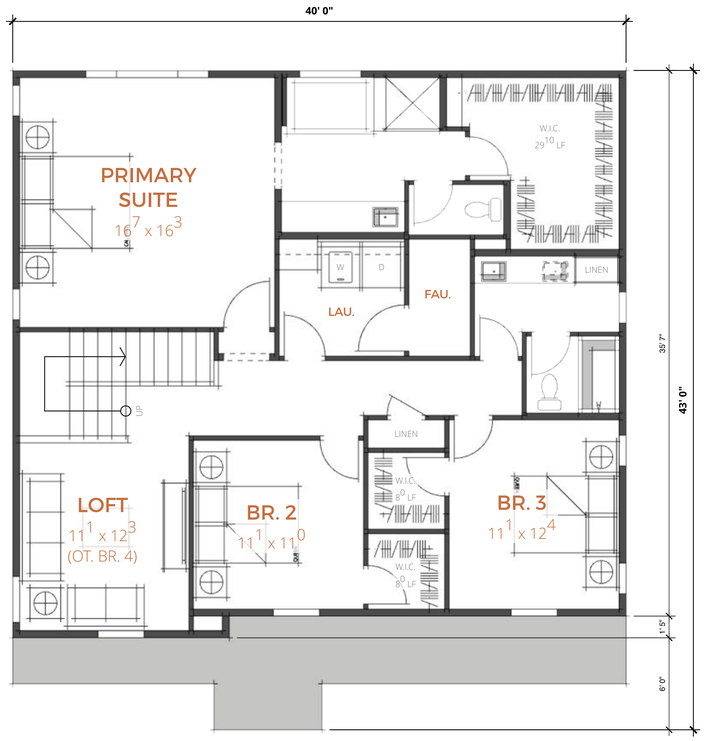


BR. 5 OPTION

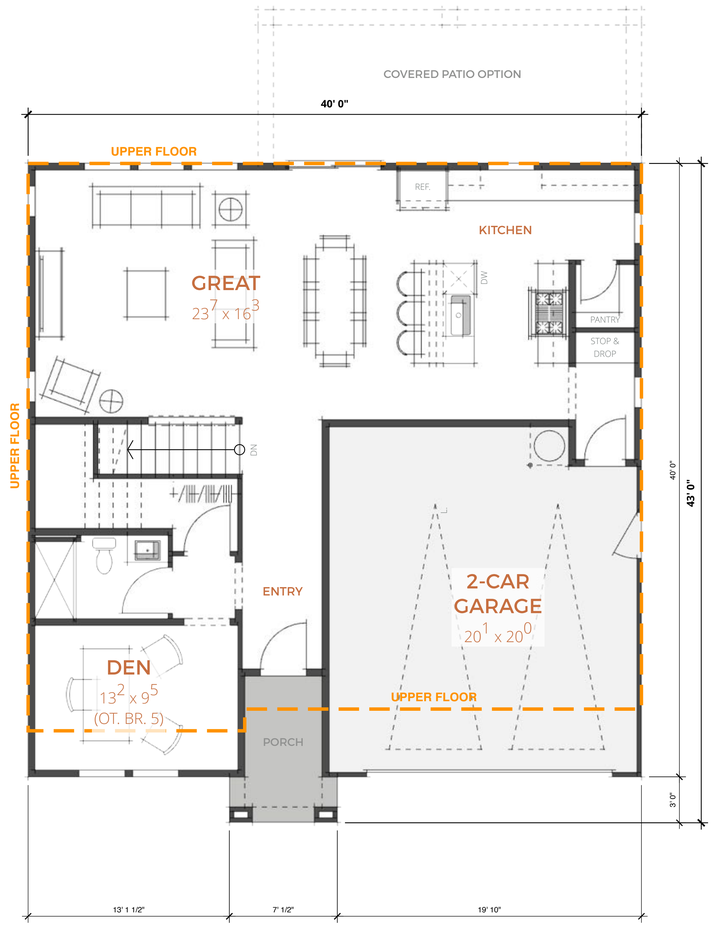
(IN LIEU OF DEN)



KITCHEN CHOICE B



UPPER FLOOR I 1,375 SF



MAIN FLOOR I 1,138 SF

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC FLOOR PLAN | PLAN 6 - 2,513 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091

DATE: 10.29.2025

A7.1

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SHEET NOTES

MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT

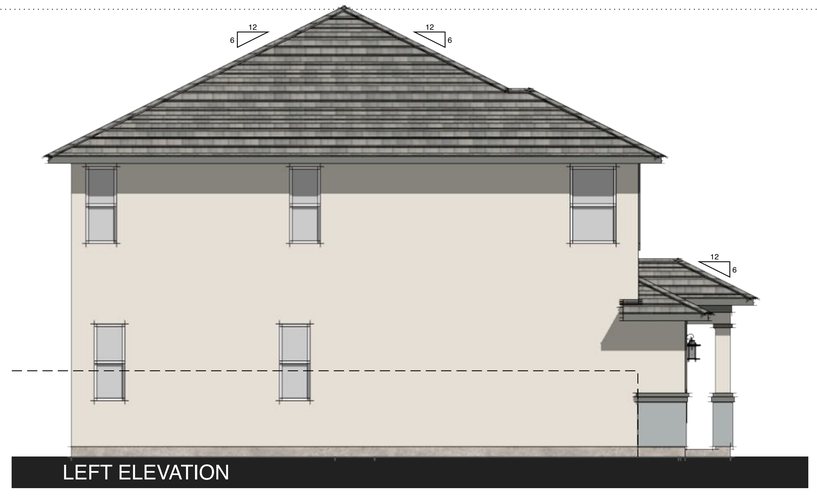


RIGHT ELEVATION

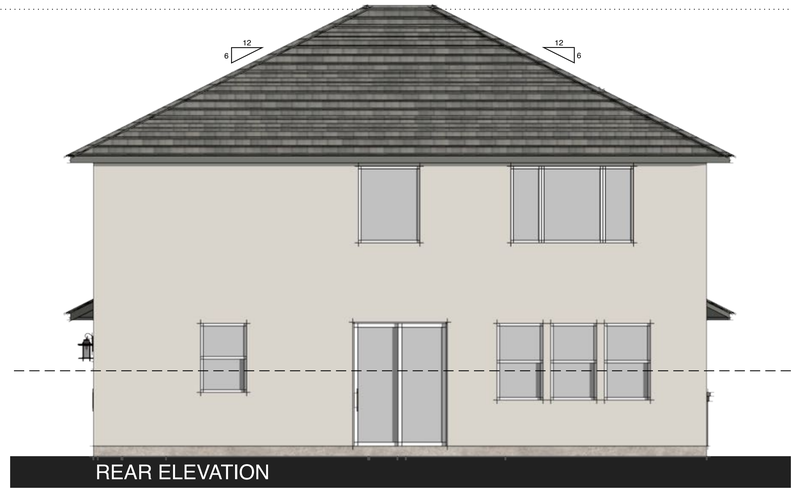
NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

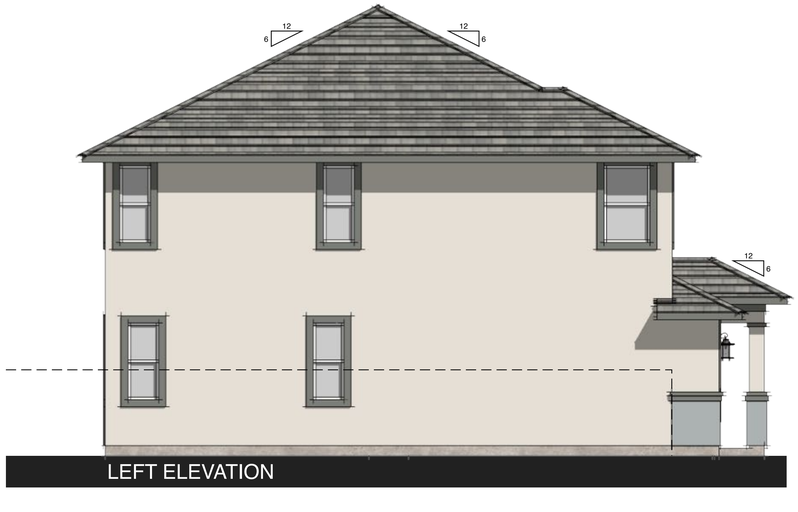
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.2

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.3

/Users/jbattaia/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEAZER/NORCAL/24090-24092 THE GROVE (STARDUST)/24091 | STARDUST 50X100/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/24091_A7_PLAN 3_30x42L

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

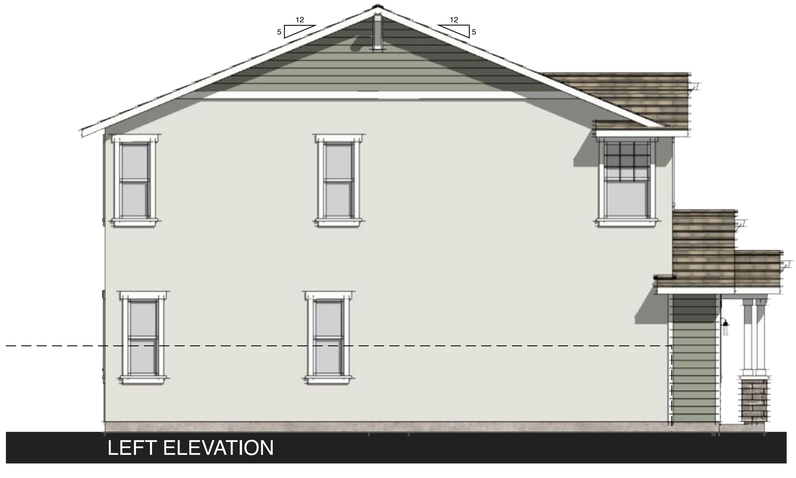
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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

A7.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24091
DATE: 10.29.2025

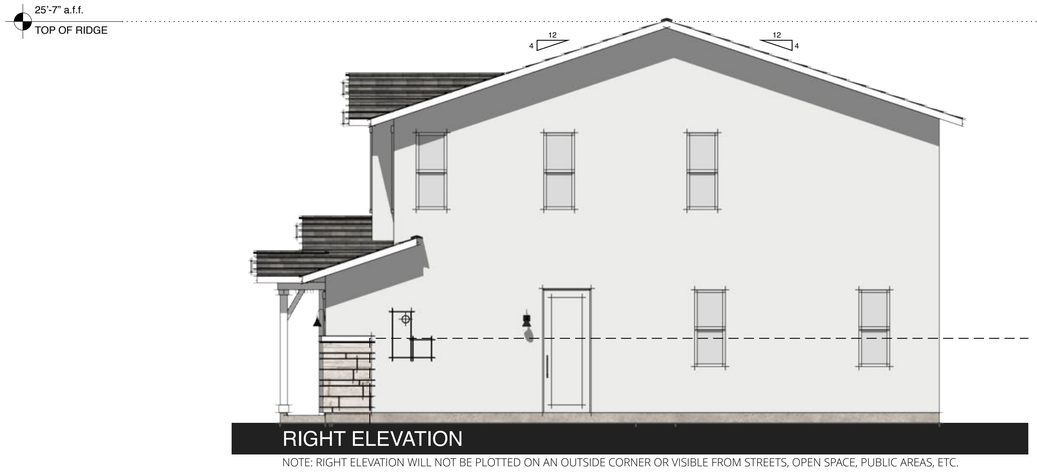
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END

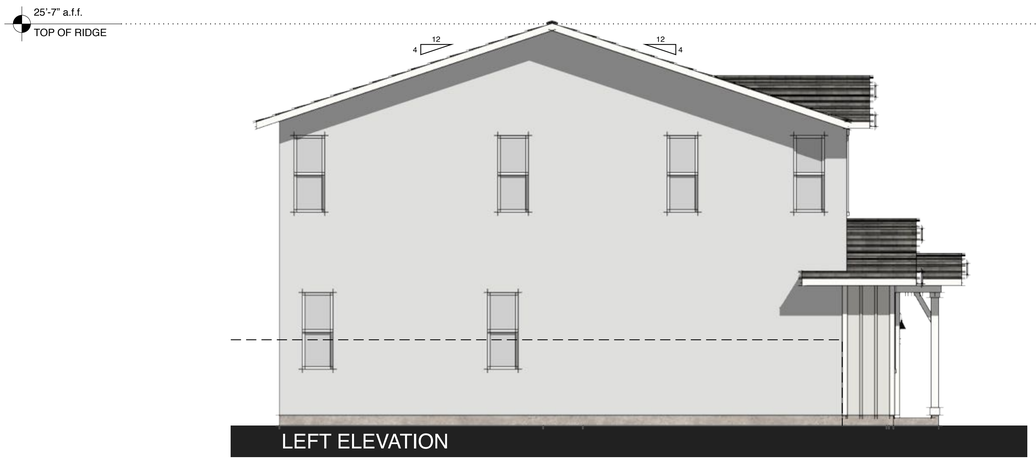


RIGHT ELEVATION

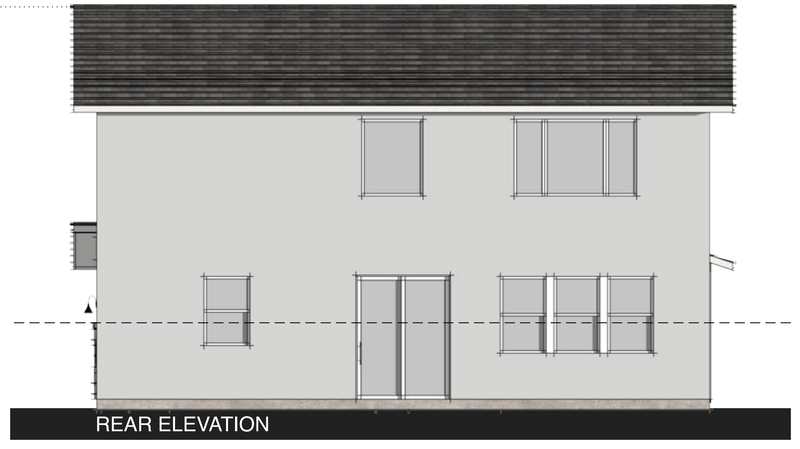
NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 19



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

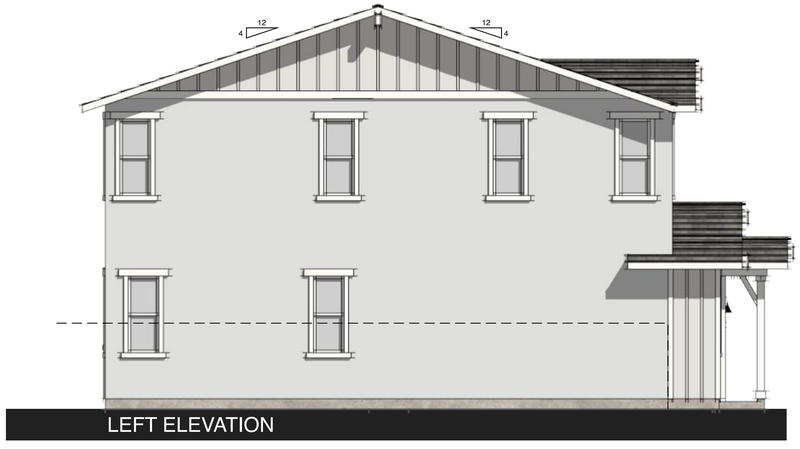
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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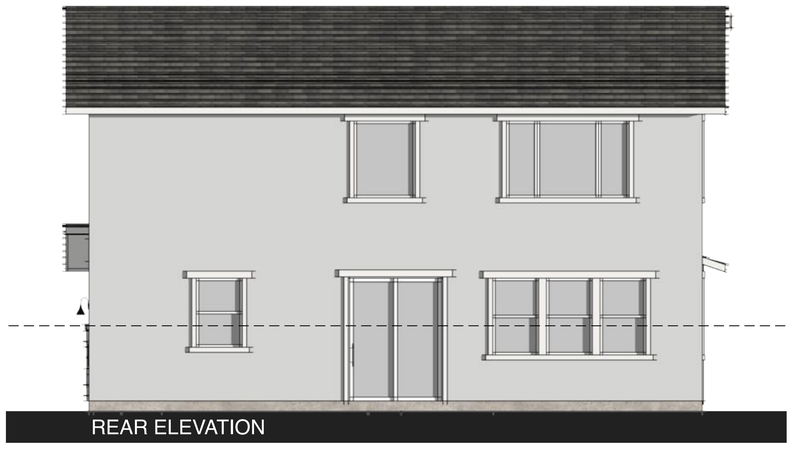
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A7.6

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 6 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

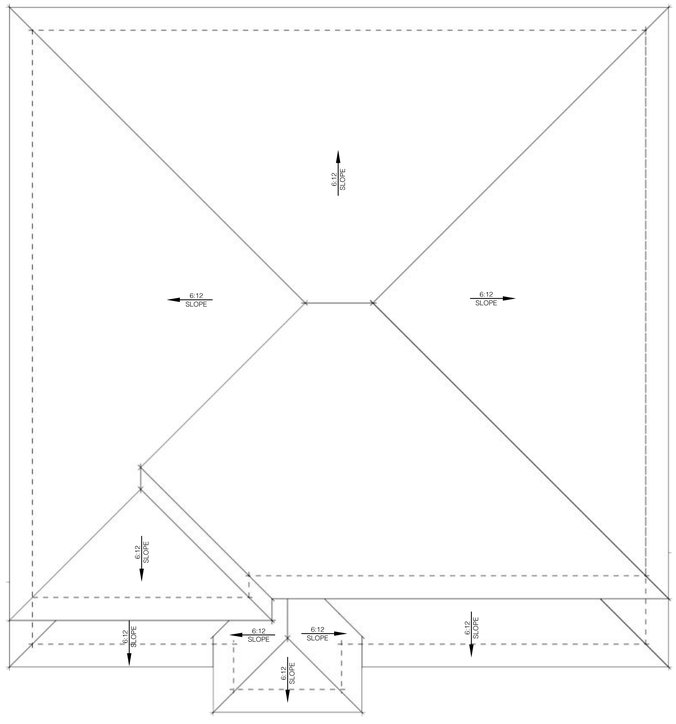
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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

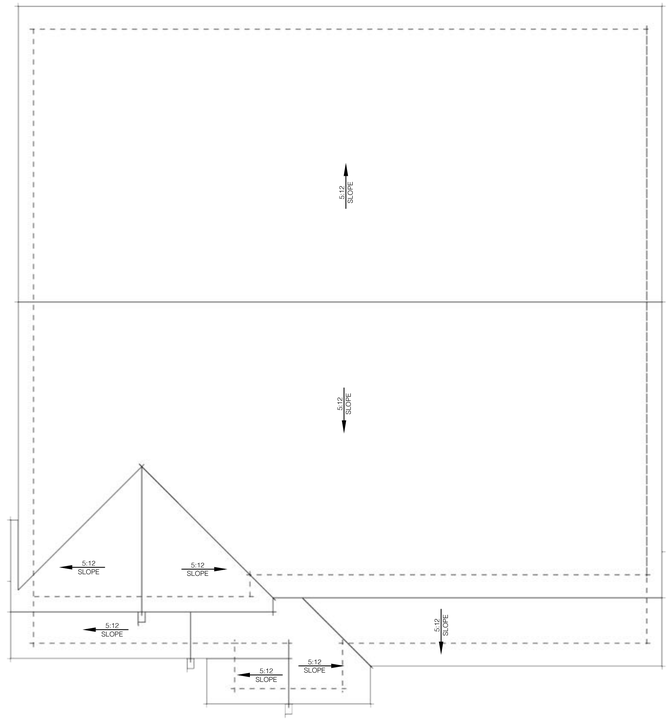
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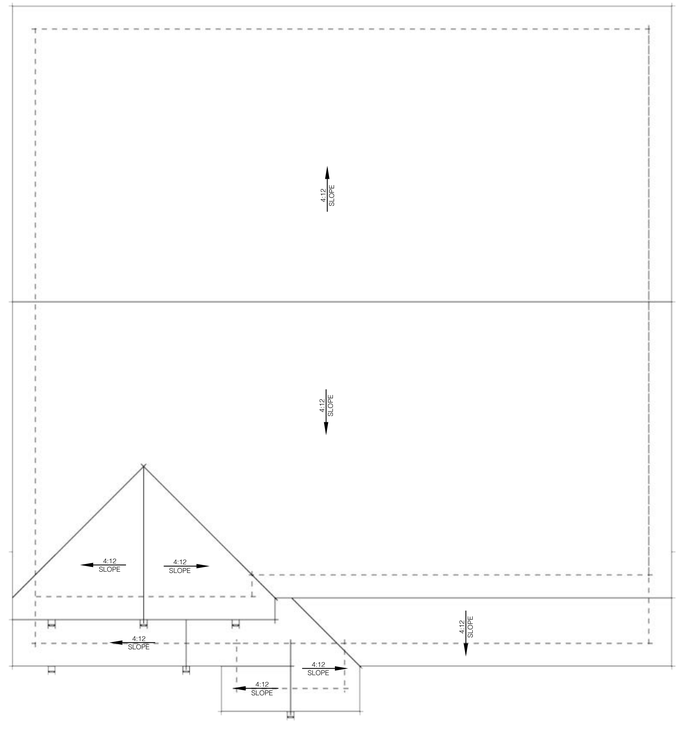
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 6

0 2 4 8

SCALE: 1/4" = 1'-0"

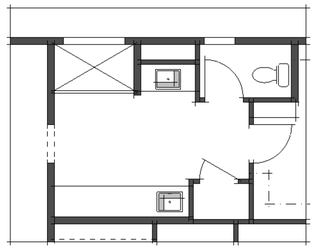
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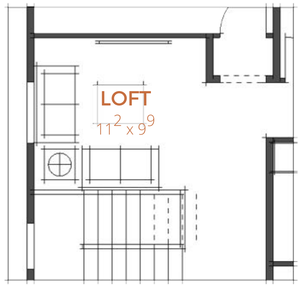
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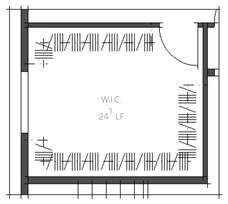


PRIMARY CHOICE B



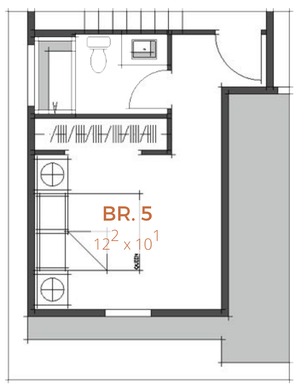
CHOICE LOFT OPTION

(IN LIEU OF OFFICE)



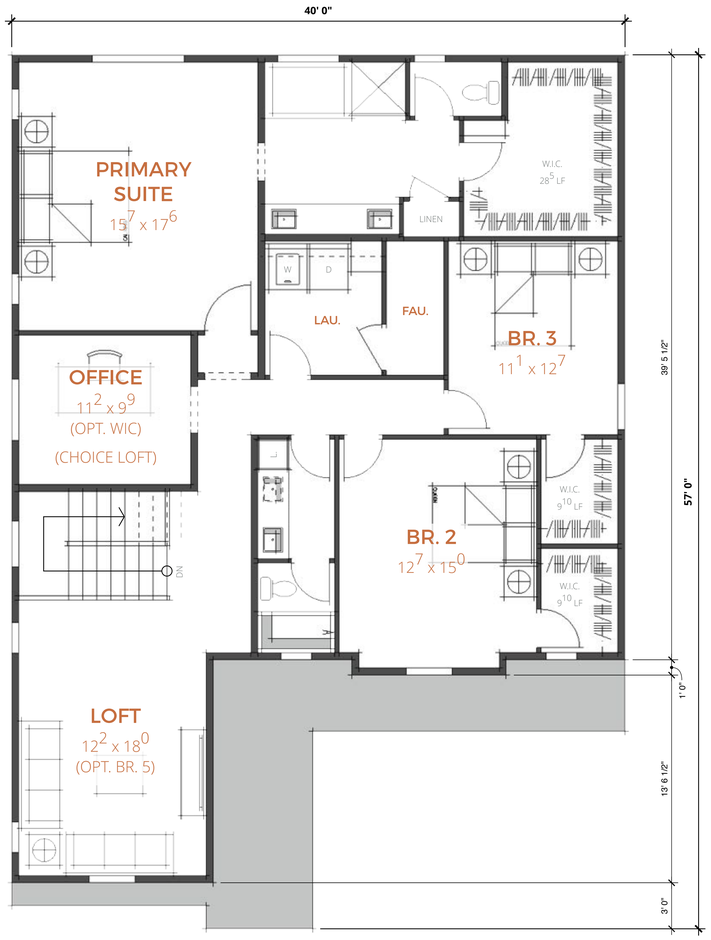
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(IN LIEU OF OFFICE)

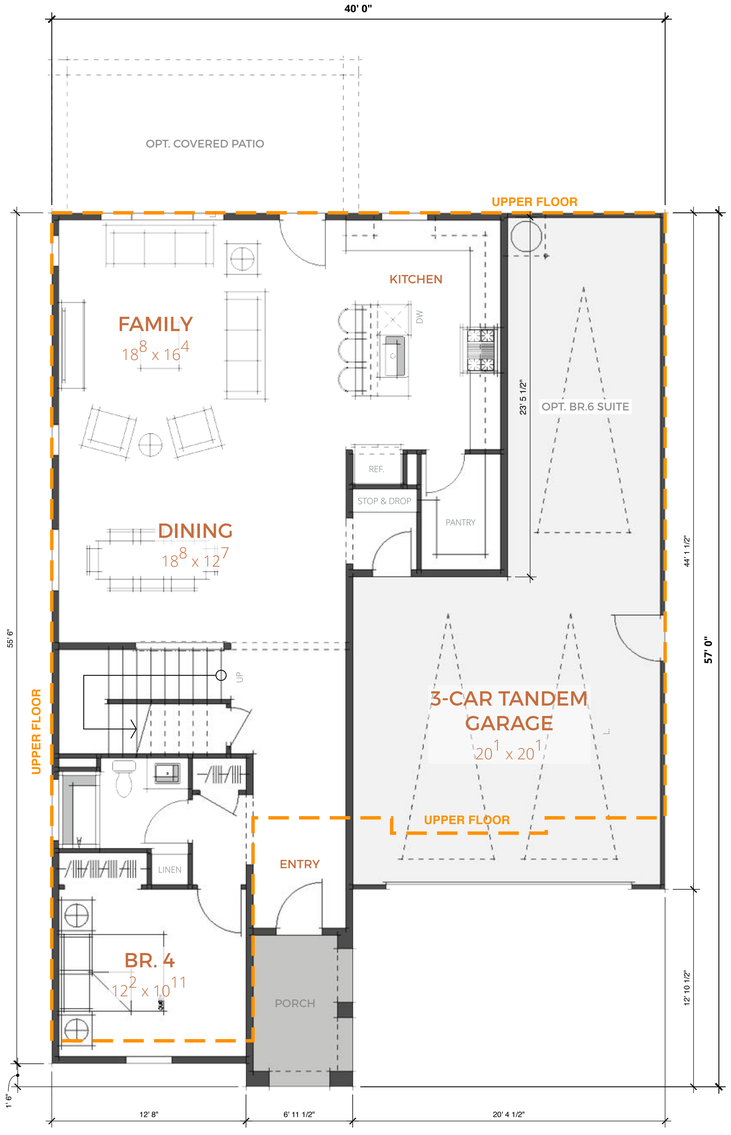


BR. 5 OPTION

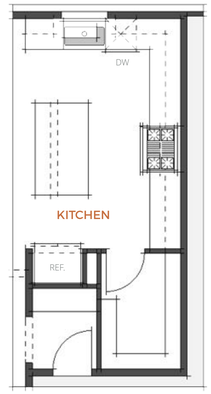
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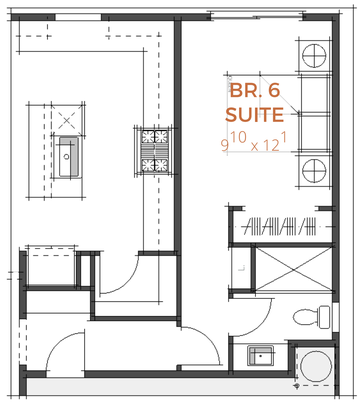
UPPER FLOOR I 1,710 SF



MAIN FLOOR I 1,274 SF



KITCHEN CHOICE B



BR. 6 OPTION

(IN LIEU OF TANDEM GARAGE)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 7 - 2,984 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24091

DATE: 10.29.2025

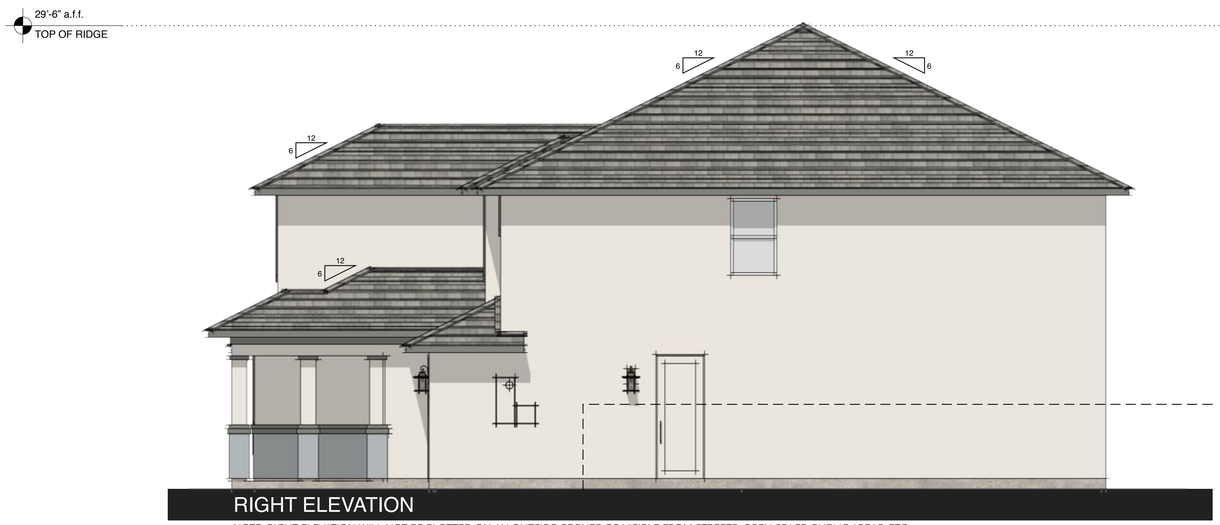
A8.1

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SHEET NOTES

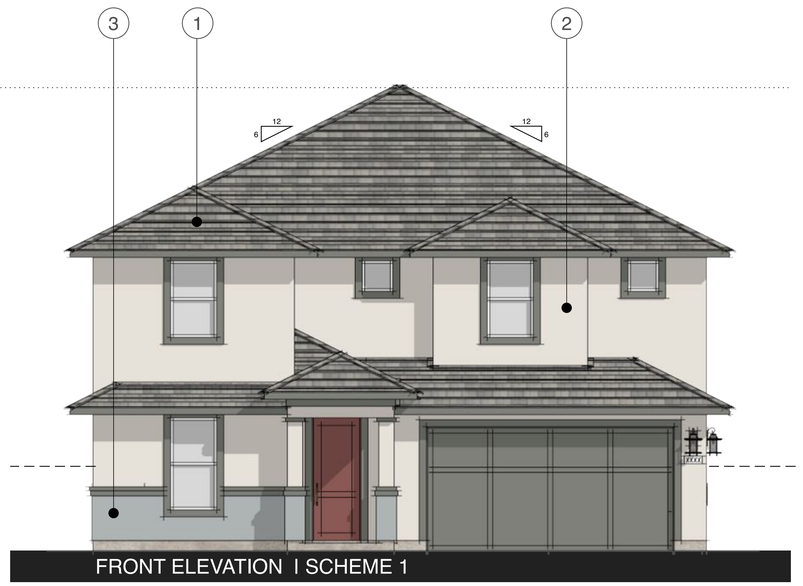
MATERIALS

1. FLAT TILE ROOF
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

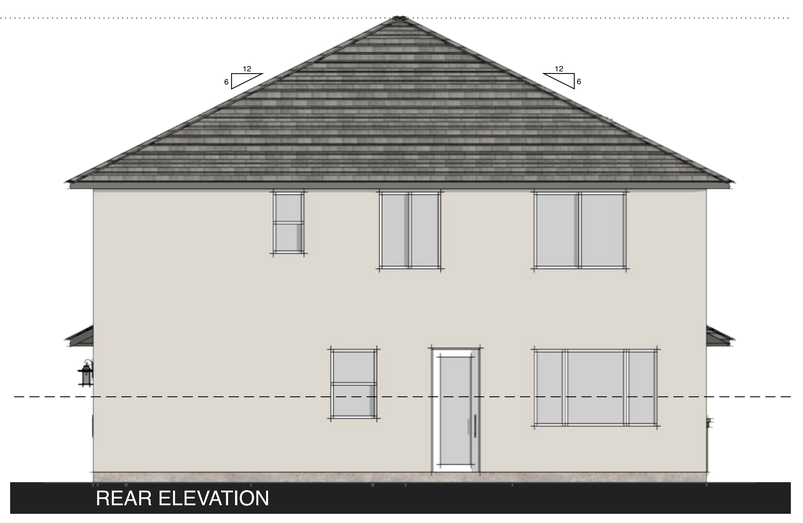
NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

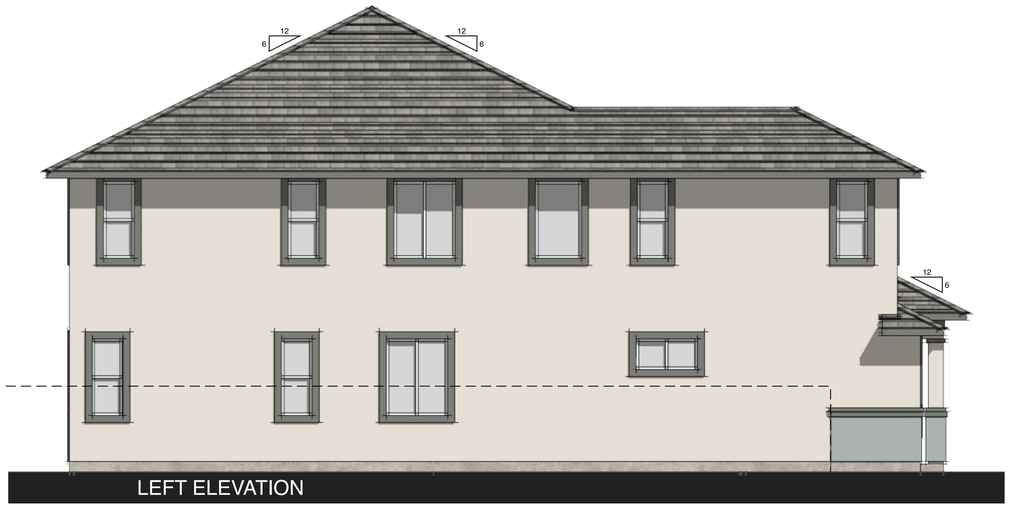
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24091

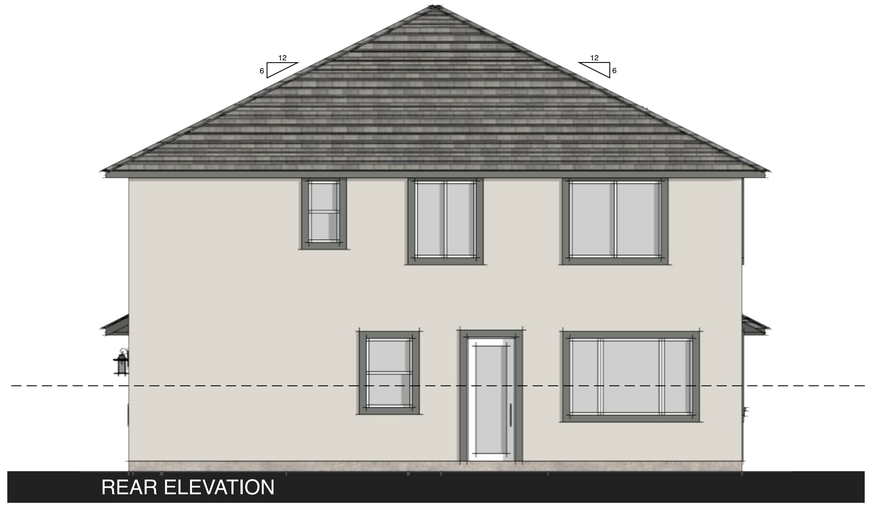
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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24091
DATE: 10.29.2025

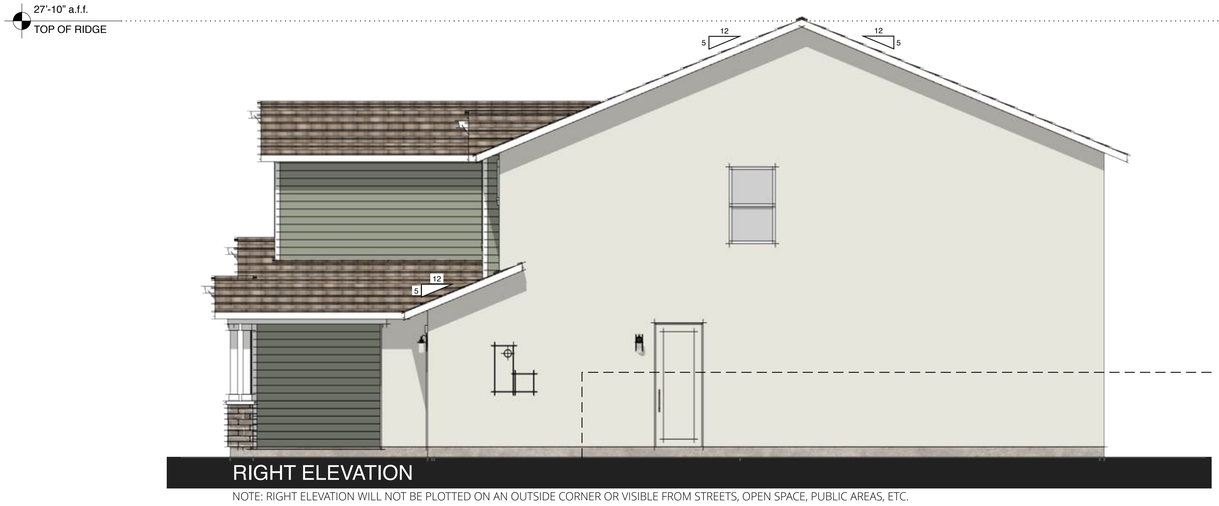
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SHEET NOTES

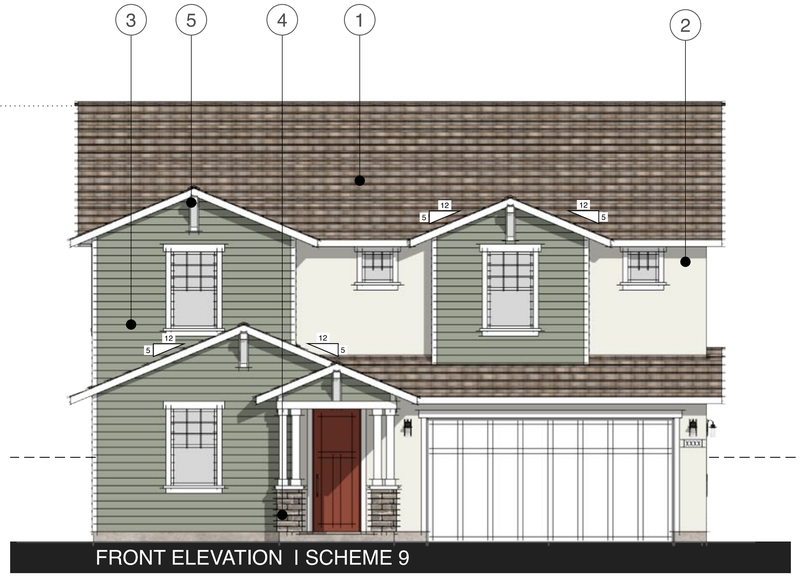
MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

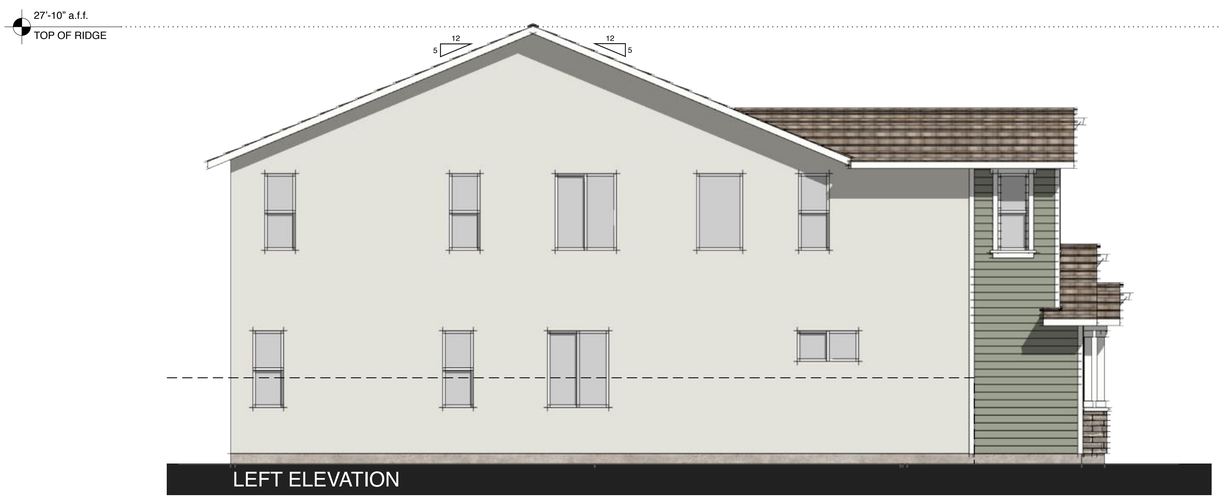


RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

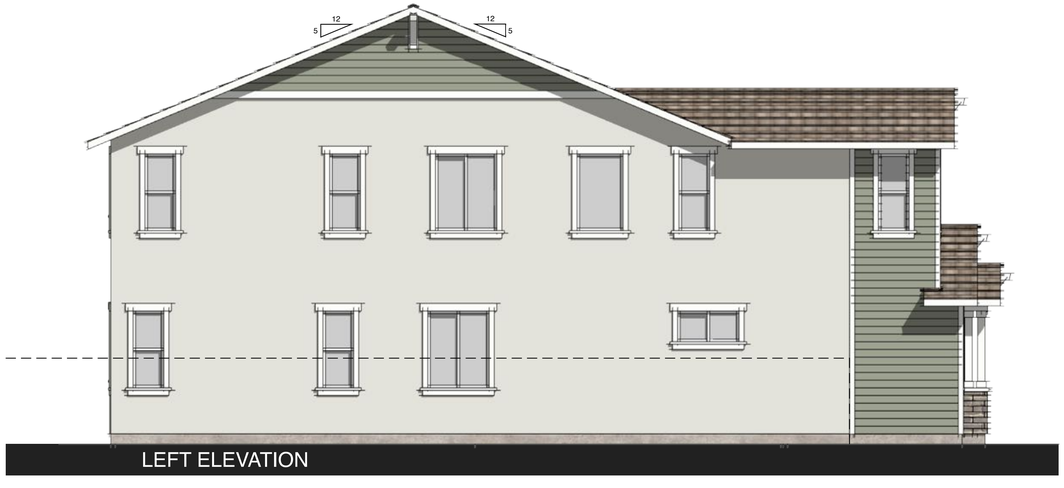
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A8.4

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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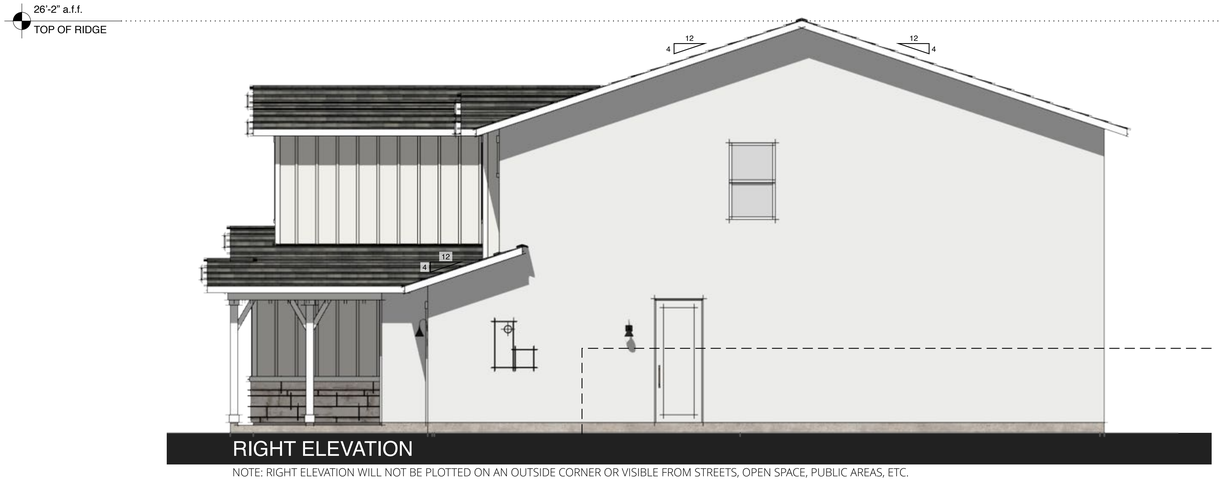
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SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER
5. DECORATIVE BEAM END



RIGHT ELEVATION

NOTE: RIGHT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



FRONT ELEVATION I SCHEME 19



LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

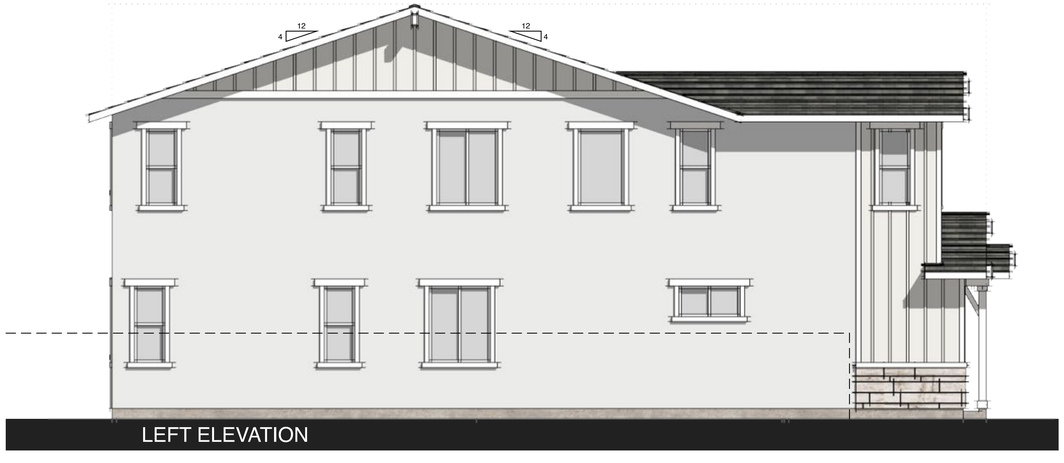
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JD+A JOB NUMBER: 24091
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A8.6

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LEFT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 7 ENHANCED - 'RANCH'

0 2 4 8

SCALE: 1/4" = 1'-0"

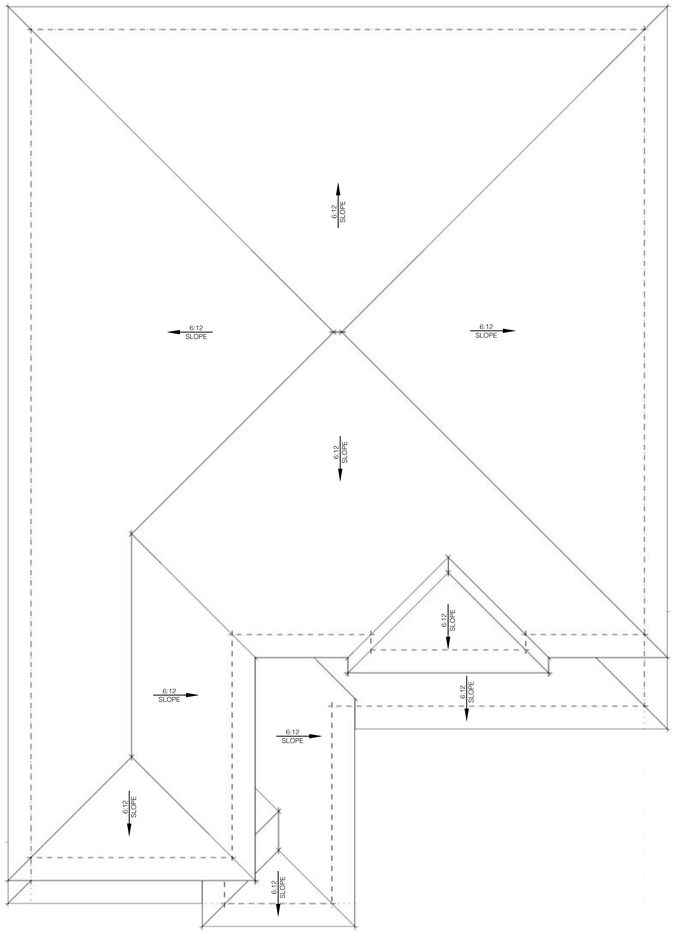
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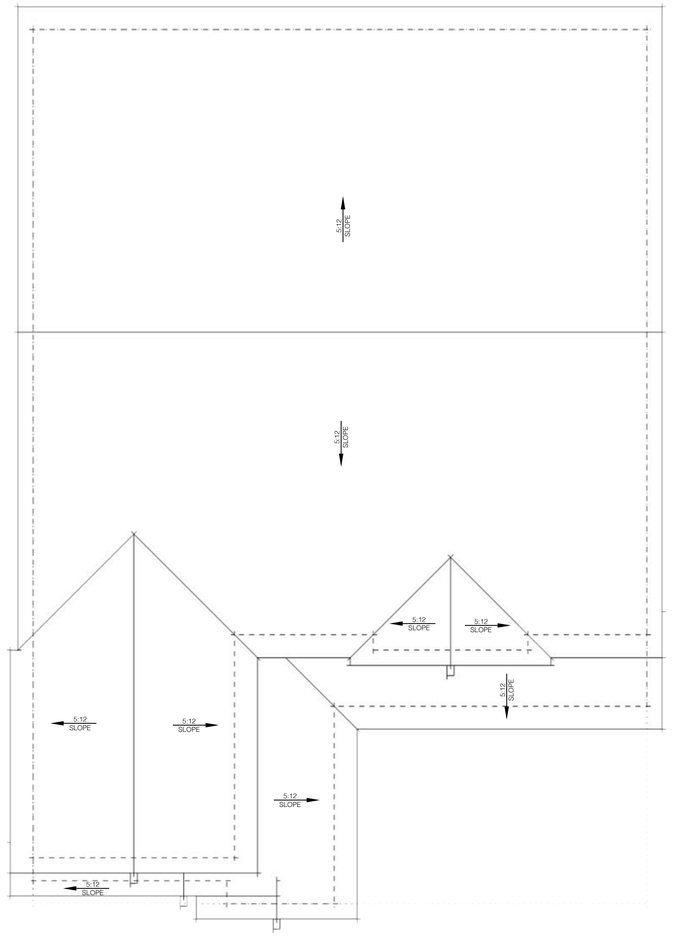
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DATE: 10.29.2025

A8.7

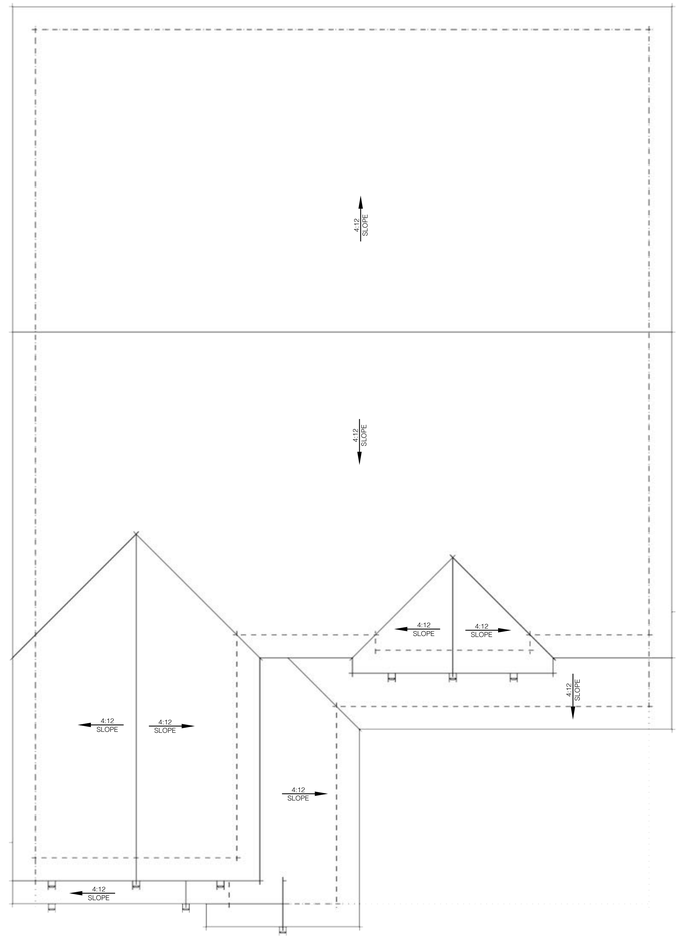
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STYLE A



STYLE B



STYLE C

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BEAZER HOMES

THE GROVE - 50' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 7

0 2 4 8

SCALE: 1/4" = 1'-0"

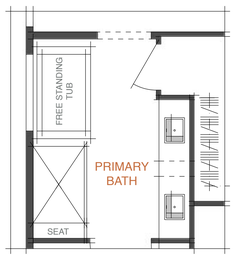
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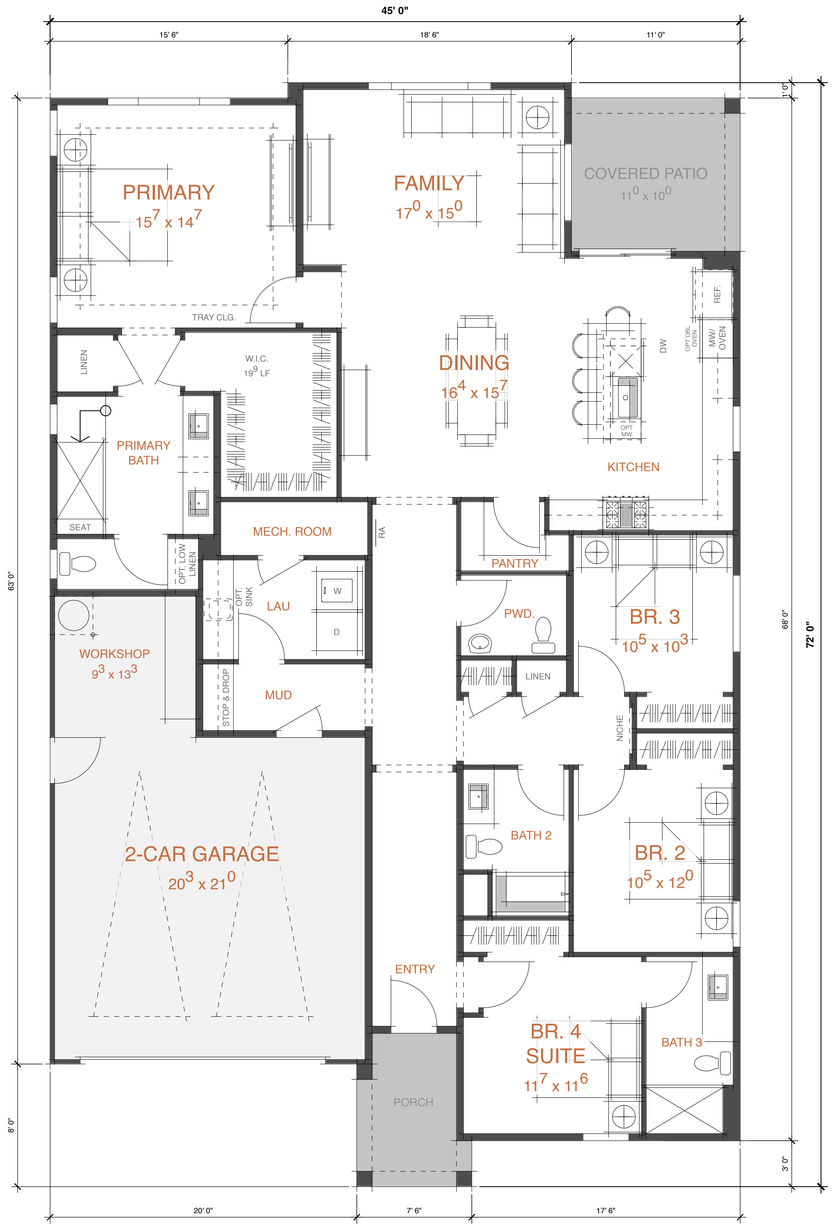
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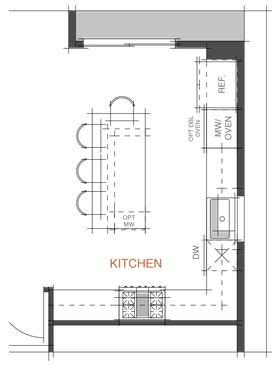


CHOICE BATH B



MAIN FLOOR

4 BEDROOM
3.5 BATH



CHOICE KITCHEN B

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 8 - 2,300 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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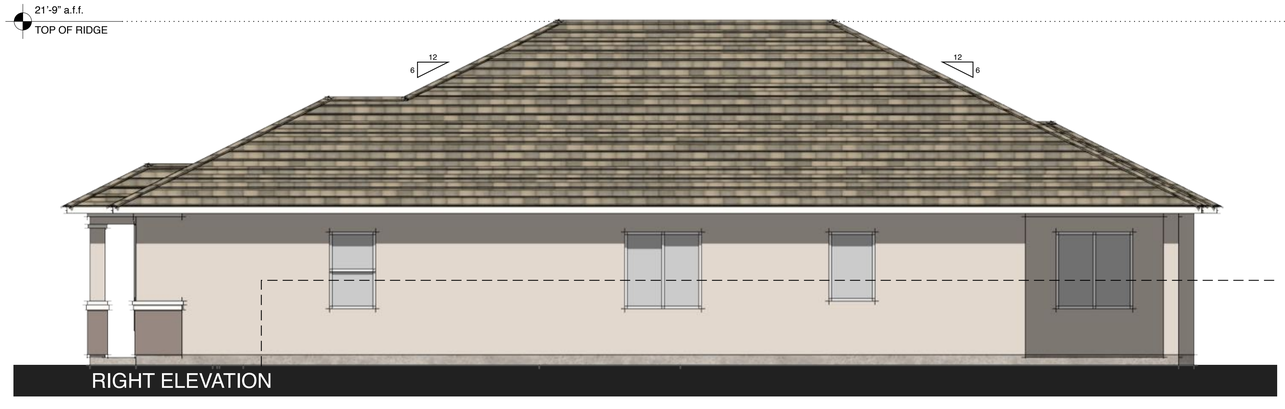
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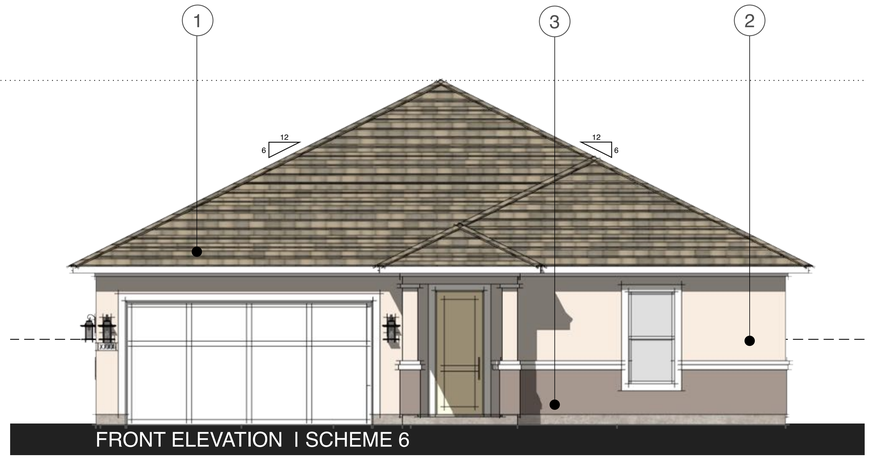
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

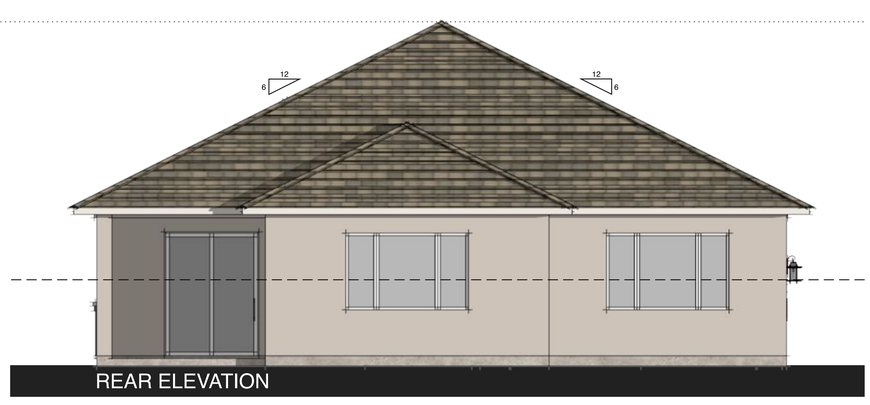


FRONT ELEVATION I SCHEME 6



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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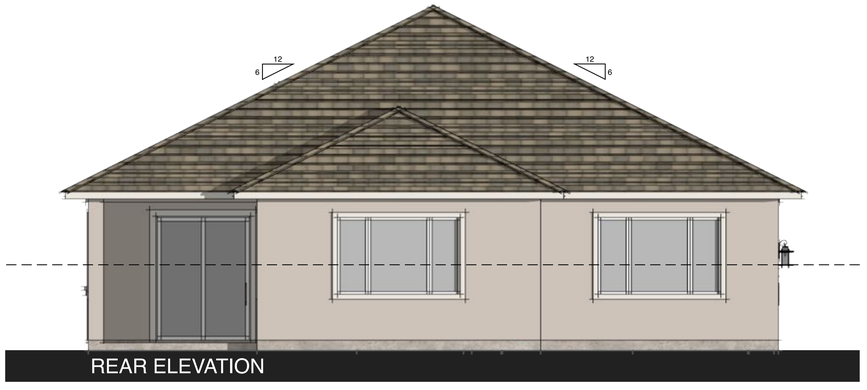
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

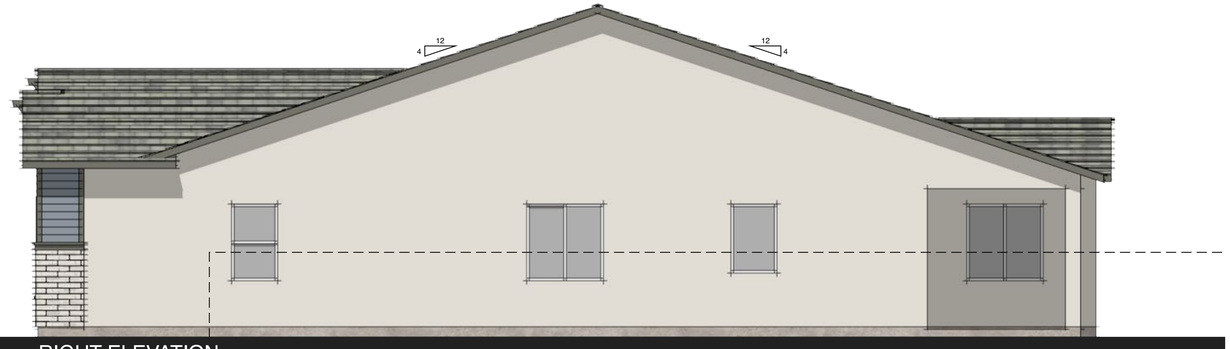
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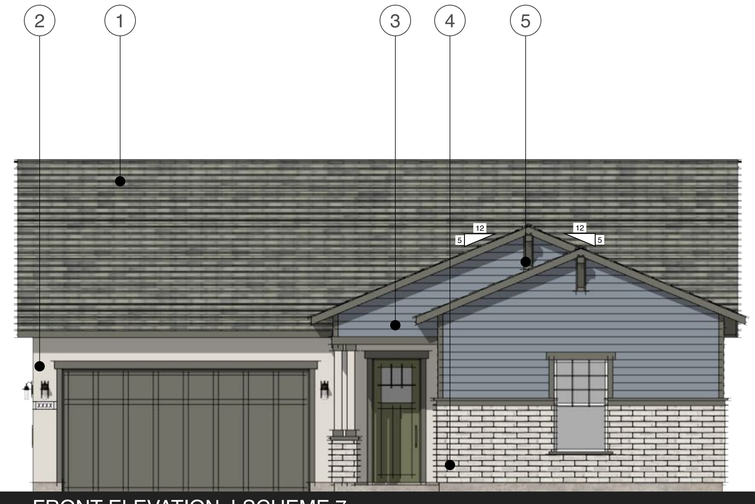
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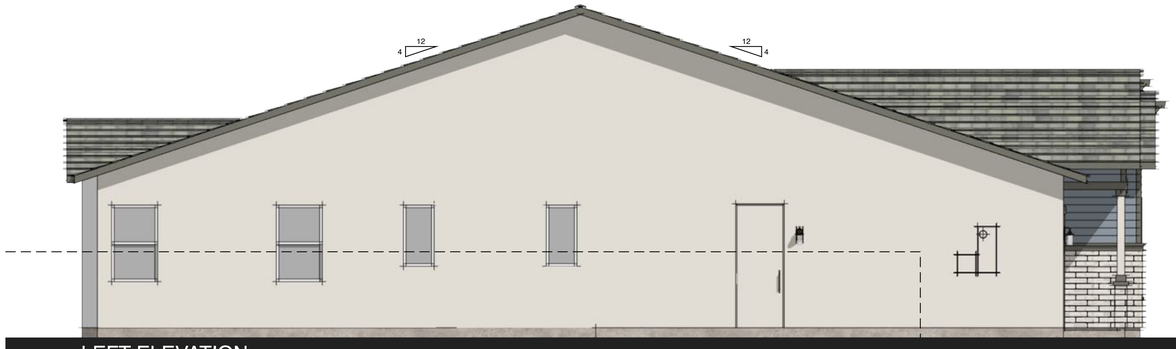
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

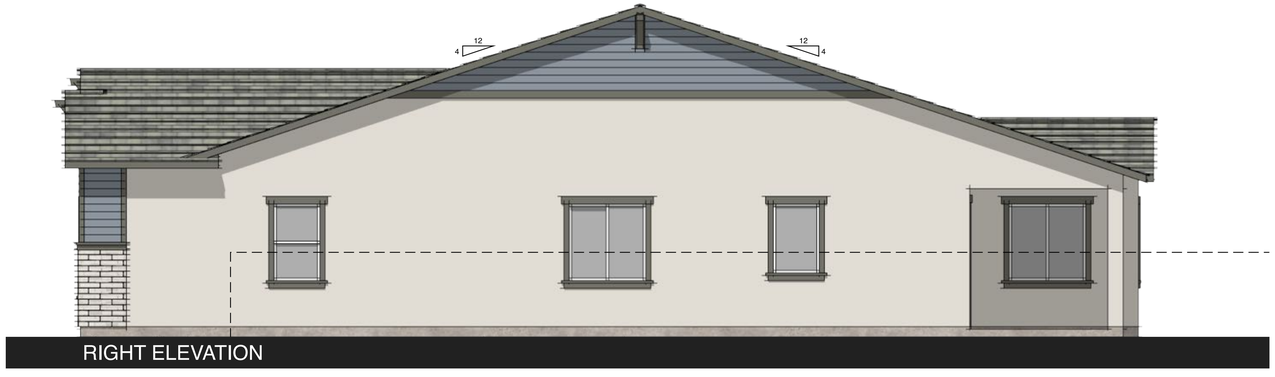
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A9.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

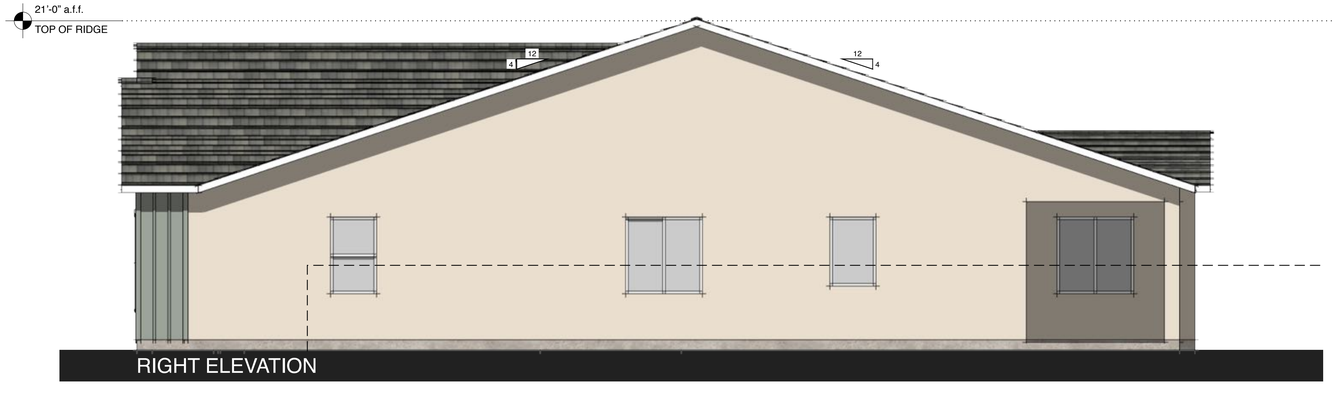
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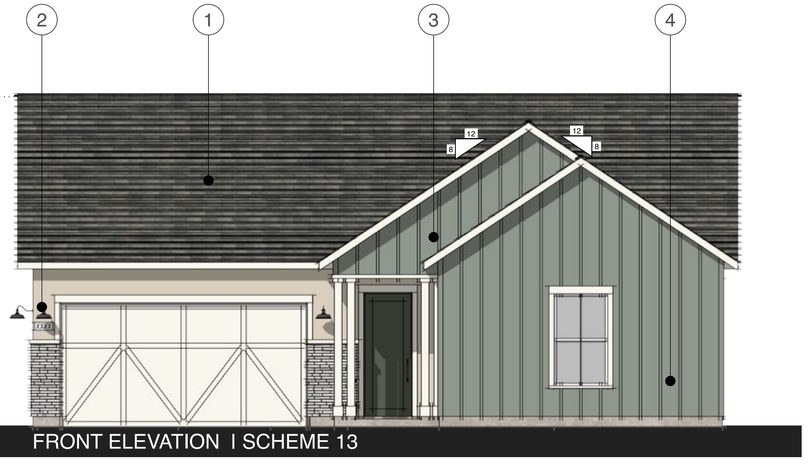
SHEET NOTES

MATERIALS

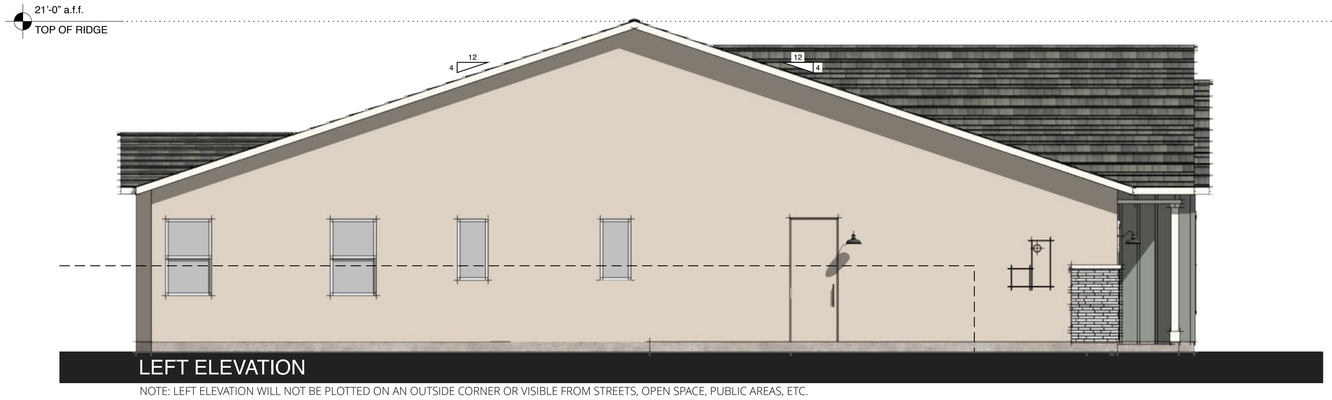
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 13



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

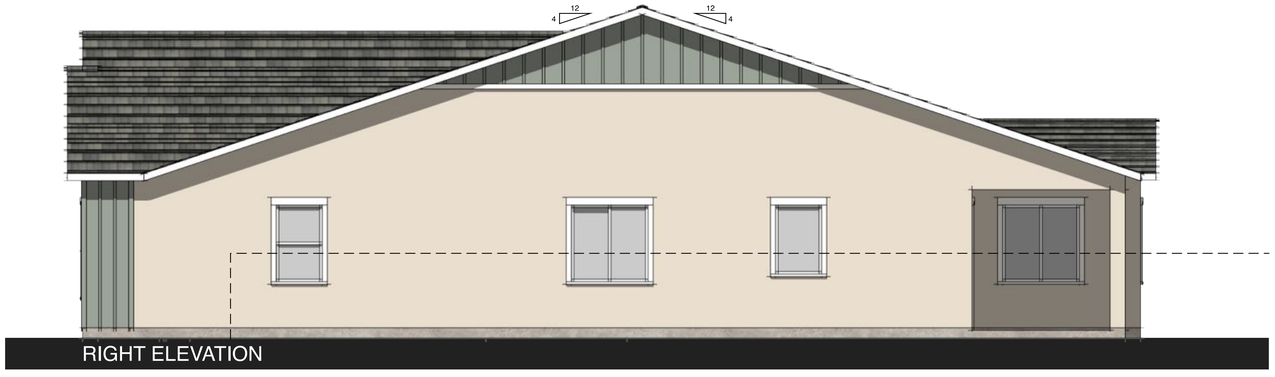
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A9.6

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 8 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

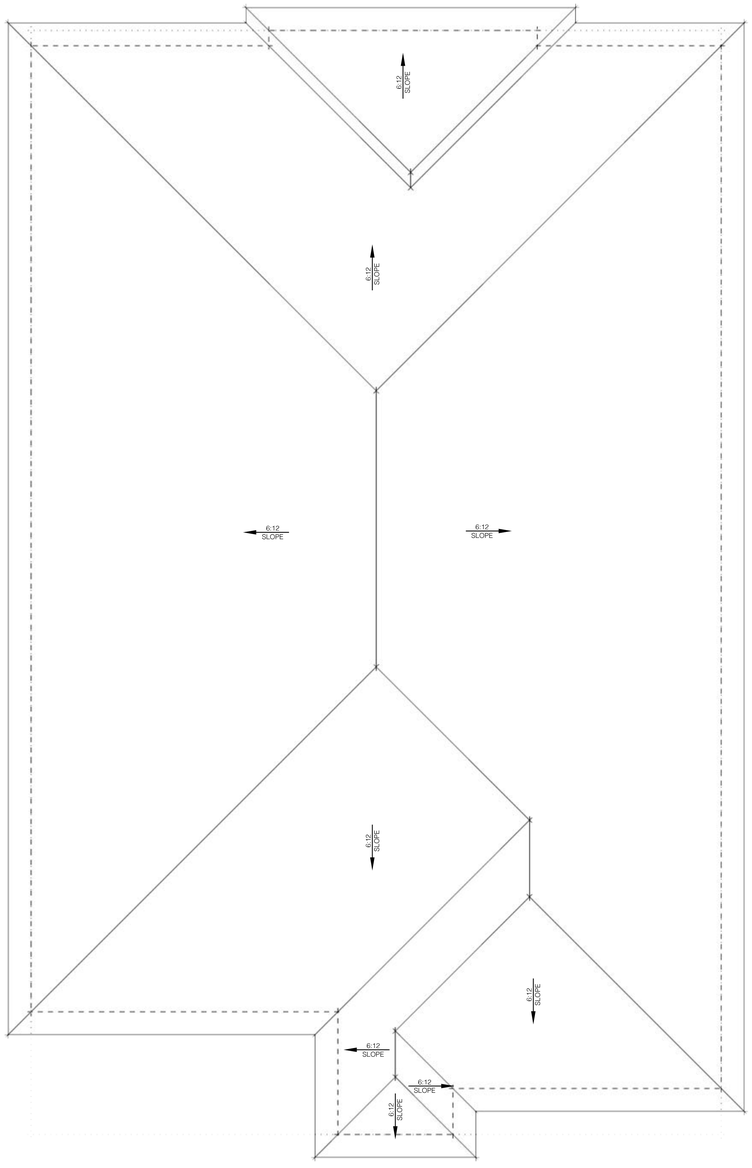
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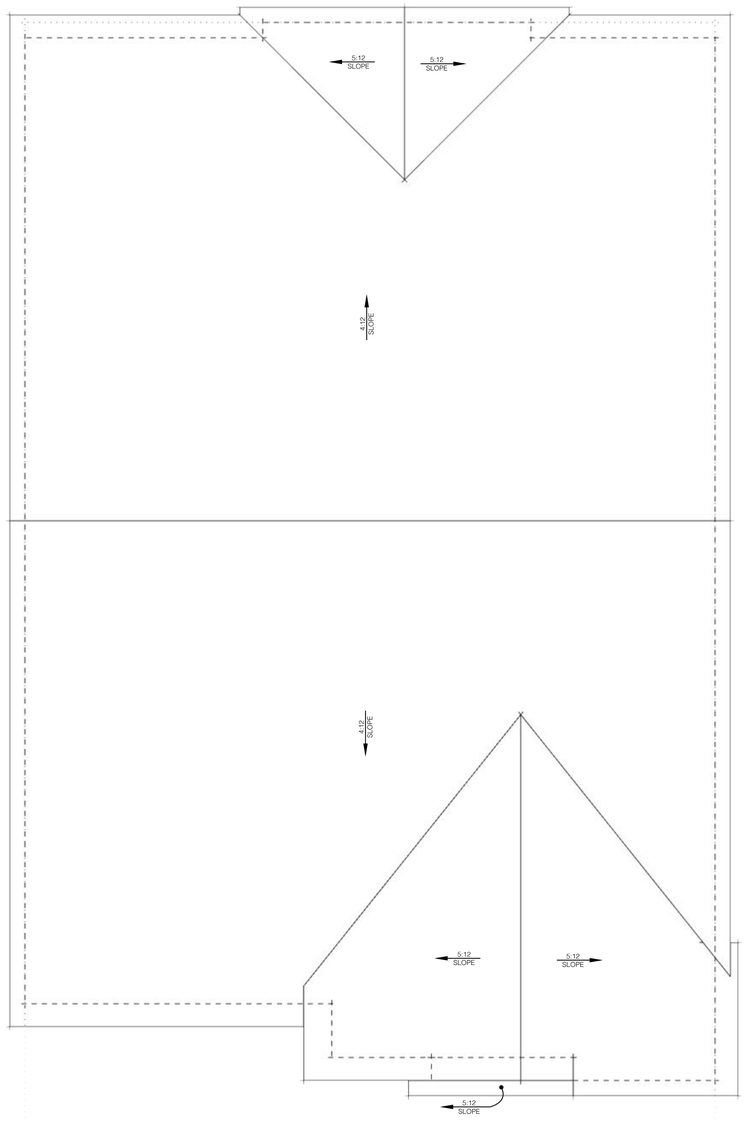
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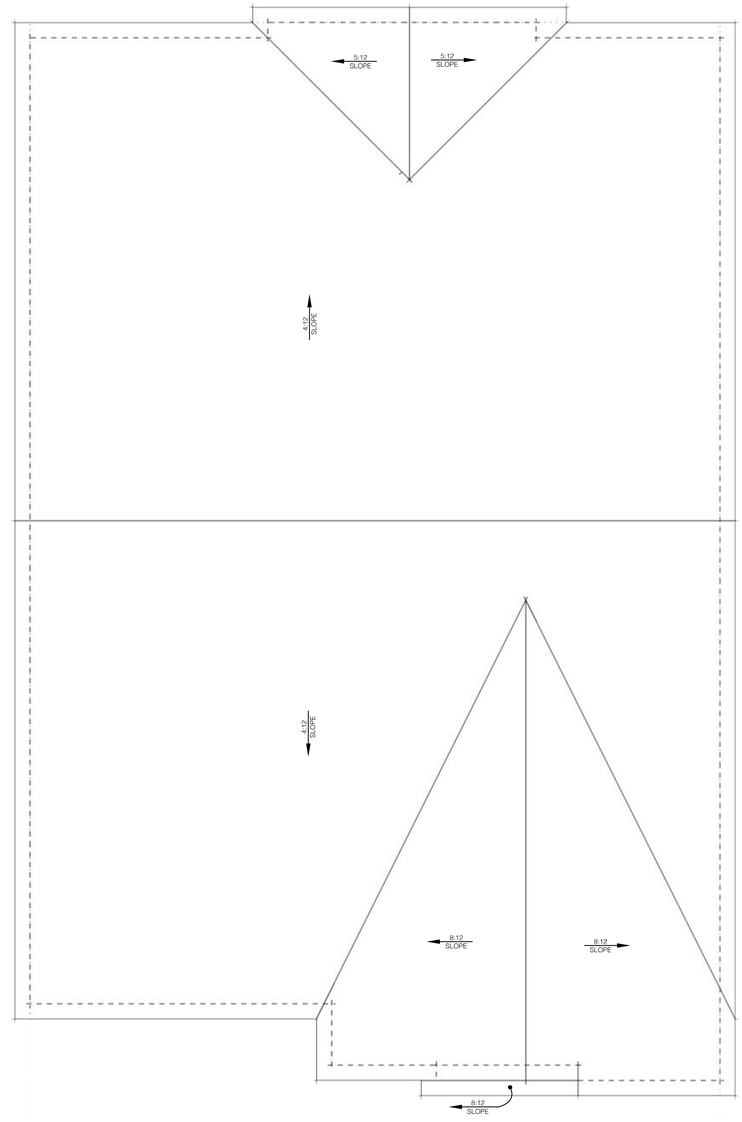
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 8

0 2 4 8

SCALE: 1/4" = 1'-0"

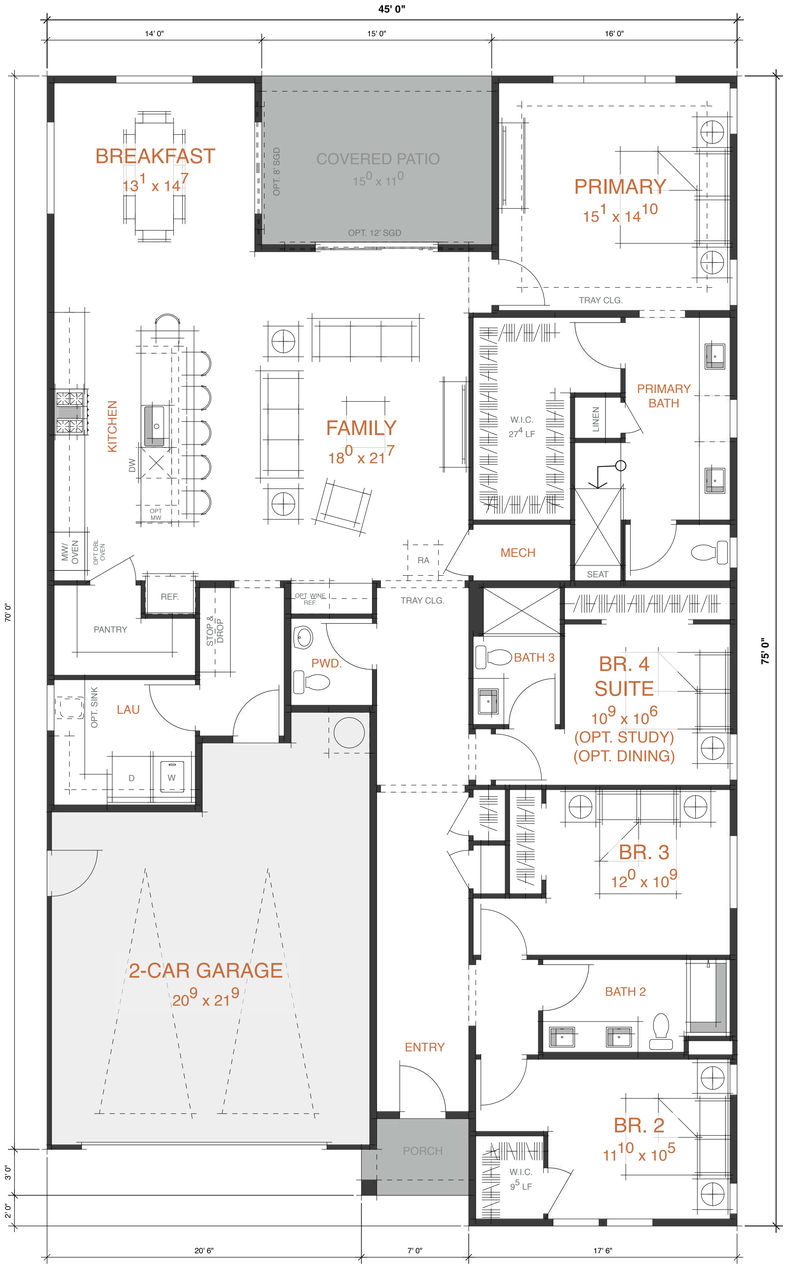
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 10.29.2025

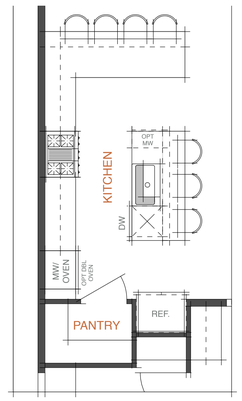
A9.8

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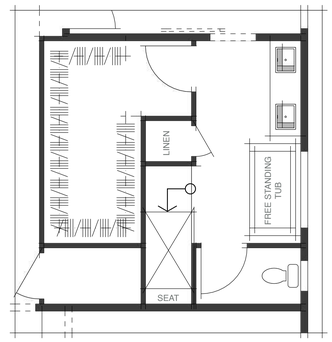


MAIN FLOOR

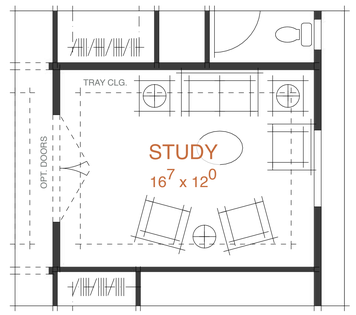
4 BEDROOM
3.5 BATH



CHOICE KITCHEN B

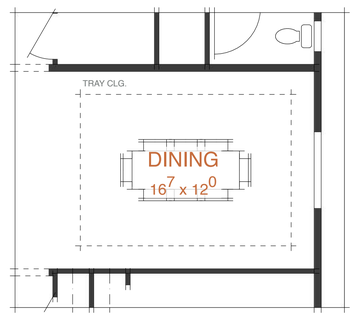


CHOICE BATH B



STUDY OPTION

(IN LIEU OF BR. 4 SUITE)



DINING OPTION

(IN LIEU OF BR. 4 SUITE)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 9 - 2,535 SF

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 24092
DATE: 01.06.2026

A10.1

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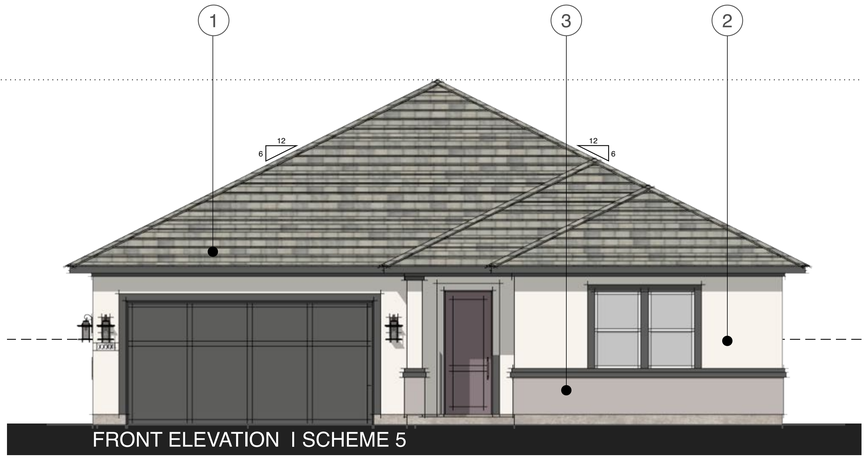
SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 5



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

A10.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 10.29.2025

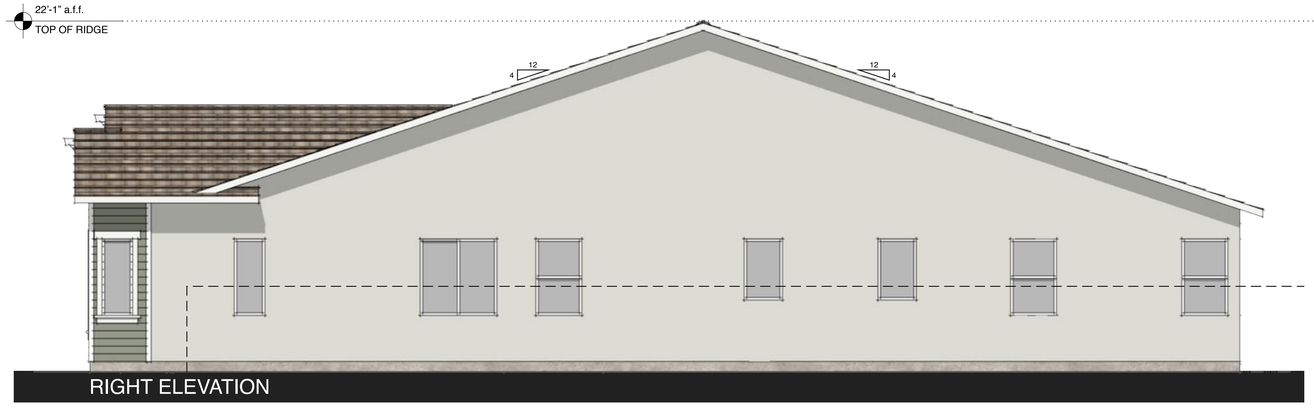
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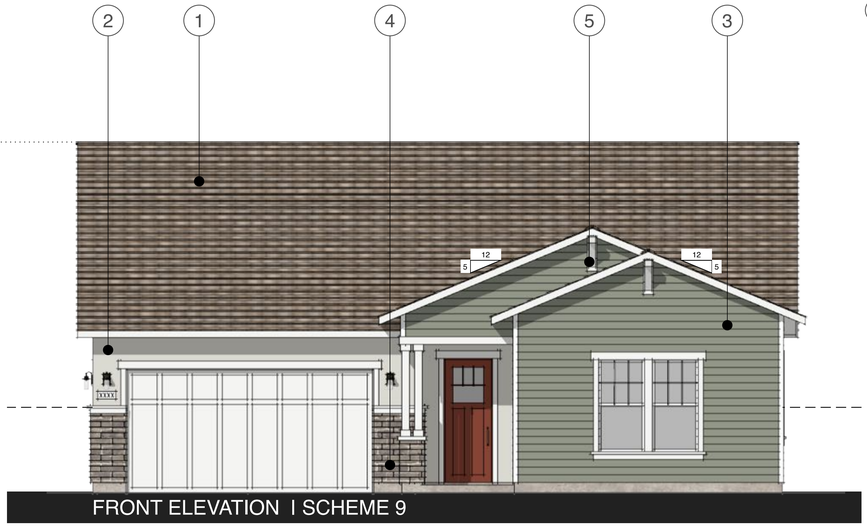
SHEET NOTES

MATERIALS

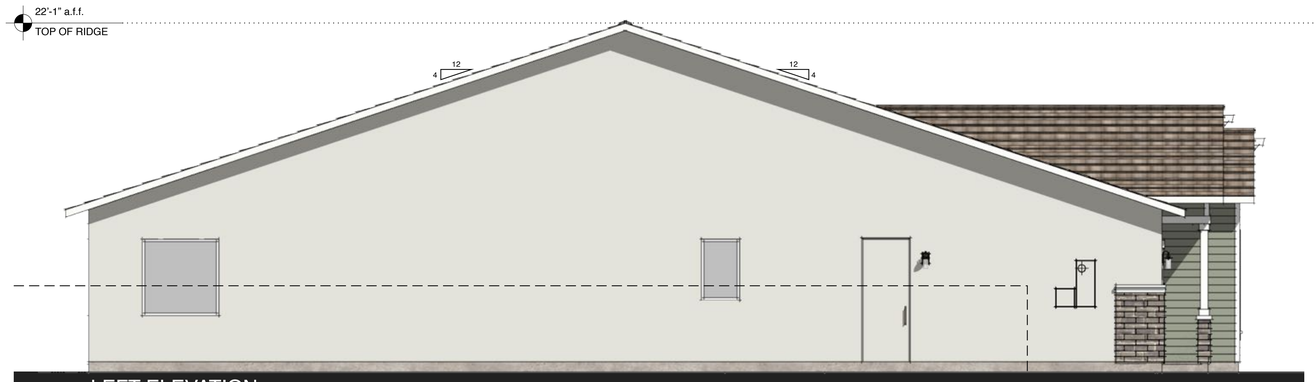
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

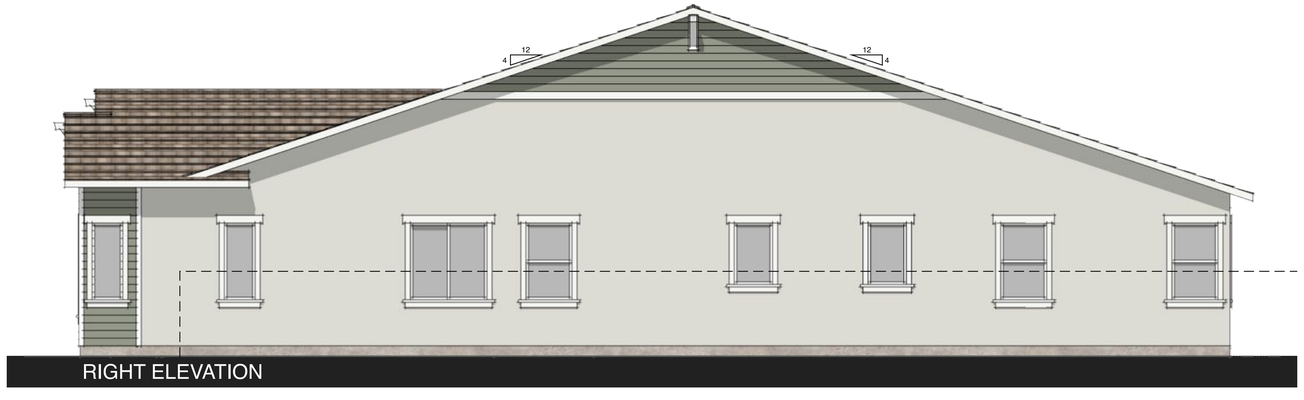
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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

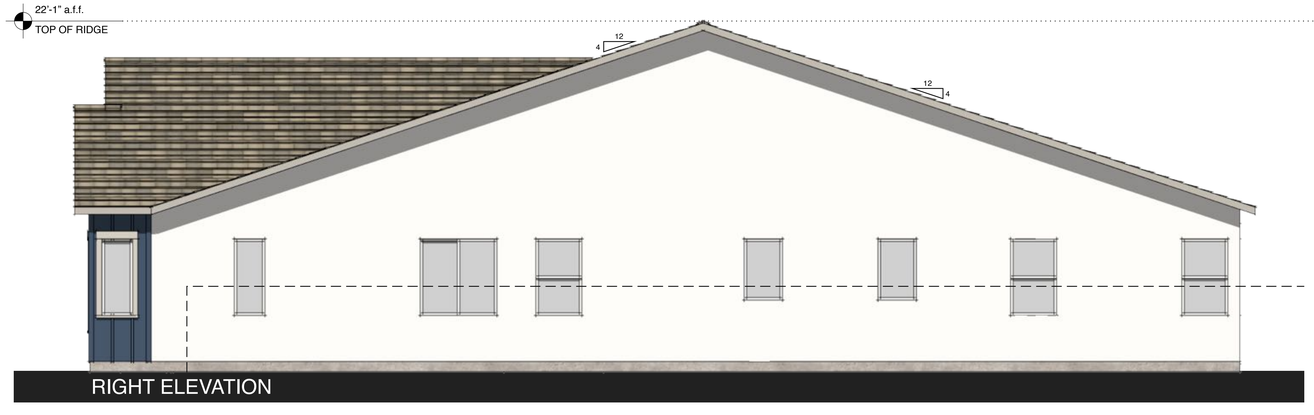
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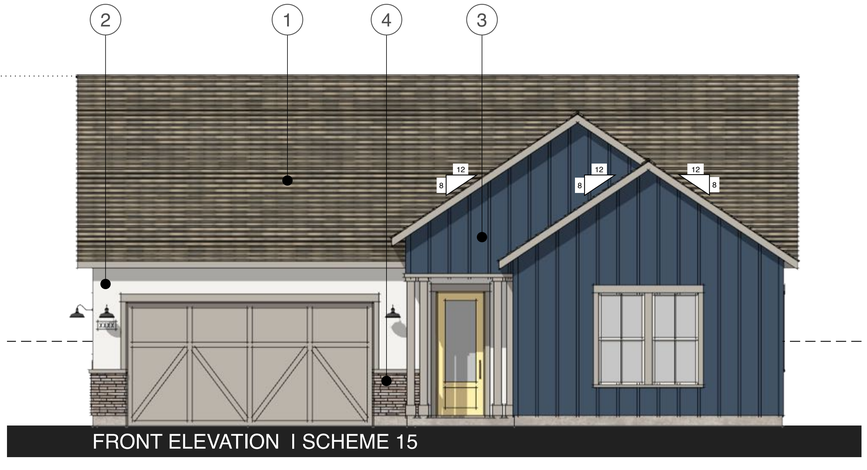
SHEET NOTES

MATERIALS

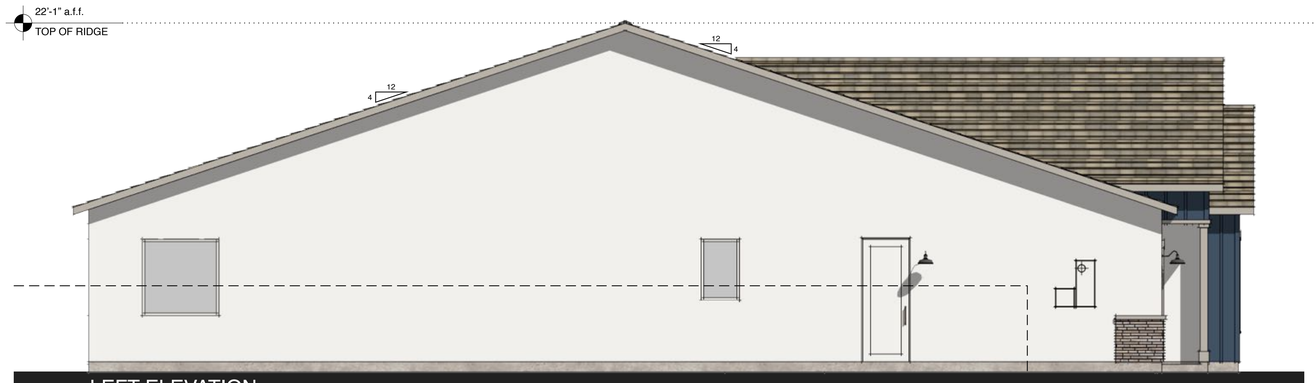
1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 15



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

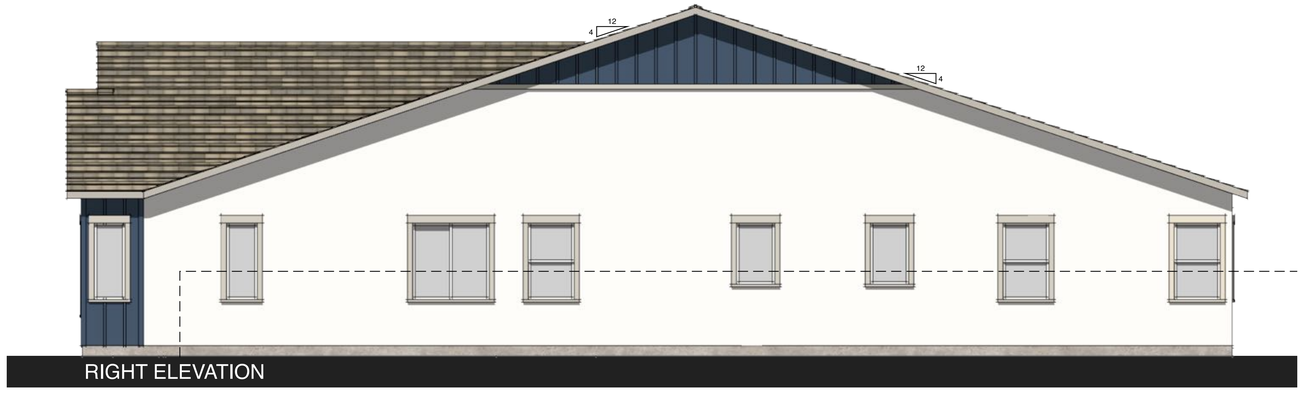
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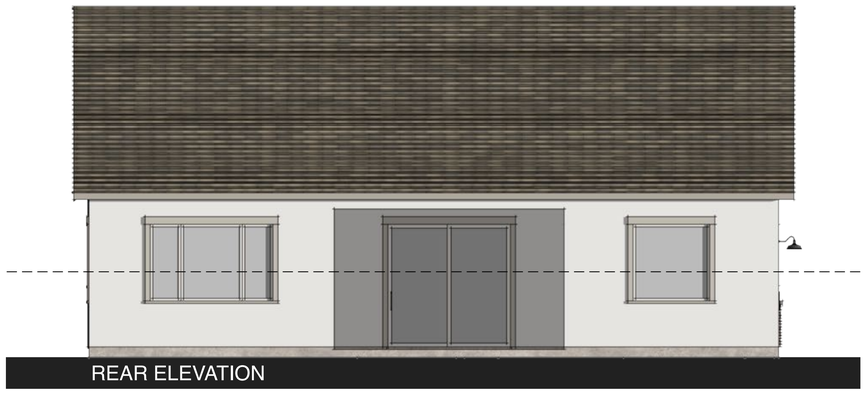
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 9 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

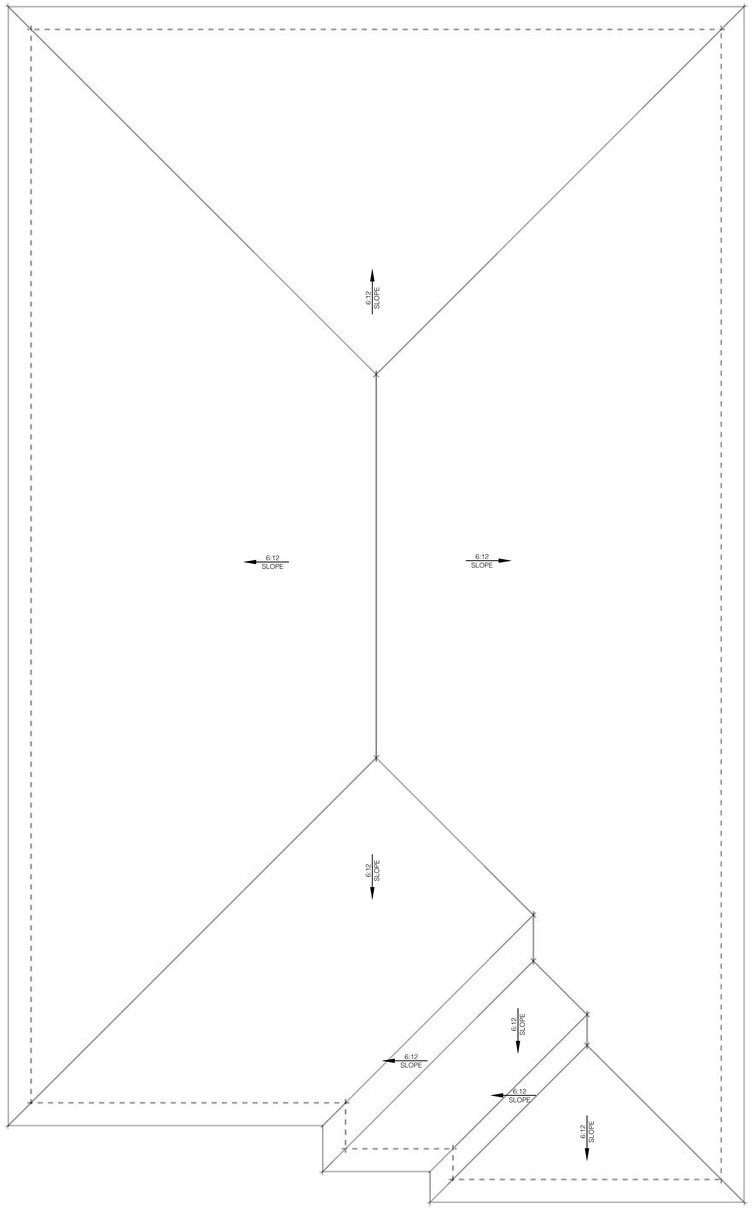
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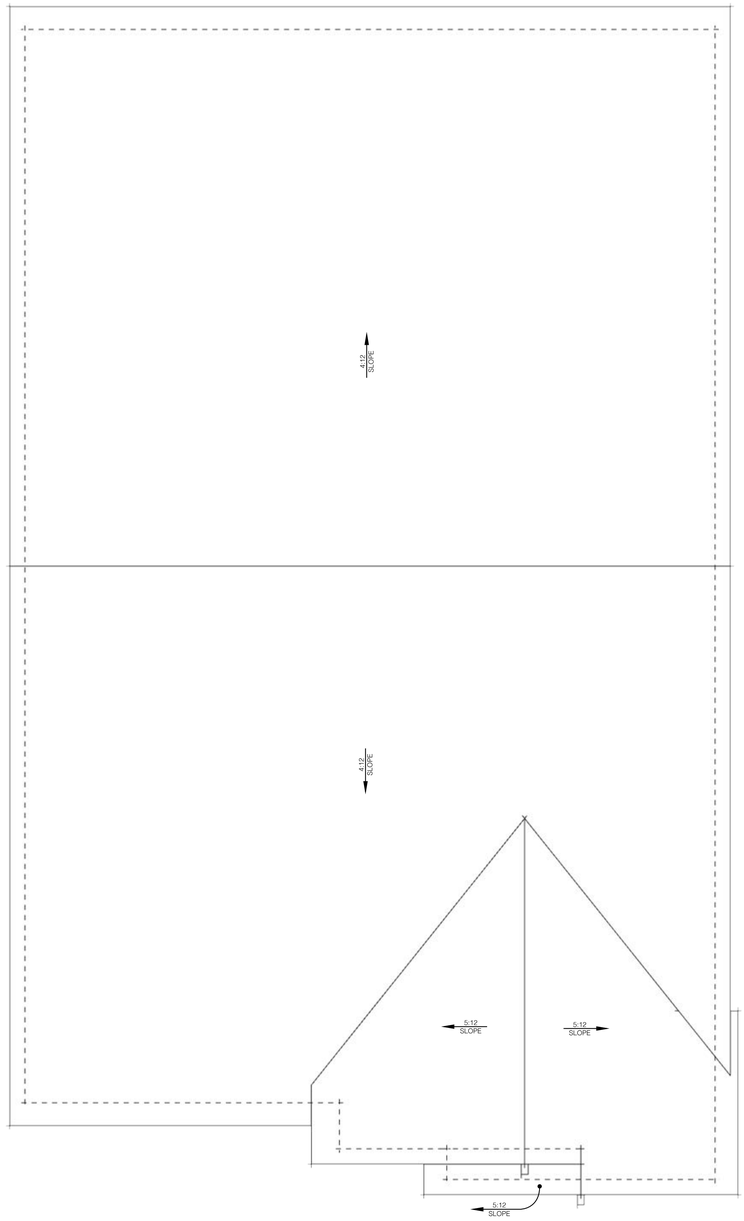
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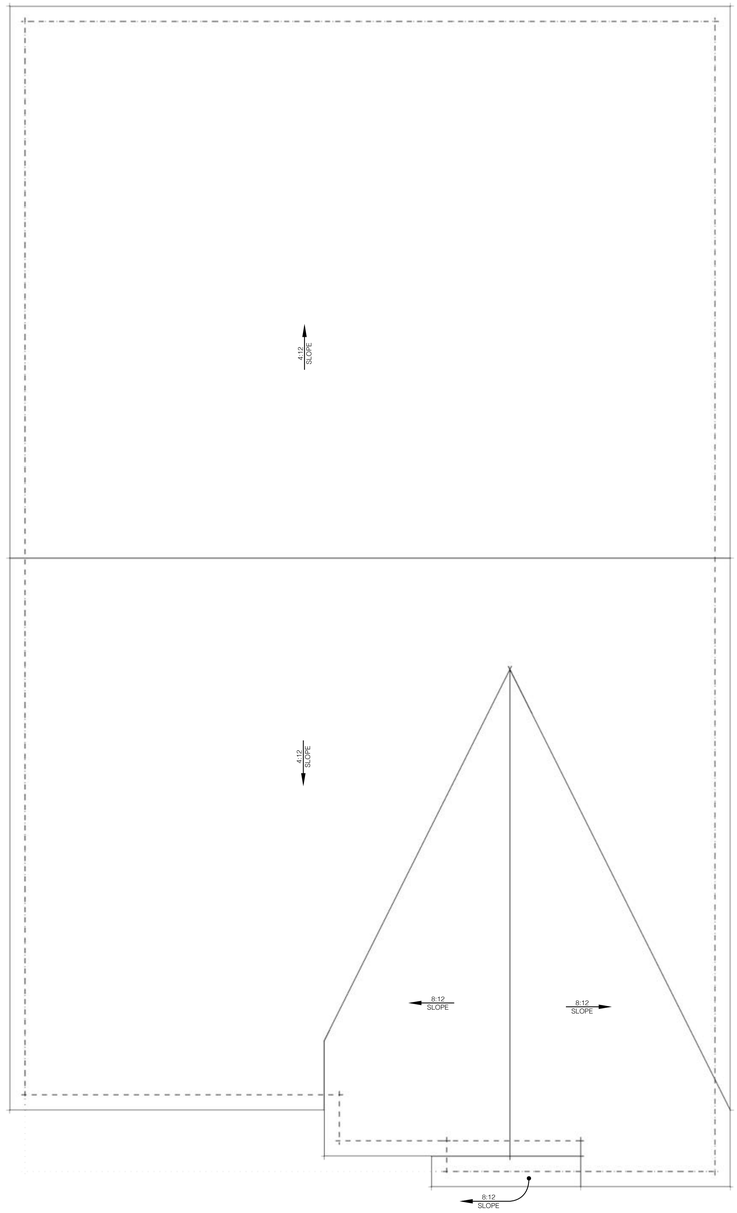
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STYLE A



STYLE B



STYLE C

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BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 9

0 2 4 8

SCALE: 1/4" = 1'-0"

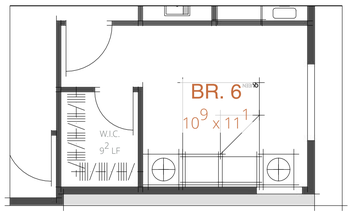
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JD+A JOB NUMBER: 24092
DATE: 10.29.2025

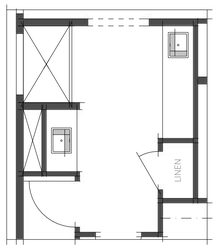
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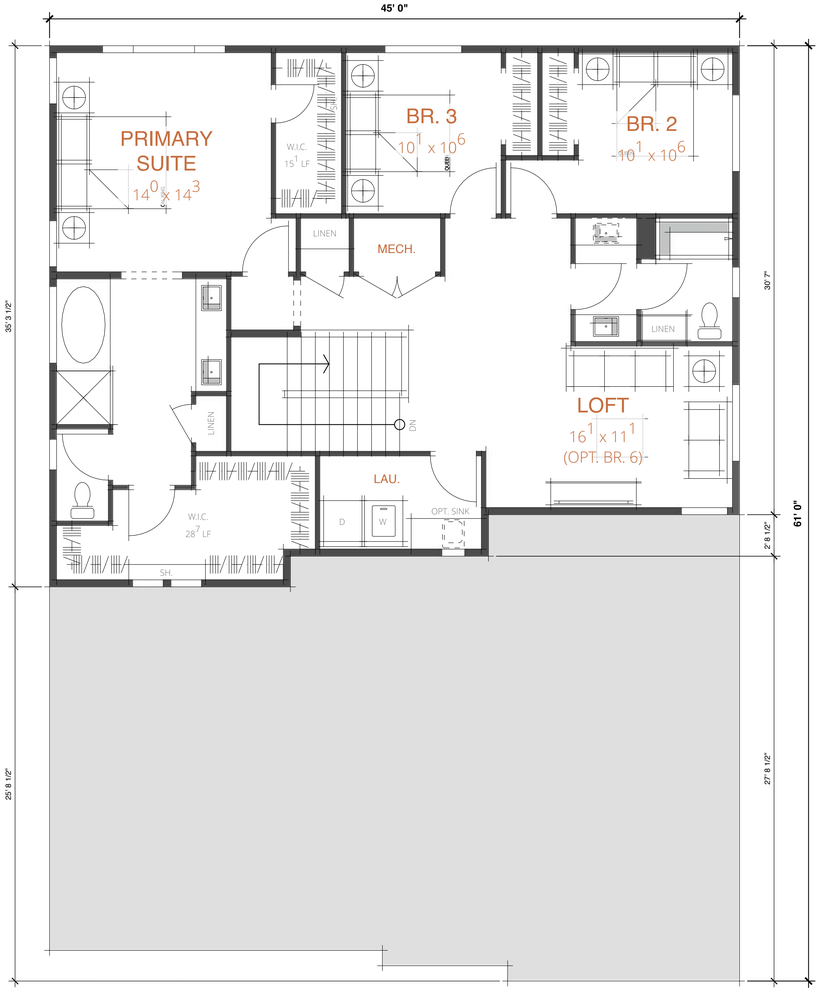


BEDROOM 6 OPTION

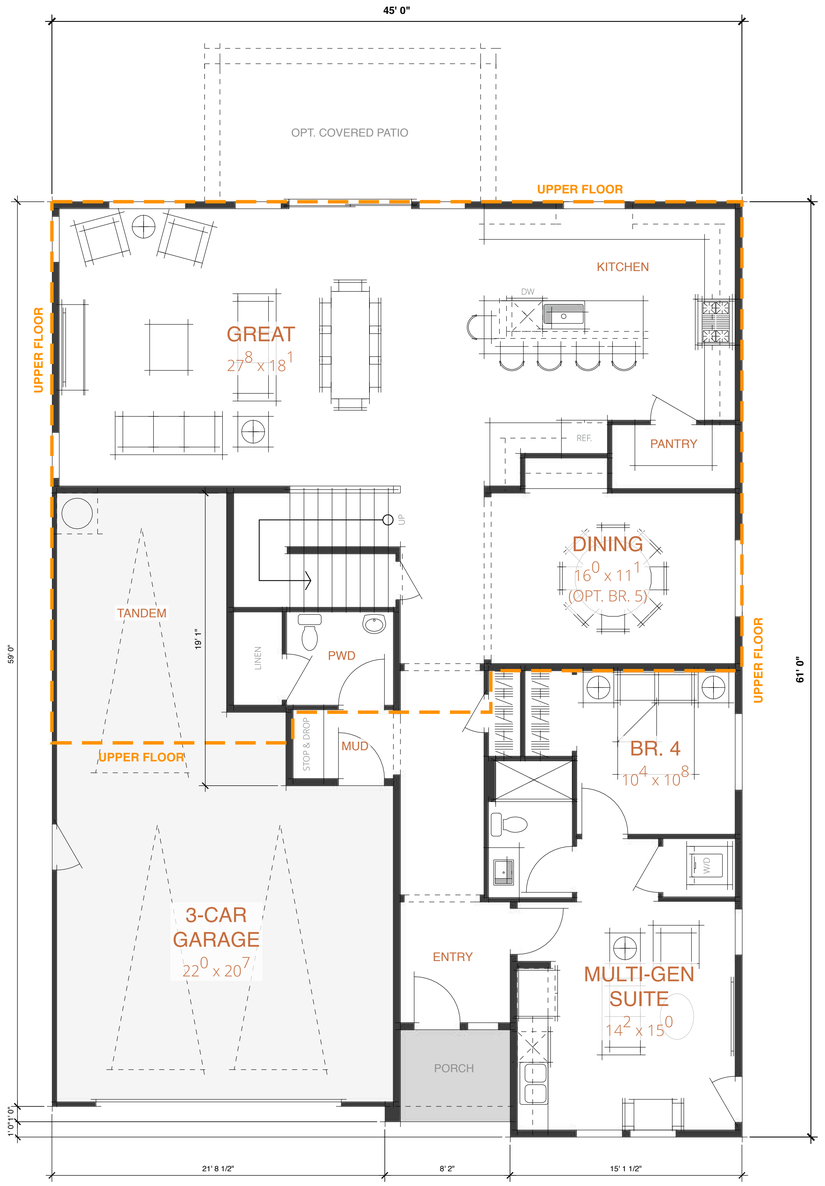
(IN LIEU OF LOFT)



CHOICE PRIMARY B

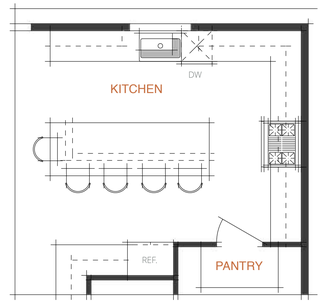


UPPER FLOOR I 1,403 SF

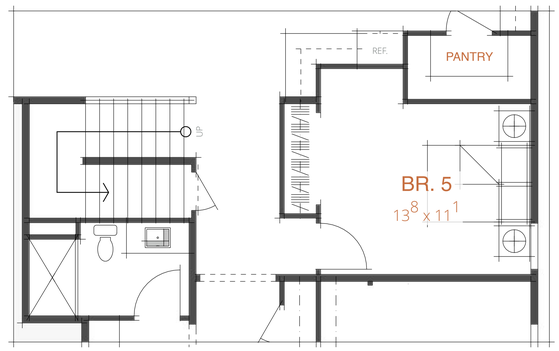


MAIN FLOOR I 1,922 SF

4-6 BEDROOM
3.5-4 BATH



CHOICE KITCHEN B



BR. 5 OPTION

(IN LIEU OF DINING)

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 10 - 3,325 SF

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 24092

DATE: 10.29.2025

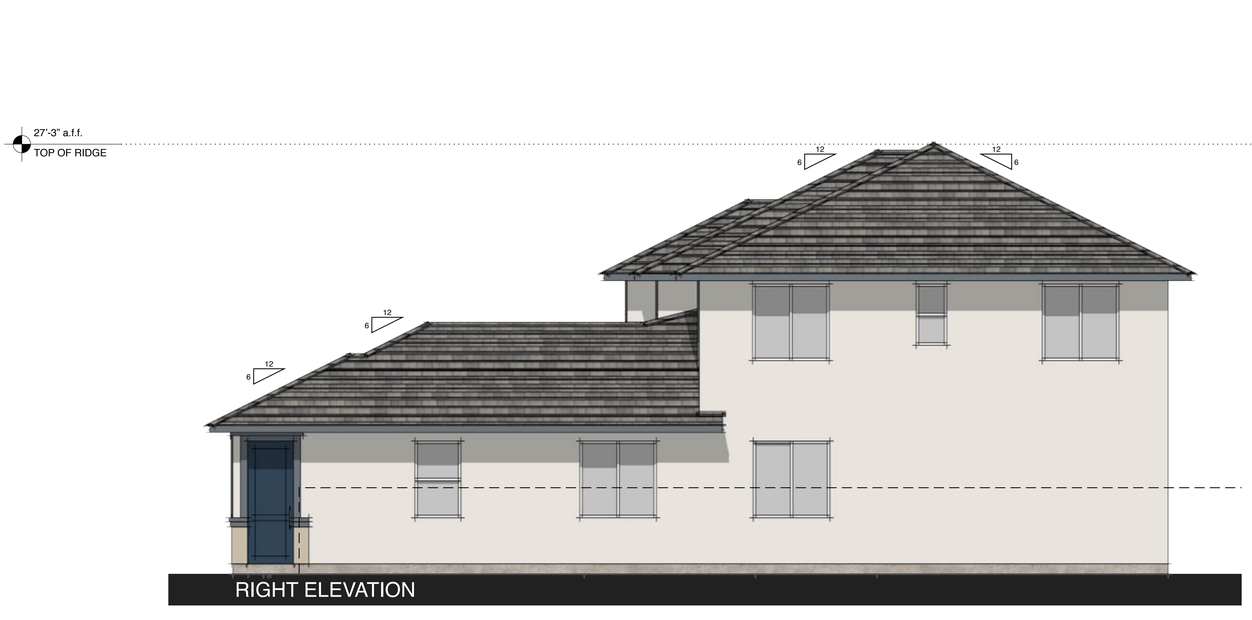
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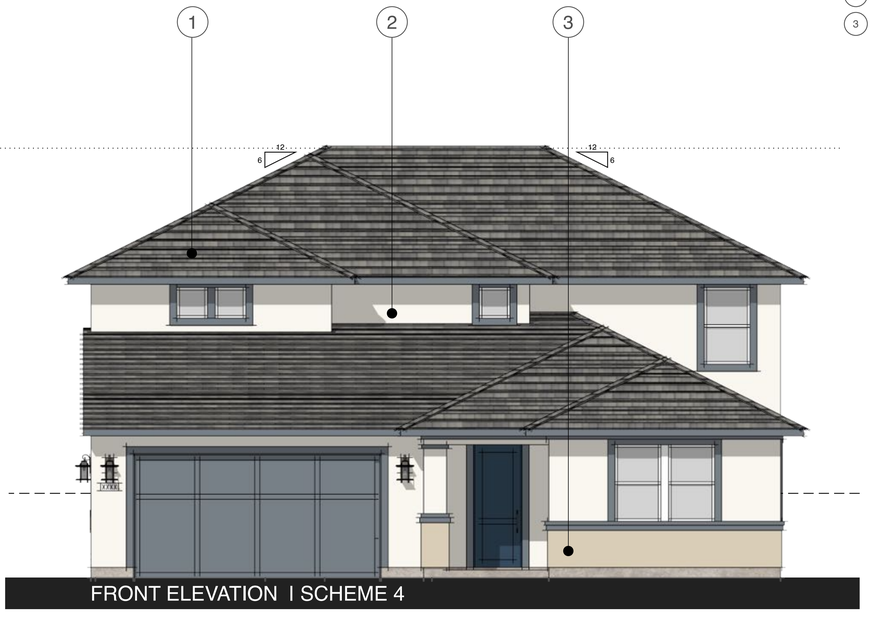
SHEET NOTES

MATERIALS

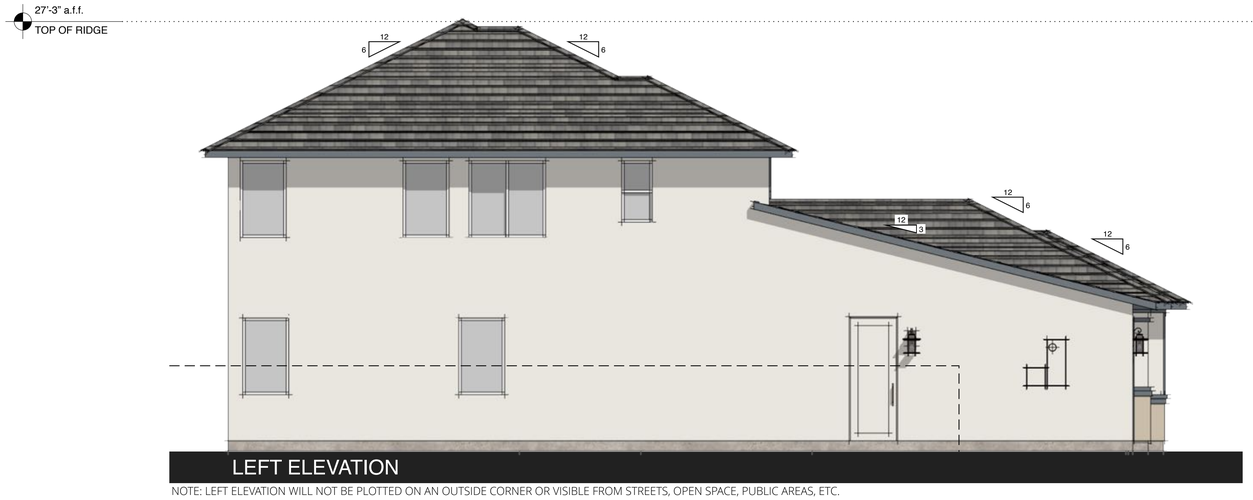
1. FLAT TILE ROOFING
2. STUCCO
3. STUCCO ACCENT



RIGHT ELEVATION

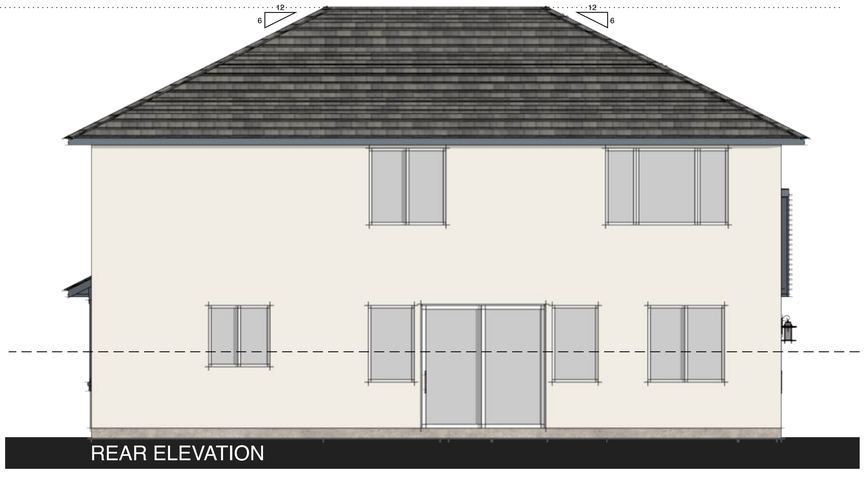


FRONT ELEVATION I SCHEME 4



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 10.29.2025

A11.2

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'AMERICANA'

0 2 4 8

SCALE: 1/4" = 1'-0"

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JD+A JOB NUMBER: 24092
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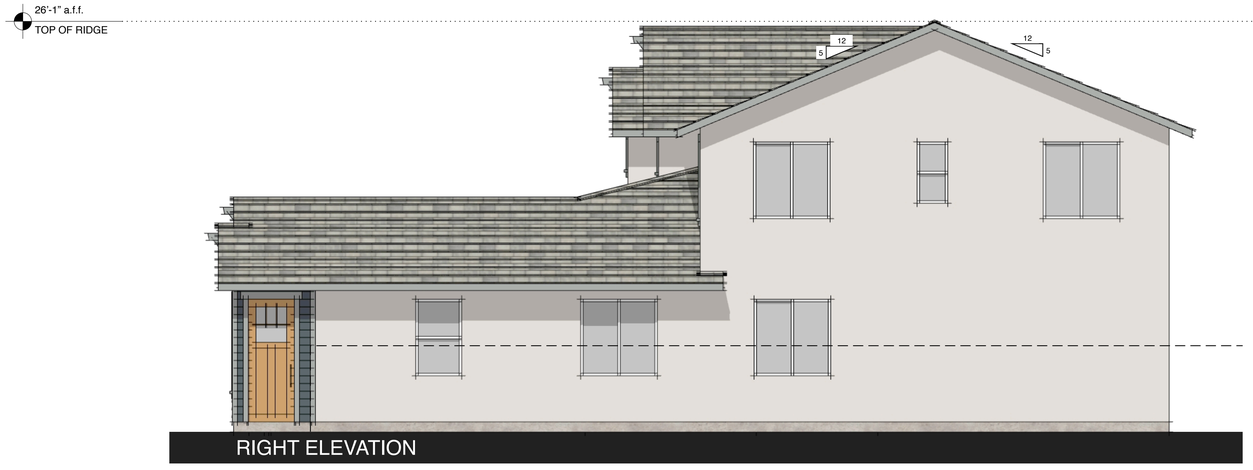
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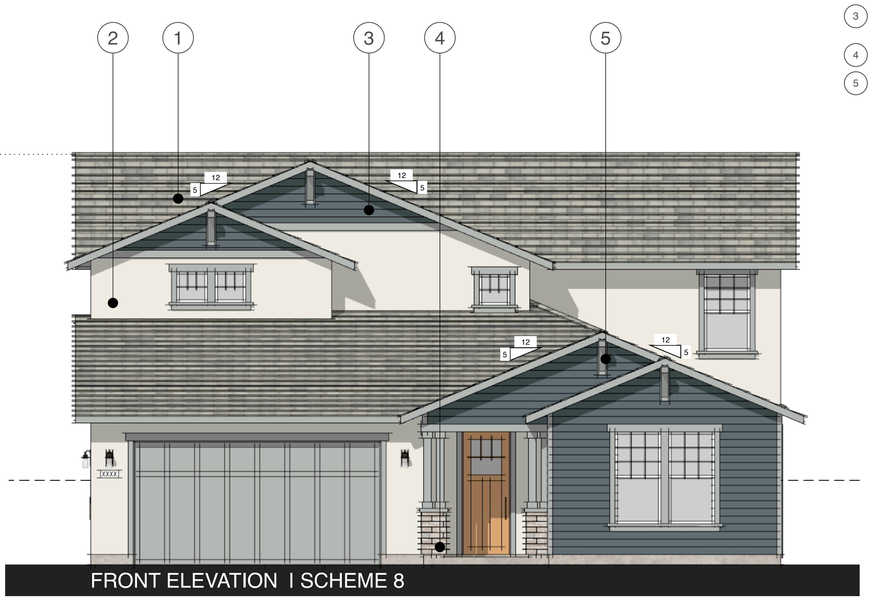
SHEET NOTES

MATERIALS

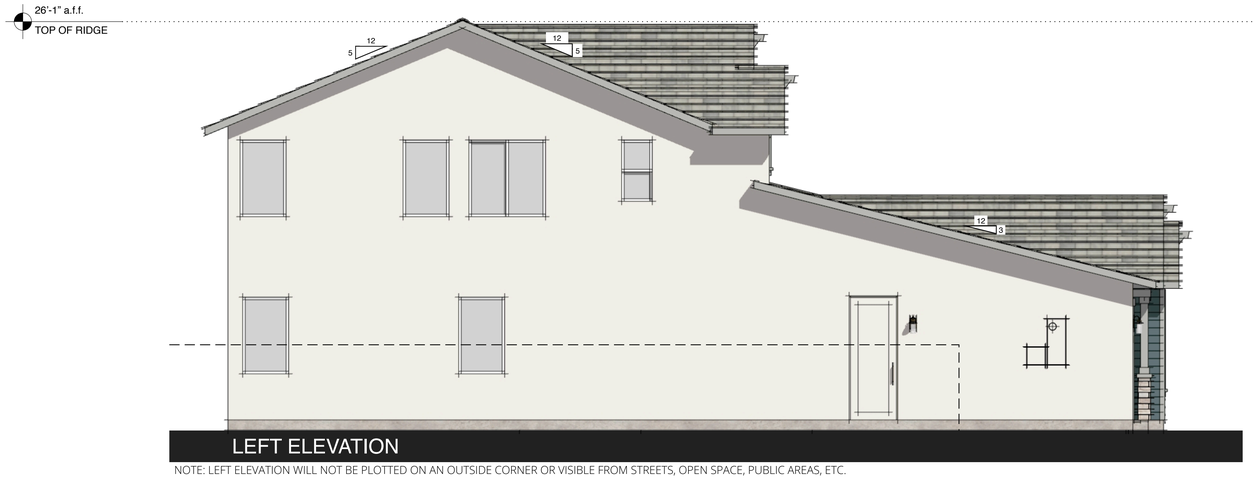
1. FLAT TILE ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" EXPOSURE
4. MASONRY VENEER
5. DECORATIVE KNEE BRACE



RIGHT ELEVATION

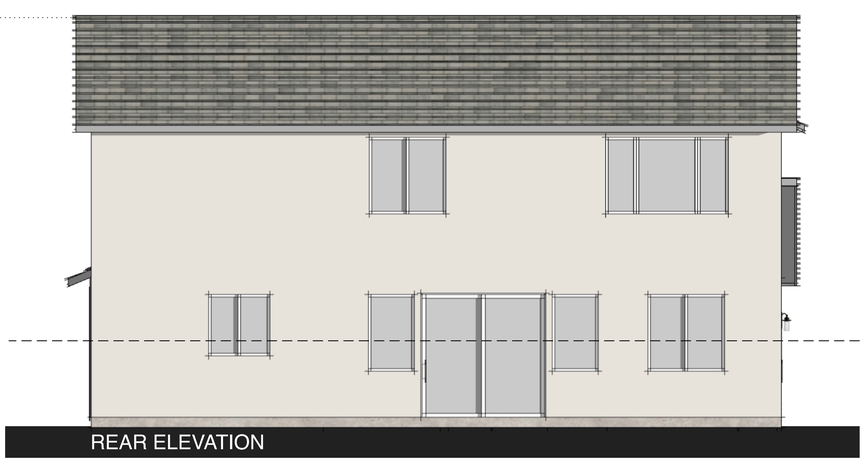


FRONT ELEVATION I SCHEME 8



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

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DATE: 01.06.2026

A11.4

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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'BUNGALOW'

0 2 4 8

SCALE: 1/4" = 1'-0"

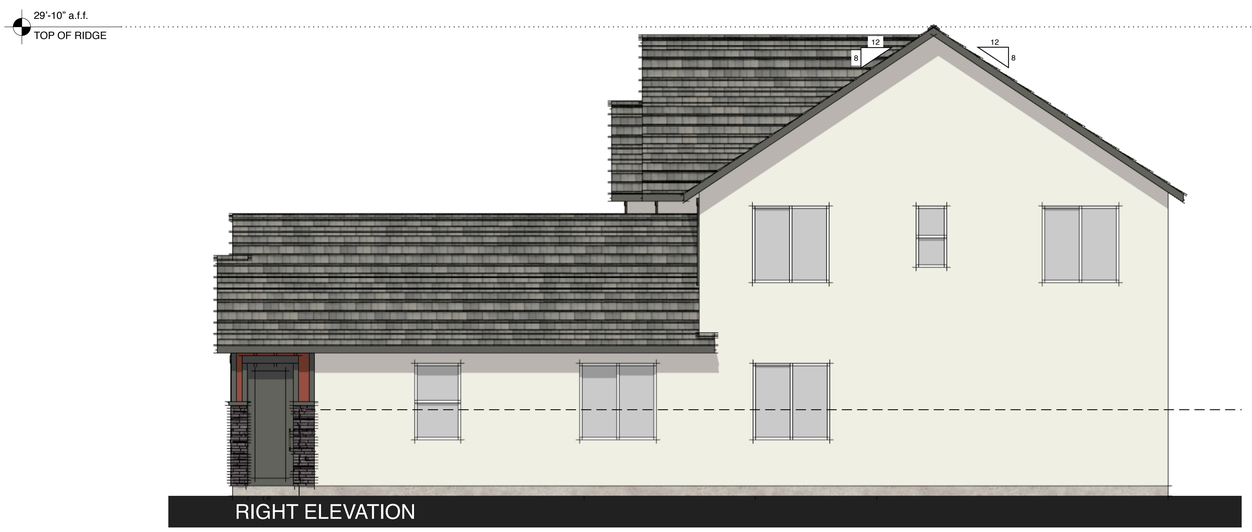
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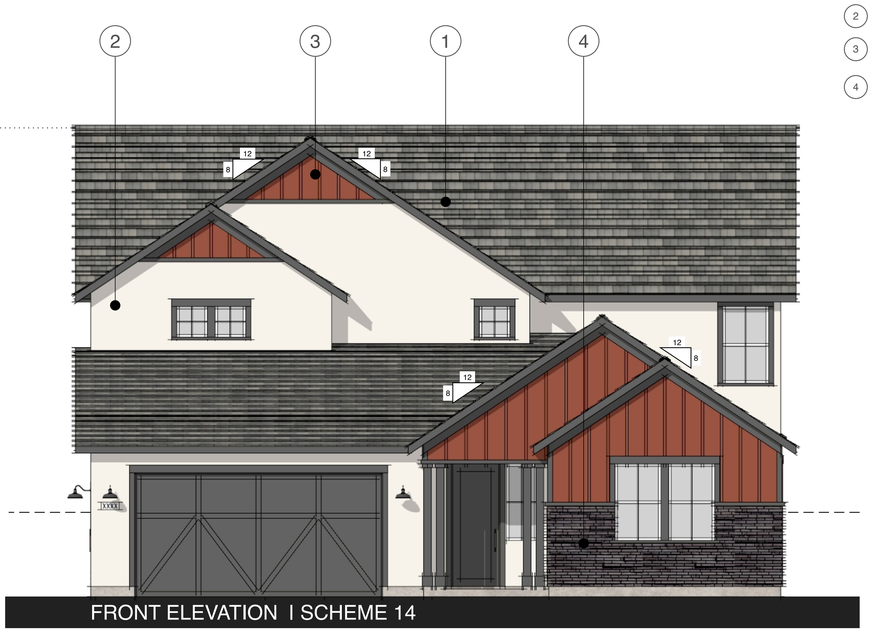
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RIGHT ELEVATION



FRONT ELEVATION I SCHEME 14



LEFT ELEVATION

NOTE: LEFT ELEVATION WILL NOT BE PLOTTED ON AN OUTSIDE CORNER OR VISIBLE FROM STREETS, OPEN SPACE, PUBLIC AREAS, ETC.



REAR ELEVATION

SHEET NOTES

MATERIALS

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

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ARCHITECTS PLANNERS

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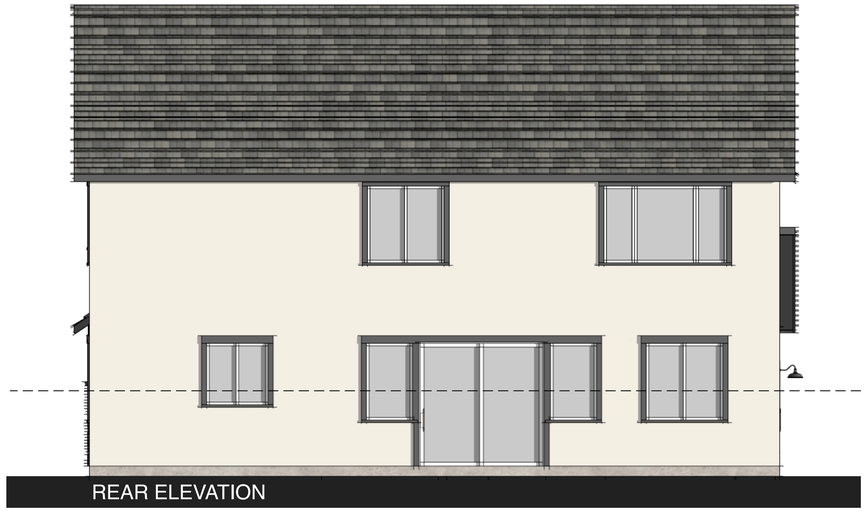
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RIGHT ELEVATION



REAR ELEVATION

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 10 ENHANCED - 'FARMHOUSE'

0 2 4 8

SCALE: 1/4" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

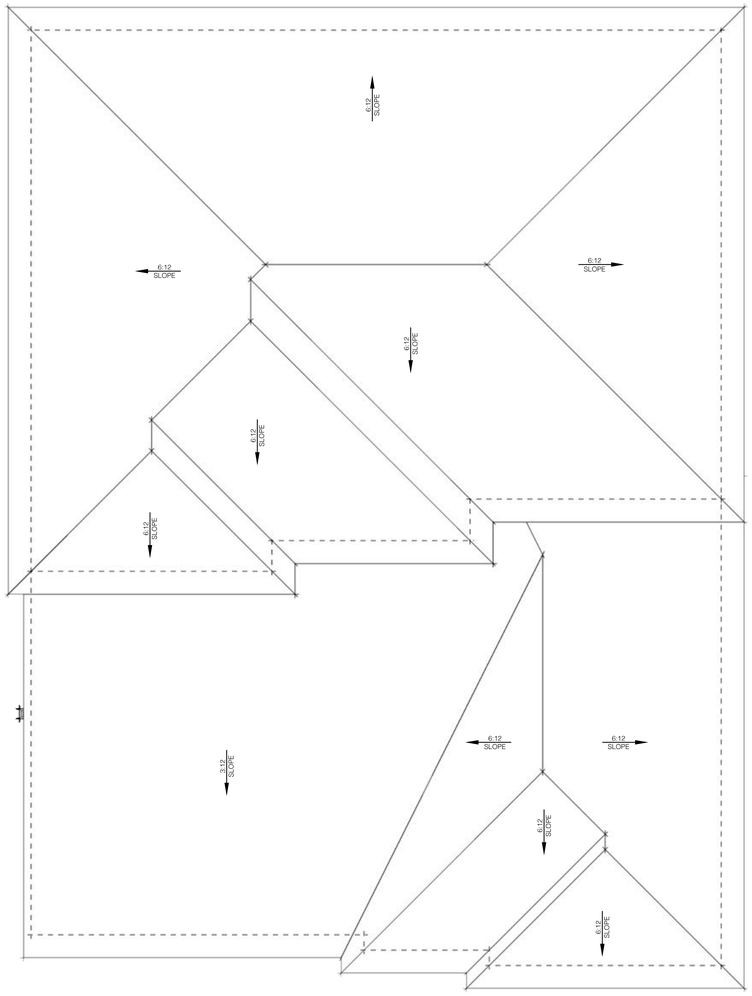
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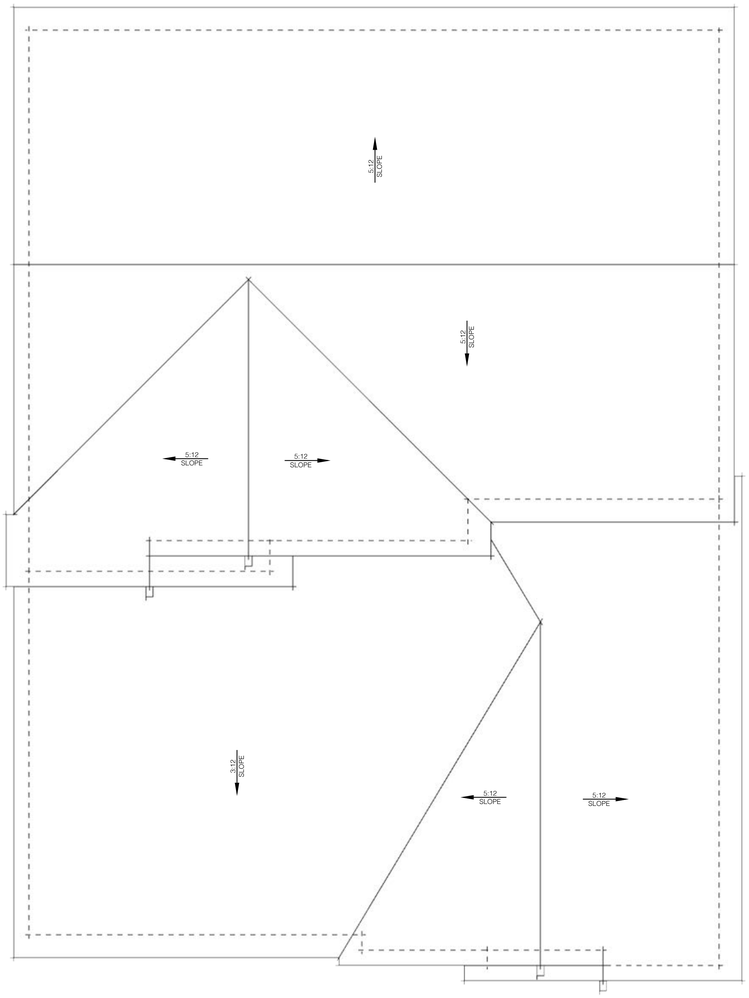
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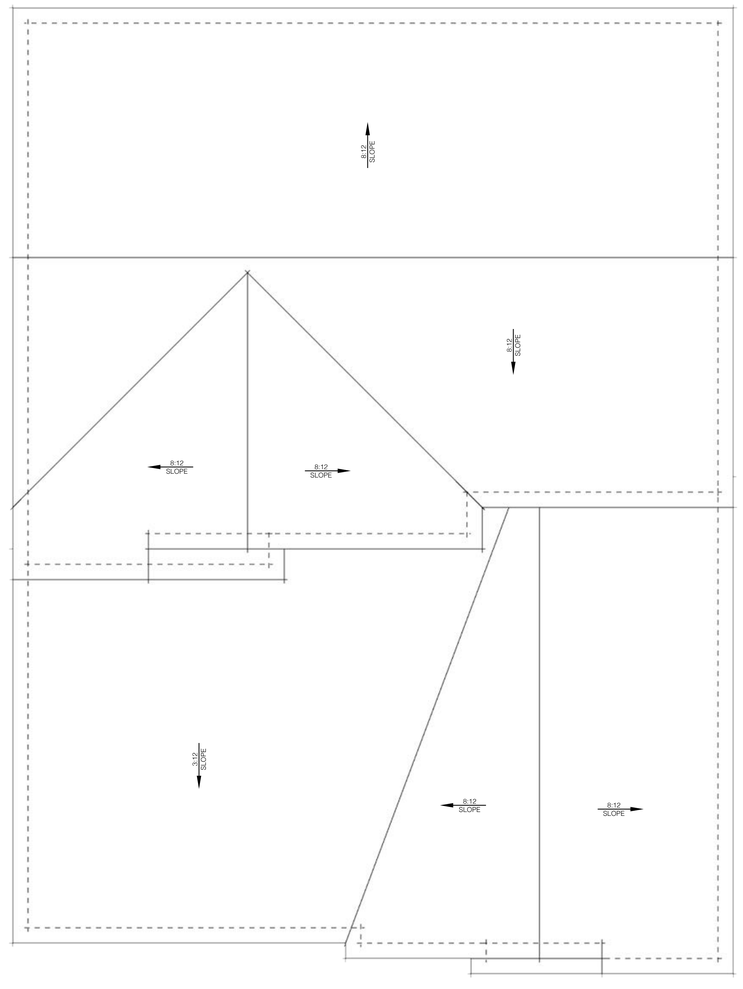
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STYLE A



STYLE B



STYLE C

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 10

0 2 4 8

SCALE: 1/4" = 1'-0"

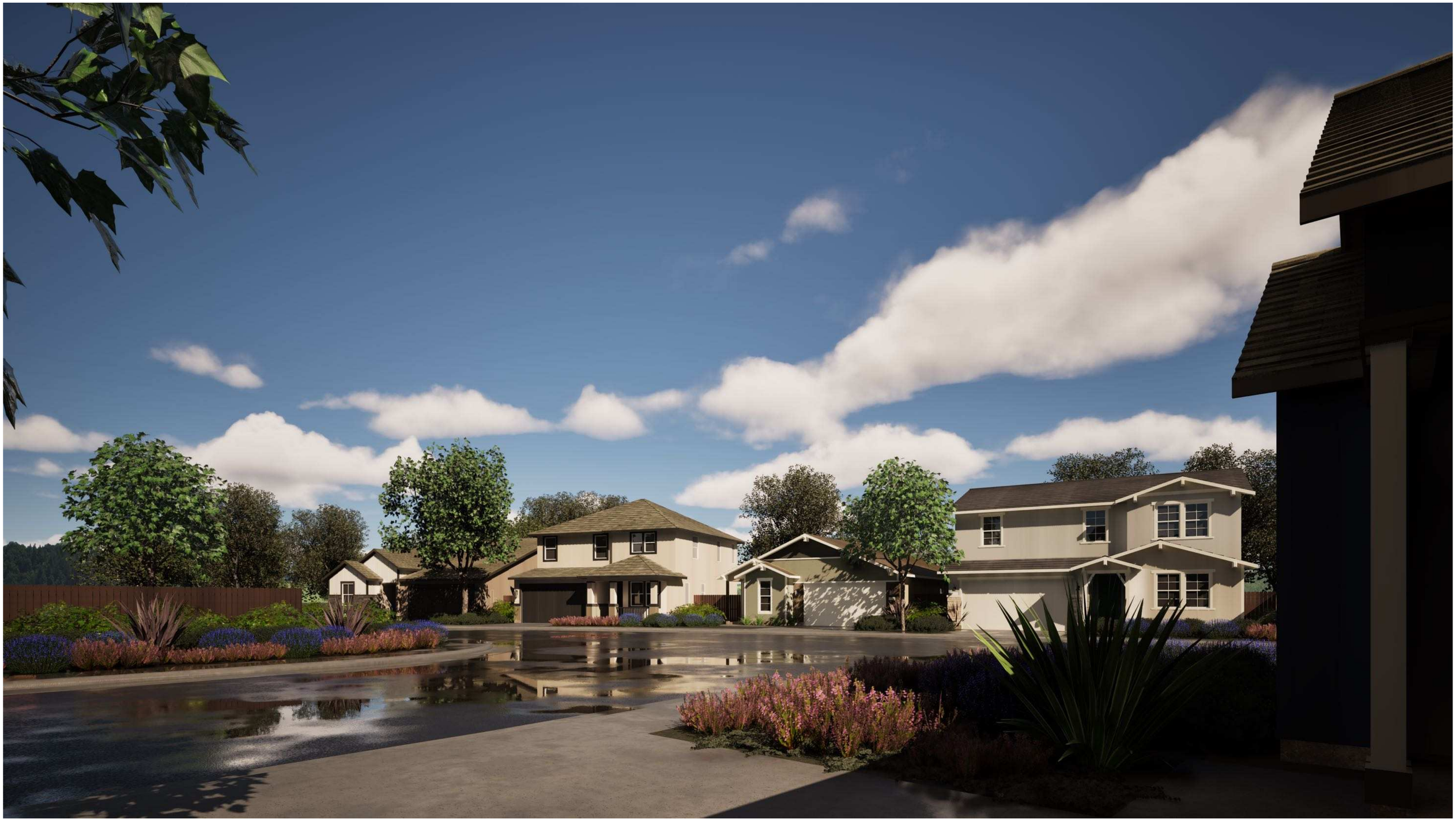
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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

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DATE: 10.14.2025

A1.2

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE – 45', 50', 55' WIDE LOTS

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

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SCHEMATIC RENDERING

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DATE: 10.14.2025

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DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

ENHANCED LOT EXHIBIT

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GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

PLAN 1 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	1,568 SF
COVERED OUTDOOR AREA:	255 SF
GARAGE AREA:	446 SF
TOTAL LOT COVERAGE AREA:	2,269 SF
TOTAL LOT COVERAGE PERCENTAGE:	50.4%

PLAN 2 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	1,786 SF
COVERED OUTDOOR AREA:	260 SF
GARAGE AREA:	460 SF
TOTAL LOT COVERAGE AREA:	2,506 SF
TOTAL LOT COVERAGE PERCENTAGE:	55.7%

PLAN 3 LOT COVERAGE DATA

MINIMUM LOT AREA:	4,500 SF
LIVING AREA:	951 SF
COVERED OUTDOOR AREA:	82 SF
COVERED PATIO OPTION:	176 SF
GARAGE AREA:	459 SF
TOTAL LOT COVERAGE AREA:	1,492 SF
TOTAL LOT COVERAGE AREA @ PATIO OPTION:	1,668 SF
TOTAL LOT COVERAGE PERCENTAGE:	33.1%
TOTAL LOT COVERAGE PERCENTAGE @ PATIO OPTION:	37%

TYPICAL PLOTTING PLAN - 45X100 LOTS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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PLAN 4 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	2,040 SF
COVERED OUTDOOR AREA:	47 SF
GARAGE AREA:	425 SF
TOTAL LOT COVERAGE AREA:	2,912 SF
TOTAL LOT COVERAGE PERCENTAGE:	58.2%

PLAN 5 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	2,134 SF
COVERED OUTDOOR AREA:	222 SF
GARAGE AREA:	465 SF
TOTAL LOT COVERAGE AREA:	2,821 SF
TOTAL LOT COVERAGE PERCENTAGE:	56.4%

PLAN 6 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	1,113 SF
COVERED OUTDOOR AREA:	54 SF
GARAGE AREA:	456 SF
TOTAL LOT COVERAGE AREA:	1,623 SF
TOTAL LOT COVERAGE PERCENTAGE:	32.5%

PLAN 7 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,000 SF
LIVING AREA:	1,274 SF
COVERED OUTDOOR AREA:	265 SF
GARAGE AREA:	660 SF
TOTAL LOT COVERAGE AREA:	2,199 SF
TOTAL LOT COVERAGE PERCENTAGE:	43.9%

GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN - 50X100 LOTS

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DATE: 01.08.2026

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GRAPHIC KEY

- LIVING SPACE
- COVERED OUTDOOR SPACE
- GARAGE SPACE
- DRIVEWAY
- OPEN LOT AREA

PLAN 8 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	2,299 SF
COVERED OUTDOOR AREA:	176 SF
GARAGE AREA:	526 SF
TOTAL LOT COVERAGE AREA:	3,001 SF
TOTAL LOT COVERAGE PERCENTAGE:	54.6%

PLAN 9 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	2,536 SF
COVERED OUTDOOR AREA:	198 SF
GARAGE AREA:	523 SF
TOTAL LOT COVERAGE AREA:	3,257 SF
TOTAL LOT COVERAGE PERCENTAGE:	59.2%

PLAN 10 LOT COVERAGE DATA

MINIMUM LOT AREA:	5,500 SF
LIVING AREA:	1,921 SF
COVERED OUTDOOR AREA:	44 SF
COVERED PATIO OPTION:	190 SF
GARAGE AREA:	728 SF
TOTAL LOT COVERAGE AREA:	2,693 SF
TOTAL LOT COVERAGE AREA @ PATIO OPTION:	2,883 SF
TOTAL LOT COVERAGE PERCENTAGE:	49%
TOTAL LOT COVERAGE PERCENTAGE @ PATIO OPTION:	52.4%

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN - 55X100 LOTS

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DATE: 01.08.2026

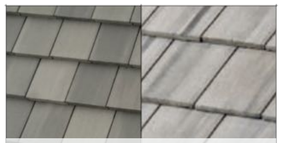
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Attachment 4

Colors and Materials

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SCHEME 1



EAGLE | BEL AIR
4697 SLATE RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE



SW 7061 | NIGHT OWL
TRIM + FASCIA + GARAGE



SW 7029 | AGREEABLE GRAY
STUCCO BODY

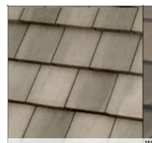


SW 9162 | AFRICAN GRAY
ACCENT STUCCO

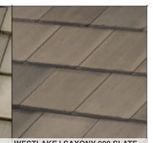


SW 2802 | ROOKWOOD RED
ENTRY DOOR

SCHEME 2



EAGLE | BEL AIR
4697 BROWN GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND



SW 7757 | HIGH REFLECTIVE WHITE
TRIM + FASCIA + GARAGE



SW 7015 | REPOSE GRAY
STUCCO BODY

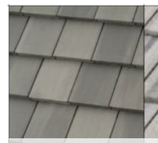


SW 7019 | GAUNTLET GRAY
ACCENT STUCCO



SW 7710 | BRANDYWINE
ENTRY DOOR

SCHEME 3



EAGLE | BEL AIR
4697 SLATE RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE



SW 7674 | PEPPERCORN
TRIM + FASCIA + GARAGE



SW 7631 | CITY LOFT
STUCCO BODY



SW 9171 | FELTED WOOL
ACCENT STUCCO

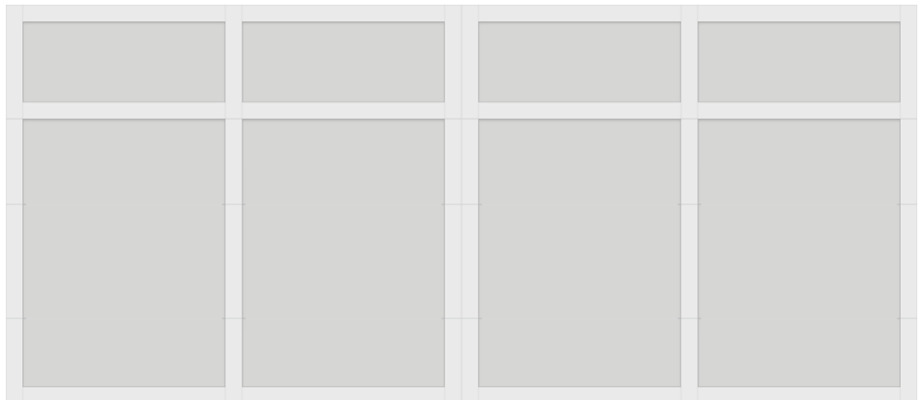


SW 7676 | CYBERSPACE
ENTRY DOOR

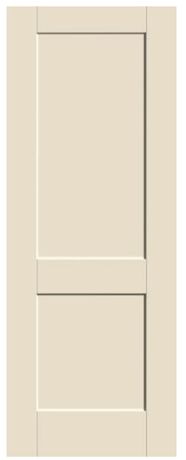


45' & 50' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560021-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 5-1/2" / H: 15-1/8" / D: 7"

55' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560022-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF8120
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

© 2004 - 2024 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

COLOR + MATERIAL | 'AMERICANA'

3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

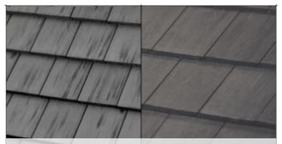
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.1

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SCHEME 4



EAGLE | BEL AIR
295 DARK CHARCOAL

WESTLAKE | SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 6257 | GIBRALTAR
TRIM + FASCIA + GARAGE

SW 7551 | GREEK VILLA
STUCCO BODY

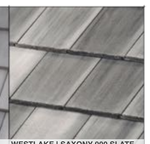
SW 6149 | RELAXED KHAKI
ACCENT STUCCO

SW 9178 | IN THE NAVY
ENTRY DOOR

SCHEME 5



EAGLE | BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND

SW 7069 | IRON ORE
TRIM + FASCIA + GARAGE

SW 9166 | DRIFT OF MIST
STUCCO BODY

SW 9167 | POLISHED CONCRETE
ACCENT STUCCO

SW 6271 | EXPRESSIVE PLUM
ENTRY DOOR

SCHEME 6



EAGLE | BEL AIR
4687 BROWN GRAY RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

SW 6070 | HERON PLUME
TRIM + FASCIA + GARAGE

SW 6072 | VERSATILE GRAY
STUCCO BODY

SW 6075 | GARRET GRAY
ACCENT STUCCO

SW 6680 | FRIENDLY YELLOW
ENTRY DOOR

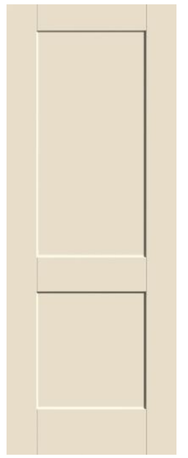


45' & 50' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560021-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 5-1/2" / H: 15-1/8" / D: 7"

55' LOTS -
PROGRESS LIGHTING | GIBBES STREET | P560022-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF8120
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'AMERICANA'

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JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.2

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SCHEME 7



EAGLE | BEL AIR
4697 SLATE RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE

SW 7061 | NIGHT OWL
TRIM + FASCIA + GARAGE

SW 7035 | AESTHETIC WHITE
STUCCO BODY

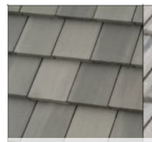
SW 6249 | STORM CLOUD
HORIZONTAL SIDING

SW 6180 | OAKMOSS
ENTRY DOOR

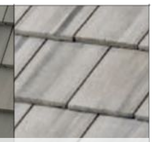


CHALK DUST | TUNDRA BRICK
MASONRY BY ELDORADO STONE

SCHEME 8



EAGLE | BEL AIR
4697 SLATE RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5037 NATURAL MARBLE

SW 9163 | TIN LIZZIE
TRIM + FASCIA + GARAGE

SW 7570 | EGRET WHITE
STUCCO BODY

SW 7625 | MOUNT ETNA
HORIZONTAL SIDING

SW 2817 | ROOKWOOD AMBER
ENTRY DOOR



LATIGO | TUNDRA BRICK
MASONRY BY ELDORADO STONE

SCHEME 9



EAGLE | BEL AIR
4687 BROWN GRAY RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

SW 7006 | EXTRA WHITE
TRIM + FASCIA + GARAGE

SW 6183 | CONSERVATIVE GRAY
STUCCO BODY

SW 6186 | DRIED THYME
HORIZONTAL SIDING

SW 7593 | RUSTIC RED
ENTRY DOOR

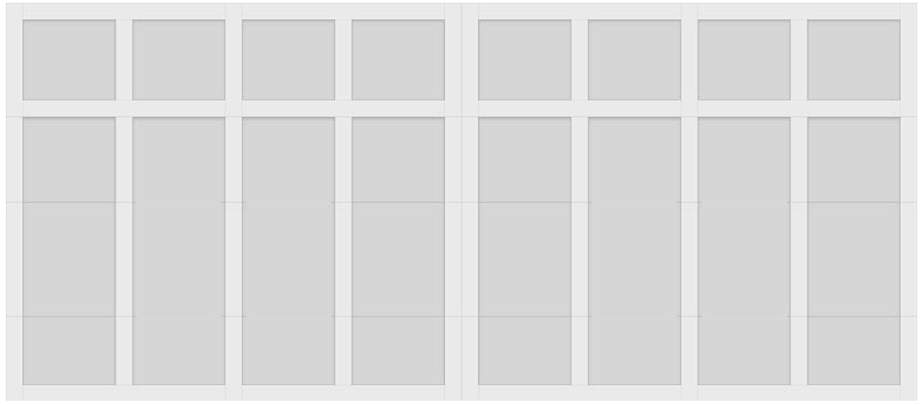


ASHLAND | TUNDRA BRICK
MASONRY BY ELDORADO STONE

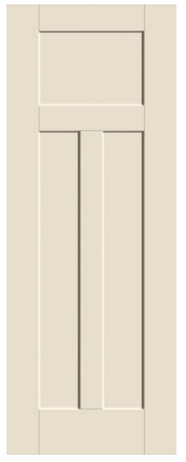


45' & 50' LOTS -
PROGRESS LIGHTING | WELDON | P560119-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 6" / H: 9" / D: 6-3/4"

55' LOTS -
PROGRESS LIGHTING | WELDON | P560120-031
OUTDOOR WALL MOUNTED | COLOR : PAINTED BLACK
W: 8" / H: 11-7/8" / D: 8-3/4"



CLOPAY | GRAND HARBOR | GH12 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF84800
ENTRY DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'BUNGALOW'

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.3

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SCHEME 10



EAGLE I BEL AIR
4602 CONCORD BLEND

WESTLAKE I SAXONY 900 SLATE
1FACS0330 APPALACIAN BLEND

SW 7048 I URBANE BRONZE
TRIM + FASCIA + GARAGE

SW 7024 I FUNCTIONAL GRAY
STUCCO BODY

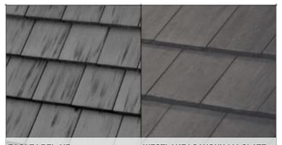
SW 7005I PURE WHITE
BOARD & BATTEN

SW 7621 I SILVERMIST
ENTRY DOOR



TALAVERA I LOREIOBRICKE
MASONRY BY ELDORADO STONE

SCHEME 11



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 6990 I CAVIAR
FASCIA

SW 7636 I ORIGAMI WHITE
STUCCO BODY

SW 7636 I ORIGAMI WHITE
BOARD & BATTEN + TRIM + GARAGE

SW 6328 I FIREWEED
ENTRY DOOR

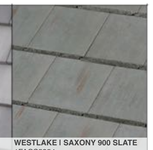


FAROLA I LOREIOBRICK
MASONRY BY ELDORADO STONE

SCHEME 12



EAGLE I BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE I SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND

SW 6004 I GREENBLACK
TRIM + FASCIA + GARAGE

SW 7064 I PASSIVE
STUCCO BODY

SW 7005 I PURE WHITE
BOARD & BATTEN

SW 9184 I FOXHALL GREEN
ENTRY DOOR

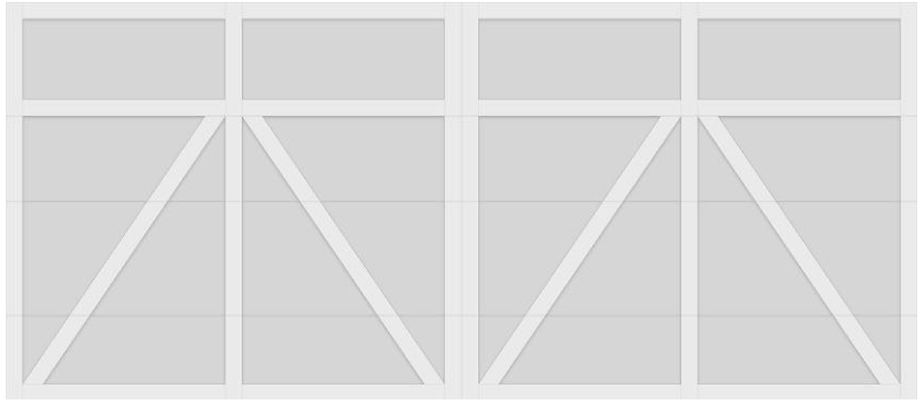


HOLLIN I LOREIOBRICK
MASONRY BY ELDORADO STONE

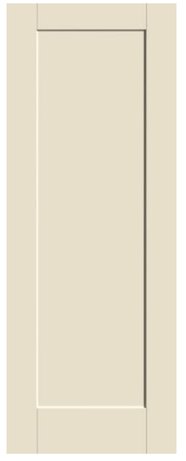


45' & 50' LOTS -
PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"

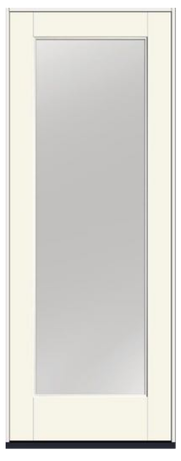
55' LOTS -
PROGRESS LIGHTING I DISTRICT I P5623-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 12" / H: 10-1/2" / D: 12-1/4"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF81100
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR FULL GLASS



BUILDER OPTION FOR GLASS
SMOOTH STAR I THERMA TRU I S8000
ENTRY DOOR I COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'FARMHOUSE'

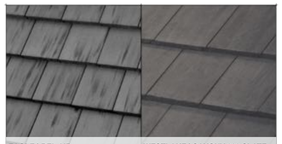
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.4

/Users/jballa/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEZER/NCR/CAL/24090-24092 THE GROVE (STARDUST)/01 PROJECT COMMON FILES/LAYOUT/24090-24092_A12_C_M_30x42L

SCHEME 13



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL



SW 7008 I ALABASTER
TRIM + FASCIA + GARAGE



SW 9173 I SHIITAKE
STUCCO BODY



SW 6207 I RETREAT
BOARD & BATTEN

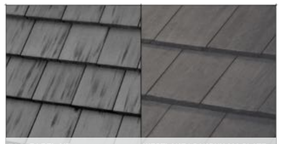


SW 6209 I RIPE OLIVE
ENTRY DOOR



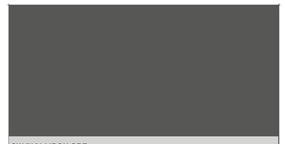
LILIA I LOREIOBRICK
MASONRY BY ELDORADO STONE

SCHEME 14

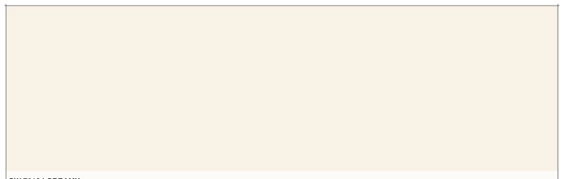


EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL



SW 7069 I IRON ORE
TRIM + FASCIA + GARAGE



SW 7012 I CREAMY
STUCCO BODY



SW 7593 I RUSTIC RED
BOARD & BATTEN



SW 7069 I IRON ORE
ENTRY DOOR



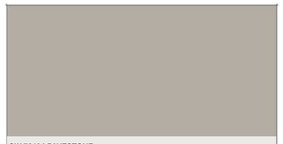
HOLLIN I LOREIOBRICK
MASONRY BY ELDORADO STONE

SCHEME 15



EAGLE I BEL AIR
4502 ARCADIA CANYON BROWN

WESTLAKE I SAXONY 900 SLATE
1FACS0024 DESERT SAGE



SW 7642 I PAVESTONE
TRIM + FASCIA + GARAGE



SW 6000 I SNOWFALL
STUCCO BODY



SW 6244 I NAVAL
BOARD + BATTEN



SW 9017 I SUNNY VERANDA
ENTRY DOOR

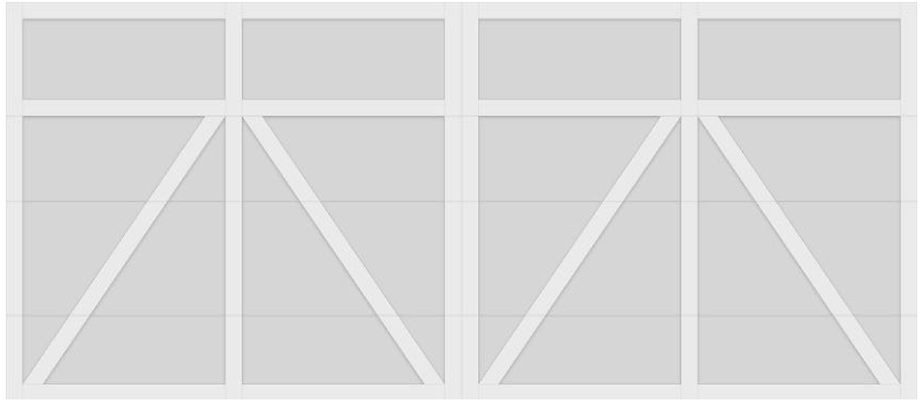


FAROLA I LOREIOBRICK
MASONRY BY ELDORADO STONE

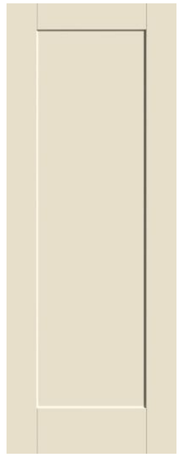


45' & 50' LOTS -
PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"

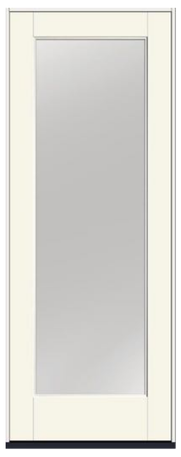
55' LOTS -
PROGRESS LIGHTING I DISTRICT I P5623-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 12" / H: 10-1/2" / D: 12-1/4"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF81100
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR FULL GLASS



BUILDER OPTION FOR GLASS
SMOOTH STAR I THERMA TRU I S8000
ENTRY DOOR I COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'FARMHOUSE'

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.5

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SCHEME 16



EAGLE | BEL AIR
4687 BROWN GRAY RANGE

WESTLAKE | SAXONY 900 SLATE
1FACS1132
CHARCOAL BROWN BLEND

SW 7757 | HIGH REFLECTIVE WHITE
TRIM + FASCIA + GARAGE

SW 7638 | JOGGING PATH
STUCCO BODY

SW 9130 | EVERGREEN FOG
HORIZONTAL SIDING 6"

SW 6188 | SHADE-GROWN
HORIZONTAL SIDING 2"

SW 0009 | EASTLAKE GOLD
ENTRY DOOR

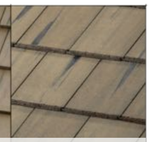


MADRONA | CUT COARSE STONE
MASONRY BY ELDORADO STONE

SCHEME 17



EAGLE | BEL AIR
4502 ARCADIA CANYON BROWN



WESTLAKE | SAXONY 900 SLATE
1FACS0024 DESERT SAGE

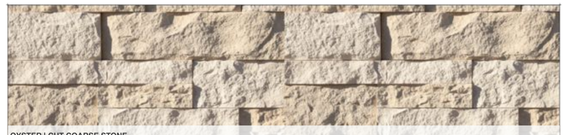
SW 7005 | PURE WHITE
TRIM + FASCIA + GARAGE

SW 9166 | DRIFT OF MIST
STUCCO BODY

SW 7660| EARL GREY
HORIZONTAL SIDING 6"

SW 7622 | HOMBURG GRAY
HORIZONTAL SIDING 2"

SW 7598 | SIERRA REDWOOD
ENTRY DOOR



OYSTER | CUT COARSE STONE
MASONRY BY ELDORADO STONE

SCHEME 18



EAGLE | BEL AIR
4679 LIGHT GRAY RANGE



WESTLAKE | SAXONY 900 SLATE
1FACS5354
STONE MOUNTAIN BLEND

SW 7068 | GRIZZLE GRAY
TRIM + FASCIA + GARAGE

SW 7551 | GREEK VILLA
STUCCO BODY

SW 7644 | GATEWAY GRAY
HORIZONTAL SIDING 6"

SW 7743 | MOUNTAIN ROAD
HORIZONTAL SIDING 2"

SW 6223 | STILL WATER
ENTRY DOOR



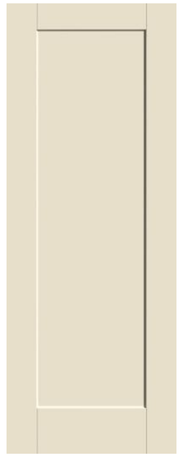
CANNONADE | CUT COARSE STONE
MASONRY BY ELDORADO STONE



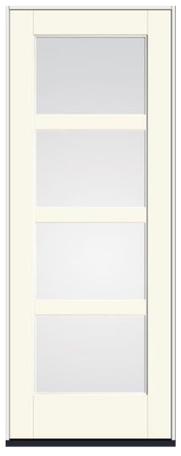
ALL LOTS -
PROGRESS LIGHTING | TRAFFORD NON-METALLIC | P560288-031
OUTDOOR WALL MOUNTED | COLOR : TEXTURED BLACK
W: 5" / H: 11-1/2" / D: 6-3/4"



CLOPAY | GRAND HARBOR | GH11 INSULATED
GARAGE DOOR | COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR | THERMA TRU | SSF81100
ENTRY DOOR | COLOR : SCHEME SPECIFIC



BUILDER OPTION FOR GLASS
SMOOTH STAR | THERMA TRU | S85710
ENTRY DOOR | COLOR : SCHEME SPECIFIC

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'TRANSITIONAL CRAFTSMAN'

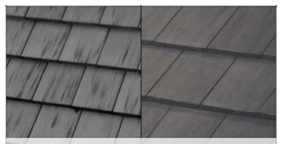
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD | SUITE 110 | ROSEVILLE, CALIFORNIA 95661 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 24090-24092
DATE: 10.29.2025

A12.6

/Users/jballa/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/BEZER/NCR/CAL/24090-24092 THE GROVE (STARDUST)/01 PROJECT COMMON FILES/LAYOUT/24090-24092_A12_C_M_30x42L

SCHEME 19



EAGLE I BEL AIR
295 DARK CHARCOAL

WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 7005 I PURE WHITE
TRIM + FASCIA + GARAGE

SW 7064 I PASSIVE
STUCCO BODY

SW 7671 I ON THE ROCKS
BOARD + BATTEN

SW 6480 I LAGOON
ENTRY DOOR

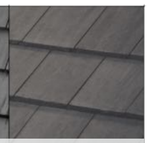


DAWNWOOD! VINTAGE RANCH
MASONRY BY ELDORADO STONE

SCHEME 20



EAGLE I BEL AIR
295 DARK CHARCOAL



WESTLAKE I SAXONY 900 SLATE
1FACS1130 CHARCOAL

SW 7069 I IRON ORE
TRIM + FASCIA + GARAGE

SW 7017 I DORIAN GRAY
STUCCO BODY

SW 7015 I REPOSE GRAY
BOARD + BATTEN

SW 6333 I FOXY
ENTRY DOOR



PARCHWOOD I VINTAGE RANCH
MASONRY BY ELDORADO STONE

SCHEME 21



EAGLE I BEL AIR
4502 ARCADIA CANYON BROWN



WESTLAKE I SAXONY 900 SLATE
1FACS0024 DESERT SAGE

SW 7009 I PEARLY WHITE
TRIM + FASCIA + GARAGE

SW 7647 I CRUSHED ICE
STUCCO BODY

SW 7060 I ATTITUDE GRAY
BOARD + BATTEN

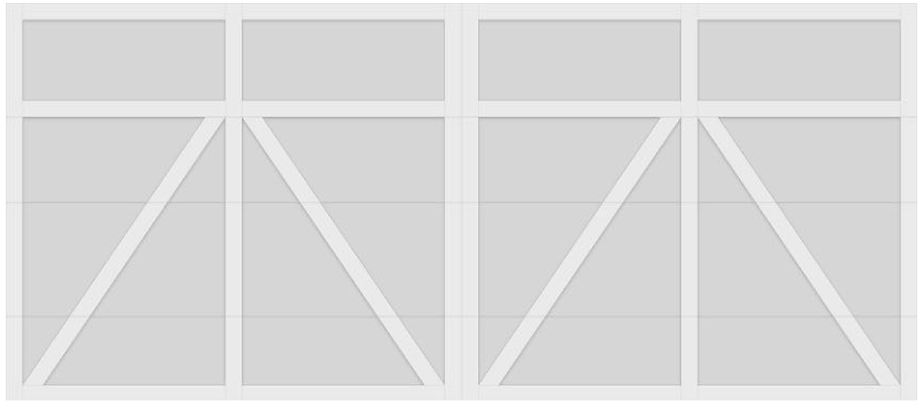
SW 6132 I RELIC BRONZE
ENTRY DOOR



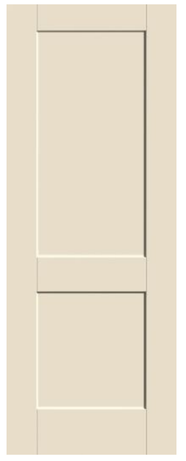
FOXWOOD I VINTAGE RANCH
MASONRY BY ELDORADO STONE



ALL LOTS -
PROGRESS LIGHTING I BAYSIDE NON-METALLIC I P560363-031
OUTDOOR WALL MOUNTED I COLOR : BLACK
W: 8" / H: 10" / D: 9-3/8"



CLOPAY I GRAND HARBOR I GH22 INSULATED
GARAGE DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS



SMOOTH STAR I THERMA TRU I SSF8120:
ENTRY DOOR I COLOR : SCHEME SPECIFIC
BUILDER OPTION FOR TOP GLASS

DESIGN REVIEW SUBMITTAL

BEAZER HOMES

THE GROVE - 45', 50', 55' WIDE LOTS

CITY OF LINCOLN, CALIFORNIA

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COLOR + MATERIAL | 'RANCH'

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

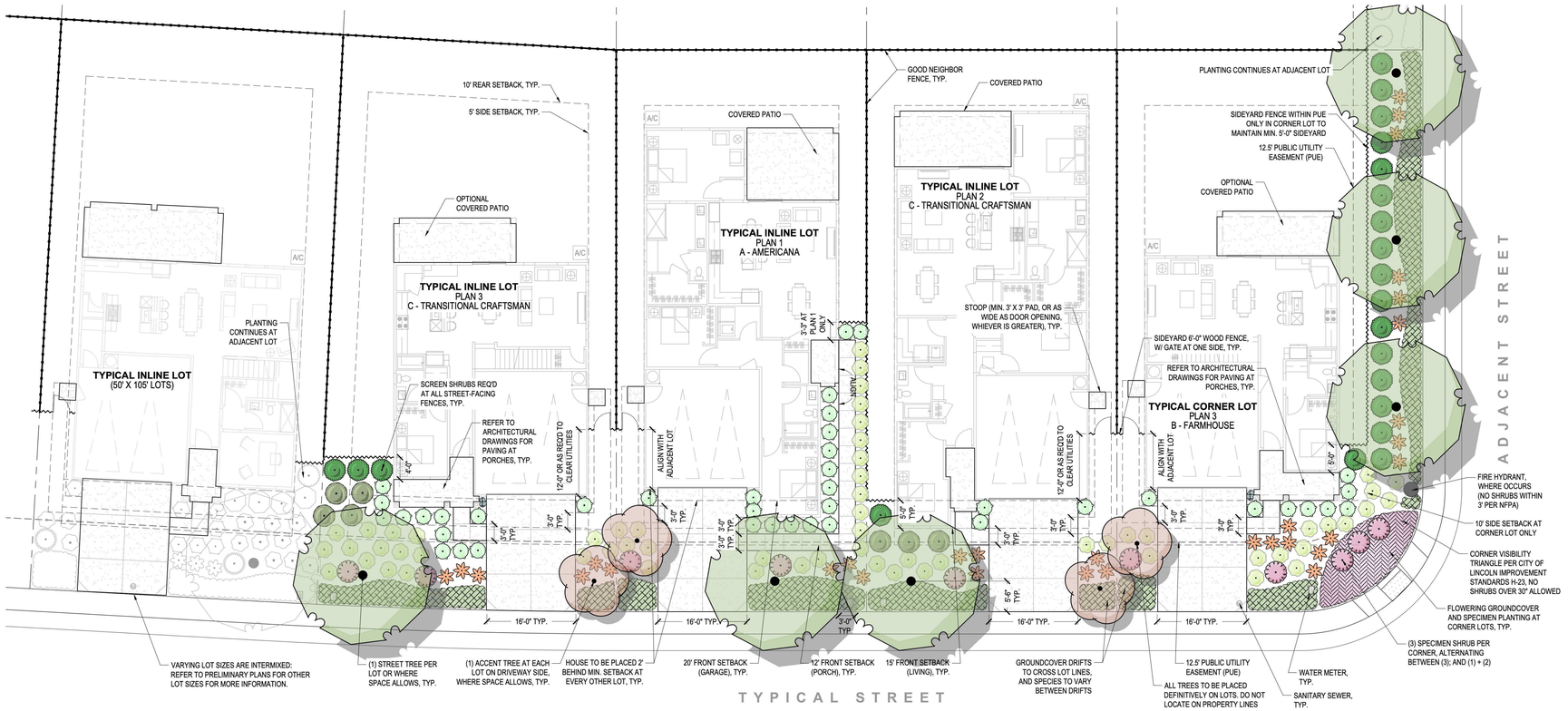
JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 24090-24092
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A12.7

Attachment 5

Landscape Plans



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the Village 1 General Development Plan Design Guidelines.***

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

PRELIMINARY PLANT LEGEND

T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.

PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	15 GAL
WUCOLS (L), 25-40' H X 25-40' W AT MATURITY.	
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY	
ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	15 GAL
WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.	
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	15 GAL
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.	

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL.	15 GAL
WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL.	15 GAL
WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
MALUS SPP. / APPLE TREE AS AVAIL.	15 GAL
WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.
WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL.
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	5 GAL.
WUCOLS (M), 10' H X 6' W AT MATURITY	
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	5 GAL.
WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY	

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.
WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY	
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY	
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL.
WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY	

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL.
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY	
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN	5 GAL.
WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM	5 GAL.
WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY	
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.
WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY	
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY	
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY	

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

BULBINE FRUTESCENS / BULBINE	1 GAL.
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY	
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY	1 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY	
FESTUCA MAIREI 'GREENLEE S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL.
WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY	
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.
WUCOLS (M), 1.5-3' H X 1-3' W	
SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.
WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY	

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON	5 GAL.
WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,	
DIETES VEGETA / AFRICAN IRIS	5 GAL.
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.	
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX	5 GAL.
WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.	
YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE	5 GAL.
WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.	

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	5 GAL.
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY	
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY		
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.	36" o.c.
WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY		
WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY		

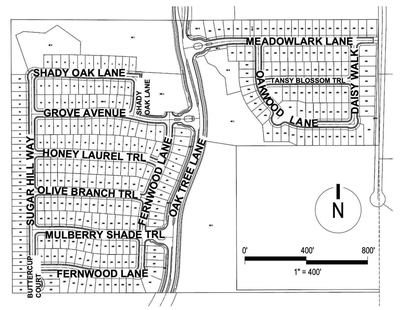
G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL.	30" o.c.
WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY		
HELICHRYSUM PETIOLARE / LICORICE PLANT	1 GAL.	30" o.c.
WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY		
ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.		
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY		
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY		
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.	30" o.c.
WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.		

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.		
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.		
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.		

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

Roach & Campbell

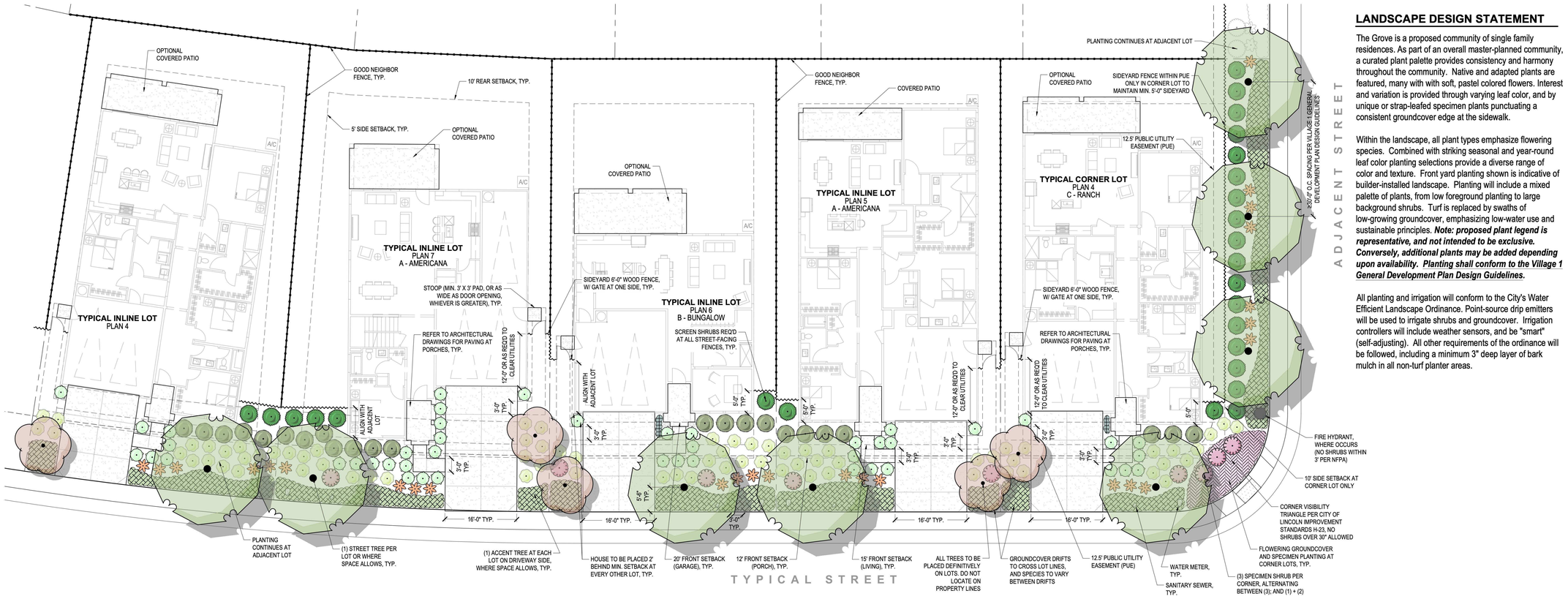
November 21, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove

45' X 105' Lots | Typical Preliminary Landscape Plan

L1



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

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PRELIMINARY PLANT LEGEND

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STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.
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- TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN — 15 GAL. — WUCOLS (M), 40-65' H X 25-40' W AT MATURITY
- ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM — 15 GAL. — WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.
- ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL. — WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS
- CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.
- DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.
- MALUS SPP. / APPLE TREE AS AVAIL. — 15 GAL. — WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.
- HETEROMELES ARBUTIFOLIA / TOYON — 5 GAL. — WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY
- LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL — 5 GAL. — WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY
- LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET — 5 GAL. — WUCOLS (M), 10' H X 6' W AT MATURITY
- PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL — 5 GAL. — WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.
- ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE — 5 GAL. — WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY
- ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA — 5 GAL. — WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY
- PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE — 5 GAL. — WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY
- RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY — 5 GAL. — WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY
- RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN — 5 GAL. — WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.
- CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE — 5 GAL. — WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY
- LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN — 5 GAL. — WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY
- PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM — 5 GAL. — WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY
- RHAPHIOLEPIS INDICA 'PINK DANCER ' / INDIAN HAWTHORNE — 5 GAL. — WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY
- RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE — 5 GAL. — WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY
- ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE — 5 GAL. — WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY
- ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY — 5 GAL. — WUCOLS (L), S/W EXPOSURES, 3'-4' H X 4'-5' W AT MATURITY
- WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY — 5 GAL. — WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.
- BULBINE FRUTESCENS / BULBINE — 1 GAL. — WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY
- DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY — 1 GAL. — WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY
- FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE — 1 GAL. — WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY
- LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH — 1 GAL. — WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY
- MUHLENBERGIA DUBIA / PINE MUHLY — 1 GAL. — WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY
- PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS — 1 GAL. — WUCOLS (M), 1.5-3' H X 1-3' W
- SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE — 1 GAL. — WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.
- DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON — 5 GAL. — WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,
- DIETES VEGETA / AFRICAN IRIS — 5 GAL. — WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.
- PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX — 5 GAL. — WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.
- YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM'S NEEDLE — 5 GAL. — WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.

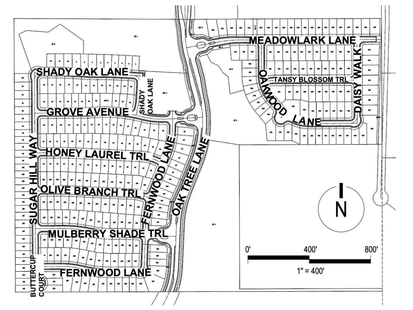
S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.
- BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD — 5 GAL. — WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY
- ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA — 5 GAL. — WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY
- RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE — 5 GAL. — WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.
- ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY — 1 GAL., L — 36" o.c. — WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY
- TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE — 1 GAL. — 36" o.c. — WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY
- WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY — 1 GAL. — 36" o.c. — WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS
- AJUGA REPTANS / CARPET BUGLE — 1 GAL. — 30" o.c. — WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY
- HELICHRYSUM PETIOLARE / LICORICE PLANT — 1 GAL. — 30" o.c. — WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY
- ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE — 1 GAL. — 30" o.c. — WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.
- TEUCRIUM AROANIUM / CREEPING GERMANDER — 1 GAL. — 30" o.c. — WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY
- TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER — 1 GAL. — 30" o.c. — WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY
- TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE — 1 GAL. — 30" o.c. — WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.
- ROSA X 'NOASCHNEE' / FLOWER CARPET WHITE GROUNDCOVER ROSE — 1 GAL. — 30" o.c. — WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.
- VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA — 1 GAL. — 30" o.c. — WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.
- VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA — 1 GAL. — 30" o.c. — WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

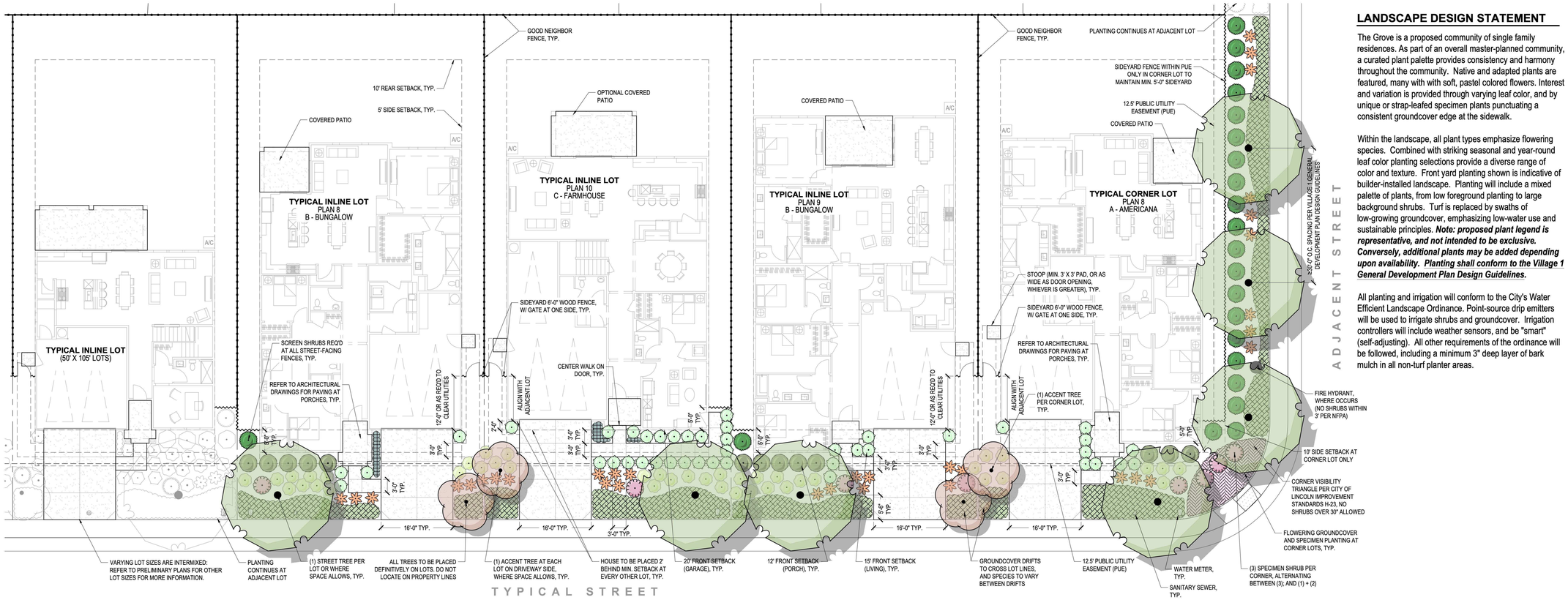
Roach & Campbell

November 14, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove
50' X 105' Lots | Typical Preliminary Landscape Plan

L2



LANDSCAPE DESIGN STATEMENT

The Grove is a proposed community of single family residences. As part of an overall master-planned community, a curated plant palette provides consistency and harmony throughout the community. Native and adapted plants are featured, many with with soft, pastel colored flowers. Interest and variation is provided through varying leaf color, and by unique or strap-leafed specimen plants punctuating a consistent groundcover edge at the sidewalk.

Within the landscape, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability. Planting shall conform to the Village 1 General Development Plan Design Guidelines.***

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance. Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

PRELIMINARY PLANT LEGEND

T1
STREET TREE: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH.

PISTACIA X 'RED PUSH' / RED PUSH PISTACHE	15 GAL.
WUCOLS (L), 25-40' H X 25-40' W AT MATURITY.	
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	15 GAL.
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY	
ULMUS PARVIFOLIA 'DRAKE' / DRAKE LACEBARK ELM	15 GAL.
WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.	
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	15 GAL.
WUCOLS (M), 40-65' H X 25-40' W AT MATURITY.	

T2
ACCENT TREES: SMALLER SIZE FRUIT TREES SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CITRUS SPP. / ORANGE/LEMON TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'MIDKNIGHT', 'NEWHALL', 'SANGUINELLI', 'FUKUMOTO', 'VALENCIA', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
DIOSPYROS SPP. / PERSIMMON TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'CHOCOLATE', 'NISHIMURA WASE', 'JIRO', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	
MALUS SPP. / APPLE TREE AS AVAIL.	15 GAL.
WUCOLS (M), 'BULLOCK', 'DISCOVERY', 'EDEN', 'GRANNY SMITH', OR OTHER SEMI-DWARF VARIETIES AS AVAILABLE.	

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

HETEROMELES ARBUTIFOLIA / TOYON	5 GAL.
WUCOLS (L), 8'-10' H X 8'-10' W AT MATURITY	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL.
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	5 GAL.
WUCOLS (M), 10' H X 6' W AT MATURITY	
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL.
WUCOLS (L), N/E EXPOSURES, 8'-10' H X 6'-8' W AT MATURITY	

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL.
WUCOLS (L), S/W EXPOSURES, 8' H X 8' W AT MATURITY	
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL.
WUCOLS (M), S/W EXPOSURES, 5'-10' H X 6'-10' W AT MATURITY	
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL.
WUCOLS (L), 6'-8' H X 6'-8' W AT MATURITY	
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL.
WUCOLS (M), S/W EXPOSURES, 3'-6' H X 3'-6' W AT MATURITY	

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL.
WUCOLS (L), 2'-3' H X 6'-8' W AT MATURITY	
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN	5 GAL.
WUCOLS (L), 1.5-3' H X 3-6' W AT MATURITY	
PITTOSPORUM TOBIRA 'WHEELER`S DWARF' / WHEELER`S DWARF PITTOSPORUM	5 GAL.
WUCOLS (M), 2'-3' H X 4'-5' W AT MATURITY	
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.
WUCOLS (M), S/W EXPOSURE, 3'-4' H X 3'-4' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	5 GAL.
WUCOLS (M), N/E EXPOSURES, 4'-5' H X 3'-4' W AT MATURITY	
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 3'-4' H X 4'-5' W AT MATURITY	
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-3' H X 3'-4' W AT MATURITY	

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

BULBINE FRUTESCENS / BULBINE	1 GAL.
WUCOLS (L), 1'-2' H X 1'-2' W AT MATURITY	
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY	1 GAL.
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY	
FESTUCA MAIREI 'GREENLEE`S FORM' / GREENLEE ATLAS FESCUE	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL.
WUCOLS (M), 2'-3' H X 1'-3' W AT MATURITY	
MUHLENBERGIA DUBIA / PINE MUHLY	1 GAL.
WUCOLS (L), 2'-3' H X 1'-3' W AT MATURITY	
PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL.
WUCOLS (M), 1.5-3' H X 1-3' W	
SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.
WUCOLS (L), 1.5-2.5' H X 1-3' W AT MATURITY	

S6
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT. IF USED IN CORNER LOT, ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

DASYLIRION LONGISSIMUM / TOOTHLESS DESSERT SPOON	5 GAL.
WUCOLS (L), 6'-10' H X 3'-6' W AT MATURITY,	
DIETES VEGETA / AFRICAN IRIS	5 GAL.
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.	
PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX	5 GAL.
WUCOLS (M), N/E EXPOSURE, 2'-3' H X 2'-3' W AT MATURITY.	
YUCCA FILAMENTOSA 'BRIGHT EDGE' / BRIGHT EDGE ADAM`S NEEDLE	5 GAL.
WUCOLSC (L), S/W EXPOSURE, 1.5-3' H X 3-6' W AT MATURITY.	

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	5 GAL.
WUCOLS (M), 3'-4' H X 2'-4' W AT MATURITY	
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY	

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY		
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.	36" o.c.
WUCOLS (M), N/E/ EXPOSURES, 2'-3' H X 3'-6' W AT MATURITY		
WESTRINGIA FRUTICOSA MUNDI / COAST ROSEMARY	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 4' - 6' W AT MATURITY		

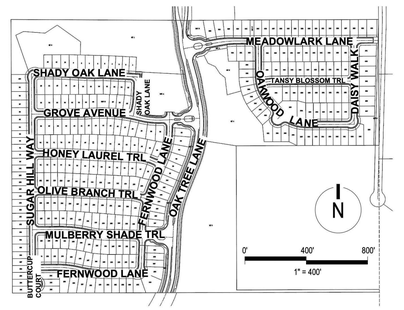
G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL.	30" o.c.
WUCOLS (M), N/E EXPOSURES, 1' H X 1' W AT MATURITY		
HELICHRYSUM PETIOLARE / LICORICE PLANT	1 GAL.	30" o.c.
WUCOLS (L), 1' - 2' H X 3' - 4' W AT MATURITY		
ROSA X 'MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.		
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), 2' - 3' H X 1' - 2' W AT MATURITY		
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL.	30" o.c.
WUCOLS (L), ALL EXPOSURES, 0.5' H X 2' - 3' W AT MATURITY		
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL.	30" o.c.
WUCOLS (M), 1' - 2' H X 10' - 12' W AT MATURITY.		

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. ENSURE THE SAME SPECIES AT ALL CORNERS AT THE SAME INTERSECTION.

ROSA X 'NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), 2' - 3' H X 3' - 4' W AT MATURITY.		
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY.		
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 1' H X 1.5' - 2' W AT MATURITY.		

OVERALL STREET TREE PLAN



TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. USE SAME SPECIES THROUGHOUT EACH STREET, AS NOTED BELOW:

STREET TREE SPECIES:	LOCATION
PISTACHIA X 'RED PUSH'	HONEY LAUREL TRAIL, MULBERRY SHADE TRAIL, TANSY BLOSSOM TRAIL
TILIA CORDATA 'GREENSPIRE'	SUGAR HILL WAY, BUTTERCUP COURT, DAISY WALK
ULMUS PROPINQUA 'DRAKE'	FERNWOOD LANE, SHADY OAK LANE, OAKWOOD LANE
ZELKOVA SERRATA 'GREEN VASE'	GROVE AVENUE, OLIVE BRANCH TRAIL, MEADOWLARK LANE

BEAZER HOMES

Roach & Campbell

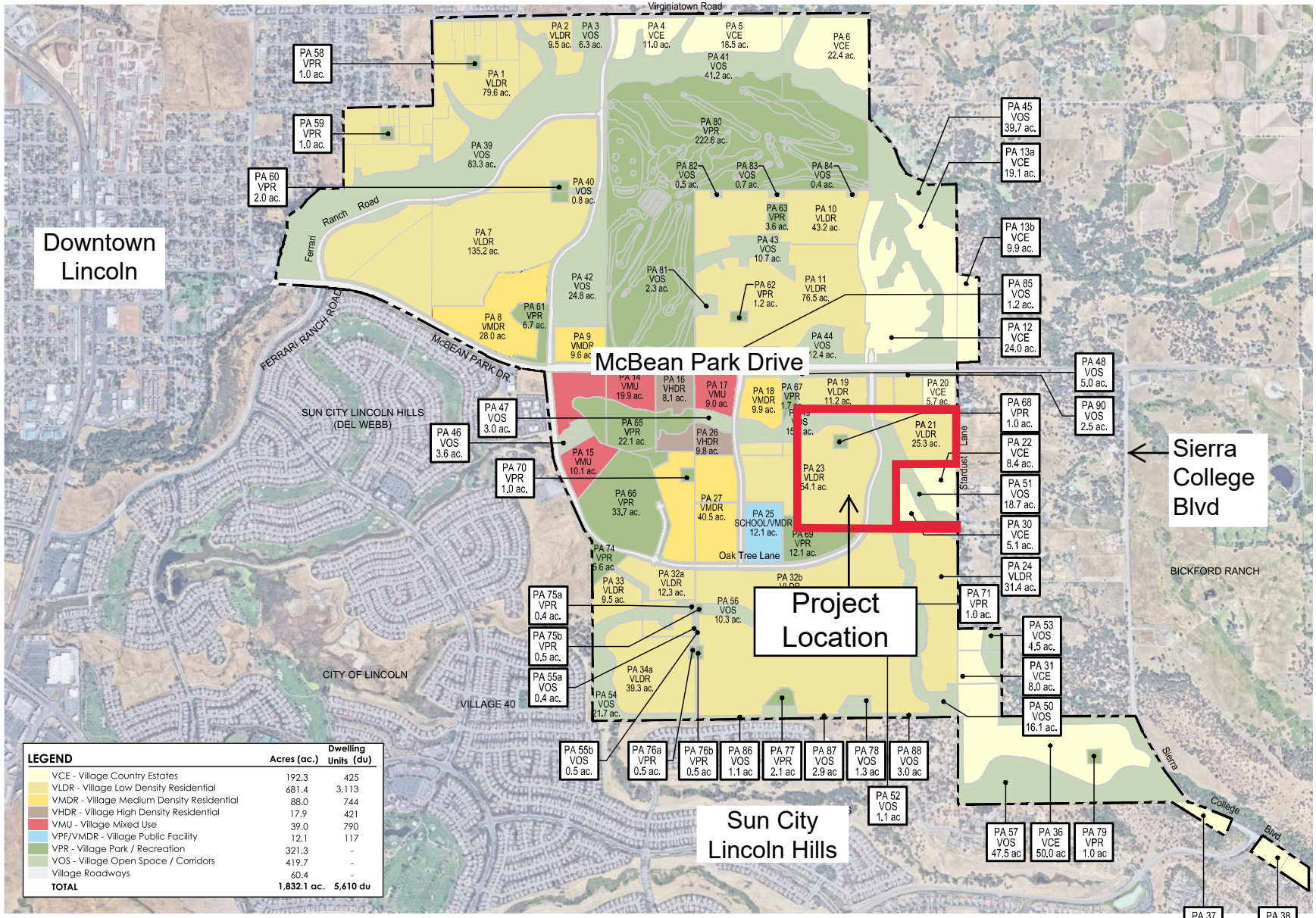
November 21, 2025
Lincoln, California
R&C PN: 24040A

0' 10' 20'
1" = 10'

The Grove
55' X 105' Lots | Typical Preliminary Landscape Plan

L3

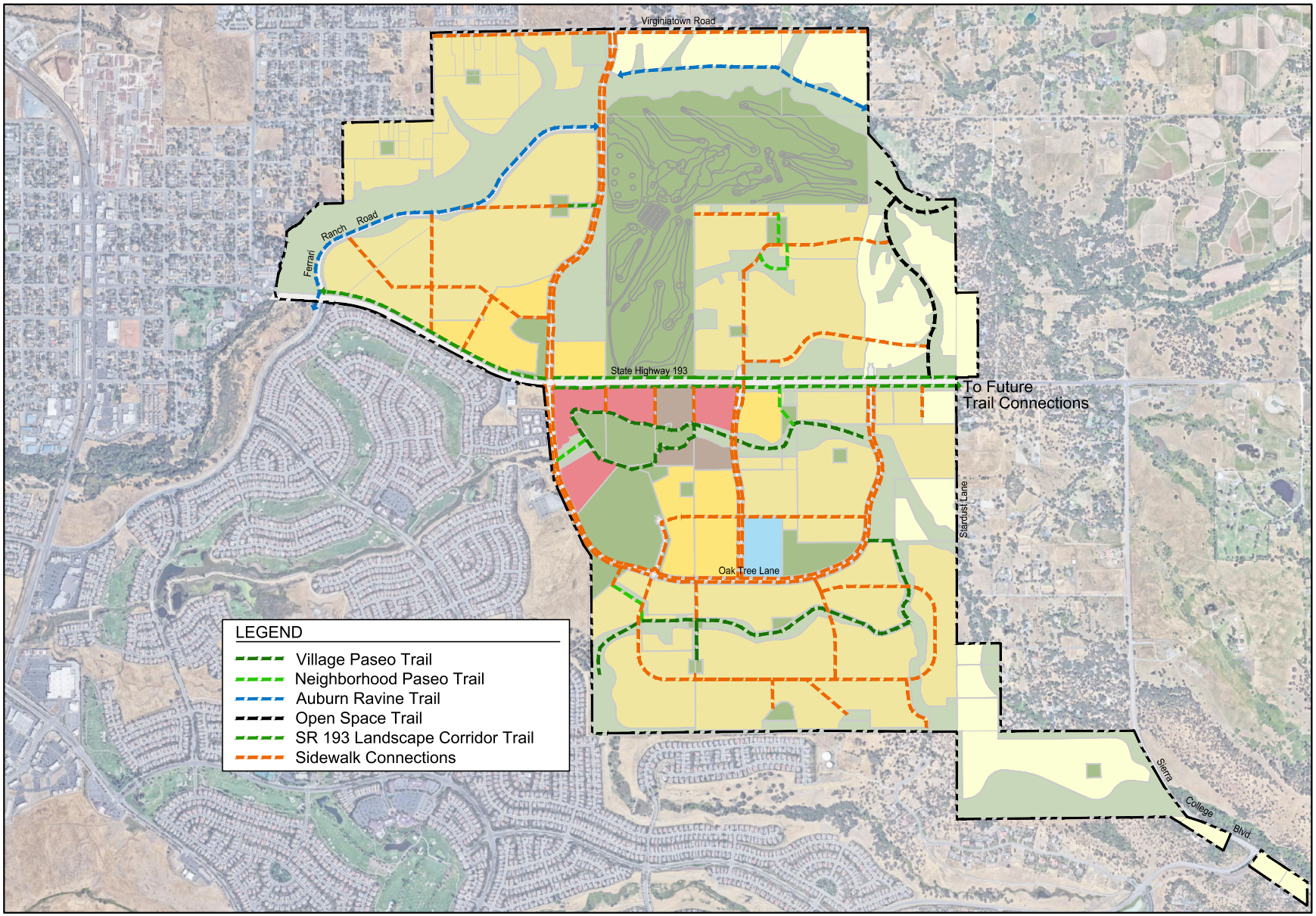
Attachment 6



N. T. S.

Land Use Plan

Attachment 7



N. T. S.

Exhibit 4.10: Pedestrian Circulation Plan

STAFF REPORT

Item Number 8.C

SUBJECT: Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 - Production Homes Design Review (within the Village 7 Specific Plan Area)

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: February 18, 2026

STAFF RECOMMENDATION:

Staff recommends the Planning Commission consider information contained in the staff report and take the following actions:

1. Pursuant to the California Environmental Quality Act (CEQA) under Section 15183, determine that the 2010 Village 7 Specific Plan Environmental Impact Report (EIR) for the Liberty at Lincoln Project (State Clearinghouse (SCH) #2005062001) satisfies the requirements of CEQA given that no new, or substantially more severe, impacts would result from the project and that the prior analysis contained in the original certified Village 7 Specific Plan EIR adequately addresses environmental impacts.
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for The New Home Company for the design and construction of 78 single-family residential units in Village 1 of Liberty at Lincoln, subject to the findings and conditions of approval included as Exhibit A of the Resolution (Attachment 1).
3. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for The New Home Company for the design and construction of 70 single-family residential units in Village 2 of Liberty at Lincoln, subject to the findings and conditions of approval included as Exhibit A of the Resolution (Attachment 2).

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Village 1 (PLN25-00033) and Liberty at Lincoln Village 2 (PLN25-00029) projects (projects) are Specific Development Plan/Development Permit (Design Review) applications located within a Village Low Density Residential designated area of the Village 7 Specific Plan (Specific Plan) and General Development Plan (GDP), which were adopted by the City of Lincoln City Council in June 2010 (Attachment 10). The adoption of the Specific Plan included a certification of an EIR (SCH #2005062001) certifying the environmental analysis and the determination for the Specific Plan. In August 2013, a

Development Agreement was executed between the City of Lincoln (City) and Lincoln Land Holdings, LLC. for the development of the 516-acre Lewis Property portion within the Village 7 Specific Plan area. The Village 7 Specific Plan community contains a mix of uses including residential, commercial/mixed use, park/open space and school. Since its conception and approval, development has occurred as prescribed in the Specific Plan.

Approved in 2022, the amendment to the Liberty at Lincoln subdivision, is located south of Ferrari Ranch Road, west of the existing Lincoln Crossing neighborhood (Attachment 3). Phase 1 of the Liberty at Lincoln Subdivision contains seven sub-villages. Three of which are under construction.

Liberty at Lincoln Village 1 by The New Home Company is specifically located adjacent to Liberty Parkway on Assessor's Parcel Number: 327-380-009-000. Liberty at Lincoln Village 2 is specifically located adjacent to Liberty Parkway, south of Liberty at Lincoln Village 1 on Assessor's Parcel Number: 327-380-008-000 (Attachment 3). The developments integrate residential uses, open space and trails. Liberty at Lincoln Village 1 consists of 78 detached single-family homes, with open space and a trail system. Liberty at Lincoln Village 2 consists of 70 detached single-family homes, with open space and a trail system. The Villages are bordered on the east by open space, Ingram Slough on the south, Liberty at Lincoln Village 4 on the west and future park to the north. Consistent with the Village 7 Specific Plan and GDP, the subdivision is a permitted use for VLDR zoned parcels (Attachment 10).

Project Description

The proposed Liberty at Lincoln Village 1 project by The New Home Company involves the construction of 78 single-family homes. The single and two-story homes will range in size from 2,173 square feet (SF) to 3,653 SF and will be located on lots varying in size (Attachment 3). Each floor plan has three elevations with nine color/material schemes, which include Spanish, Farmhouse and Craftsman (Attachment 4).

Details regarding the Liberty at Lincoln Village 1 homes are included below:

	Liberty at Lincoln Village 1 by The New Home Company				
MINIMUM LOT SIZE	PLAN	SQ. FT	STORY(S)	BEDROOMS	GARAGE
50' x 105'	Plan 40-3	2,565	2	4 + Loft	2 car
	Plan 40-4	2,173	1	3 + Den	2 or 3 car tandem*
	Plan 40-6	3,134	2	4 + Loft*	3 car tandem
	Plan 40-7	3,653	2	5 + Flex**	3 car tandem
*Floor Plan has option for additional bedroom(s)					
**Floor Plan has option for a multi-generational suite					

The proposed Liberty at Lincoln Village 2 project by The New Home Company involves the construction of 70 single-family homes. The single and two-story homes will range in size from 2,458 square feet (SF) to 2,785 SF and will be located on lots varying in size (Attachment 3). Each floor plan has three elevations with nine color/material schemes, which include Spanish, Farmhouse and Craftsman (Attachment 7).

Details regarding the Liberty at Lincoln Village 2 homes are included below:

Liberty at Lincoln Village 2 by The New Home Company					
MINIMUM LOT SIZE	PLAN	SQ. FT	STORY(S)	BEDROOMS	GARAGE
50' x 95'	Plan 40-1	2,458	2	4 + Loft*	2 car
	Plan 40-2	2,549	2	4 + Loft	2 car
	Plan 40-5	2,785	2	5 + Loft	2 car
*Floor Plan has option for additional bedroom					

The designs of Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 incorporate articulated walls and roof planes, porch elements, and gable end/hipped gable roof elements. The materials include stone veneer, board and batten siding, horizontal siding, gable end details, shutters, and stucco foam details, all of which enhance the elevations. The applicant's submittal also shows enhanced side and rear elevations that include the same detailing as that of the front elevation.

FINDINGS/ANALYSIS:

This application is being reviewed pursuant to Lincoln Municipal Code (LMC) Chapters 18.32 (PD Planned Development District) related to Specific Development Plans/Development Permits (Village 7 GDP) and 18.64 (Design Review – General Provisions).

Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 – Village 7 General Development Plan

The design of the two projects are regulated by the Village 7 GDP, specifically by Village Low Density Residential Development Standards. The Village 7 GDP notes that "Regardless of each home's architectural style, there are several important elements that should be considered in home design, which include building massing, roof forms, entries, windows, and exterior finishes. The intent of this guidance is to ensure that home design helps build the community's sense of identity, provides visually interesting streetscapes, and prevents the resulting neighborhood from appearing monotonous and sterile." As proposed, the Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 projects comply with the elements of the GDP design and development standards.

The Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 projects comply with the Specific Plan vision of creating communities that have an organized land use pattern, mobility system, and parks and open space areas to form its residential neighborhoods. For example, the Liberty at Lincoln Village 1 and Village 2 neighborhoods will be linked to open space trail systems via paseos and sidewalks. The Liberty at Lincoln Village 1 and Village 2 neighborhoods will be connected to nearby parks and have pedestrian access to trails as illustrated in the Village 7 Specific Plan Mobility Plan (Attachment 11) and in the details of the Tentative Subdivision Map (Attachment 3).

Design Review Board

The Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 projects were reviewed by the Design Review Board (DRB) on January 30, 2026. The DRB reviewed the submitted materials

during the scheduled meeting. After a brief presentation by staff and the applicant, the DRB engaged in a discussion with the applicant regarding the project materials. The Board requested clarification on the proposed outdoor room component of the design. The applicant team explained that the intent of this feature is to create a seamless transition between indoor and outdoor spaces. Additional discussion addressed the proposed color palette, material schemes, and architectural design elements. The DRB asked a question regarding the Plan 40 5 elevation in the Village 2 project, specifically the use of a single light fixture above the garage door. The applicant team explained that the intent of the 40 5 model is to offer a simplified front facade to help maintain visual balance within the overall variety of designs throughout the neighborhood. Ultimately, the DRB found the proposed projects to be consistent with the Village 7 GDP development standards and recommended approval of both projects to the City of Lincoln Planning Commission.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed Specific Development Plan/Development Permit (Design Review) for the Liberty at Lincoln Village 1 project and the Liberty at Lincoln Village 2 project are subject to specific conditions of approval. Implementation of the applicable conditions of approval would ensure that specific site improvements are installed according to City and Village 7 GDP design standards. These conditions are included as Exhibit A in the Resolution for Liberty at Lincoln Village 1 (Attachment 1) and Exhibit A in the Resolution for Liberty at Lincoln Village 2 (Attachment 2).

ENVIRONMENTAL REVIEW:

The Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 projects have been reviewed based upon the previously certified Village 7 Specific Plan EIR (SCH #2005062001). In light of the record, the projects, as conditioned, do not present project specific environmental impacts that have not already been addressed in the previously certified Final EIR. Pursuant to the requirements of CEQA and the environmental guidelines of the City of Lincoln, the City has determined that the appropriate level of documentation to satisfy the requirements of CEQA based on a determination that no new or substantially more severe impacts would result from the Liberty at Lincoln Village 1 or the Liberty at Lincoln Village 2 projects, and the prior analysis contained in the original certified Village 7 Specific Plan EIR adequately addresses environmental impacts. Therefore, no further environmental analysis is warranted under CEQA.

CONCLUSION

Supported by the analysis provided in the staff report, staff finds the proposed entitlement for the Liberty at Lincoln Village 1 and Liberty at Lincoln Village 2 projects are consistent with the goals, policies and intent of the City's General Plan, based on its consistency with the Village 7 Specific Plan and GDP. The Design Review Board evaluated the two applications and recommends that the Planning Commission approve both applications with the typical and project specific conditions of approval, as found in the two attached Resolutions (Attachment 1 & 2).

ATTACHMENTS:

Attach 1 - PC Resolution with Conditions of Approval Village1 DRAFT

Attach 2 - PC Resolution with Conditions of Approval Village2 DRAFT

Attach 3 - Liberty at Lincoln Amended VTSM

Attach 4 - Vill 1 Floor Plans Elev Enhanced Elev Typ Lotting

Attach 5 - Vill 1 Colors and Materials

Attach 6 - Vill 1 Landscape Plans

Attach 7 - Vill 2 Floor Plans Elev Enhanced Elev Typ Lotting

Attach 8 - Vill 2 Colors and Materials

Attach 9 - Vill 2 Landscape Plans

Attach 10 - Liberty at Lincoln V7SP - Land Use Plan

Attach 11 - Liberty at Lincoln V7SP - Mobility Plan

PLANNING COMMISSION- DRAFT
RESOLUTION NO. 2026 -XX

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN/DEVELOPMENT PERMIT (DESIGN REVIEW) FOR RESIDENTIAL DEVELOPMENT OF LIBERTY AT LINCOLN VILLAGE 1 SUBDIVISION WITHIN THE VILLAGE 7 SPECIFIC PLAN AREA. LOCATED SOUTH OF FERRARI RANCH ROAD ON ASSESSOR'S PARCEL NUMBER (APN) 327-380-009-000 (PLN25-00033 / APPLICANT: THE NEW HOME COMPANY PROPERTY OWNER: LINCOLN LANDHOLDINGS, LLC)

WHEREAS, Title 18 of the Lincoln Municipal Code provides for the review and recommendations of the Design Review Board on development design within the City of Lincoln; and

WHEREAS, all recommendations of the Design Review Board on design review applications are subject to approval of the Planning Commission prior to construction; and

WHEREAS, the Design Review Board reviewed and considered the standards of Liberty at Lincoln Village 1 Subdivision (The New Home Company); and

WHEREAS, the Design Review Board recommends that the Planning Commission approve the proposed elevations for Liberty at Lincoln Village 1 Subdivision (The New Home Company); and

WHEREAS, the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15183, whereby projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (State Clearinghouse #2010102018) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Therefore, no further analysis is required under CEQA.

NOW, THEREFORE, **BE IT RESOLVED** the Planning Commission of the City of Lincoln does hereby find that the elevations for the Liberty at Lincoln Village 1 Subdivision (The New Home Company) are hereby approved subject to the conditions set forth in in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 18th day of February, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

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EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) application for Liberty at Lincoln Village 1 Subdivision (The New Home Company), on 78 lots, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, 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.

2. The project shall comply with the setback and design standards prescribed in the Village 7 General Development Plan, which by this reference is incorporated herein.

3. The building elevations shall conform to and incorporate the architectural elements and details represented in the attached architectural plans and elevations, or as otherwise noted herein, included as such are the building height and mass, architectural elements, materials, textures, colors, accents, and trim.

4. All niches (whether media or fireplace) are to be finished in the same roof material as the residence as well as the installation of fascia boards along the eaves.

5. Those homes along public roadways, properties that have frontage, or back on to a street shall enhance the sides with the incorporation of head and sill trim to match front elevations, window trim, and gable detailing, as shown on the attached plans. The enhanced elements are to be shown on the master plan submittal and reviewed for compliance with the approved Planning Commission exhibits.

6. The project to set water meters pursuant to the City of Lincoln Improvement Standards. All residential water meters shall be fitted with *remote meter reader* and *touch pads* to the satisfaction of the City Engineer

7. Roof-mounted equipment (AC units, heating units, etc.) shall not be allowed

8. During construction the project shall keep all public streets clean and unobstructed. No construction materials shall be stored on City streets.

9. Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained onsite.

10. 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.

11. No excavation for foundations shall take place on the lots without first obtaining a building permit.

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12. The project shall be subject to the Western Placer Unified School District's Fee.

13. The project to install front yard landscaping which consists of groundcover, shrubs, and trees. Said landscaped areas to be provided with an automatic irrigation sprinkler system. A minimum of two (2) 15-gallon trees shall be provided in the front yard of interior lot, one of which shall be a designated street shade tree by the City. A minimum of three (3) 15-gallon trees shall be provided for corner lots, two of which shall be a designated street shade tree by the City. To provide a uniform streetscape at maturity, one tree shall be planted and nursery staked approximately 12.5 feet behind the front yard sidewalk, and the second tree shall be planted in the side street yard in an area which provides for adequate root growth. All landscaping will need to be installed prior to occupancy of the residence.

14. The project is to install 6' high, wood fence with cap and trim good neighbor fencing.

15. All homes to be provided with minimum 4-inch-high address numbers, which shall be backlit for easy nighttime identification by emergency vehicles.

16. The applicant shall enter into a “Will-Serve Agreement” with the Lincoln Postmaster regarding mailbox clustering and/or turnouts. Applicant to provide the City with a copy of the agreement before issuance of building permits.

17. Pursuant to Section 18.67.060, this Design Review approval shall remain in effect no longer than four (4) years. At the end of which time, if buildings have not been initiated or completed, the applicant must apply for a 2-year extension with the Community Development Director.

18. Prior to the issuance of any **model home building permits**, a “REQUEST FOR ISSUANCE OF BUILDING PERMITS MODEL HOMES – PUBLIC IMPROVEMENTS PARTIALLY COMPLETED”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

19. Prior to the issuance of any **building permits**, a “REQUEST FOR ISSUANCE OF BUILDNG PERMIT WHERE PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

20. Prior to the **occupancy of any home**, a “REQUEST FOR OCCUPANCY RESIDENTIAL BUILDING PERMITS”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

21. Wood stove and open fireplaces shall be prohibited within the proposed development, except for EPA certified Phase II wood stoves and inserts. Open fireplaces without EPA certified inserts shall not be allowed.

⋖END⋗

DRAFT

PLANNING COMMISSION- DRAFT
RESOLUTION NO. 2026 -XX

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN/DEVELOPMENT PERMIT (DESIGN REVIEW) FOR RESIDENTIAL DEVELOPMENT OF LIBERTY AT LINCOLN VILLAGE 2 SUBDIVISION WITHIN THE VILLAGE 7 SPECIFIC PLAN AREA. LOCATED SOUTH OF FERRARI RANCH ROAD ON ASSESSOR'S PARCEL NUMBER (APN) 327-380-008-000 (PLN25-00029 /APPLICANT: THE NEW HOME COMPANY PROPERTY OWNER: LINCOLN LANDHOLDINGS, LLC)

WHEREAS, Title 18 of the Lincoln Municipal Code provides for the review and recommendations of the Design Review Board on development design within the City of Lincoln; and

WHEREAS, all recommendations of the Design Review Board on design review applications are subject to approval of the Planning Commission prior to construction; and

WHEREAS, the Design Review Board reviewed and considered the standards of Liberty at Lincoln Village 2 Subdivision (The New Home Company); and

WHEREAS, the Design Review Board recommends that the Planning Commission approve the proposed elevations for Liberty at Lincoln Village 2 Subdivision (The New Home Company); and

WHEREAS, the project is exempt from further environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15183, whereby projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (State Clearinghouse #2010102018) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. Therefore, no further analysis is required under CEQA.

NOW, THEREFORE, **BE IT RESOLVED** the Planning Commission of the City of Lincoln does hereby find that the elevations for the Liberty at Lincoln Village 2 Subdivision (The New Home Company) are hereby approved subject to the conditions set forth in in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 18th day of February, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) application for Liberty at Lincoln Village 2 Subdivision (The New Home Company), on 70 lots, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, 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.

2. The project shall comply with the setback and design standards prescribed in the Village 7 General Development Plan, which by this reference is incorporated herein.

3. The building elevations shall conform to and incorporate the architectural elements and details represented in the attached architectural plans and elevations, or as otherwise noted herein, included as such are the building height and mass, architectural elements, materials, textures, colors, accents, and trim.

4. All niches (whether media or fireplace) are to be finished in the same roof material as the residence as well as the installation of fascia boards along the eaves.

5. Those homes along public roadways, properties that have frontage, or back on to a street shall enhance the sides with the incorporation of head and sill trim to match front elevations, window trim, and gable detailing, as shown on the attached plans. The enhanced elements are to be shown on the master plan submittal and reviewed for compliance with the approved Planning Commission exhibits.

6. The project to set water meters pursuant to the City of Lincoln Improvement Standards. All residential water meters shall be fitted with *remote meter reader* and *touch pads* to the satisfaction of the City Engineer

7. Roof-mounted equipment (AC units, heating units, etc.) shall not be allowed

8. During construction the project shall keep all public streets clean and unobstructed. No construction materials shall be stored on City streets.

9. Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained onsite.

10. 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.

11. No excavation for foundations shall take place on the lots without first obtaining a building permit.

DRAFT

12. The project shall be subject to the Western Placer Unified School District's Fee.

13. The project to install front yard landscaping which consists of groundcover, shrubs, and trees. Said landscaped areas to be provided with an automatic irrigation sprinkler system. A minimum of two (2) 15-gallon trees shall be provided in the front yard of interior lot, one of which shall be a designated street shade tree by the City. A minimum of three (3) 15-gallon trees shall be provided for corner lots, two of which shall be a designated street shade tree by the City. To provide a uniform streetscape at maturity, one tree shall be planted and nursery staked approximately 12.5 feet behind the front yard sidewalk, and the second tree shall be planted in the side street yard in an area which provides for adequate root growth. All landscaping will need to be installed prior to occupancy of the residence.

14. The project is to install 6' high, wood fence with cap and trim good neighbor fencing.

15. All homes to be provided with minimum 4-inch-high address numbers, which shall be backlit for easy nighttime identification by emergency vehicles.

16. The applicant shall enter into a “Will-Serve Agreement” with the Lincoln Postmaster regarding mailbox clustering and/or turnouts. Applicant to provide the City with a copy of the agreement before issuance of building permits.

17. Pursuant to Section 18.67.060, this Design Review approval shall remain in effect no longer than four (4) years. At the end of which time, if buildings have not been initiated or completed, the applicant must apply for a 2-year extension with the Community Development Director.

18. Prior to the issuance of any **model home building permits**, a “REQUEST FOR ISSUANCE OF BUILDING PERMITS MODEL HOMES – PUBLIC IMPROVEMENTS PARTIALLY COMPLETED”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

19. Prior to the issuance of any **building permits**, a “REQUEST FOR ISSUANCE OF BUILDNG PERMIT WHERE PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

20. Prior to the **occupancy of any home**, a “REQUEST FOR OCCUPANCY RESIDENTIAL BUILDING PERMITS”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

21. Wood stove and open fireplaces shall be prohibited within the proposed development, except for EPA certified Phase II wood stoves and inserts. Open fireplaces without EPA certified inserts shall not be allowed.

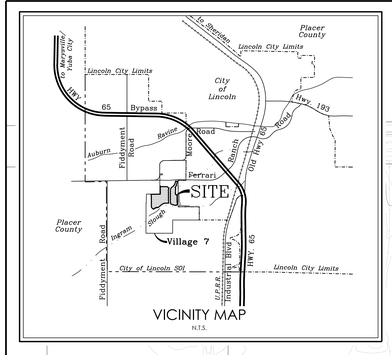
⋖END⋗

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Attachment 3

Liberty at Lincoln

Amended Tentative Subdivision Map



VICINITY MAP
N.T.S.

TENTATIVE SUBDIVISION MAP LIMITS

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

Village 5
VMDR
84 LOTS - 45' x 80' (TYP.)
10.3 ± AC G
10.2 ± AC N

Village 1
VLDR
78 LOTS - 50' x 100' (TYP.)
14.2 ± AC G
13.8 ± AC N

Village 2
VLDR
70 LOTS - 50' x 90' (TYP.)
11.5 ± AC G
11.3 ± AC N

Village 3
VMDR
89 LOTS - 55' x 80' (TYP.)
15.4 ± AC G
15.2 ± AC N

Village 4
VMDR
77 LOTS - 50' x 80' (TYP.)
12.5 ± AC G
12.2 ± 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
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
SLOUGH
INGRAM
NORTH
SOUTH
Future roadway (south of traffic circle)
FUTURE BRIDGE

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

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.

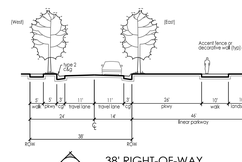
BASIS OF BEARINGS:

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".

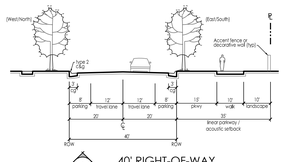
TENTATIVE MAP INFORMATION

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.

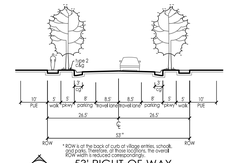
APPLICANT:	Lewis Planned Commnities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	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



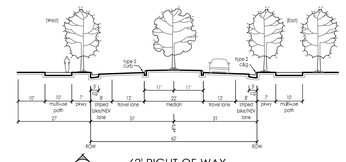
I1 38' RIGHT-OF-WAY
RESIDENTIAL STREET
(no parking)
n.t.s.



I 40' RIGHT-OF-WAY
COLLECTOR ROADWAY (off-site)
WESTERN BOULEVARD
(Informational only - See Improvement Plans by others)
n.t.s.



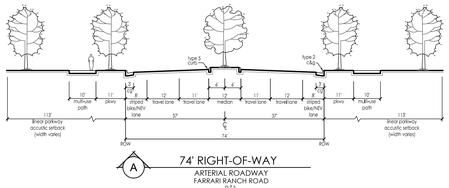
J 53' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking Both Sides)
n.t.s.



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	7.1
4	VMDR	Village Medium Density Residential / 50' x 80'	12.5	12.2	77	
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

P:\16484\PLN\Submittals\2021 Amendments\Phase 1\16.36a Amendment2021Ph1 Tent Subdiv Map.dwg

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)

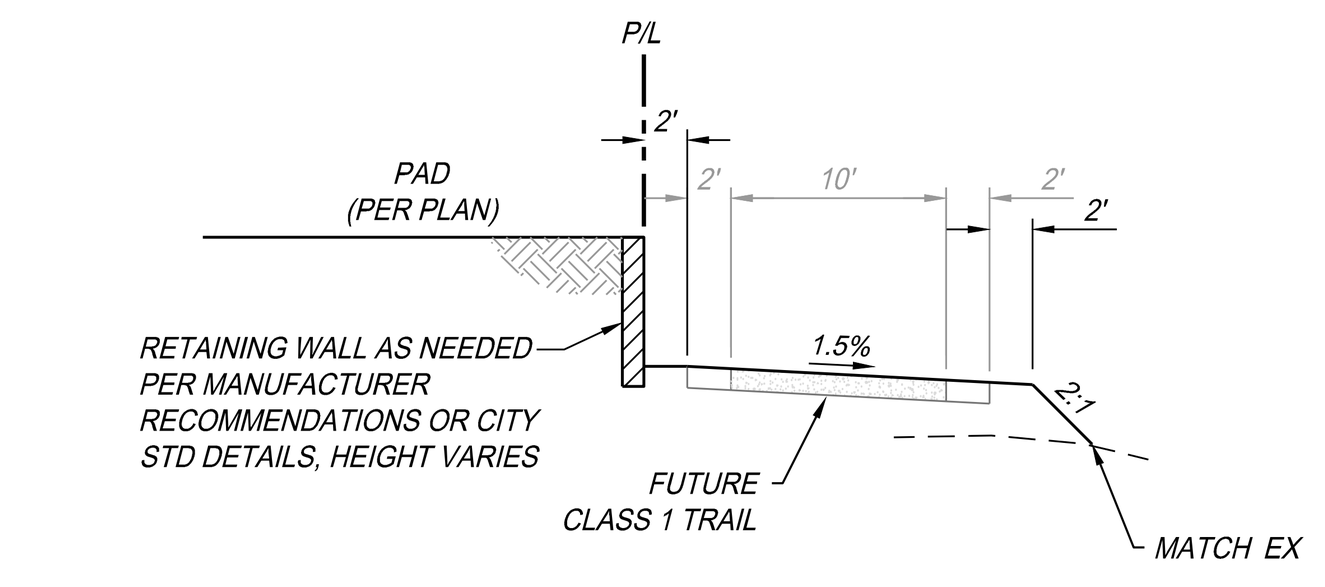
Lincoln, CA

October 14, 2021

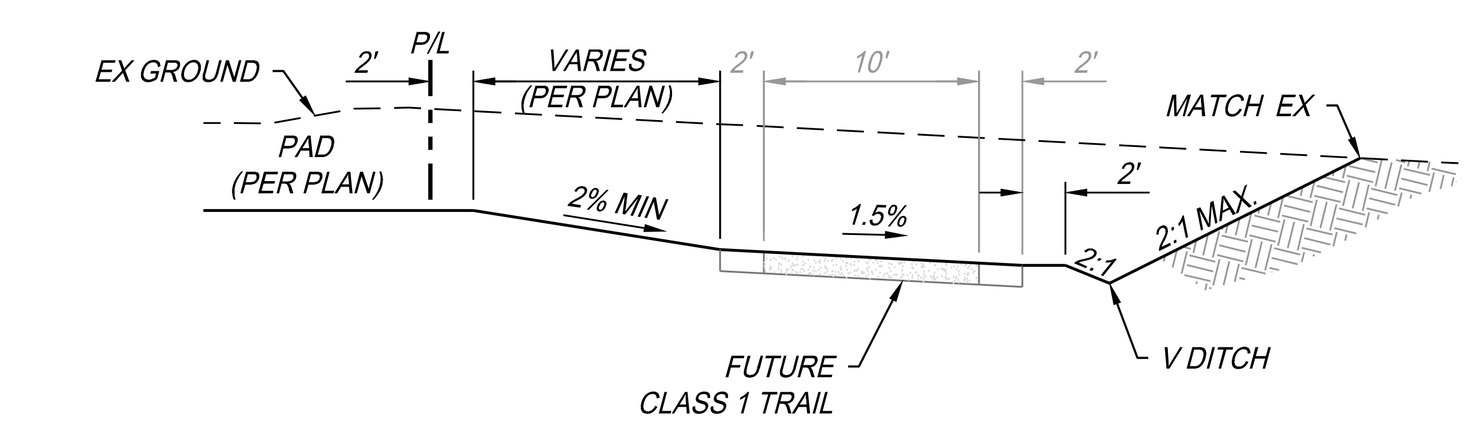
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

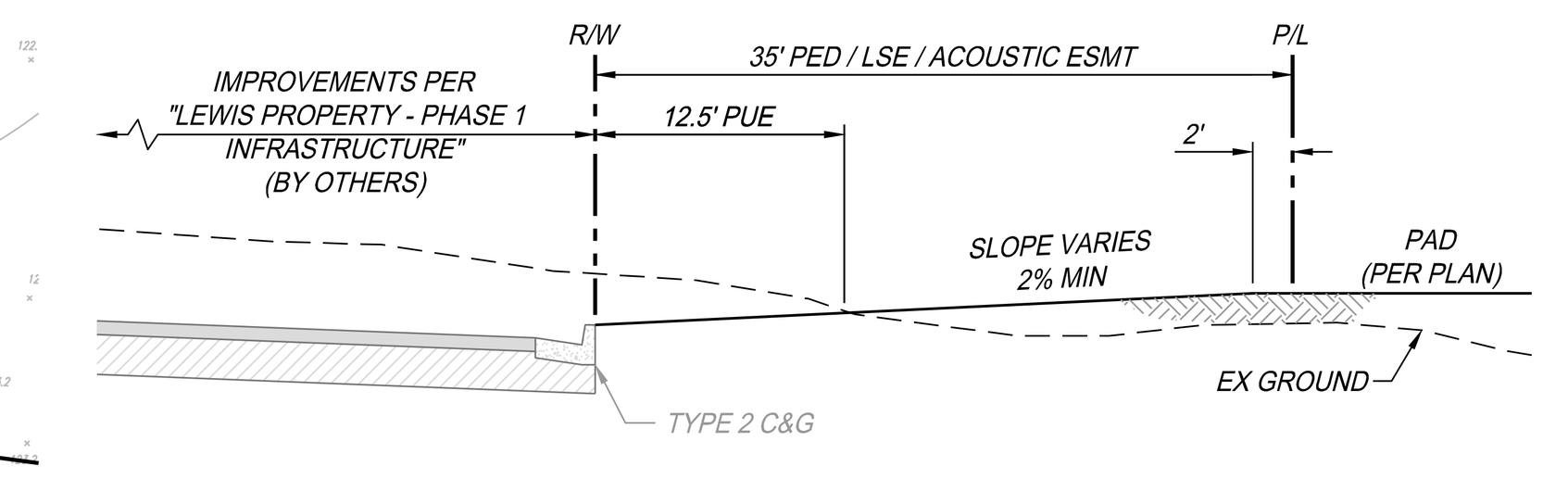




1 GRADING SECTION (NTS)



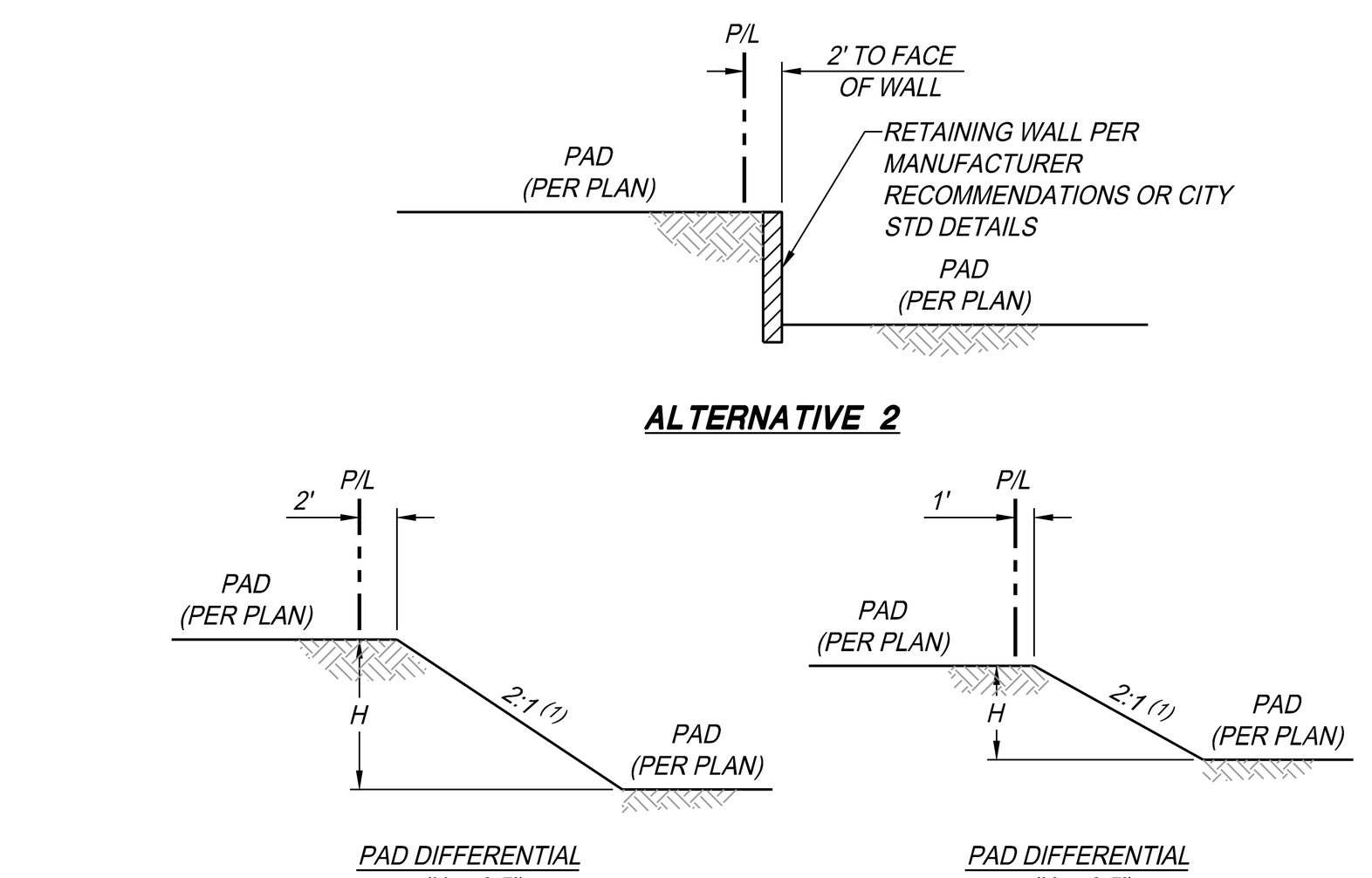
2 GRADING SECTION (NTS)



3 WESTERN BLVD - TYPICAL SECTION (NTS)

LEGEND

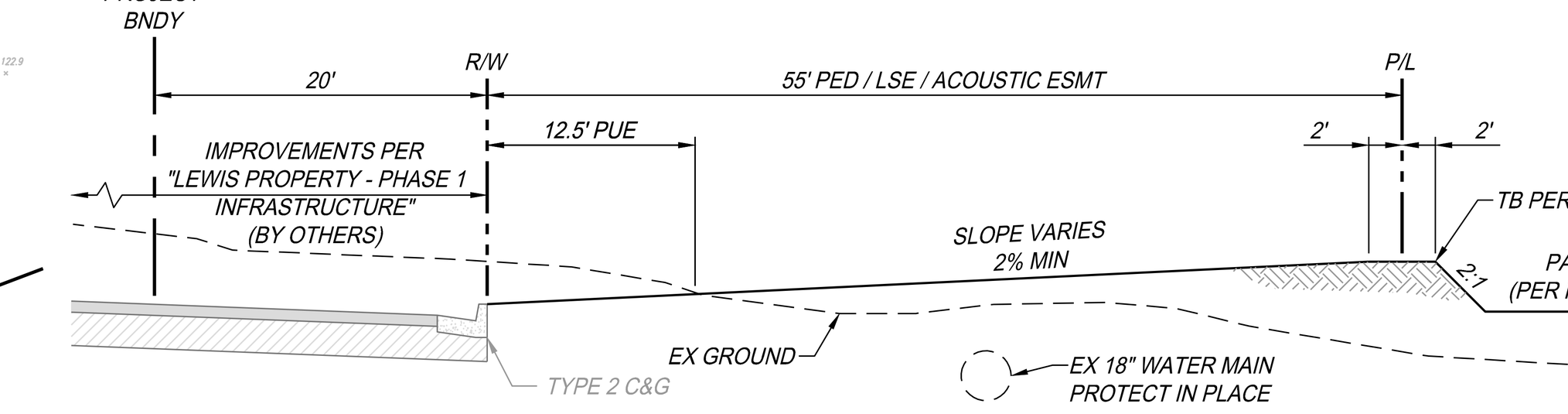
PROPOSED	DESCRIPTION	EXISTING
SD	STORM DRAIN LINE (SIZE INDICATED)	SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	
	SLOPE	
0.60%	STREET GRADE	0.60%
117.20	CENTERLINE ELEVATION	117.20
	OVERLAND RELEASE	
P=125.7	PAD GRADE ELEVATION	



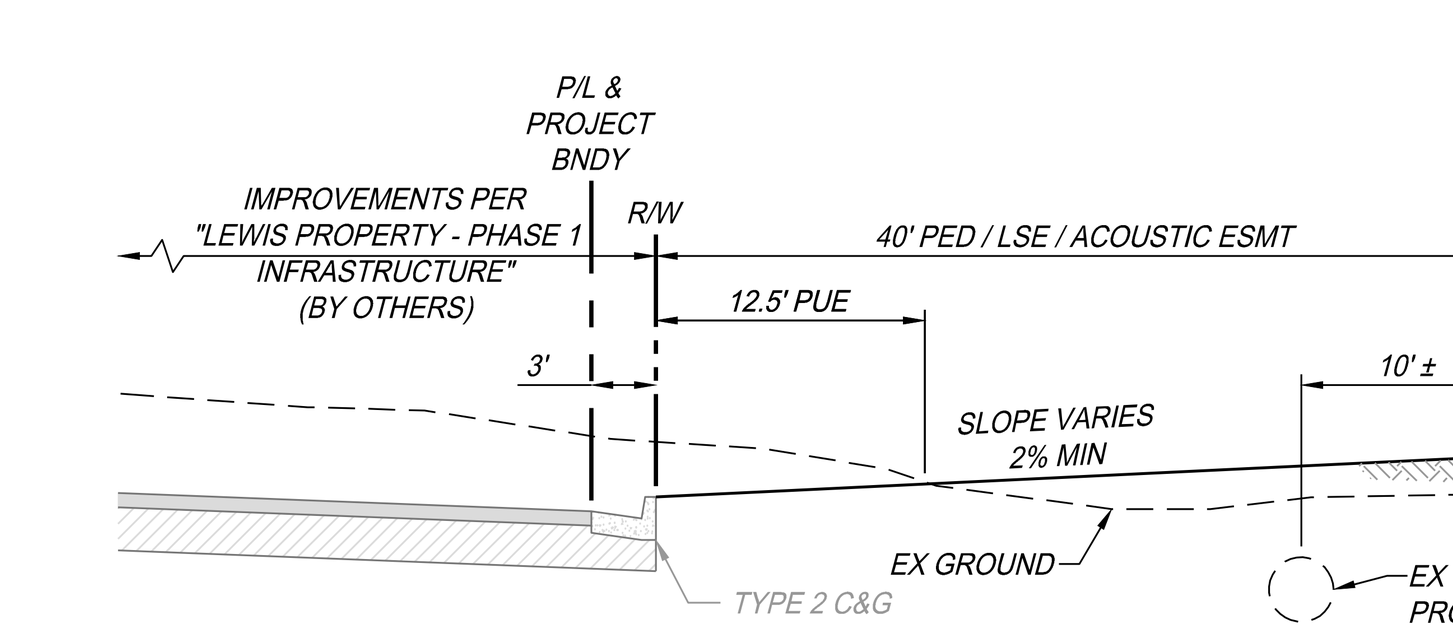
NOTE:
1) UNLESS OTHERWISE NOTED ON THE PLANS

TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING (NTS)

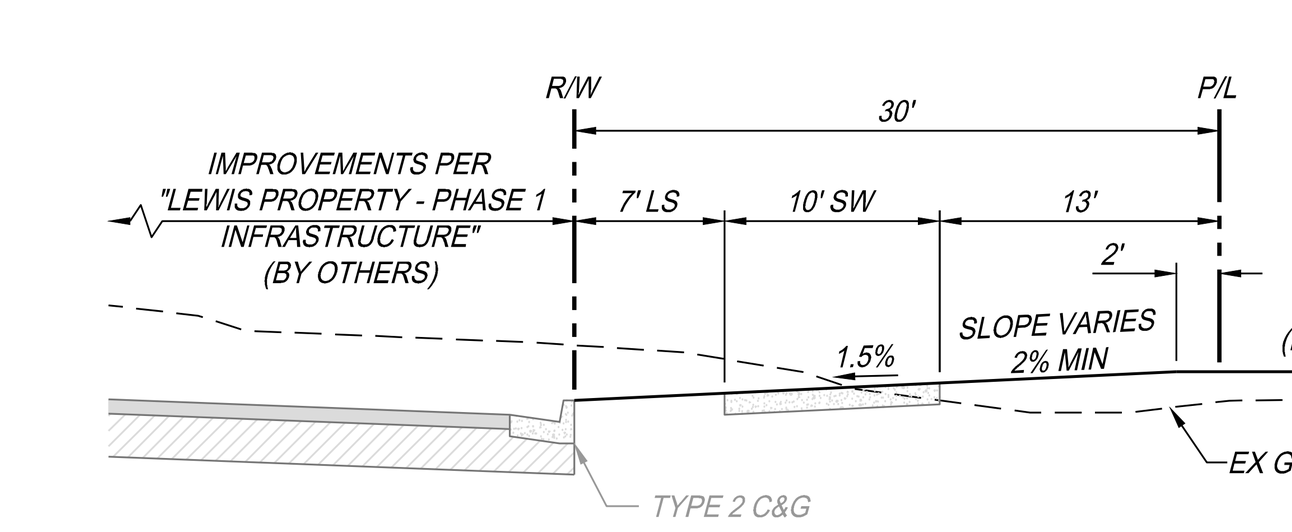
NOTE:
1) THE DETERMINATION OF RETAINING WALLS OR SIDE SLOPES FOR REAR AND SIDE YARDS SHALL BE DETERMINED DURING THE DESIGN PHASE AND PREPARATION OF IMPROVEMENT PLANS



5 WESTERN BLVD - TYPICAL SECTION (NTS)



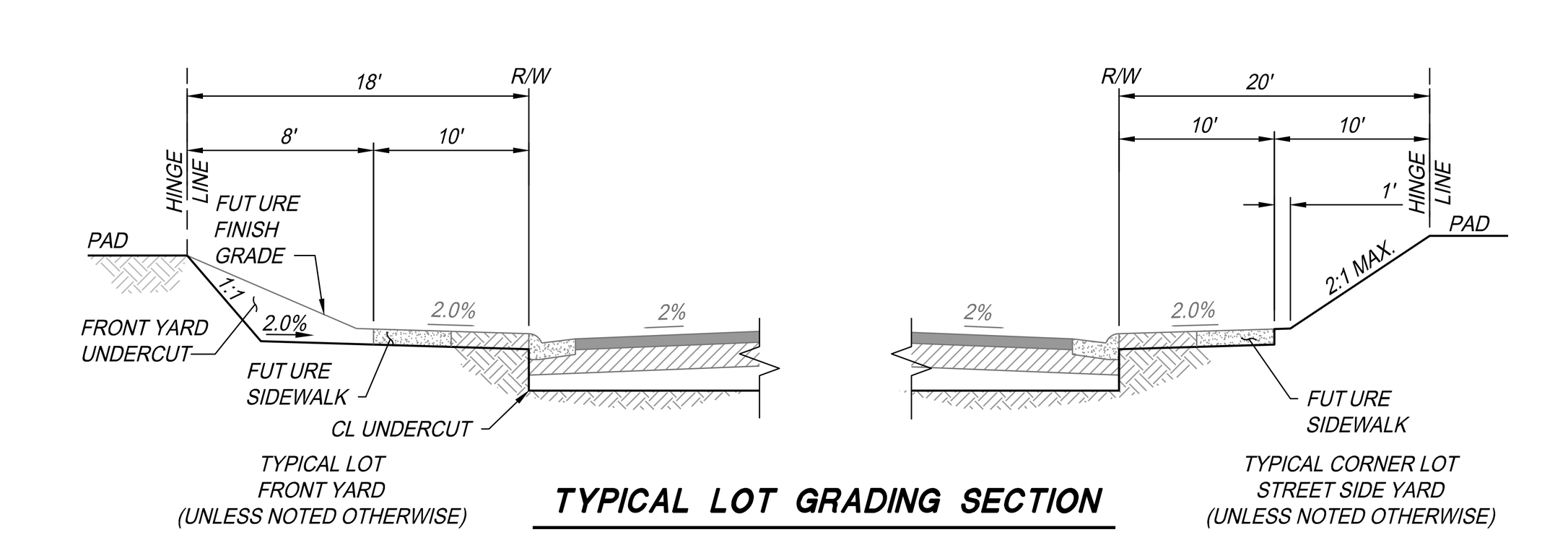
6 WESTERN BLVD - TYPICAL SECTION (NTS)



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)

SCALE: 1"=100'

AMENDED PRELIMINARY GRADING PLAN

LIBERTY @ LINCOLN - AREA 2

(VILLAGE 7 PHASE 1)

Lincoln, CA

October 14, 2021

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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Attachment 4

Liberty at Lincoln Village 1

Floor Plans, Elevations,

Enhanced Elevation,

Typical Lotting



PLAN 40-3A
Spanish Elevation
Color Scheme SB-2

PLAN 40-4B
Farmhouse Elevation
Color Scheme FA-3

PLAN 40-6C
Craftsman Elevation
Color Scheme CR-1

PLAN 40-7A
Santa Barbara Elevation
Color Scheme SB-2

PLAN 40-3B
Farmhouse Elevation
Color Scheme FA-2

LIBERTY AT LINCOLN - VILLAGE 1

Lincoln, California

January 06, 2026

Sheet Index

Cover Sheet ..... CS

Architecture

Plan 40-3 | Elevations 4003.0
Plan 40-3 | Floor Plan 4003.1
Plan 40-3 | Addenda 4003.1.1
Plan 40-3A | Spanish Elevations 4003.2
Plan 40-3A | Spanish Elevations Enhanced 4003.2.1
Plan 40-3A | Spanish Elevations Opt. Outdoor Rm 4003.2.2
Plan 40-3B | Farmhouse Elevations 4003.3
Plan 40-3B | Farmhouse Elevations Enhanced 4003.3.1
Plan 40-3B | Farmhouse Elevations Opt. Outdoor Rm 4003.3.2
Plan 40-3C | Craftsman Elevations 4003.4
Plan 40-3C | Craftsman Elevations Enhanced 4003.4.1
Plan 40-3C | Craftsman Elevations Opt. Outdoor Rm 4003.4.2
Plan 40-4 | Elevations 4004.0
Plan 40-4 | Floor Plans 4004.1
Plan 40-4 | Addenda 4004.1.1
Plan 40-4A | Spanish Elevations 4004.2
Plan 40-4A | Spanish Elevations Enhanced 4004.2.1
Plan 40-4B | Farmhouse Elevations 4004.3
Plan 40-4B | Farmhouse Elevations Enhanced 4004.3.1
Plan 40-4C | Craftsman Elevations 4004.4
Plan 40-4C | Craftsman Elevations Enhanced 4004.4.1
Plan 40-6 | Elevations 4006.0
Plan 40-6 | Floor Plans 4006.1
Plan 40-6 | Addenda 4006.1.1
Plan 40-6 | Spanish Elevations 4006.2
Plan 40-6 | Spanish Elevations Enhanced 4006.2.1
Plan 40-6 | Spanish Elevations Opt. Outdoor Rm 4006.2.2
Plan 40-6 | Spanish Elevations Enh. Opt. Outdoor Rm 4006.2.3
Plan 40-6 | Farmhouse Elevations 4006.3
Plan 40-6 | Farmhouse Elevations Enhanced 4006.3.1
Plan 40-6 | Farmhouse Elevations Opt. Outdoor Rm 4006.3.2
Plan 40-6 | Farmhouse Elevations Enh. Opt. Outdoor Rm 4006.3.3
Plan 40-6 | Craftsman Elevations 4006.4
Plan 40-6 | Craftsman Elevations Enhanced 4006.4.1
Plan 40-6 | Craftsman Elevations Opt. Outdoor Rm 4006.4.2
Plan 40-6 | Craftsman Elevations Enh. Opt. Outdoor Rm 4006.4.3
Plan 40-7 | Elevations 4007.0
Plan 40-7 | Floor Plans 4007.1
Plan 40-7 | Addenda 4007.1.1
Plan 40-7 | Spanish Elevations 4007.2
Plan 40-7 | Spanish Elevations Enhanced 4007.2.1
Plan 40-7 | Farmhouse Elevations 4007.3
Plan 40-7 | Farmhouse Elevations Enhanced 4007.3.1
Plan 40-7 | Craftsman Elevations 4007.4
Plan 40-7 | Craftsman Elevations Enhanced 4007.4.1

Color & Materials

Color & Materials CM1

Project Team:

Applicant: New Home Co.
1508 Eureka Road, Suite 290
Roseville, CA 95661
Contact: Parker Carson
916.771.2223

Architect: WHA Architects
6101 Bollinger Canyon Road, Suite 210
San Ramon, CA 94583
Contact: Mohsen Heidari
925.463.1700



NOTES:

1. HOUSING PRODUCT SHOWN PER CAD FILES PROVIDED ON OCTOBER 13TH, 2025. ANY CHANGES TO THE PRODUCT AFTER THE ABOVE DATE WILL NEED TO BE REVIEWED FOR LOT FIT.
2. WALL AND FENCE LOCATION LIMITS HAVE BEEN GATHERED FROM BOTH THE 2024 VILLAGE 7 GENERAL DEVELOPMENT PLAN UPDATE, AND THE LIBERTY AT LINCOLN PHASE 1 BACKBONE FRONTAGE LANDSCAPE PLANS (DATED: JUNE 11, 2023).
3. GRADING BETWEEN LOTS SHOWN FOR REFERENCE ONLY. SEE APPROVED LIBERTY @ LINCOLN - AREA 2 GRADING PLAN FOR ADDITIONAL INFORMATION.
4. GOOD NEIGHBOR FENCING NOT SHOWN ON THIS EXHIBIT.

LEGEND

- EXISTING 6' TALL MASONRY WALL
- 6' TALL TUBULAR STEEL VIEW FENCE
- 6' WOOD FENCE
- CURB RAMP
- DRAIN INLETS
- FIRE HYDRANT
- STREET LIGHT
- ENHACED REAR AND/OR SIDE

SETBACK INFORMATION:

MINIMUM SETBACK REQUIREMENTS FROM THE LINCOLN VILLAGE 7 GENERAL DEVELOPMENT PLAN TABLE 4-4 - FRONT LOADED VILLA HOMES (50'X105')

FRONT / STREET MINIMUM SETBACK:
15' TO LIVING AREA
10' TO PORCH STOOP OR PATIO
18' TO GARAGE DOOR
10' TO SIDE WALL OF SWING GARAGE

SIDE SETBACK / MINIMUM BUILDING SEPARATION:
5' INTERIOR SIDE
10' STREET SIDE
10' STREET SIDE TO PORCH STOOP OR PATIO
10' BETWEEN MAIN STRUCTURES SIDE TO SIDE

REAR SETBACK:
15' MAIN STRUCTURE
10' GARAGE (SINGLE-STORY PLATE LINE)
5' PATIO COVER OR SECOND STORY DECK

MAXIMUM SITE COVERAGE: 60%

SETBACK NOTES:

1. SETBACKS MEASURED FROM PROPERTY LINE. ARCHITECTURAL PROJECTIONS MAY EXTEND A MAXIMUM OF 3 FEET INTO A FRONT, SIDE, OR REAR SETBACK AREA, HOWEVER, IN NO CASE SHALL SUCH PROJECTION BE CLOSER THAN 3 FEET TO ANY PROPERTY LINE. ARCHITECTURAL PROJECTIONS ARE DEFINED AS ELEMENTS THAT ARTICULATE A BUILDING ELEVATION SUCH AS EAVES, WINDOW AND DOOR POP-OUT SURROUNDS, MEDIA NICHES, BAY WINDOWS, POT SHELVES, CHIMNEYS, ENHANCED WINDOWSILLS, SHUTTER DETAILS, WINDOW TRIM, BALCONIES AND ENTRY GATES, AND OTHER SIMILAR ELEMENTS. NOT APPLICABLE TO PASEO OR COURT-FRONTING UNITS. REFER TO MINIMUM BUILDING SEPARATION REQUIREMENTS. 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 THE LOT. SEE THE GENERAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.

PLOTTING SUMMARY			
	PLAN - ELEVATION	COUNT	TOTAL
	PLAN 40-3 - A	9	21
	PLAN 40-3 - B	5	
	PLAN 40-3 - C	7	
	PLAN 40-4 - A	6	19
	PLAN 40-4 - B	7	
	PLAN 40-4 - C	6	
	PLAN 40-6 - A	5	20
	PLAN 40-6 - B	8	
	PLAN 40-6 - C	7	
	PLAN 40-7 - A	6	19
	PLAN 40-7 - B	7	
	PLAN 40-7 - C	6	

ELEVATION SUMMARY	
ELEVATION	COUNT
A	26
B	27
C	26

N

0 25 50 100

SCALE: 1"=50'

VILLAGE 1
DEVELOPMENT PLAN

LIBERTY @ LINCOLN

Lincoln, CA

January 6th, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

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Front Elevation 40-3A| Spanish

Color Scheme: Panhandle Series 45 SB-2



Front Elevation 40-3C | Craftsman

Color Scheme: Panhandle Series 45 CR-1



Front Elevation 40-3B| Farmhouse

Color Scheme: Panhandle Series 45 FA-2

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-3

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4003.0

0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

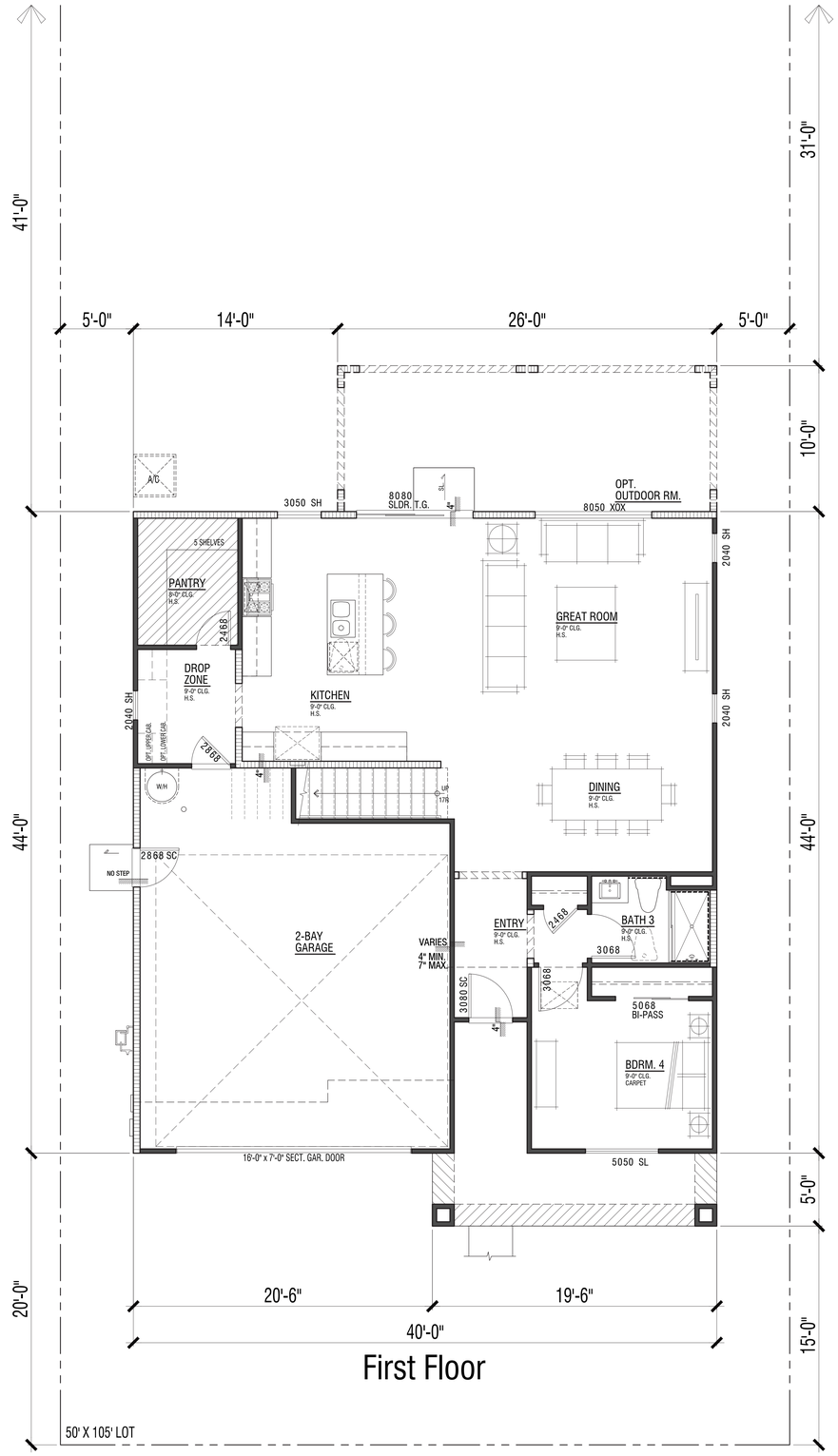
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor

2,565 SF
4 Bdrm | 3 Bath | Loft
2-Bay Garage



First Floor

PLAN 40-3A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.1

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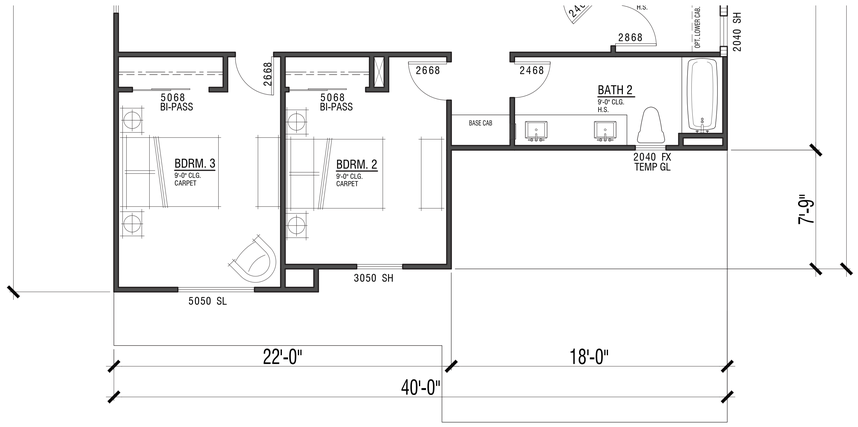
NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS

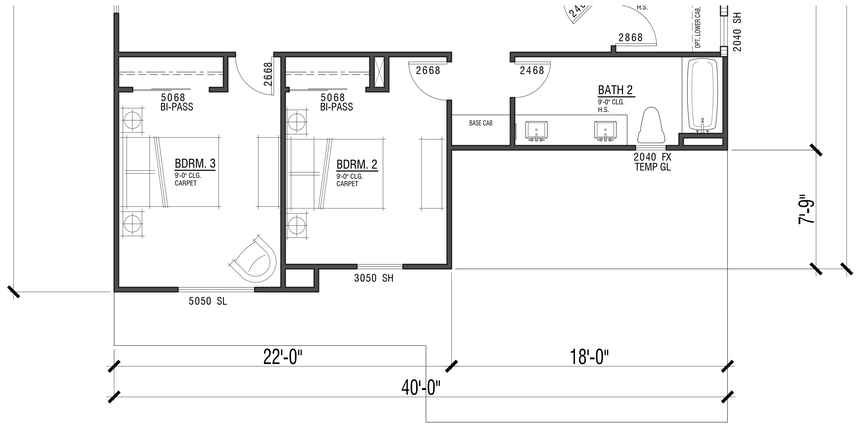
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

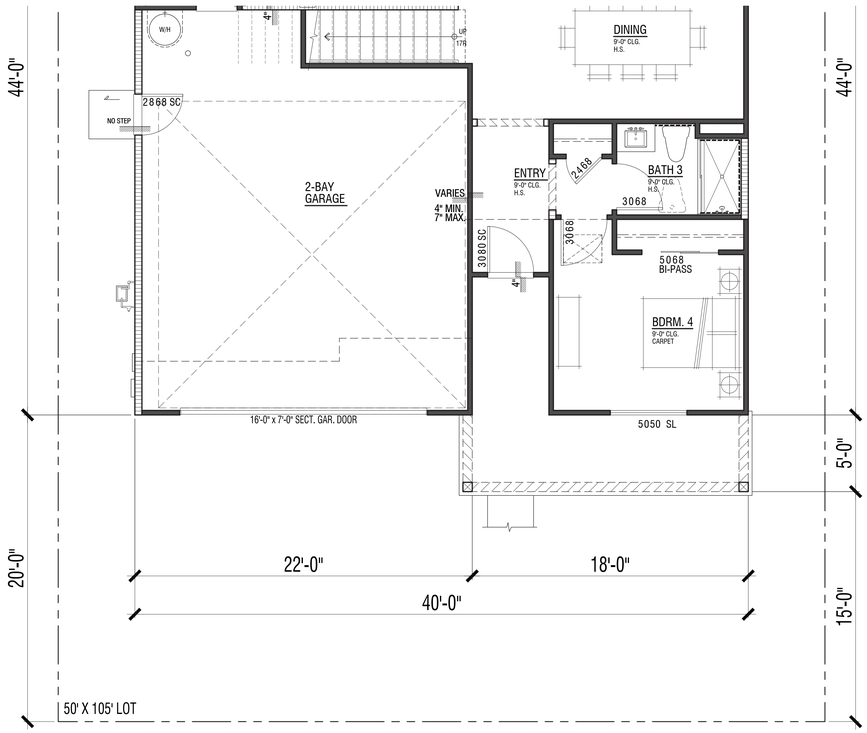
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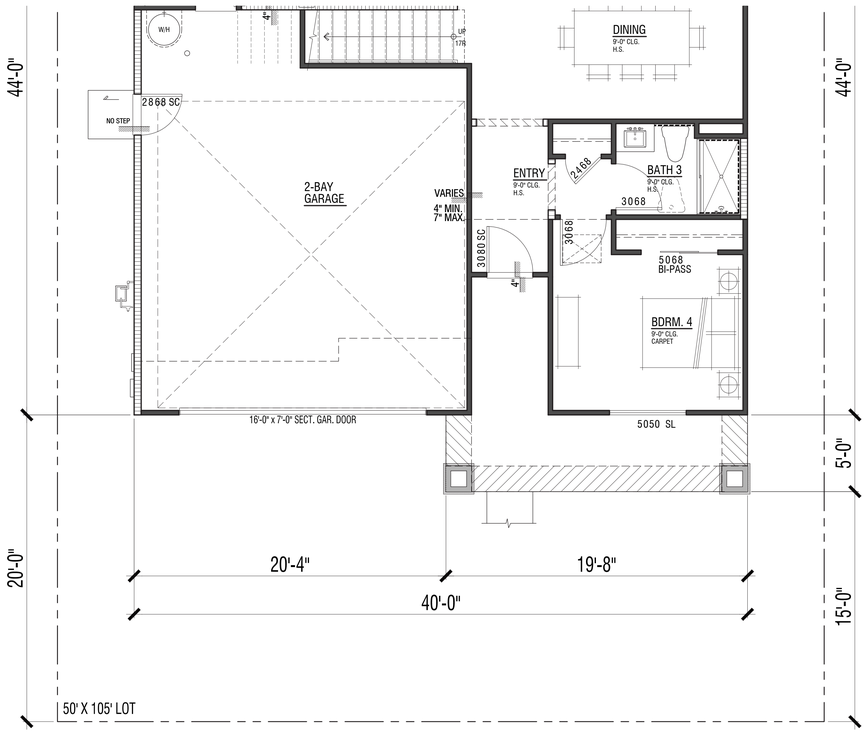
Second Floor
1,369 SF



Second Floor



First Floor



First Floor

Plan B - FARMHOUSE

2,565 SF
4 Bdrm | 3 Bath | Loft
2-Bay Garage

Plan C - CRAFTSMAN

PLAN 40-3 ADDENDA
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.1.1

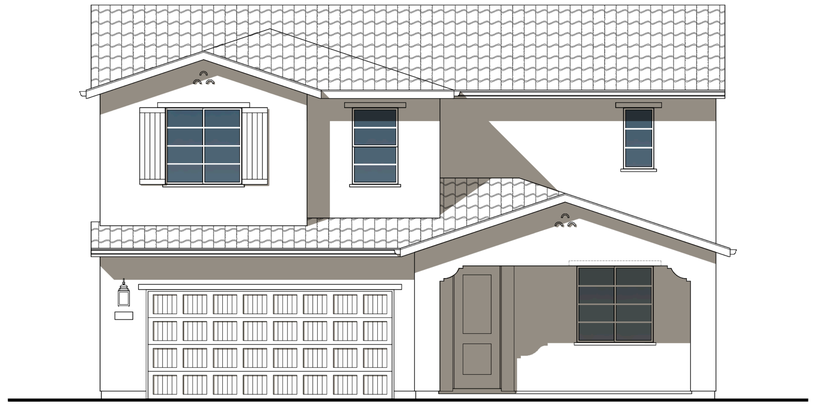
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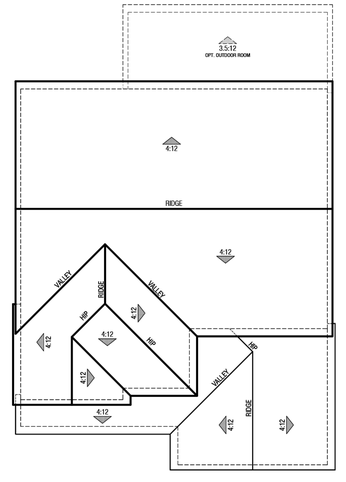
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MATERIALS: SPANISH

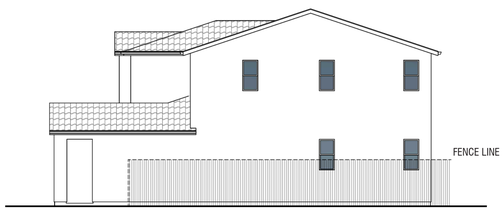
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



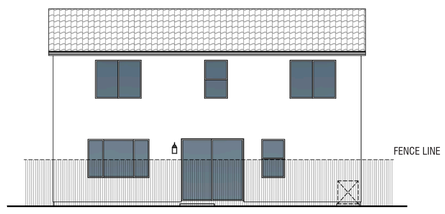
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



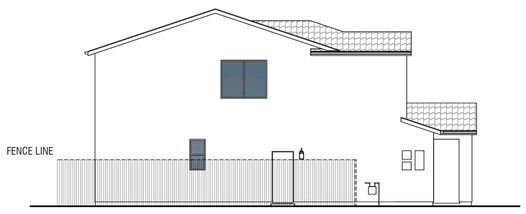
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.2

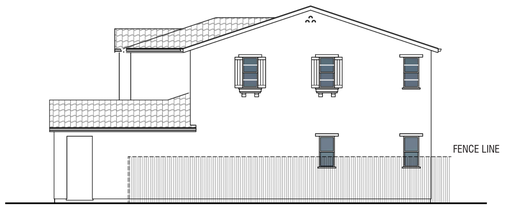
0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

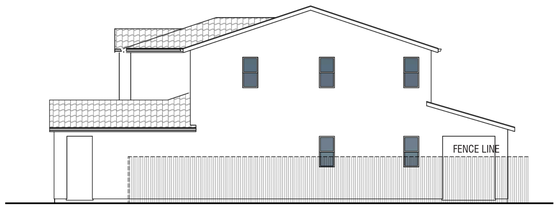
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

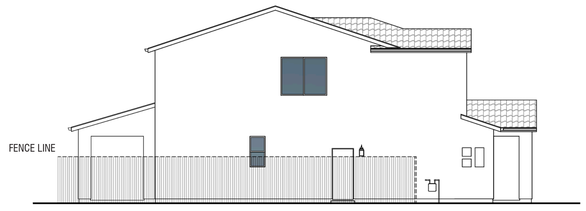
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3A - SPANISH

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

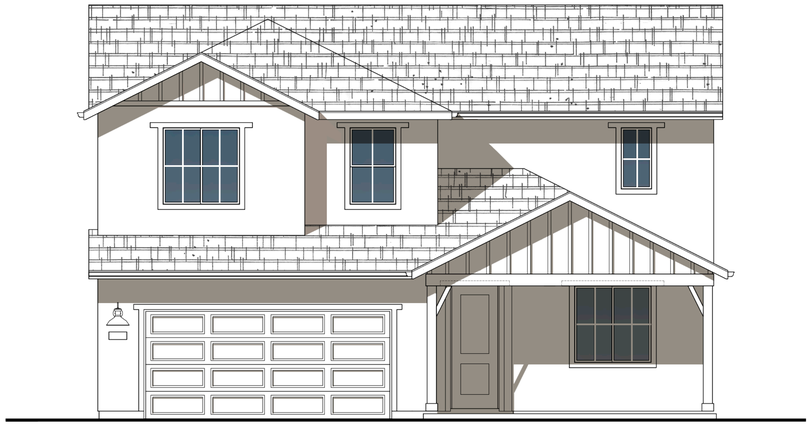
4003.2.2
0 4 8 16

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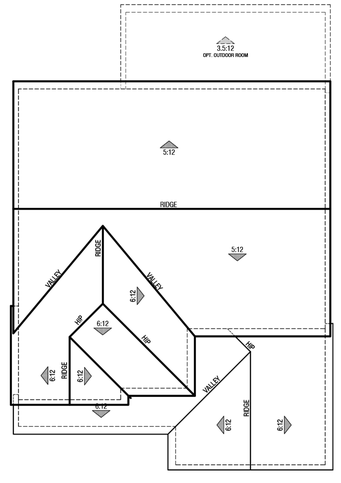
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

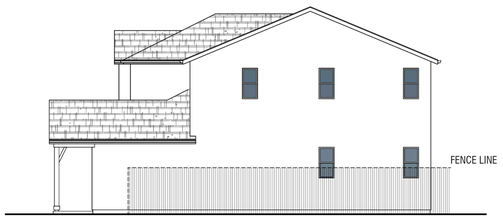
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



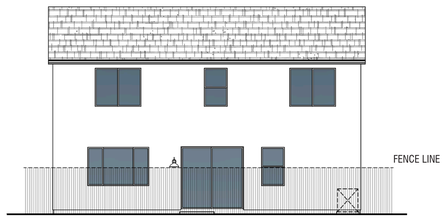
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



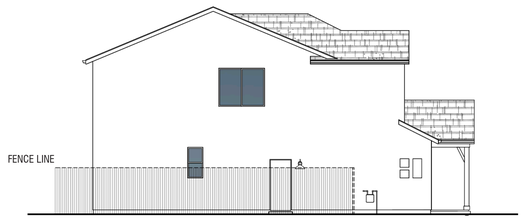
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.3

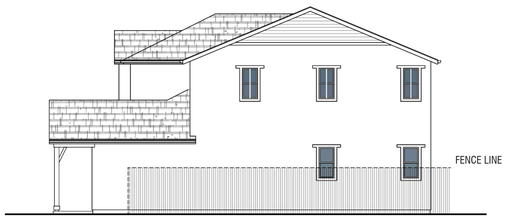
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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

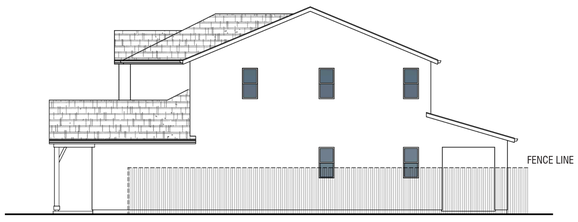
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0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

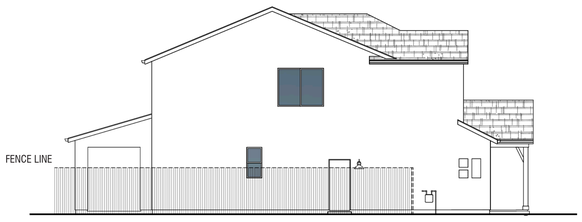
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3B - FARMHOUSE

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

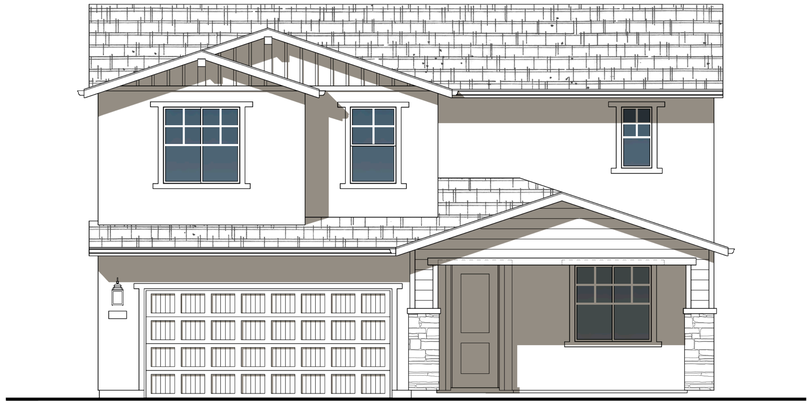
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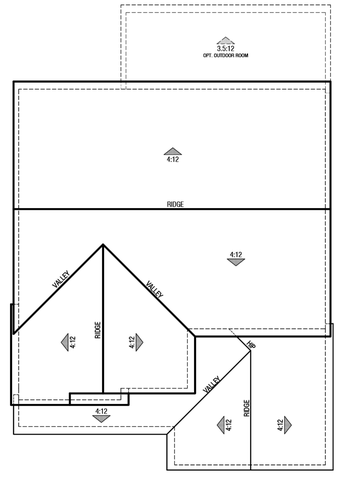
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

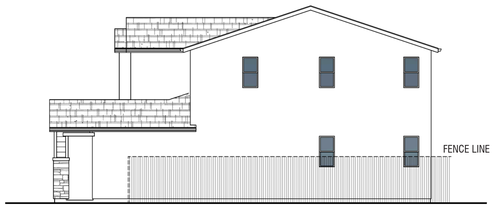
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



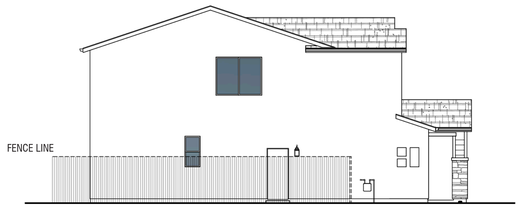
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.4

0 2 4 8

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MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

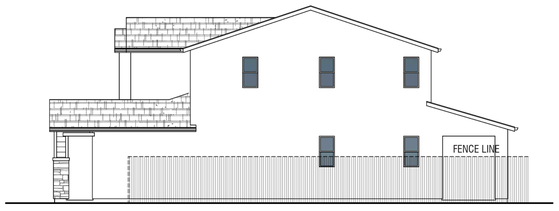
4003.4.1
0 4 8 16

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MATERIALS: CRAFTSMAN

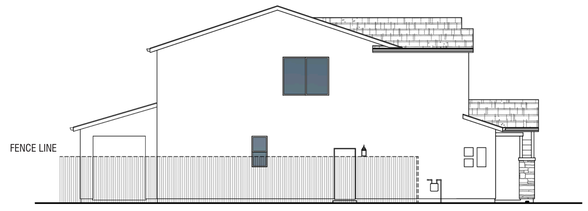
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-3C - CRAFTSMAN

Exterior Elevations w/ Opt. Outdoor Room

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4003.4.2
0 4 8 16

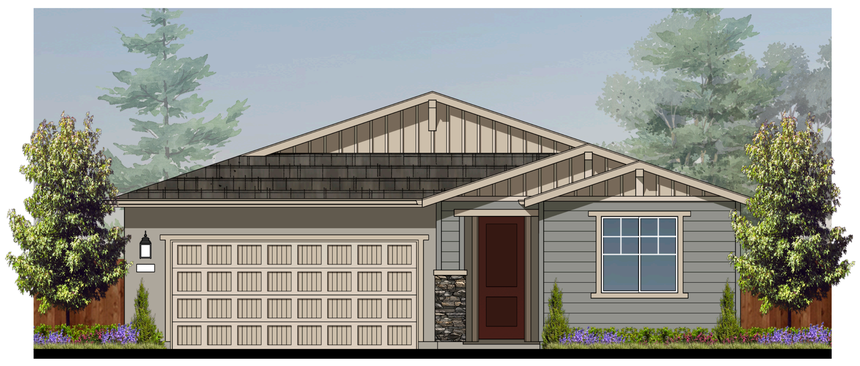
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Front Elevation 40-4A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-4C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-4B| Farmhouse

Color Scheme: 45 FA-3

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-4

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4004.0

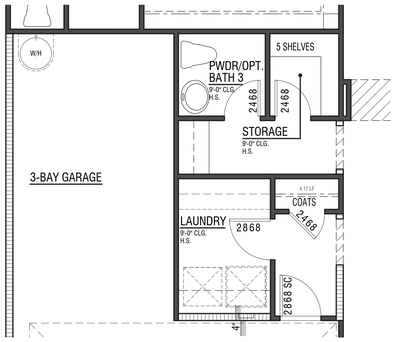
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ARCHITECTS . PLANNERS . DESIGNERS

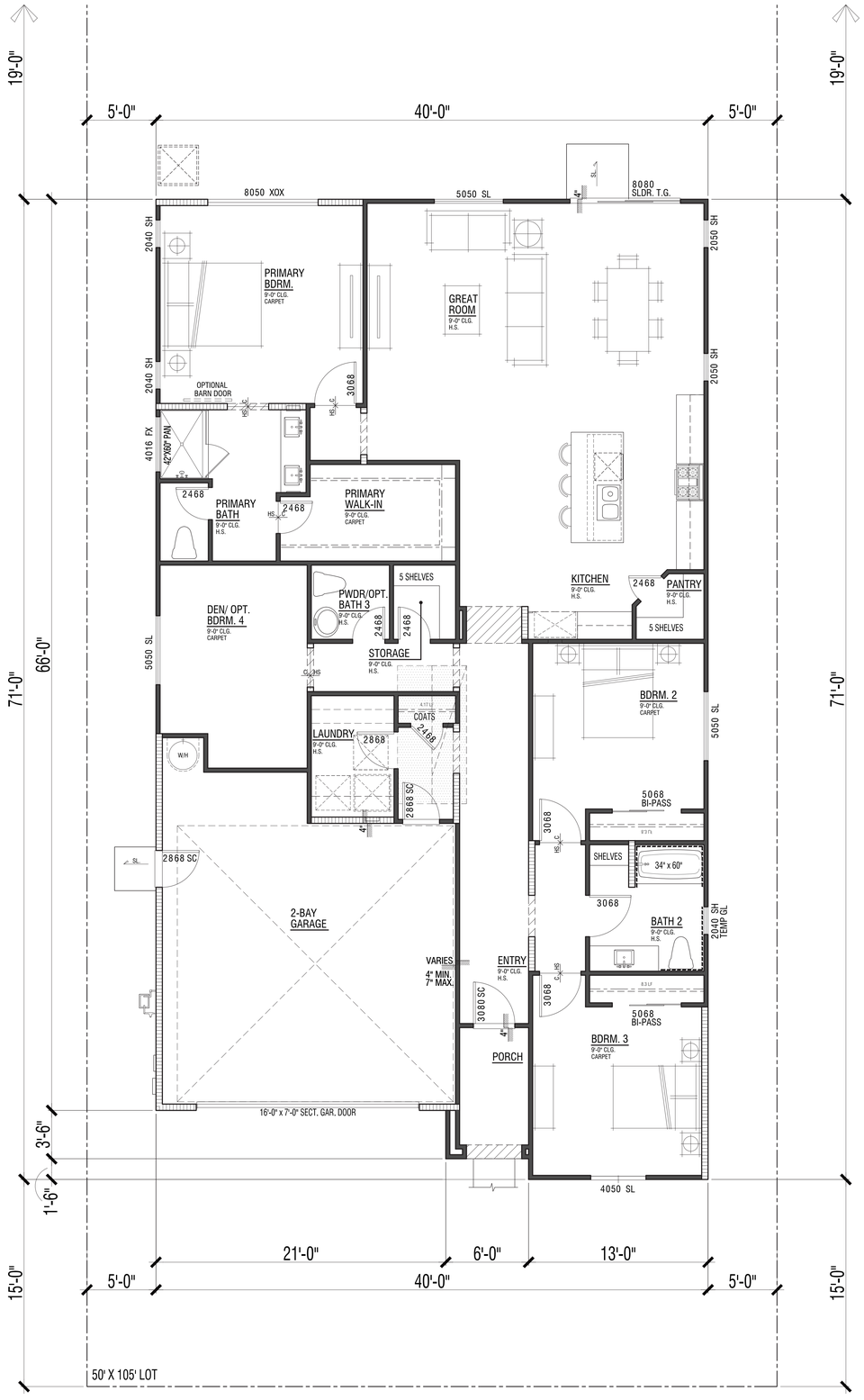
WHA.

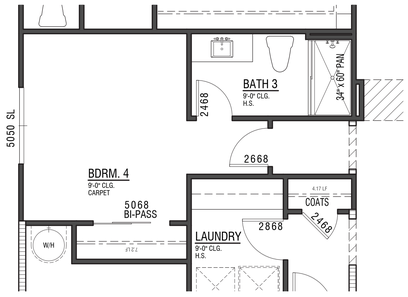
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



3-Car Tandem Garage Opt.

(2,017 SF)





Bdrm. 4 Opt.

2,173 SF

3 Bdrm | 2.5 Bath | Den | Opt. Bdrm 4/Bath 3

2-Bay Garage

PLAN 40-4A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

NEW HOME CO.

4004.1

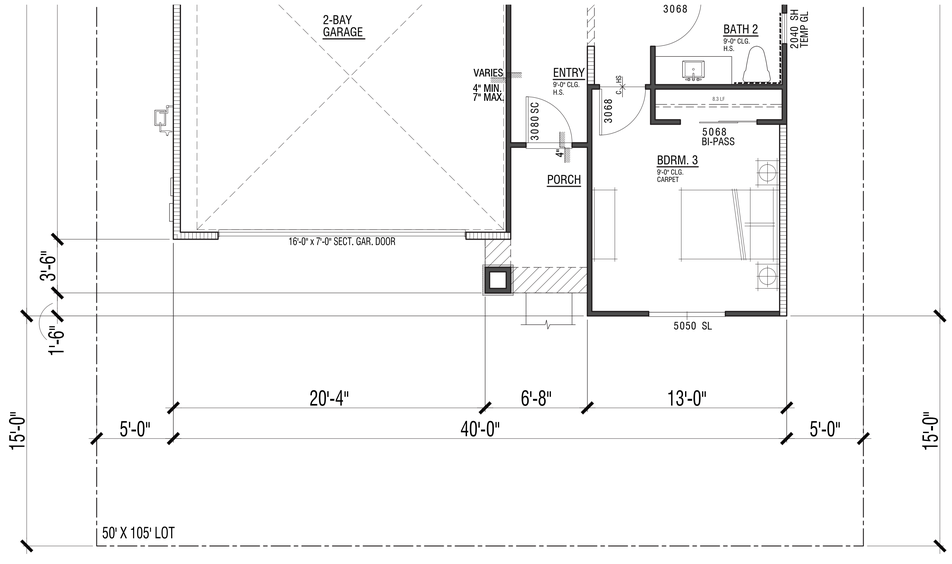
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ARCHITECTS . PLANNERS . DESIGNERS

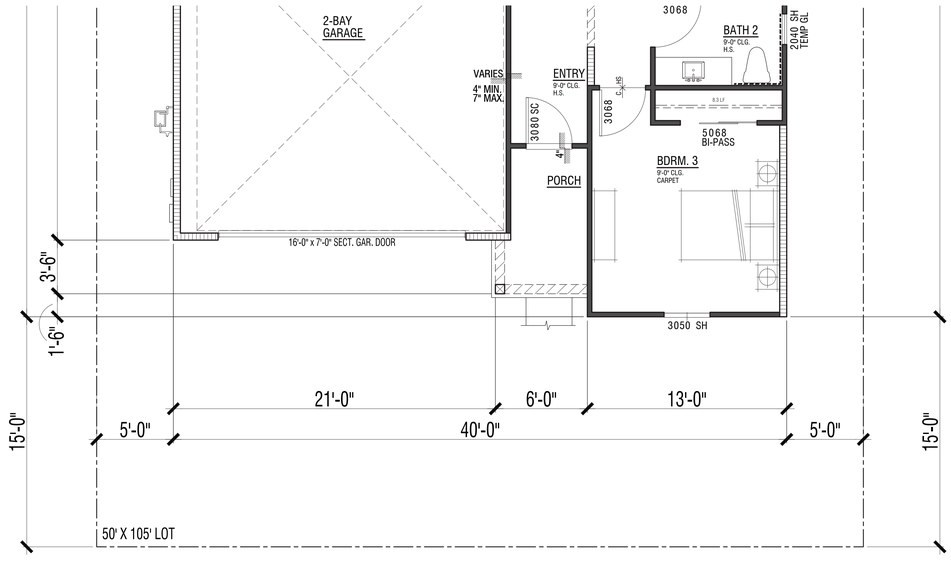
WHA.

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Plan C - CRAFTSMAN



Plan B - FARMHOUSE

2,173 SF
3 Bdrm | 2.5 Bath | Den | Opt. Bedroom 4/Bath 3
2-Bay Garage

PLAN 40-4 ADDENDA

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

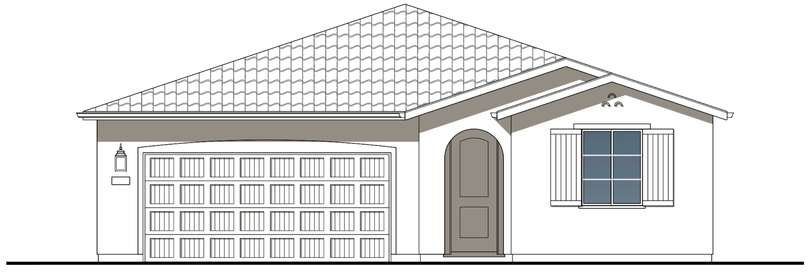
LINCOLN, CA

4004.1.1

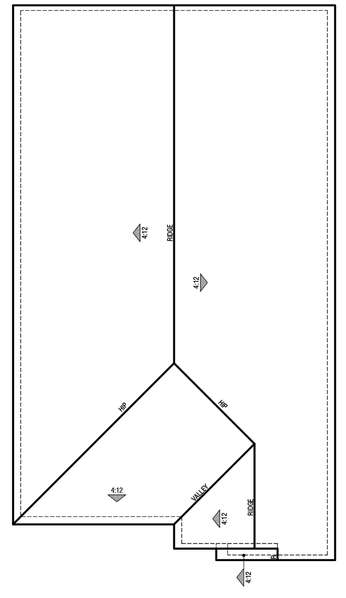
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MATERIALS: SPANISH

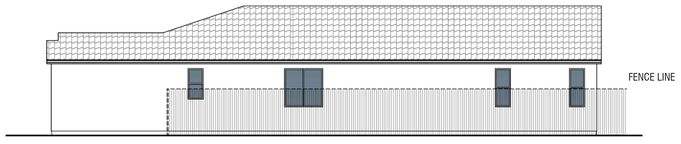
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



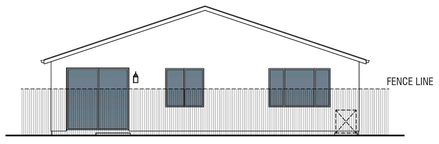
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



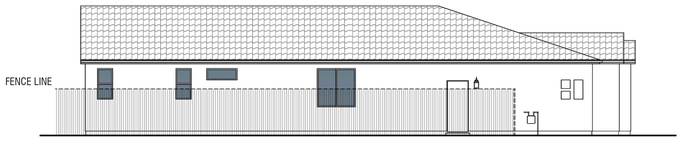
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-4A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

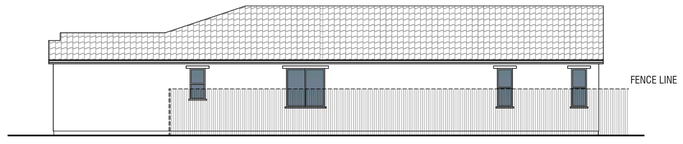
LINCOLN, CA

4004.2

0 2 4 8

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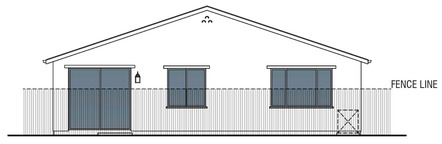
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

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



Rear Elevation

0 4 8 16

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

PLAN 40-4A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.2.1

0 4 8 16

NEW HOME CO.

ARCHITECTS . PLANNERS . DESIGNERS

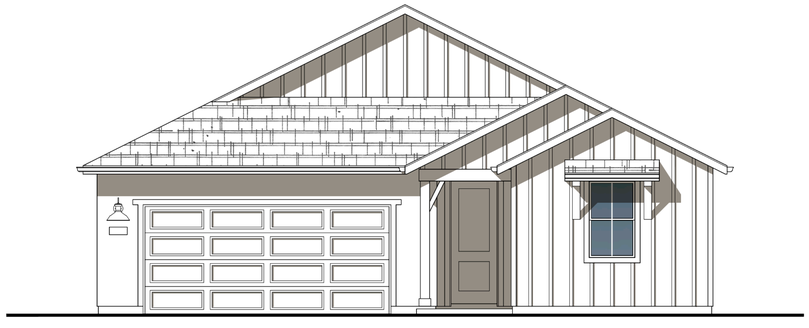
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

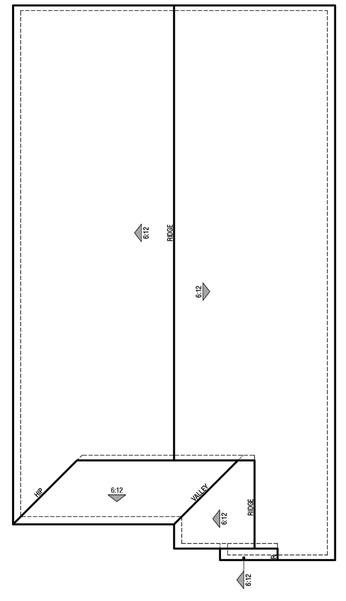
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MATERIALS: FARMHOUSE

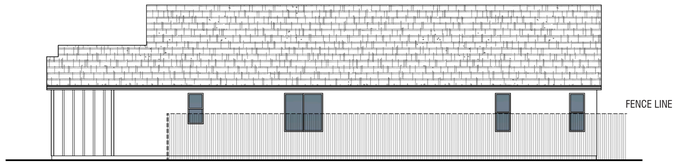
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



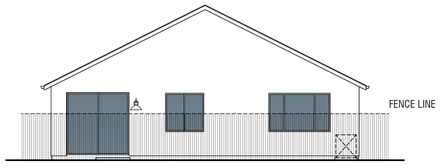
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



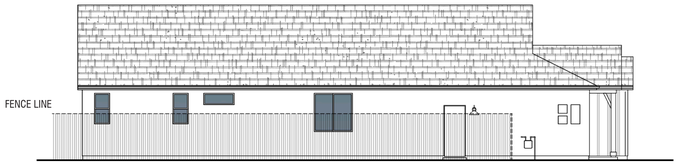
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-4B - FARMHOUSE

Exterior Elevations

40 SERIES

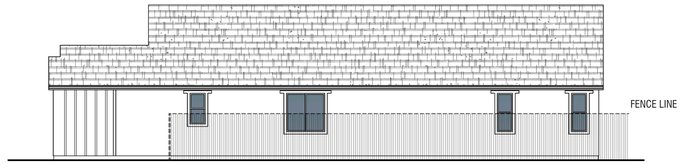
LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.3
0 2 4 8

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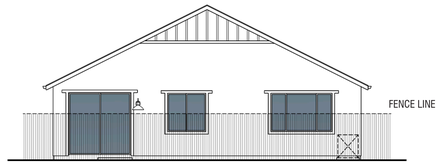
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

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



Rear Elevation

0 4 8 16

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

PLAN 40-4B - FARMHOUSE

Enhanced Exterior Elevations

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.3.1

0 4 8 16

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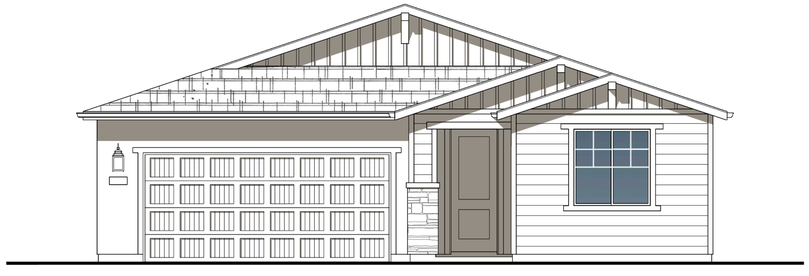
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

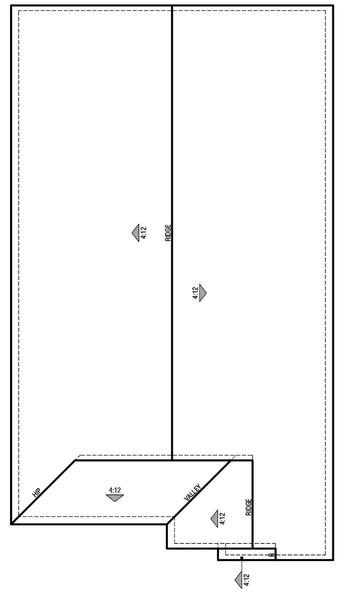
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

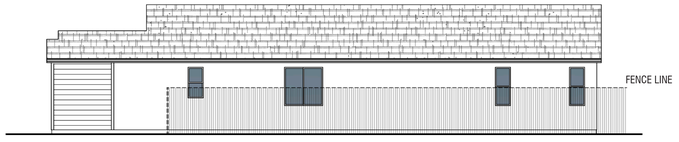
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



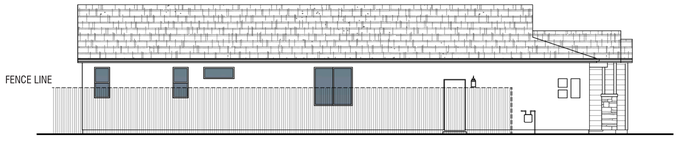
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-4C - CRAFTSMAN

Exterior Elevations

40 SERIES

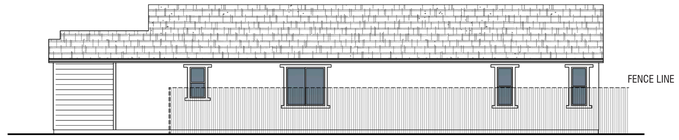
LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.4
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Right Elevation

0 4 8 16

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



Rear Elevation

0 4 8 16

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

PLAN 40-4C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4004.4.1

0 4 8 16

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Front Elevation 40-6A| Spanish

Color Scheme:45 SB-1



Front Elevation 40-6C | Craftsman

Color Scheme: 45 CR-2



Front Elevation 40-6B| Farmhouse

Color Scheme: 45 FA-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

4006.0

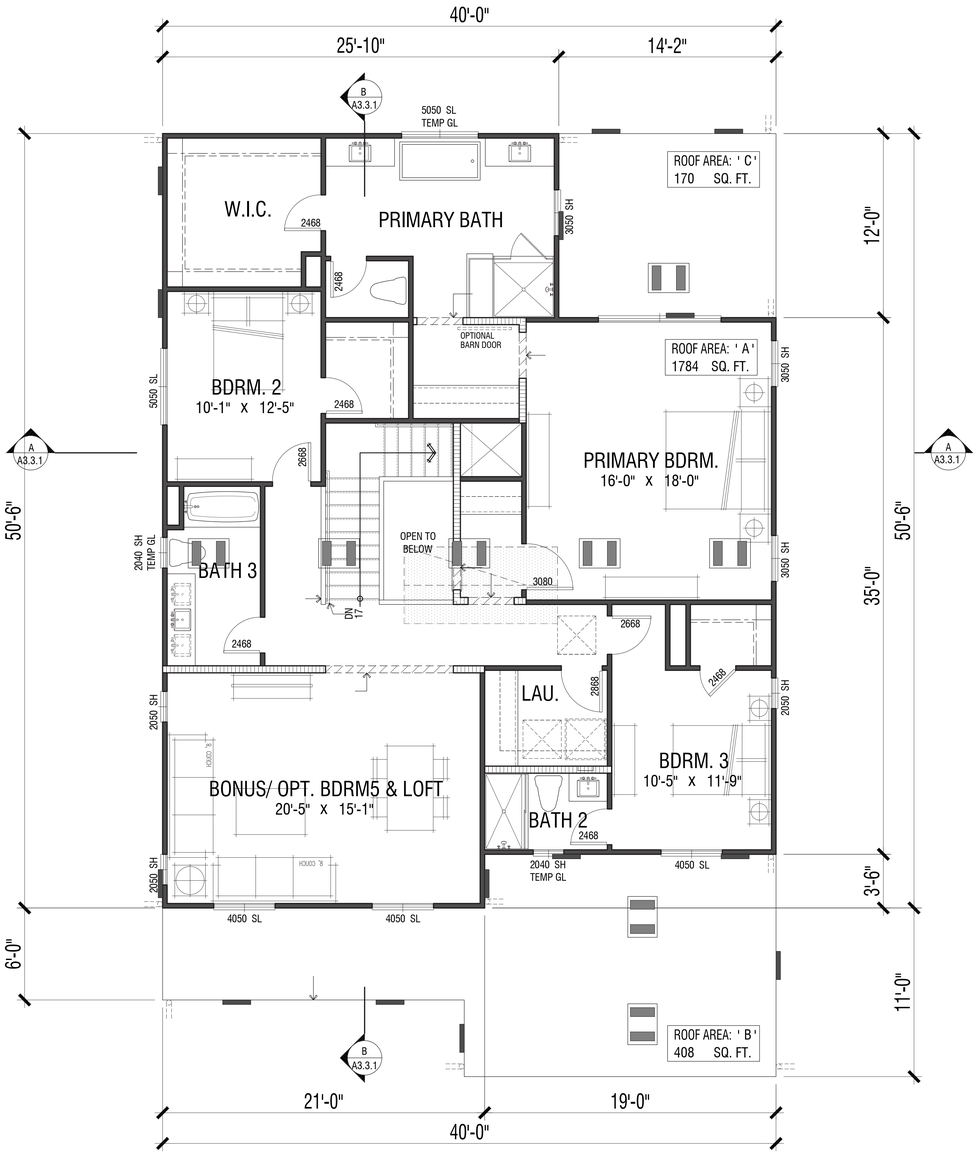
0 2 4 8

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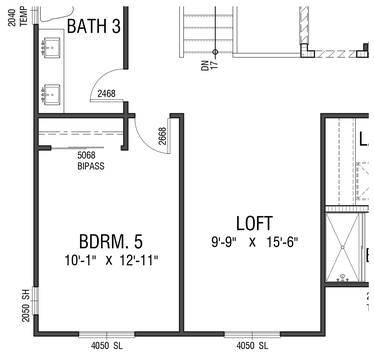
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

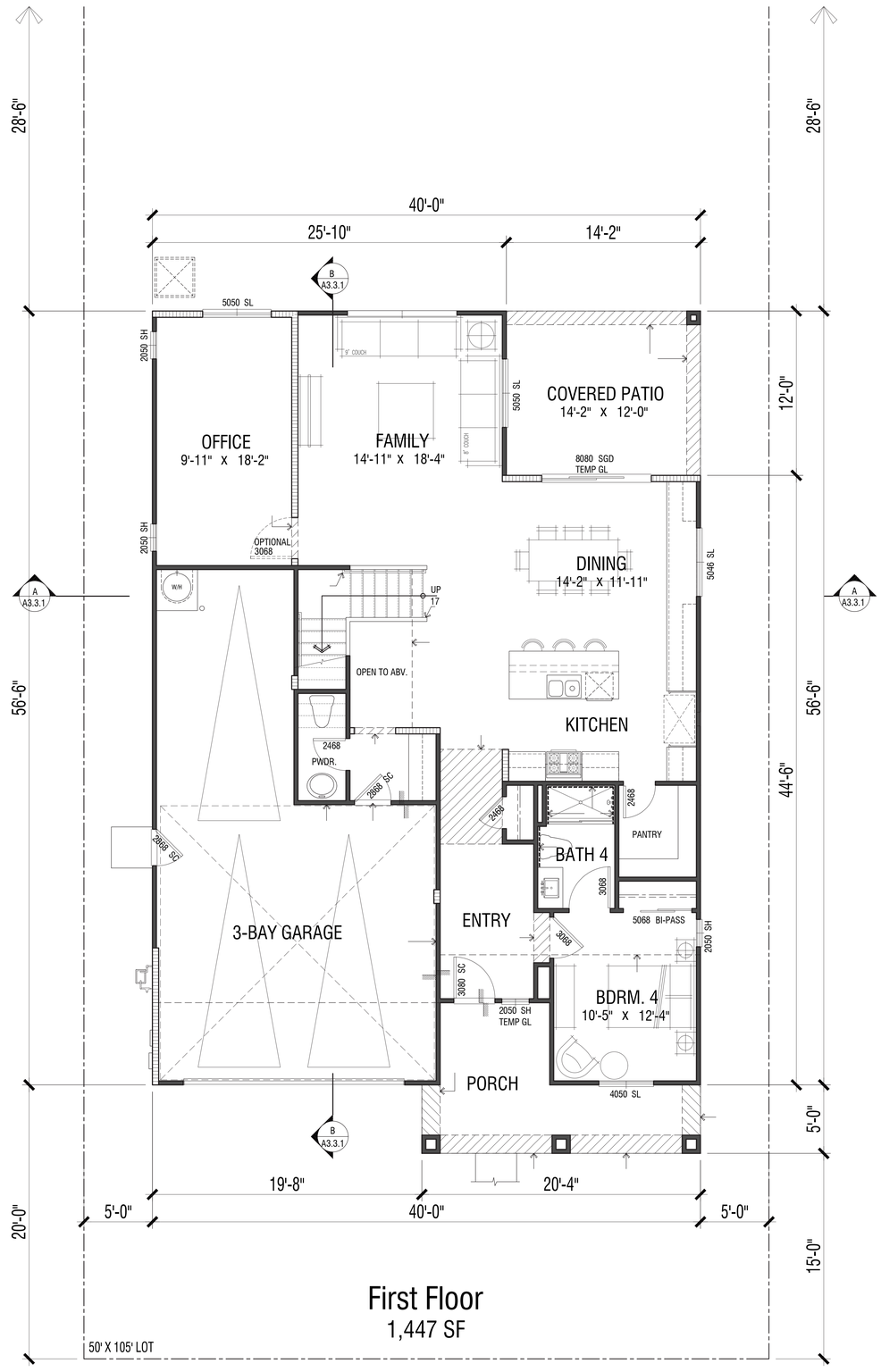


Second Floor
1,687 SF



Bdrm 5 & Loft Opt.

3,134 SF
4 Bdrm | 4.5 Bath | Office | Bonus
3-Bay Garage



First Floor
1,447 SF

PLAN 40-6A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.1

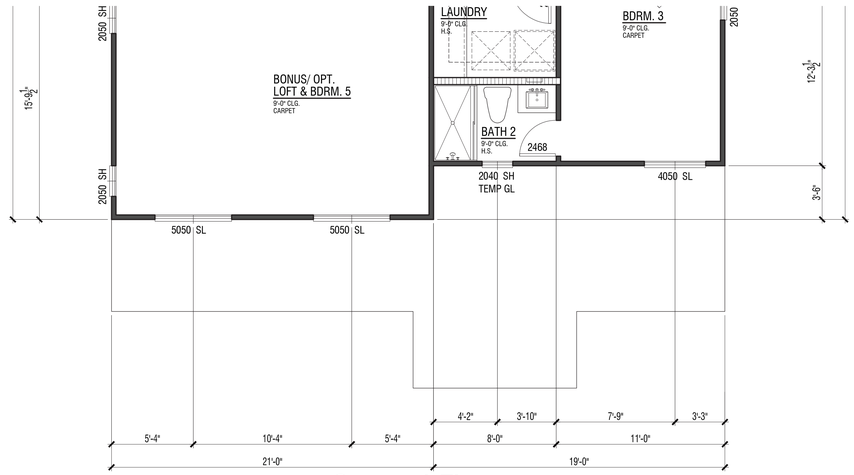
0 2 4 8

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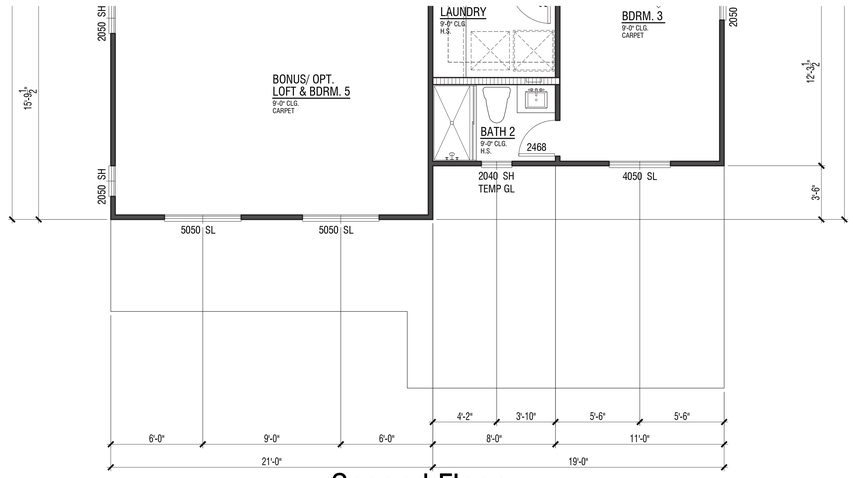
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

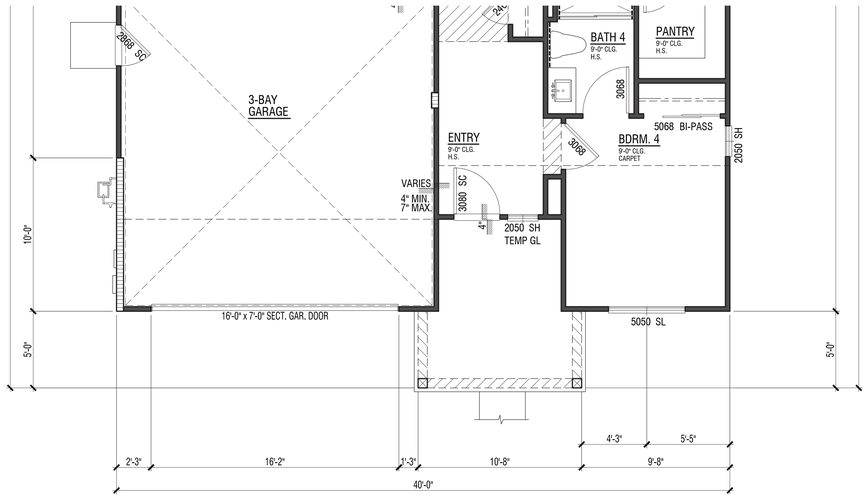
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,687 SF

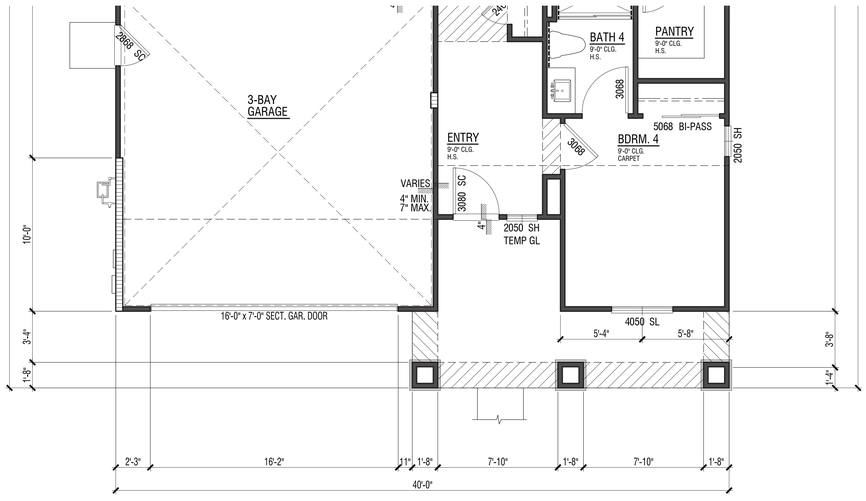


Second Floor
1,687 SF



First Floor
1,447 SF

Plan B - FARMHOUSE



First Floor
1,447 SF

Plan C - CRAFTSMAN

3,134 SF
4 Bdrm | 4.5 Bath | Office | Bonus
3-Bay Garage

PLAN 40-6 ADDENDA
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.1.1

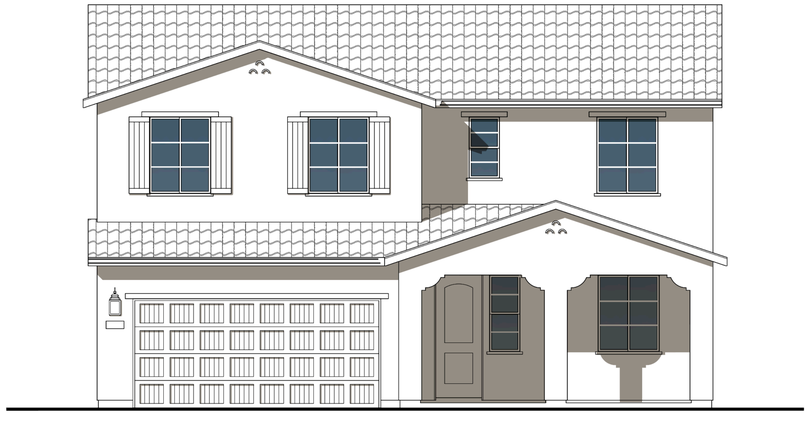
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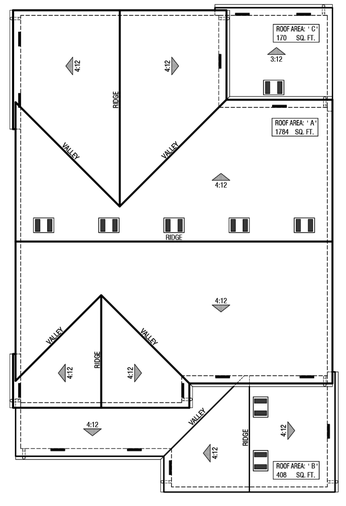
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.2
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

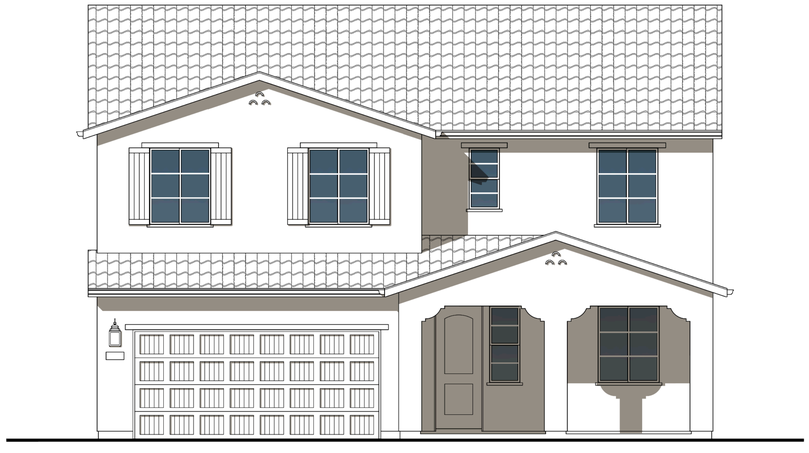
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0 4 8 16

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

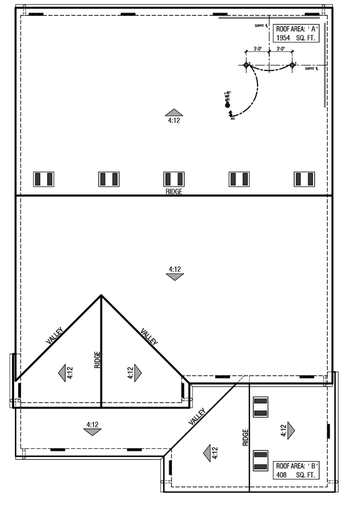
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation

0 2 4 8

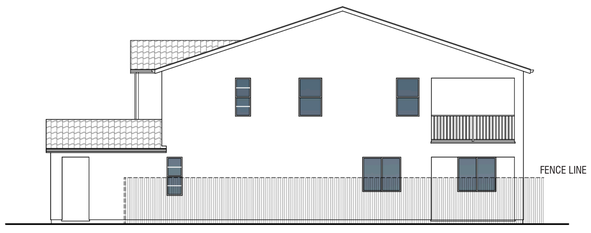
SCALE: 1/4" = 1'-0"



Roof Plan

0 4 8 16

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



Right Elevation

0 4 8 16

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



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-6A - SPANISH

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.2.2

0 2 4 8

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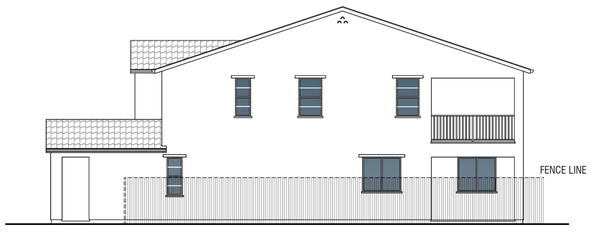
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6A - SPANISH

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

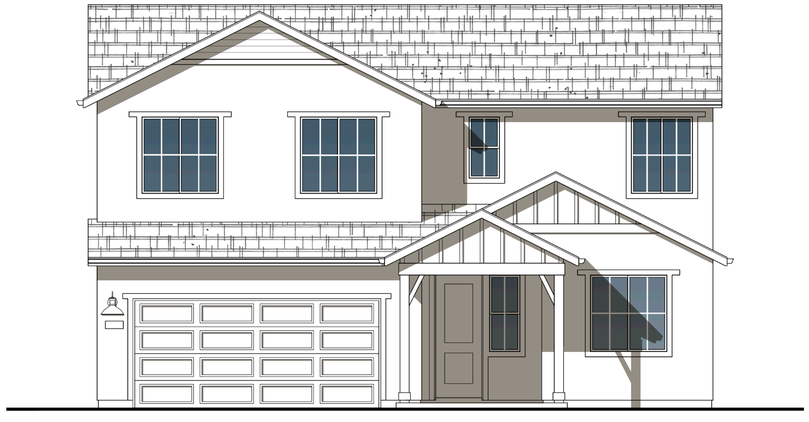
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0 2 4 8

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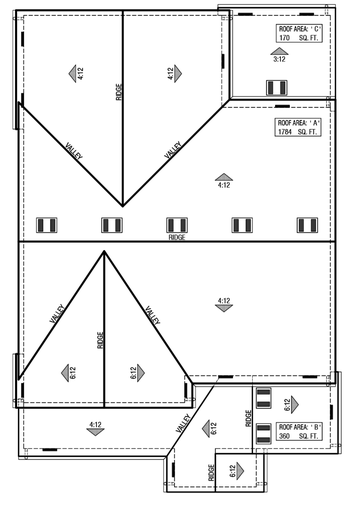
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



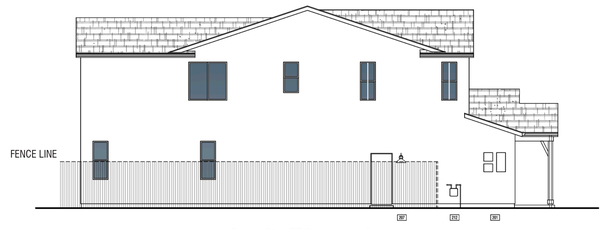
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

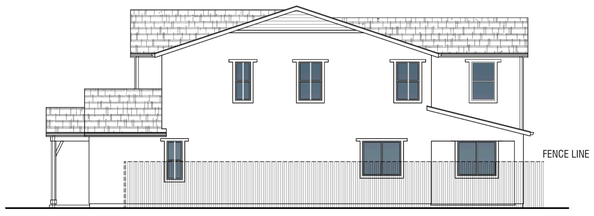
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0 2 4 8

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

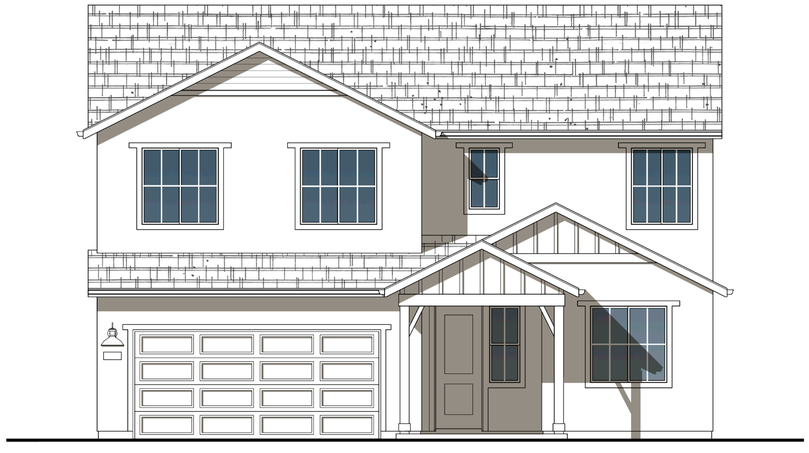
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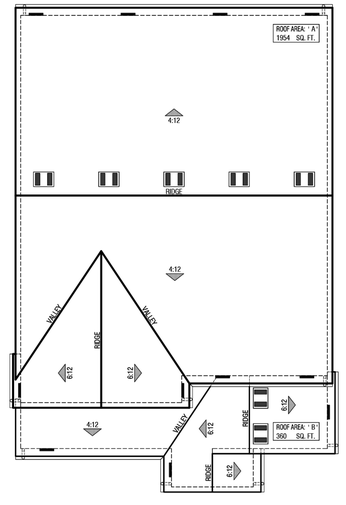
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

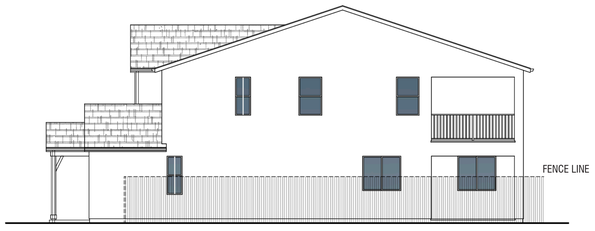
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.3.2
0 2 4 8

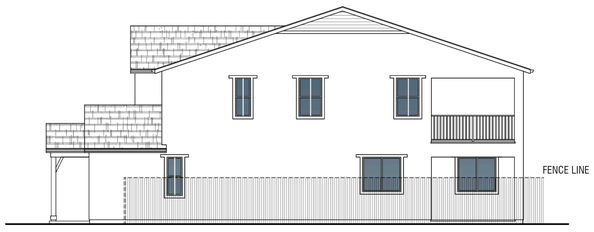
NEW HOME CO.

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6B - FARMHOUSE

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

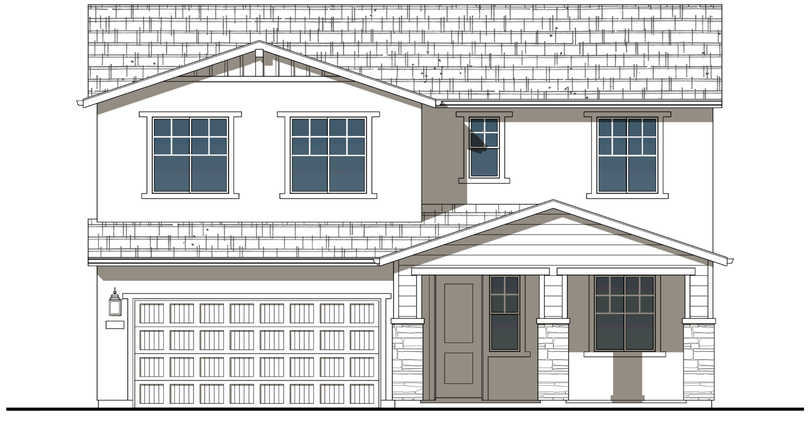
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0 2 4 8

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

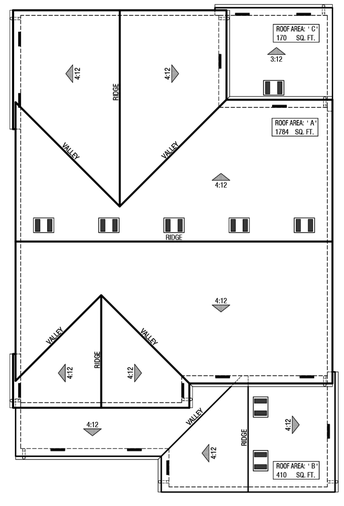
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation

0 2 4 8

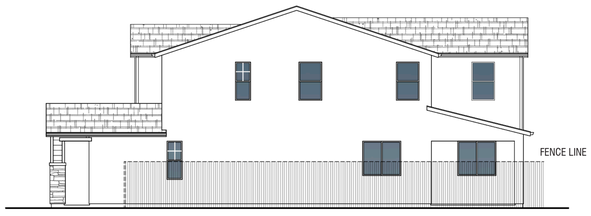
SCALE: 1/4" = 1'-0"



Roof Plan

0 4 8 16

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



Right Elevation

0 4 8 16

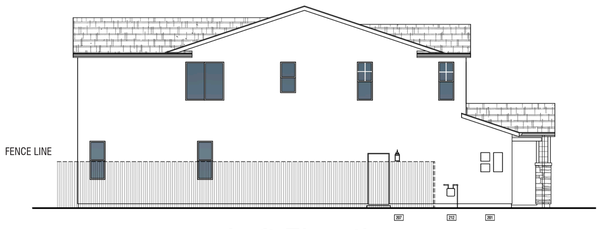
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-6C - CRAFTSMAN

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.4

0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

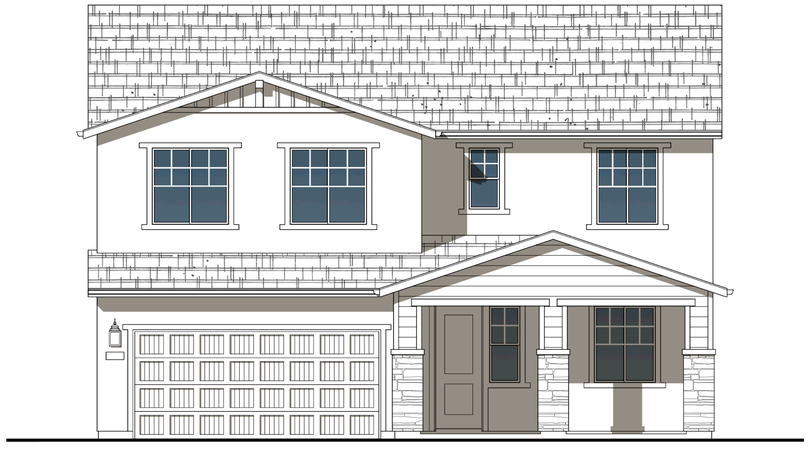
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0 4 8 16

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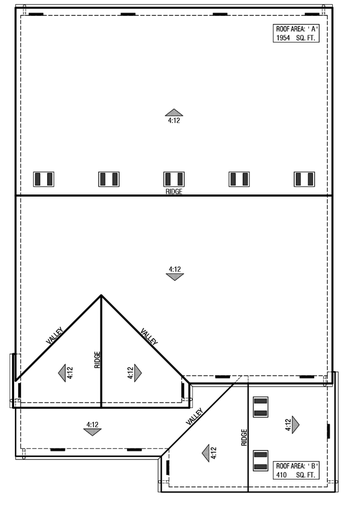
ARCHITECTS . PLANNERS . DESIGNERS
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

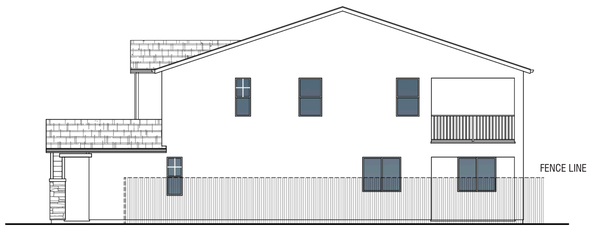
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



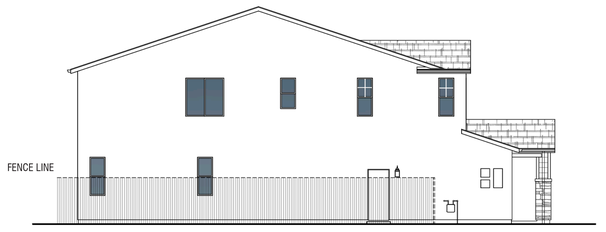
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

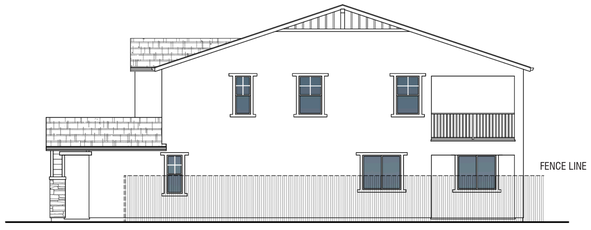
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-6C - CRAFTSMAN

Enhanced Exterior Elevations w/ Opt. Deck

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4006.4.3
0 2 4 8

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Front Elevation 40-7A| Spanish

Color Scheme: 45 SB-3



Front Elevation 40-7C | Craftsman

Color Scheme: 45 CR-3



Front Elevation 40-7B| Farmhouse

Color Scheme: 45 FA-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

Note: Artist's Conception; Colors, Materials And Application May Vary.

4007.0

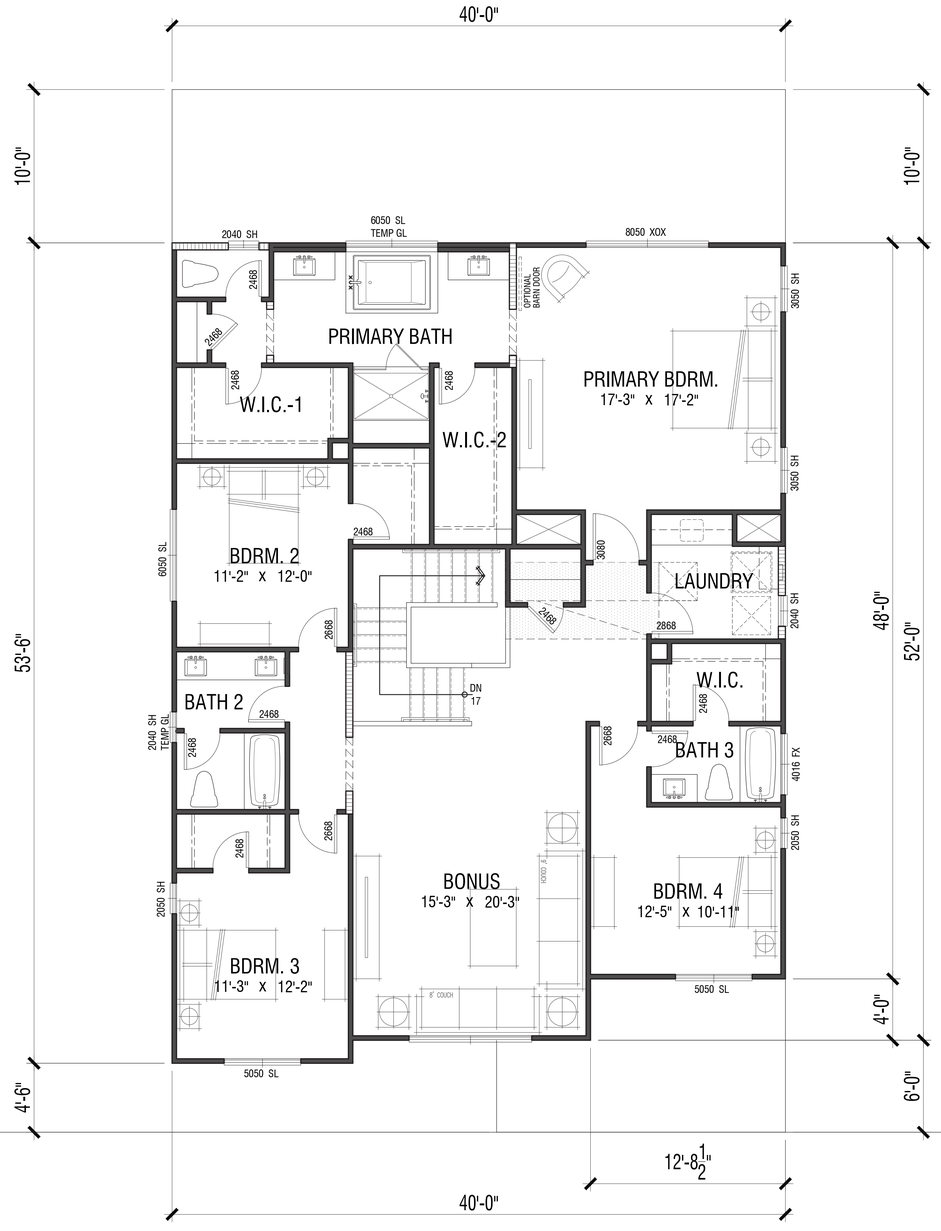
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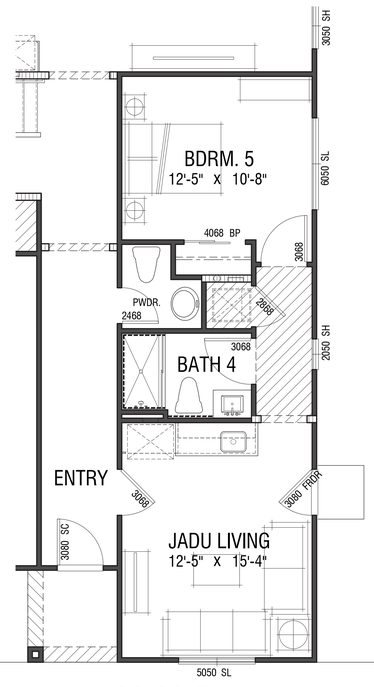
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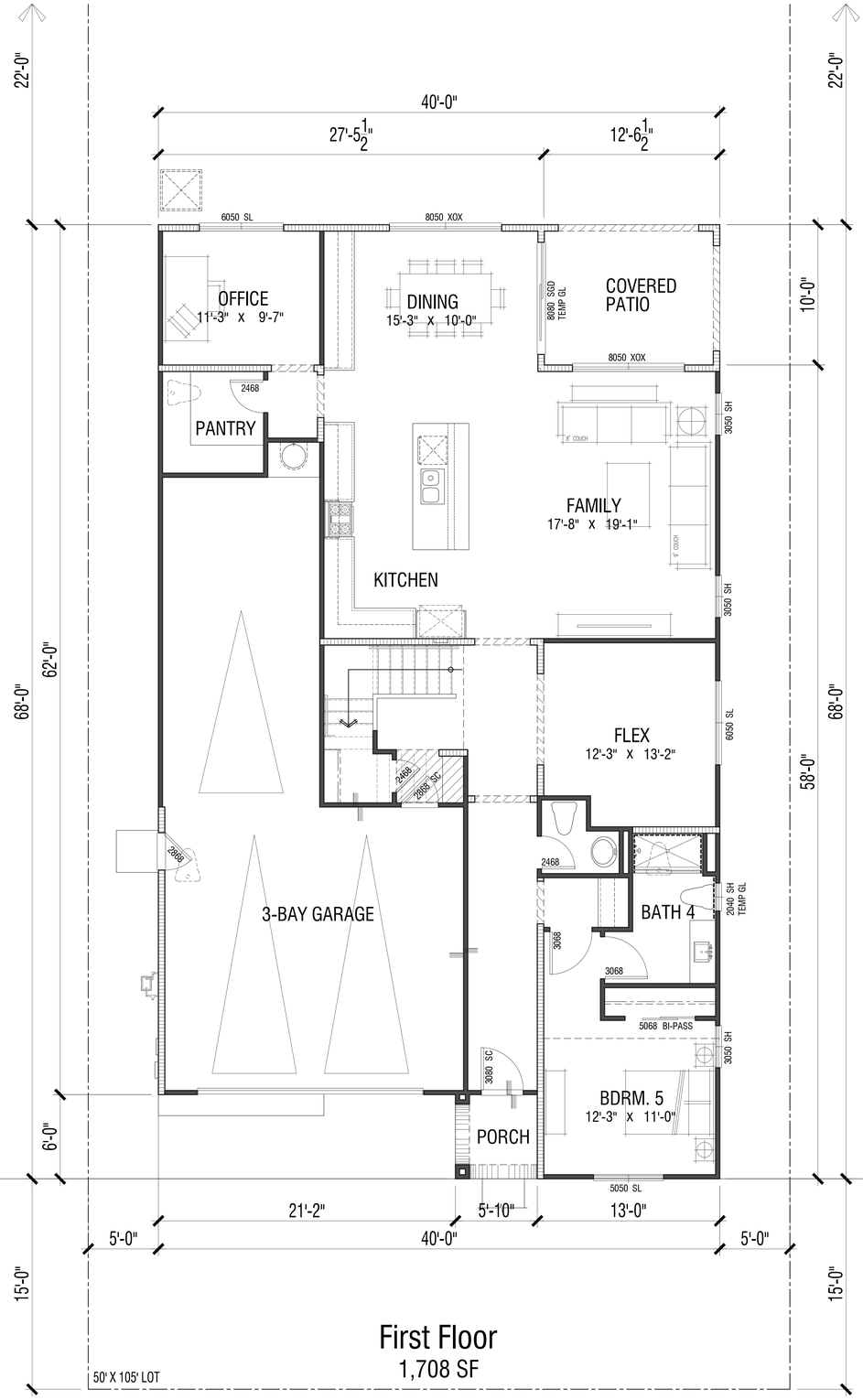


Second Floor
1,945 SF



Multi-Gen
Suite Opt.

3,653 SF
5 Bdrm | 4.5 Bath | Flex | Office | Bonus
3-Bay Garage



First Floor
1,708 SF

PLAN 40-7A - SPANISH

40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

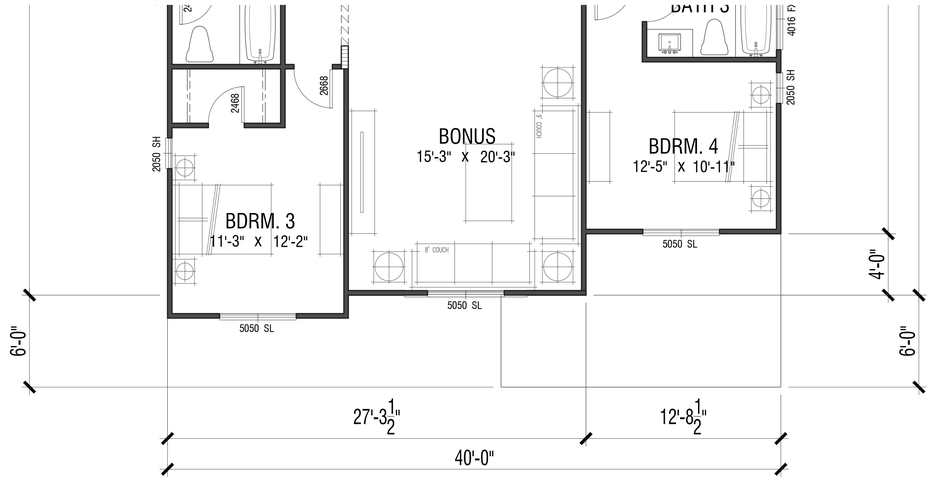
LINCOLN, CA

4007.1

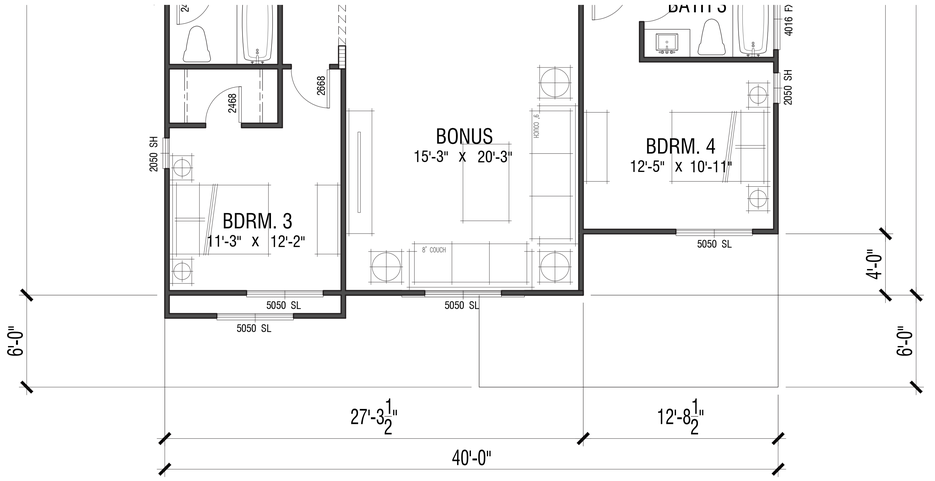
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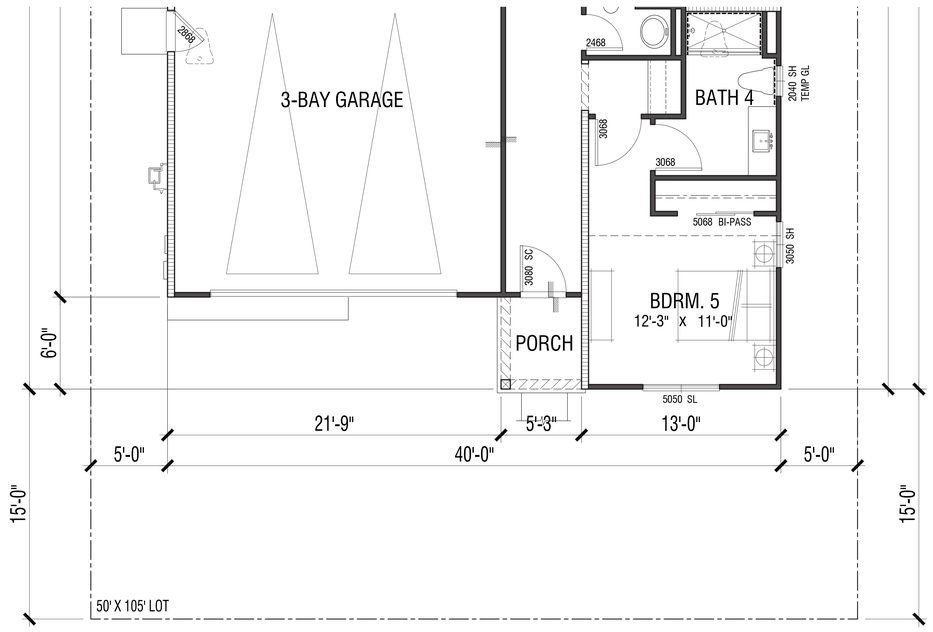
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,945 SF



Second Floor
1,945 SF

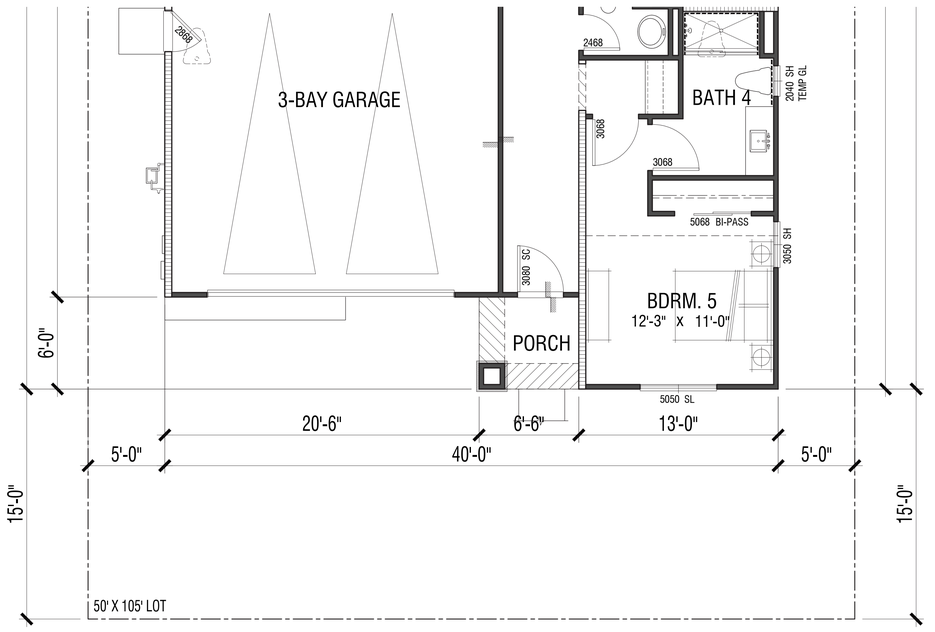


First Floor
1,708 SF

Plan B - FARMHOUSE

3,653 SF
5 Bdrm | 4.5 Bath | Flex | Office | Bonus
3-Bay Garage

PLAN 40-7 ADDENDA
40 SERIES



First Floor
1,708 SF

Plan C - CRAFTSMAN

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.1.1

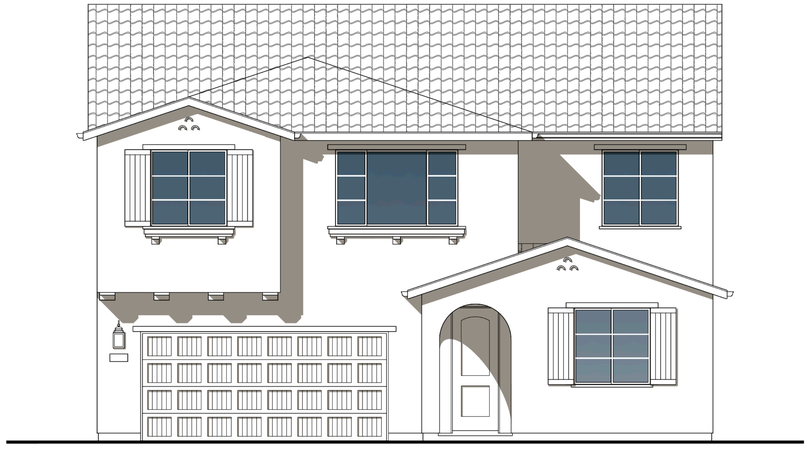
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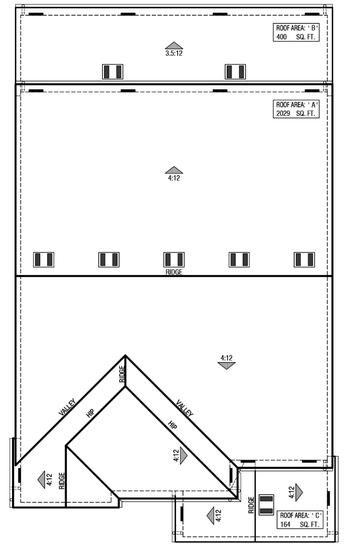
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MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



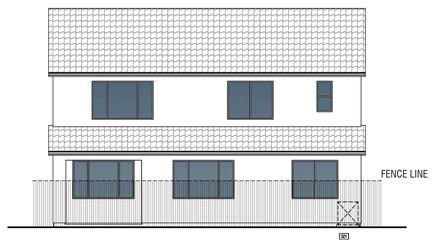
Front Elevation
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SCALE: 1/4" = 1'-0"



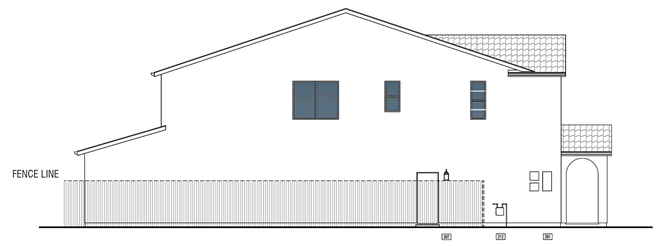
Roof Plan
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SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7A - SPANISH

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.2
0 2 4 8

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MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7A - SPANISH

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

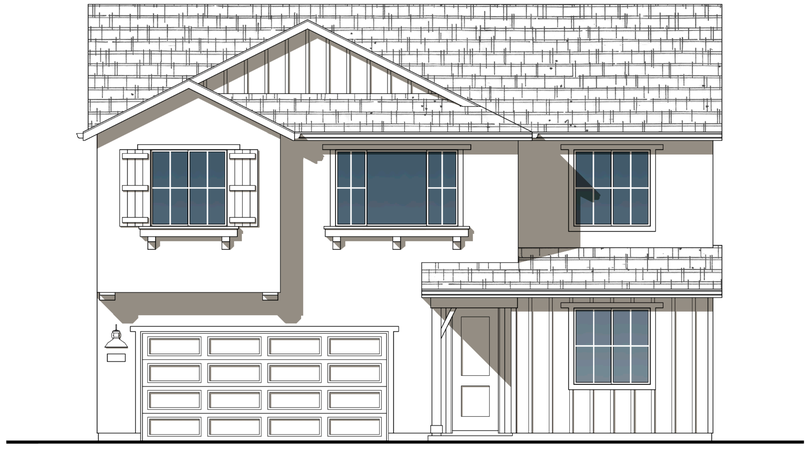
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0 4 8 16

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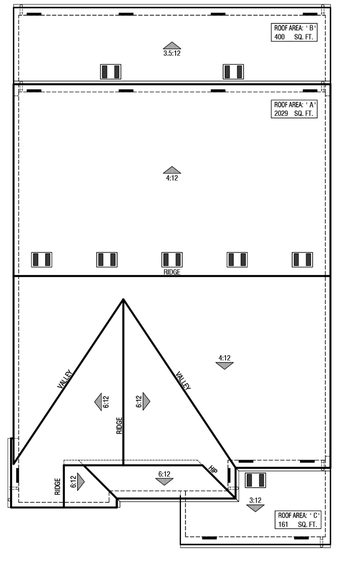
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



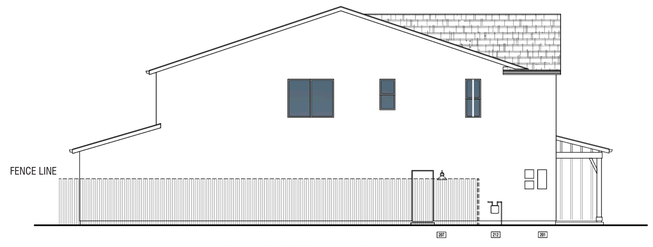
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7B - FARMHOUSE

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.3
0 2 4 8

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MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7B - FARMHOUSE

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

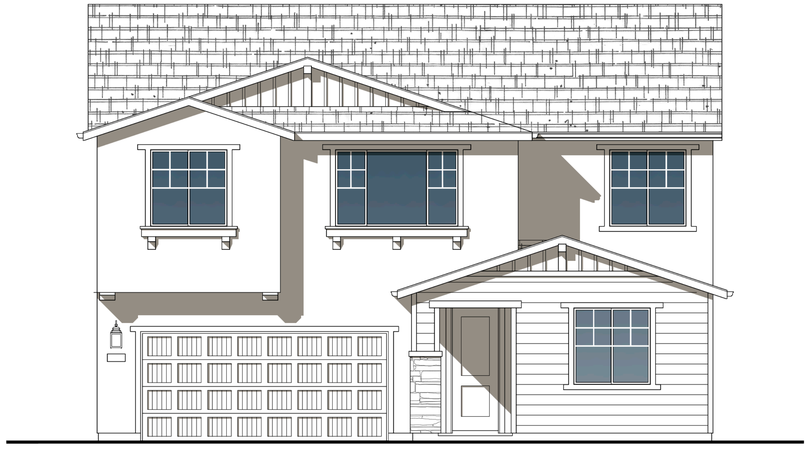
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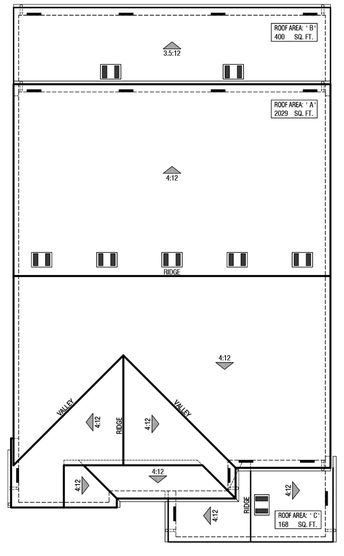
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

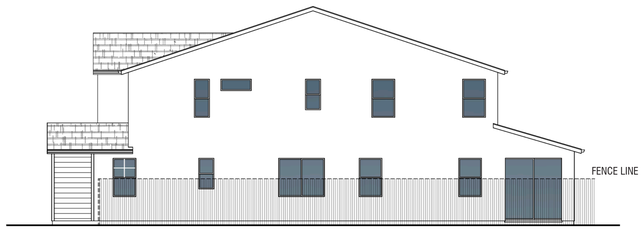
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



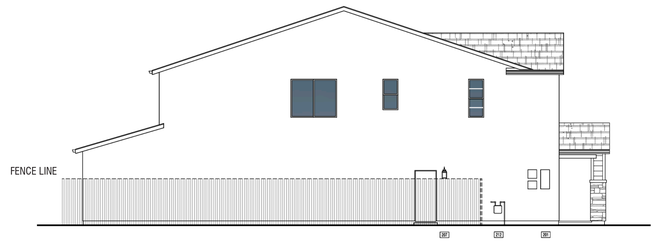
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7C - CRAFTSMAN

Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.4
0 2 4 8

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MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-7C - CRAFTSMAN

Enhanced Exterior Elevations

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 1

LINCOLN, CA

4007.4.1
0 4 8 16

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Attachment 5

Liberty at Lincoln Village 1

Colors and Materials

LIBERTY AT LINCOLN - VILLAGE 1

Color and Material Palette prepared by Ann Matteson Consulting, Inc.
See First page for Latest Revision Date

Santa Barbara Color Schemes - A Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Garage Doors Flat Finish	Raised Foam Trim Flat Finish	Accent Color Semi-Gloss Finish	Villa 900 Low Profile "S" Tile Concrete Roofing
SB-1	SW7004 Snowbound	SW7040 Smokehouse	SW9111 Antler Velvet	SW2112 Black Sea	1VICS6464 Ca. Mission Blend
SB-2	SW7028 Incredible White	SW7054 Suitable Brown	SW7639 Ethereal Mood	SW2735 Rockweed	1VICS6330 Salerno Clay
SB-3	SW6078 Realist Beige	SW7041 Van Dyke Brown	SW7504 Keystone Gray	SW7615 Sea Serpent	1VICS7330 Verona Clay
Note:	• Decorative false "clay pipe" vents at Spanish Elevations are to be painted SW6061 Tanbark - Flat Finish				

Farmhouse Color Schemes - B Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	B&B Siding Color Flat Finish	Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	Saxony 900 Shake Profile Concrete Roofing
FA-1	SW6168 Moderne White	SW6148 Wool Skein	SW6168 Moderne White	SW7741 Willow Tree	1FBCF 1430 Charcoal Blend
FA-2	SW7051 Analytical Gray	SW7013 Ivory Lace	SW7013 Ivory Lace	SW6990 Caviar	1FBCF5225 Shadow Grey
FA-3	SW7659 Gris	SW7012 Creamy	SW7012 Creamy	SW7592 Crabby Apple	1FBCF5139 Dark Ash

Craftsman Color Schemes - C Elevations						
	Sherwin-Williams Paint Company				Stone	Westlake
Color Scheme	Painted Stucco Flat Finish	Horizontal Siding Color Flat Finish	Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	See notes section for mortar specifications.	Saxony 900 Slate Profile Concrete Roofing
CR-1	SW7571 Casa Blanca	SW7058 Magnetic Gray	SW7039 Virtual Taupe	SW7510 Chateau Brown	Chesapeake Shadow Rock	1FACS3370 Sepia
CR-2	SW7542 Naturel	SW7743 Mountain Road	SW7012 Creamy	SW6251 Outerspace	Bronze Shadow Rock	1FACS0330 Appalachian Blend
CR-3	SW7017 Dorian Gray	SW9164 Illusive Green	SW7547 Sandbar	SW6034 Arresting Auburn	Teton Shadow Rock	1FACS5180 Graphite
Masonry Notes - Stone at Craftsman Elevations:						
Stone is to be dry-stacked with no visible mortar						

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Color Scheme SB-1

Accent Color

SW2112
Black Sea

Stucco Color

SW7004
Snowbound

Wood Trim, Fascia, Garage Doors

SW7040
Smokehouse

Raised Foam Trim

SW9111
Antler Velvet

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-2

Accent Color

SW2735
Rockweed

Wood Trim, Fascia, Garage Doors

SW7054
Suitable Brown

Stucco Color

SW7028
Incredible White

Raised Foam Trim

SW7639
Ethereal Mood

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-3

Accent Color

SW7615
Sea Serpent

Stucco Color

SW6078
Realist Beige

Wood Trim, Fascia, Garage Doors

SW7041
Van Dyke Brown

Raised Foam Trim

SW7504
Keystone Gray

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-1

Accent Color

SW7741
Willow Tree

B&B Siding Color

SW6148
Wool Skein

Stucco Color

SW6168
Moderne White

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW6168
Moderne White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-2

Accent Color

SW6990
Caviar

Stucco Color

SW7051
Analytical Gray

B&B Siding Color

SW7013
Ivory Lace

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7013
Ivory Lace

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-3

Accent Color

SW7592
Crabby Apple

Stucco Color

SW7659
Gris

B&B Siding Color

SW7012
Creamy

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7012
Creamy

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-1

Accent Color

SW7510
Chateau Brown

Horizontal Siding Color

SW7058
Magnetic Gray

Stucco Color

SW7571
Casa Blanca

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7039
Virtual Taupe

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-2

Accent Color

SW6251
Outerspace

Horizontal Siding Color

SW7743
Mountain Road

Stucco Color

SW7542
Naturel

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7012
Creamy

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-3

Accent Color

SW6034
Arresting Auburn

Horizontal Siding Color

SW9164
Illusive Green

Stucco Color

SW7017
Dorian Gray

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7547
Sandbar

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 1

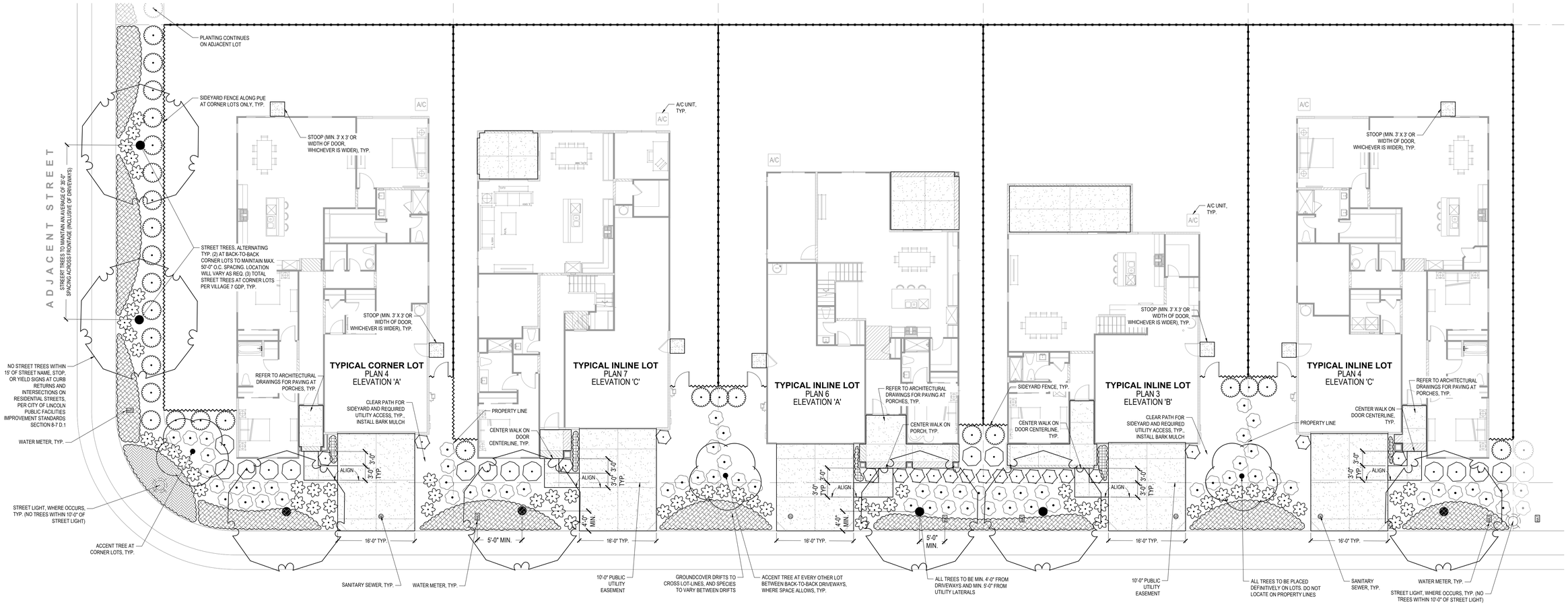
The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Attachment 6

Liberty at Lincoln Village 1

Landscape Plans



TYPICAL STREET

PRELIMINARY PLANT LEGEND

T1
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS

ARBUTUS X `MARINA` / MARINA STRAWBERRY TREE	15 GAL., L
LAURUS NOBILIS / SWEET BAY	15 GAL., L
NYSSA SYLVATICA / SOUR GUM	15 GAL, M
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	15 GAL., L
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL., M
ULMUS PROPINQUA `JFS-BIEBERICH` / EMERALD SUNSHINE® ELM	15 GAL., M
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	15 GAL, M

T2
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL., M
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL., M
LAGERSTROEMIA INDICA `NATCHEZ` / WHITE CRAPE MYRTLE	15 GAL., L
MAGNOLIA GRANDIFLORA `LITTLE GEM` / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL., M

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL., L
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL., L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL., L
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	5 GAL., M
PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL., L

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL., L
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL., L
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL., M
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL., M
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL., L
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	5 GAL., M
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL., M

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL., M
CALLISTEMON VIMINALIS `BETTER JOHN` / BETTER JOHN WEEPING BOTTLEBRUSH	1 GAL., L
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	1 GAL., L
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	1 GAL., L
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	1 GAL., M
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL., L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	1 GAL., M
PITTOSPORUM TOBIRA `WHEELER`S DWARF` / WHEELER`S DWARF PITTOSPORUM	1 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	1 GAL., M
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE	1 GAL., M
ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	1 GAL., M
ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM` / ROSEMARY	1 GAL., L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL., L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	1 GAL., M
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	1 GAL., L
TEUCRIUM FRUTICANS `AZUREUM` / AZURE BUSH GERMANDER	1 GAL., L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL., L
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY	1 GAL., L

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY	1 GAL., M
BULBINE FRUTESCENS / BULBINE	1 GAL., L
COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL., M
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	1 GAL., L
DIETES VEGETA / FORTNIGHT LILY	1 GAL., L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL., L
HESPERALOE X 'PERFU', 'BRAKELIGHTS' / RED YUCCA VAR. AS AVAILABLE	1 GAL., L
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF	1 GAL., M

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA `WINTER GEM` / WINTER GEM JAPANESE BOXWOOD	5 GAL., M
ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL., M
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL., L
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL., L
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL., M

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL., M	36" o.c.
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., L	36" o.c.
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL., L	36" o.c.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL., L	36" o.c.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL., M	36" o.c.

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL., M	30" o.c.
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL., L	30" o.c.
TEUCRIUM CHAMAEDRYS `PROSTRATUM` / PROSTRATE GERMANDER	1 GAL., L	30" o.c.
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL., M	30" o.c.
VINCA MINOR / COMMON PERIWINKLE	1 GAL., M	30" o.c.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL., L	30" o.c.
ROSA X `MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA	1 GAL., L	30" o.c.
VERBENA CANADENSIS `HOMESTEAD PURPLE` / HOMESTEAD PURPLE VERBENA	1 GAL., L	30" o.c.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL., L	30" o.c.

PRELIMINARY LANDSCAPE DESIGN CONCEPT

Liberty at Lincoln is a proposed community of single family residences. As part of an overall City of Lincoln Village 7 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape of *Liberty*, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical streetscape scene, though house placement and plan mix may vary.

Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. Tree species shall be coordinated with the city's street tree list and supplemented with appropriately-sized species, and verified upon submittal of construction documents.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

All planting and irrigation will follow the City of Lincoln Village 7 Specific Plan and General Development Plan.

RISEWELL HOMES

Roach & Campbell

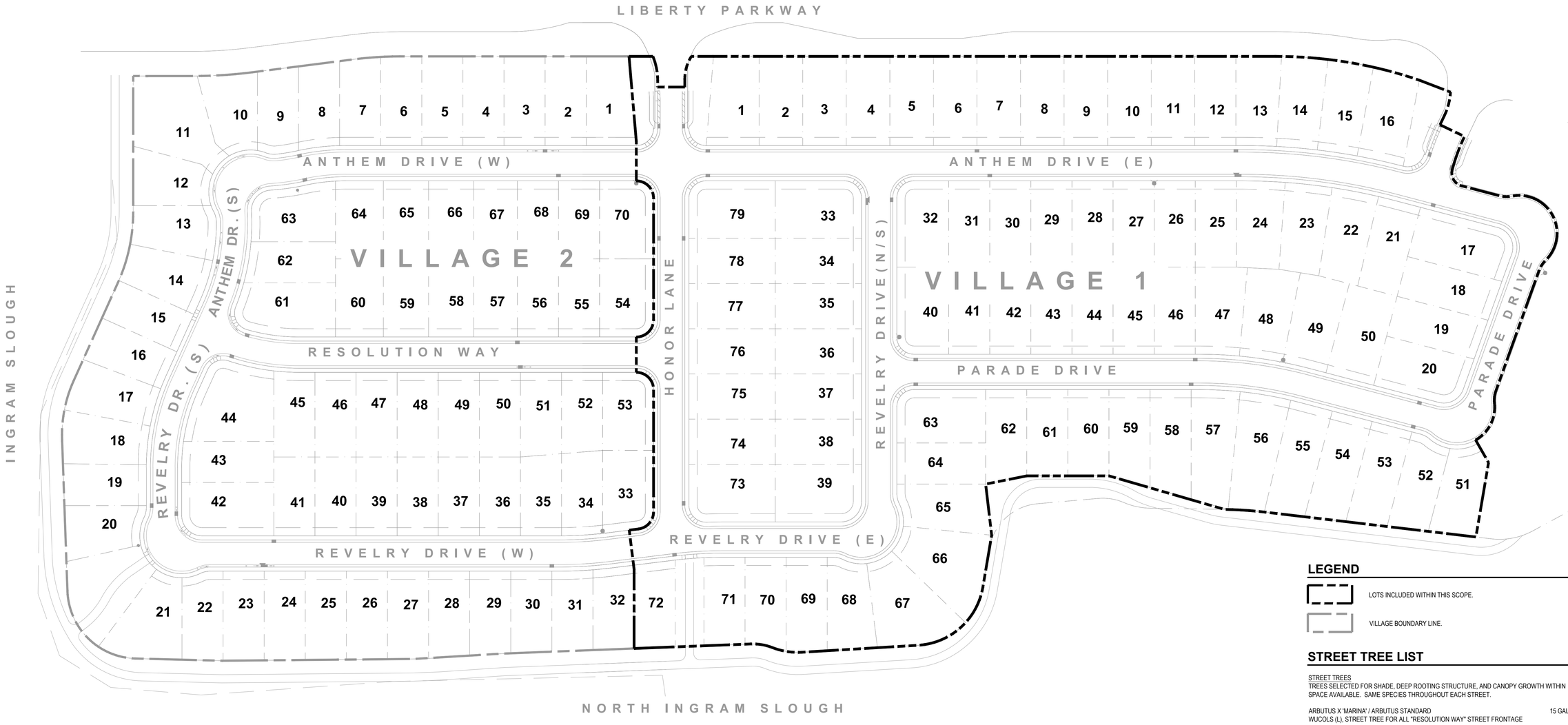
December, 2025
Lincoln, CA
R&C PN: 25062B

0' 10' 20'
1" = 10'

Liberty at Lincoln

Village 1 - 50' X 105' Lots | Preliminary Landscape Plan

L1



LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

VILLAGE BOUNDARY LINE.

STREET TREE LIST

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET.

ARBUTUS X 'MARINA' / ARBUTUS STANDARD — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "RESOLUTION WAY" STREET FRONTAGE

LAURUS NOBILIS / SWEET BAY — 15 GAL.
WUCOLS (L), STREET TREE FOR ALL "REVELRY DR. (N/S) STREET FRONTAGE

NYSSA SYLVATICA / SOUR GUM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DR. (S)" AND ANTHEM DR. (S) STREET FRONTAGE

PISTACHE X 'RED PUSH' / RED PUSH PISTACHE — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "HONOR LANE" STREET FRONTAGE

ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL "REVELRY DRIVE (E/W)" STREET FRONTAGE

ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL.
WUCOLS (M), STREET TREE FOR ALL ANTHEM DRIVE (E/W) AND PARADE DRIVE STREET FRONTAGE

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 7 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.
3. STREET TREE AT STREETS "HONOR LANE, "S DRIVE" AND "U DRIVE" TO BE CONFIRMED WITH ADJACENT DEVELOPMENT.

RISEWELL HOMES

Roach & Campbell

December, 2025
Lincoln, CA
R&C PN: 25062B

0' 60' 120'
1" = 60'
N

Liberty at Lincoln
Overall Community Map and Street Tree List

L2

Attachment 7

Liberty at Lincoln Village 2

Floor Plans, Elevations,

Enhanced Elevation,

Typical Lotting



PLAN 40-5A
Spanish Elevation
Color Scheme SB-2

PLAN 40-5B
Farmhouse Elevation
Color Scheme FA-3

PLAN 40-2C
Craftsman Elevation
Color Scheme CR-1

PLAN 40-1B
Farmhouse Elevation
Color Scheme FA-1

PLAN 40-2A
Spanish Elevation
Color Scheme SB-1

LIBERTY AT LINCOLN - VILLAGE 2

Lincoln, California

January 6, 2026

Sheet Index

Cover Sheet ..... CS

Architecture

Plan 40-1 | Elevations 4001.0
Plan 40-1 | Floor Plan 4001.1
Plan 40-1 | Addenda 4001.1.1
Plan 40-1A | Spanish Elevations 4001.2
Plan 40-1A | Spanish Elevations Enhanced 4001.2.1
Plan 40-1B | Farmhouse Elevations 4001.3
Plan 40-1B | Farmhouse Elevations Enhanced 4001.3.1
Plan 40-1C | Craftsman Elevations 4001.4
Plan 40-1C | Craftsman Elevations Enhanced 4001.4.1
Plan 40-2 | Elevations 4002.0
Plan 40-2 | Floor Plans 4002.1
Plan 40-2 | Addenda 4002.1.1
Plan 40-2A | Spanish Elevations 4002.2
Plan 40-2A | Spanish Elevations Enhanced 4002.2.1
Plan 40-2B | Farmhouse Elevations 4002.3
Plan 40-2B | Farmhouse Elevations Enhanced 4002.3.1
Plan 40-2C | Craftsman Elevations 4002.4
Plan 40-2C | Craftsman Elevations Enhanced 4002.4.1
Plan 40-5 | Elevations 4005.0
Plan 40-5 | Floor Plans 4005.1
Plan 40-5 | Addenda 4005.1.1
Plan 40-5A | Spanish Elevations 4005.2
Plan 40-5A | Spanish Elevations Enhanced 4005.2.1
Plan 40-5B | Farmhouse Elevations 4005.3
Plan 40-5B | Farmhouse Elevations Enhanced 4005.3.1
Plan 40-5C | Craftsman Elevations 4005.4
Plan 40-5C | Craftsman Elevations Enhanced 4005.4.1

Color & Materials

Color & Materials CM1

Project Team:

Applicant: New Home Co.
1508 Eureka Road, Suite 290
Roseville, CA 95661
Contact: Parker Carson
916.771.2223

Architect: WHA Architects
6101 Bollinger Canyon Road, Suite 210
San Ramon, CA 94583
Contact: Mohsen Heidari
925.463.1700

VILLAGE 1

HONOR LANE

VILLAGE 4

LIBERTY PARKWAY

ANTHEM DRIVE (W)

RESOLUTION WAY

REVELRY DRIVE (E)

TRAIL

INGRAM SLOUGH

ANTHEM DRIVE (S)

REVELRY DRIVE (S)

TRAIL

INGRAM SLOUGH

NOTES:

1. HOUSING PRODUCT SHOWN PER CAD FILES PROVIDED ON SEPTEMBER 25, 2025. ANY CHANGES TO THE PRODUCT AFTER THE ABOVE DATE WILL NEED TO BE REVIEWED FOR LOT FIT.
2. WALL AND FENCE LOCATION LIMITS HAVE BEEN GATHERED FROM BOTH THE 2024 VILLAGE 7 GENERAL DEVELOPMENT PLAN UPDATE, AND THE LIBERTY AT LINCOLN PHASE 1 BACKBONE FRONTAGE LANDSCAPE PLANS (DATED: JUNE 11, 2023).
3. GRADING BETWEEN LOTS SHOWN FOR REFERENCE ONLY. SEE APPROVED LIBERTY @ LINCOLN - AREA 2 GRADING PLAN FOR ADDITIONAL INFORMATION.
4. GOOD NEIGHBOR FENCING NOT SHOWN ON THIS EXHIBIT.

LEGEND

- EXISTING 6' TALL MASONRY WALL
- 6' TALL TUBULAR STEEL VIEW FENCE
- 6' WOOD FENCE
- CURB RAMP
- DRAIN INLET
- FIRE HYDRANT
- STREET LIGHT
- ENHACED REAR AND/OR SIDE

SETBACK INFORMATION:

MINIMUM SETBACK REQUIREMENTS FROM THE LINCOLN VILLAGE 7 GENERAL DEVELOPMENT PLAN TABLE 4-6 - FRONT LOADED VILLA HOMES (50'X95')

FRONT / STREET MINIMUM SETBACK:
15' TO LIVING AREA
10' TO PORCH STOOP OR PATIO
18' TO GARAGE DOOR
10' TO SIDE WALL OF SWING GARAGE

SIDE SETBACK / MINIMUM BUILDING SEPARATION:
5' INTERIOR SIDE
10' STREET SIDE
10' STREET SIDE TO PORCH STOOP OR PATIO
10' BETWEEN MAIN STRUCTURES SIDE TO SIDE

REAR SETBACK:
10' MAIN STRUCTURE
10' GARAGE (SINGLE-STORY PLATE LINE)
5' PATIO COVER OR SECOND STORY DECK

MAXIMUM SITE COVERAGE: 60%

SETBACK NOTES:

1. SETBACKS MEASURED FROM PROPERTY LINE. ARCHITECTURAL PROJECTIONS MAY EXTEND A MAXIMUM OF 3 FEET INTO A FRONT, SIDE, OR REAR SETBACK AREA, HOWEVER, IN NO CASE SHALL SUCH PROJECTION BE CLOSER THAN 3 FEET TO ANY PROPERTY LINE. ARCHITECTURAL PROJECTIONS ARE DEFINED AS ELEMENTS THAT ARTICULATE A BUILDING ELEVATION SUCH AS EAVES, WINDOW AND DOOR POP-OUT SURROUNDS, MEDIA NICHES, BAY WINDOWS, POT SHELVES, CHIMNEYS, ENHANCED WINDOWSILLS, SHUTTER DETAILS, WINDOW TRIM, BALCONIES AND ENTRY GATES, AND OTHER SIMILAR ELEMENTS, NOT APPLICABLE TO PASEO OR COURT-FRONTING UNITS. REFER TO MINIMUM BUILDING SEPARATION REQUIREMENTS. 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 THE LOT. SEE THE GENERAL DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION.

PLOTTING SUMMARY			
	PLAN - ELEVATION	COUNT	TOTAL
	PLAN 40-1 - A	8	23
	PLAN 40-1 - B	8	
	PLAN 40-1 - C	7	
	PLAN 40-2 - A	8	23
	PLAN 40-2 - B	7	
	PLAN 40-2 - C	8	
	PLAN 40-5 - A	8	24
	PLAN 40-5 - B	8	
	PLAN 40-5 - C	8	

ELEVATION SUMMARY	
ELEVATION	COUNT
A	24
B	23
C	23

N

0 20 40 80

SCALE: 1"=40'

VILLAGE 2
DEVELOPMENT PLAN
LIBERTY @ LINCOLN

Lincoln, CA

January 6th, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

18484

P:\18484\DES\PlotPlan\Waverel Homes\Development Plan\Village 2\Lib_V2_DevPlan_Lincln1.dwg 15:15:50 epanchenko 1-06-2026



Front Elevation 40-1A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-1B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-1

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4001.0

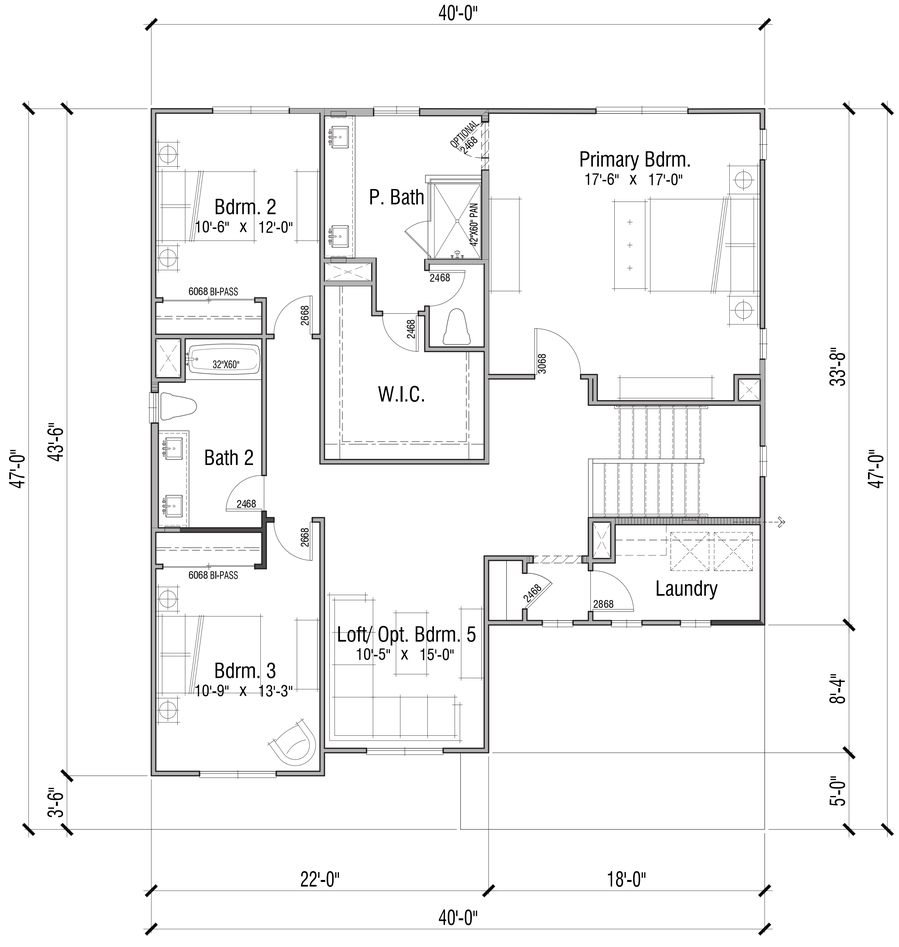
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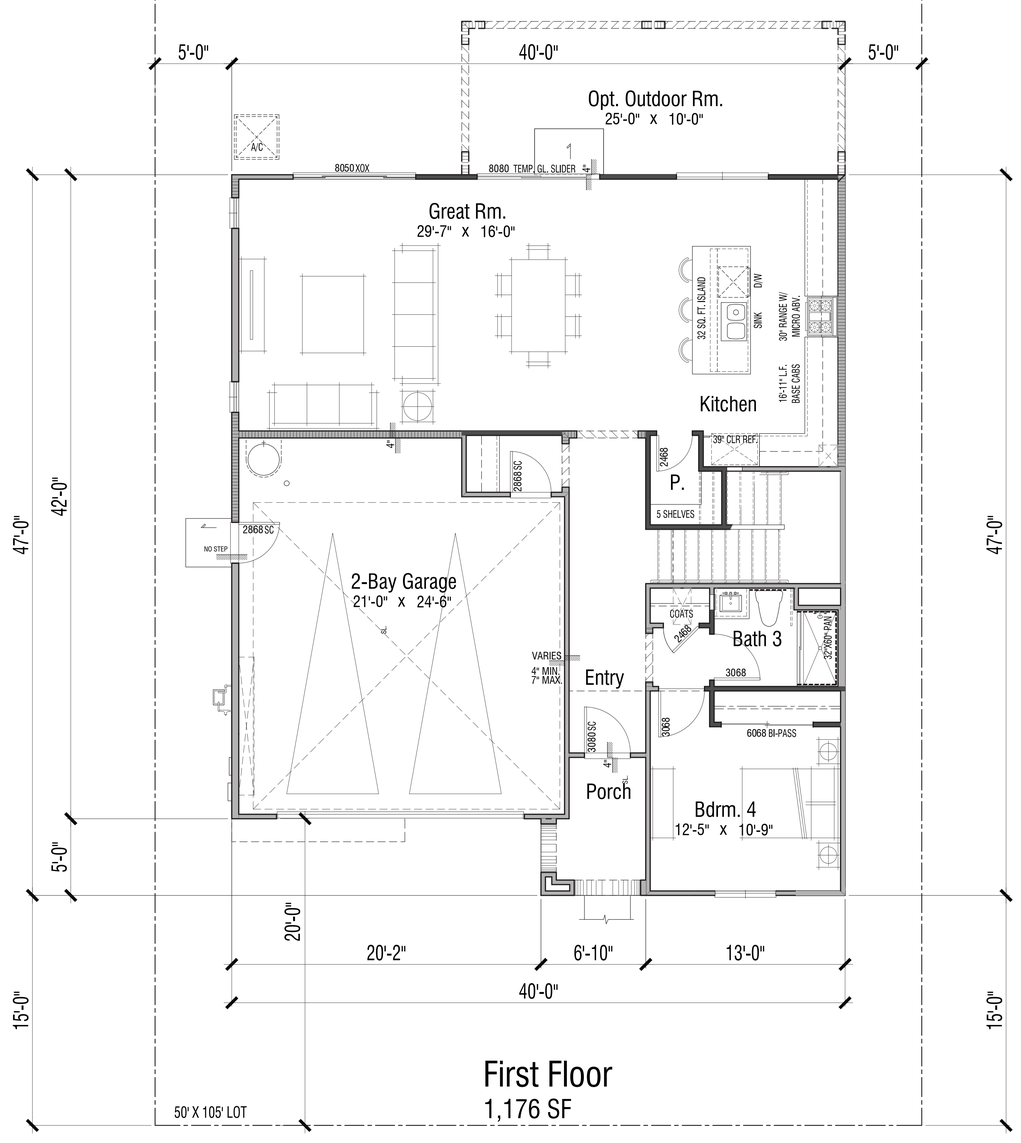
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,282 SF



First Floor
1,176 SF

2,458 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-01
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 2

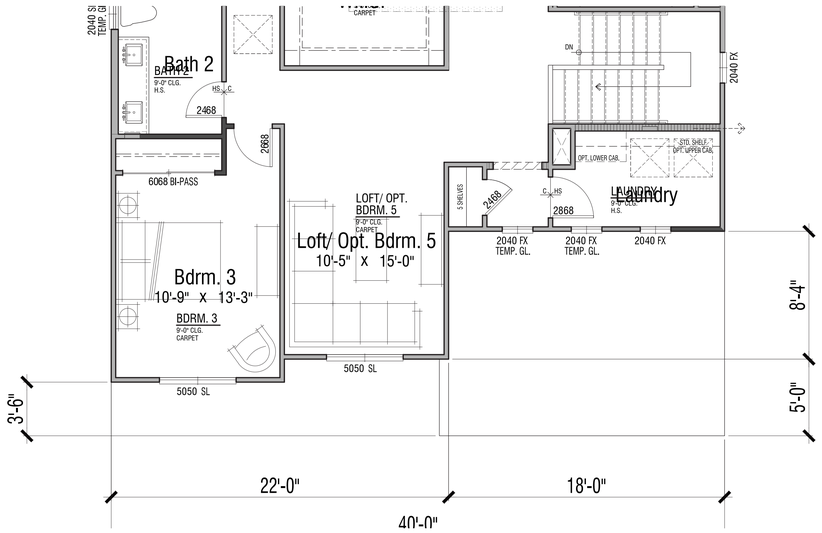
LINCOLN, CA

4001.1

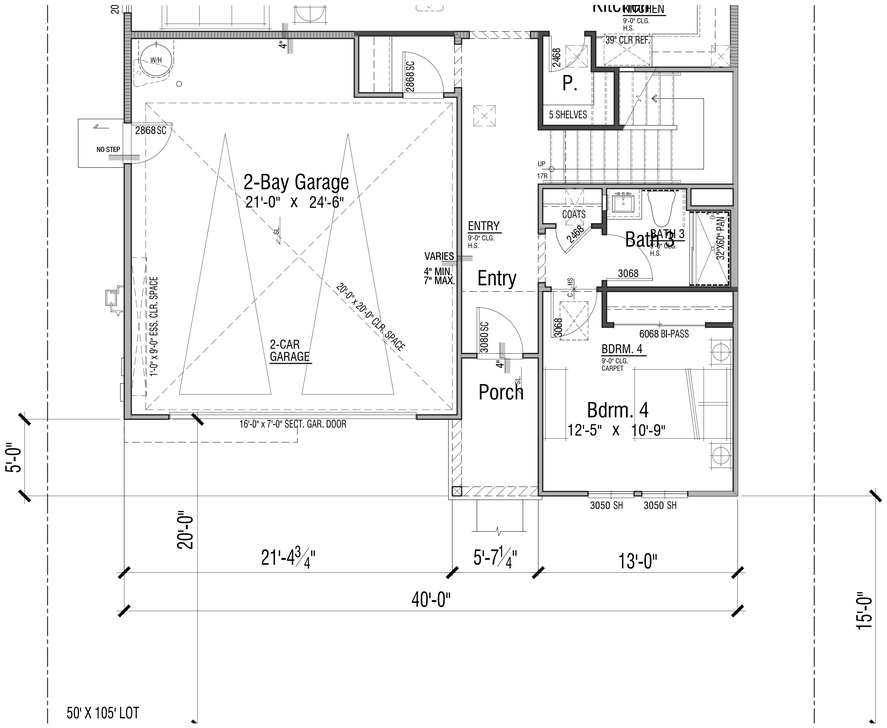
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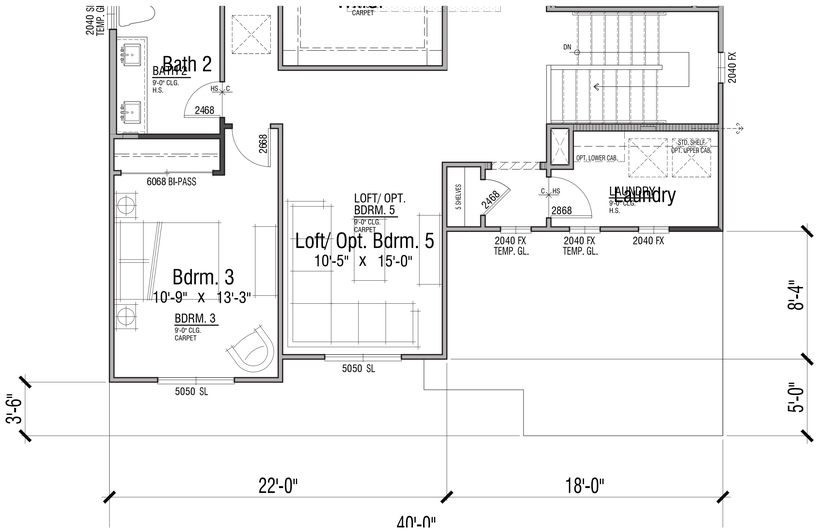
Second Floor
1,282 SF



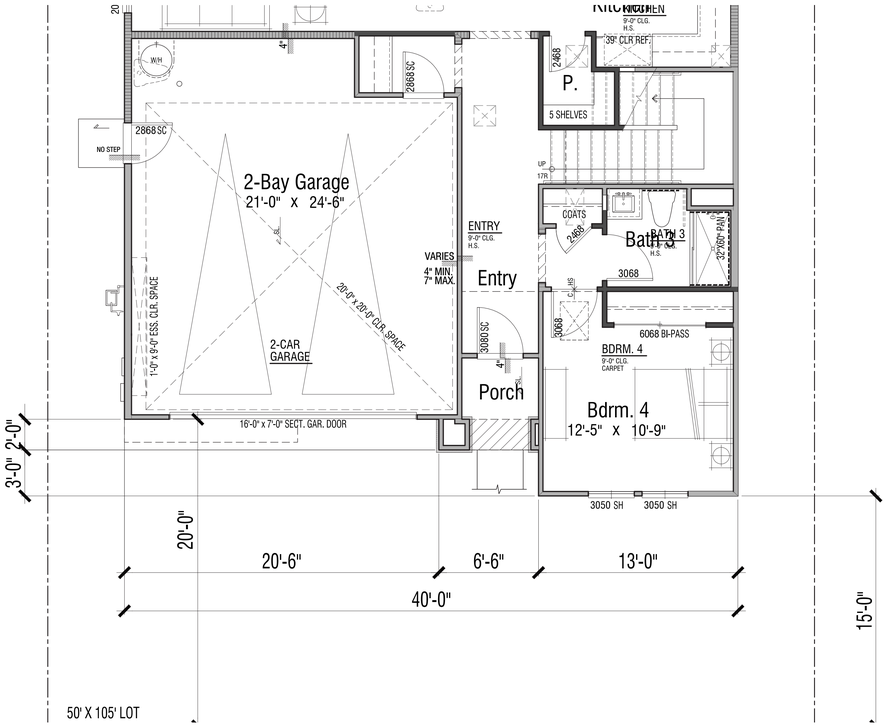
First Floor
1,176 SF
Plan B - FARMHOUSE

2,458 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-01 ADDENDA



Second Floor
1,282 SF



First Floor
1,176 SF
Plan C - CRAFTSMAN

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.1.1

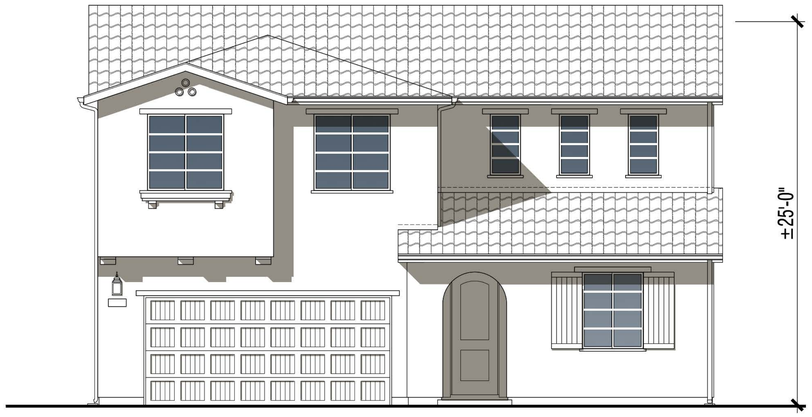
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

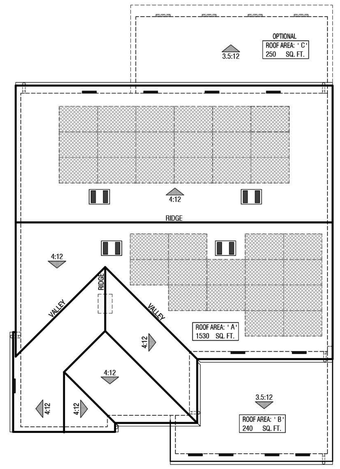
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



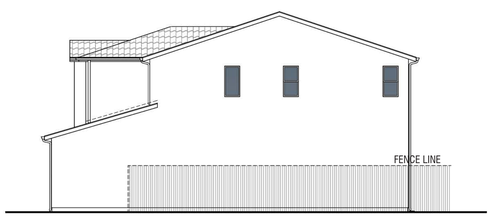
Roof Plan

0 4 8 16

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



Opt. Outdoor Rm.



Right Elevation

0 4 8 16

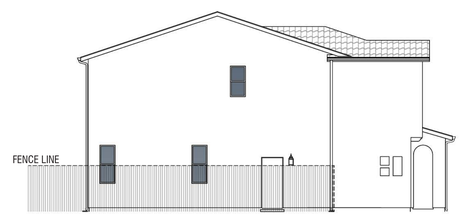
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-1A - SPANISH

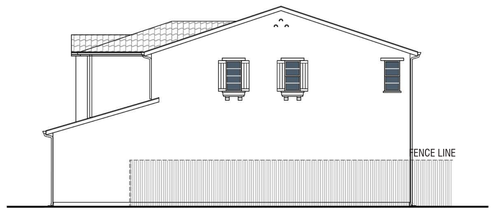
Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

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MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Enhanced Right Elevation

0 4 8 16

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



Enhanced Rear Elevation

0 4 8 16

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

PLAN 40-1A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.2.1

0 2 4 8

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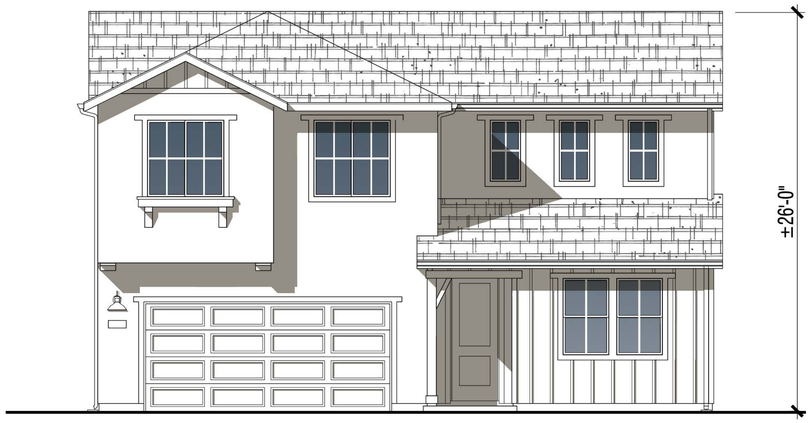
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

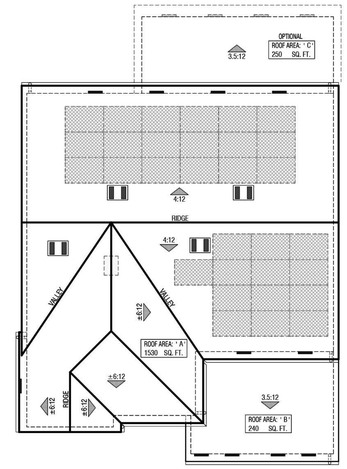
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



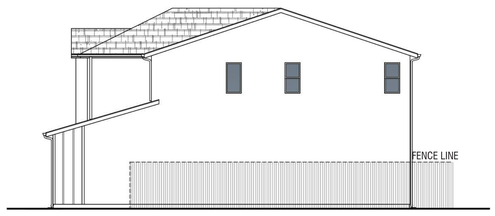
Roof Plan

0 4 8 16

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



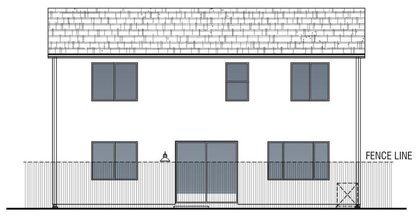
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

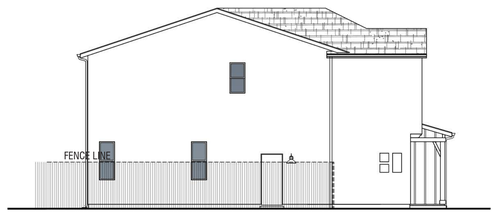
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-1B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.3

0 2 4 8

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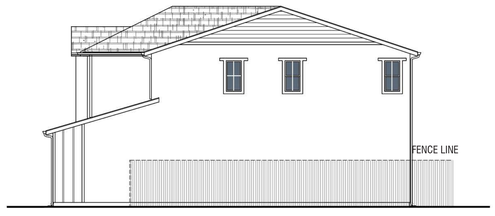
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.3.1

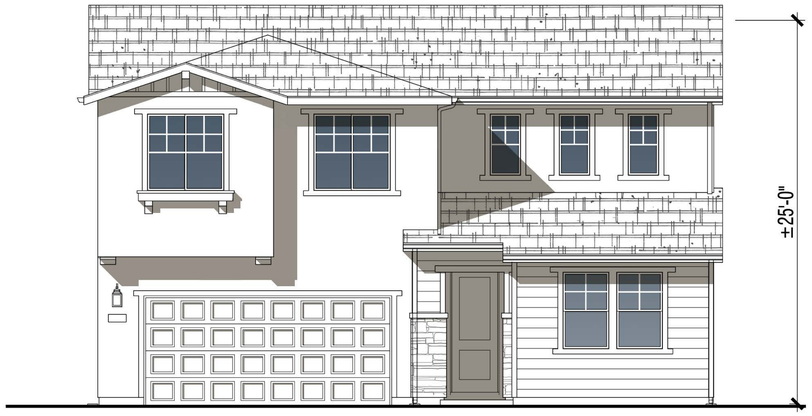
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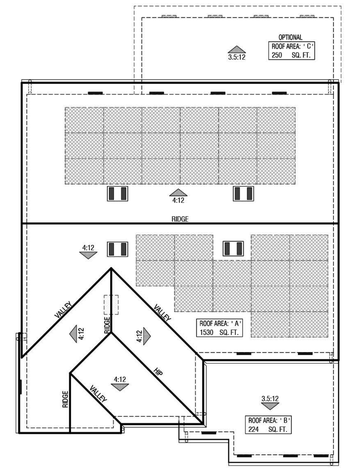
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



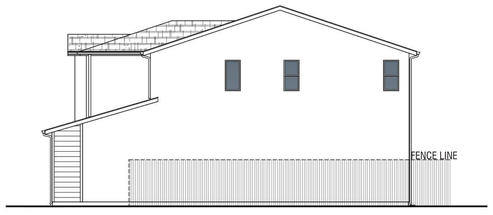
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



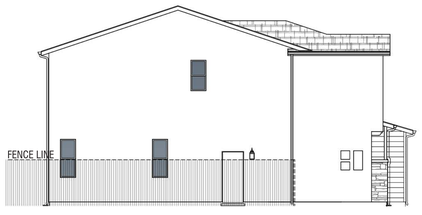
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.4

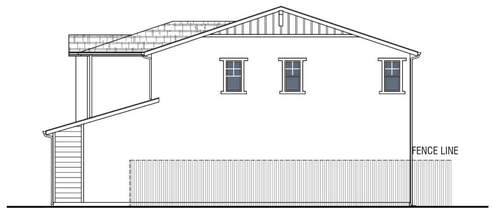
0 2 4 8

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ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-1C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4001.4.1

0 2 4 8

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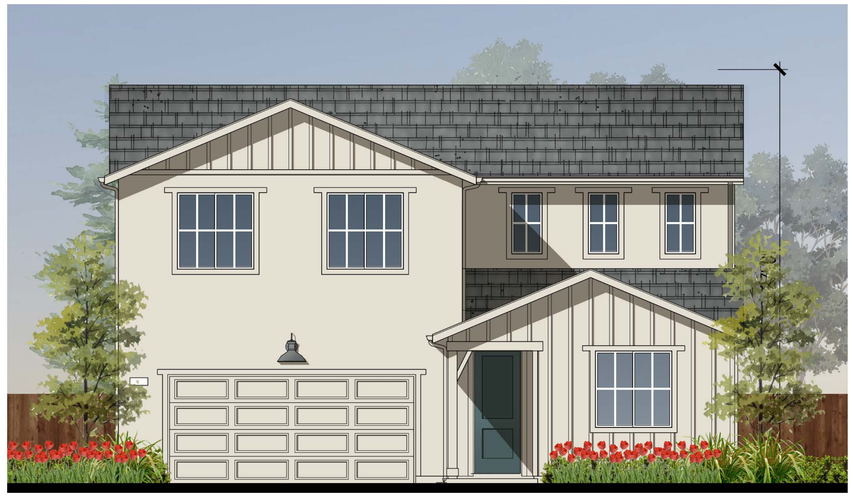
Front Elevation 40-2A| Spanish

Color Scheme: Panhandle Series 40 SB-1



Front Elevation 40-2C | Craftsman

Color Scheme: Panhandle Series 40 CR-1



Front Elevation 40-2B| Farmhouse

Color Scheme: Panhandle Series 40 FA-1

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

PLAN 40-2

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4002.0

0 2 4 8

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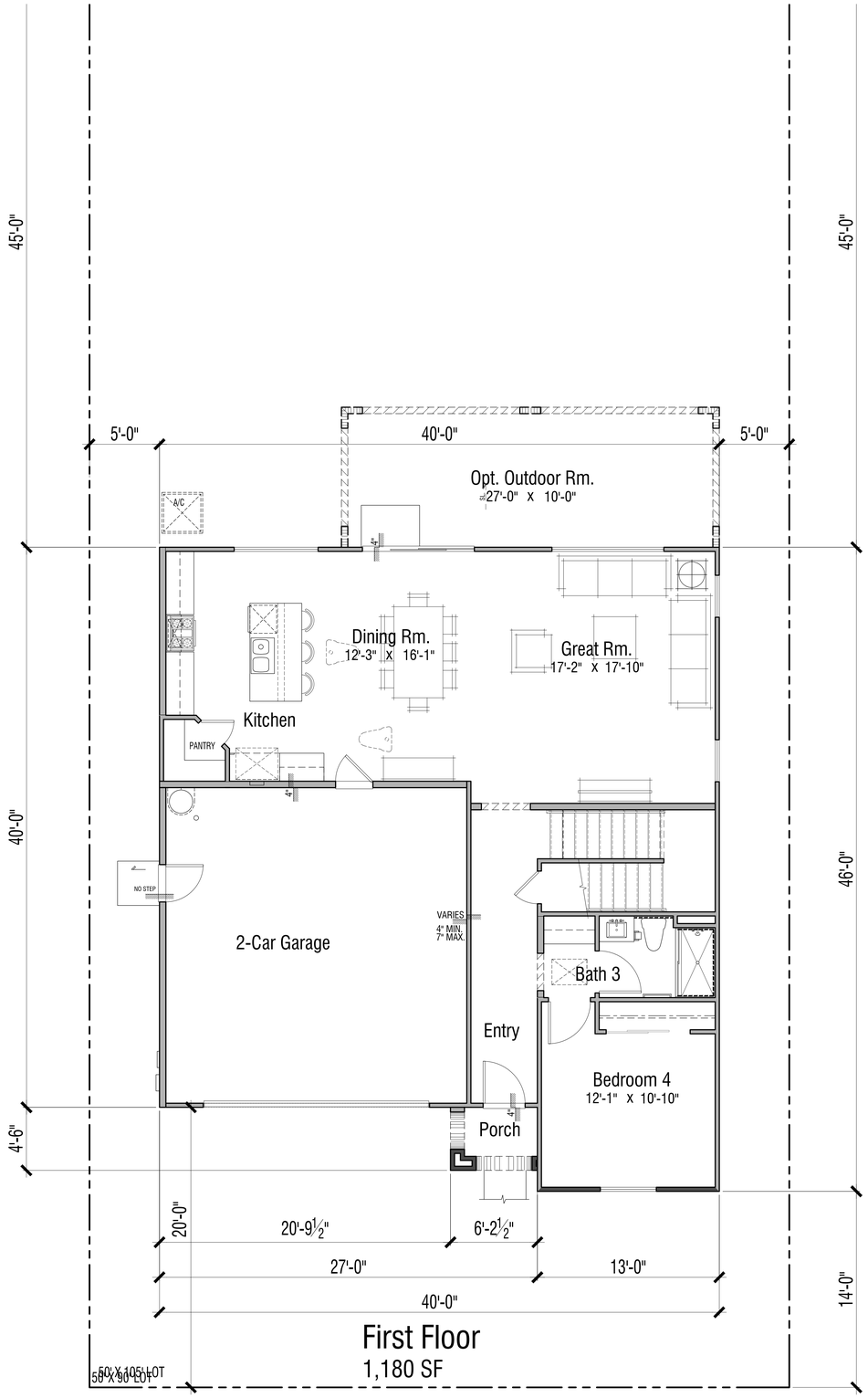
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,369 SF



First Floor
1,180 SF

2,549 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-02
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 2

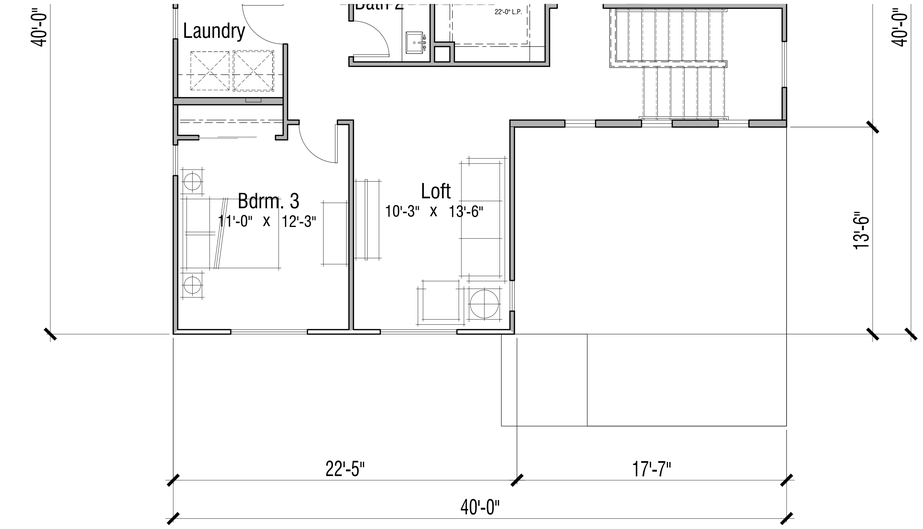
LINCOLN, CA

4002.1

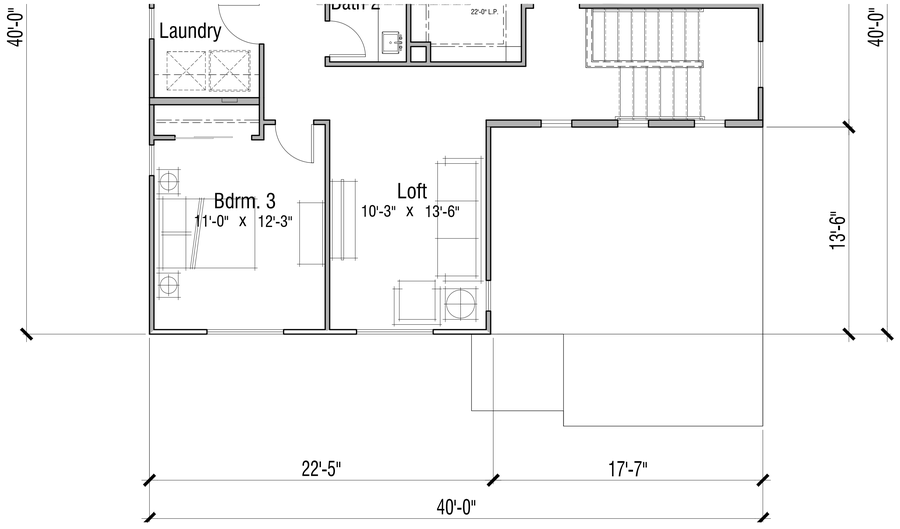
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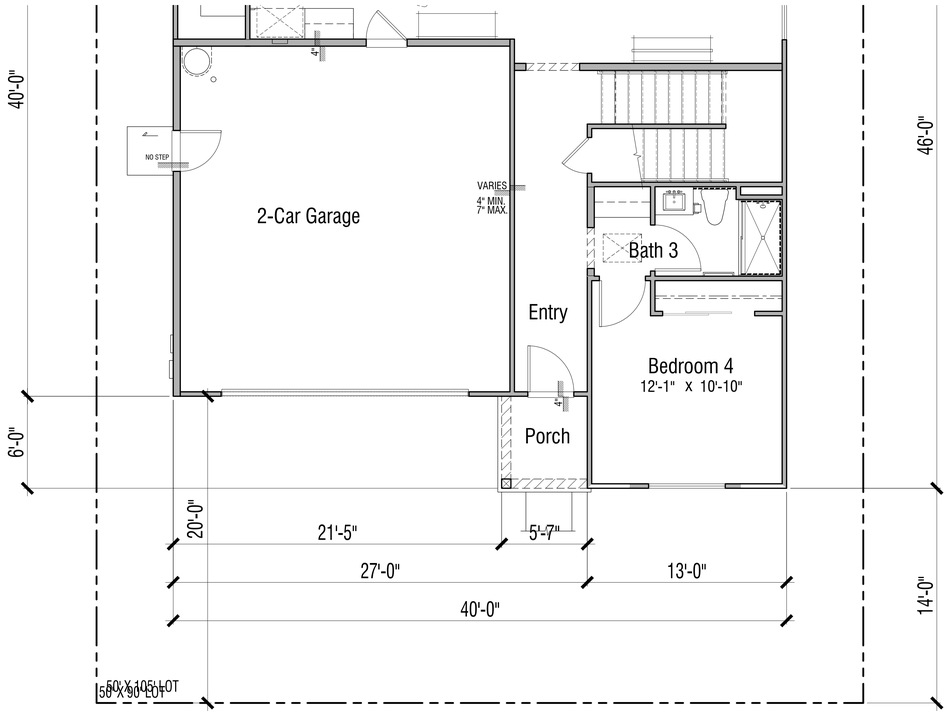
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,369 SF



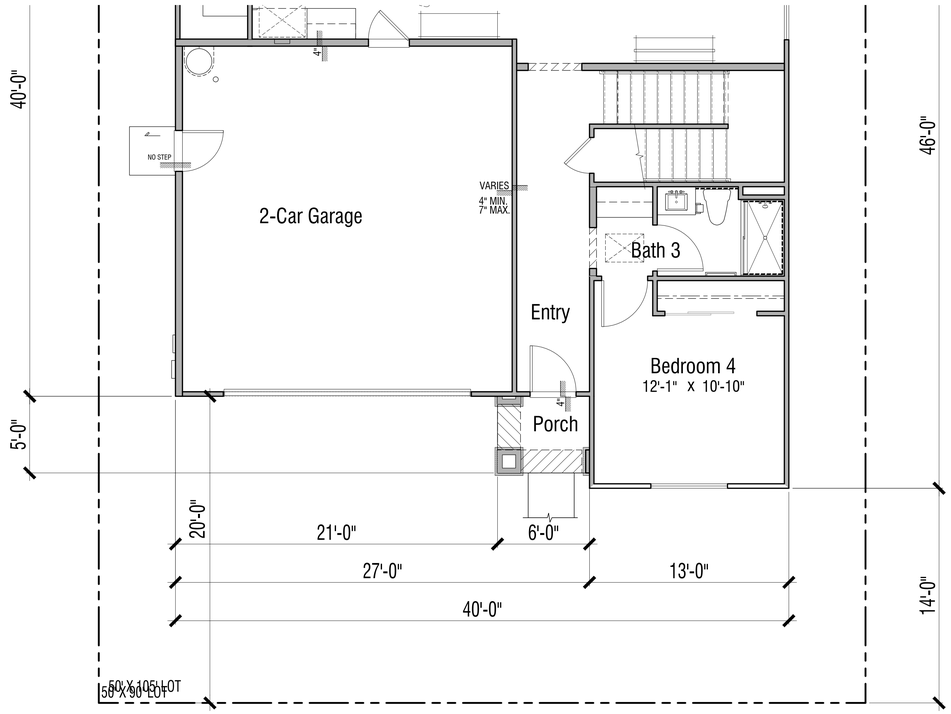
Second Floor
1,369 SF



First Floor
1,180 SF
Plan B - FARMHOUSE

2,549 SF
4 Bdrm | 3 Bath | Loft | 2 Car Garage

PLAN 40-02 ADDENDA



First Floor
1,180 SF
Plan C - CRAFTSMAN

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

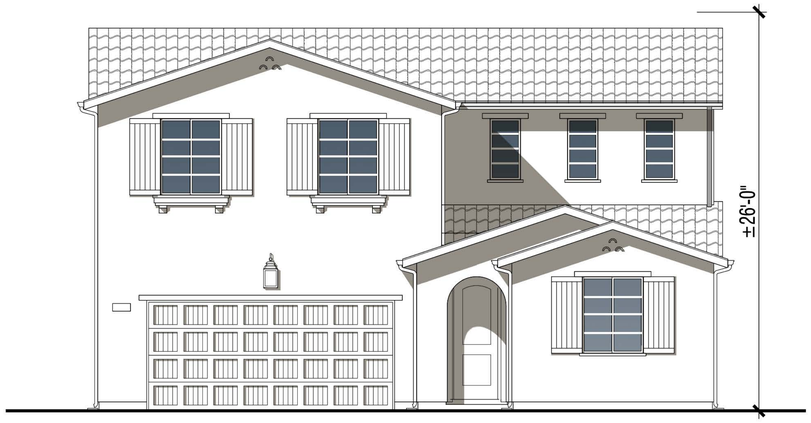
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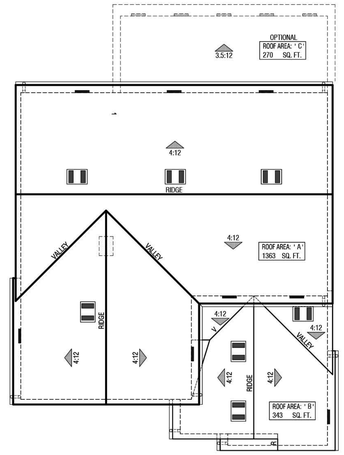
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



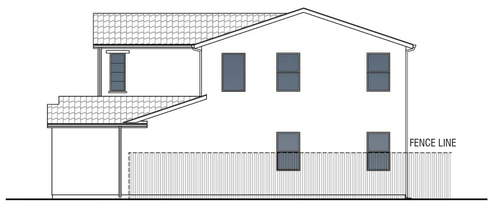
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



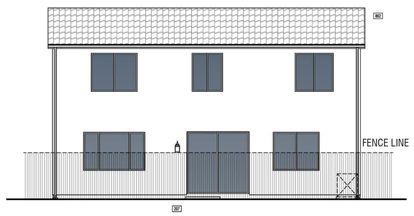
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



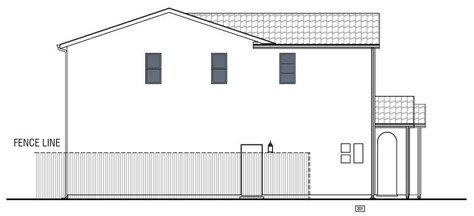
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.2

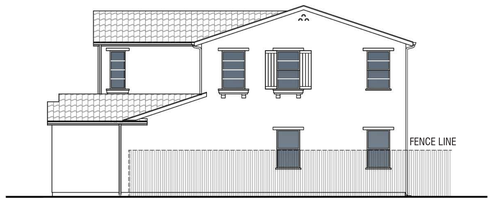
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WHA.
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MATERIALS: SPANISH

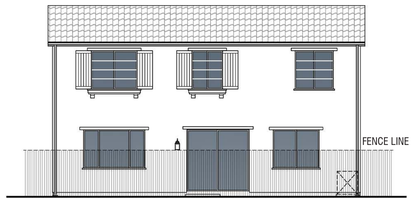
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Shutters
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



Enhanced Right Elevation

0 4 8 16

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



Enhanced Rear Elevation

0 4 8 16

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

PLAN 40-2A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.2.1

0 2 4 8

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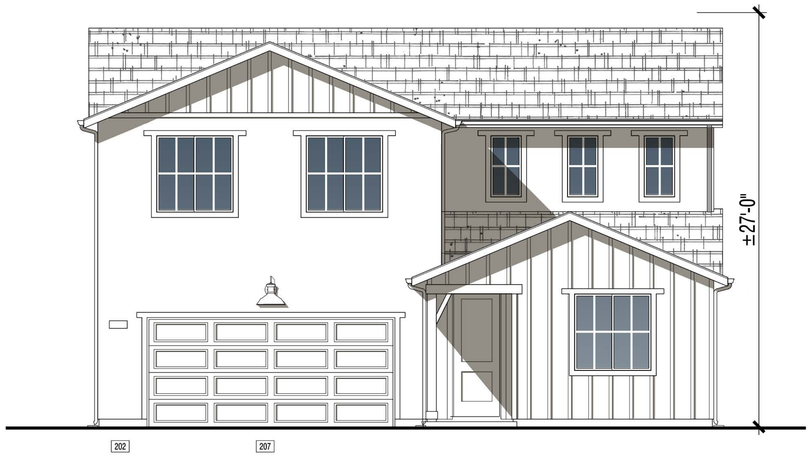
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

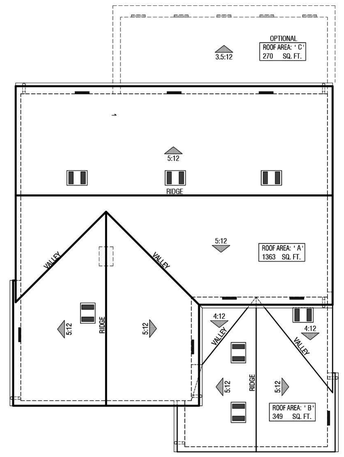
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

SCALE: 1/4" = 1'-0"



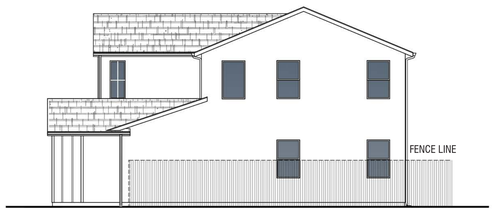
Roof Plan

0 4 8 16

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



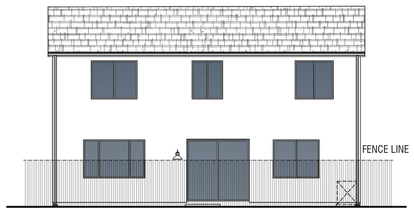
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

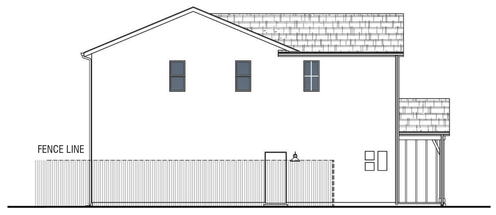
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-2B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.3

0 2 4 8

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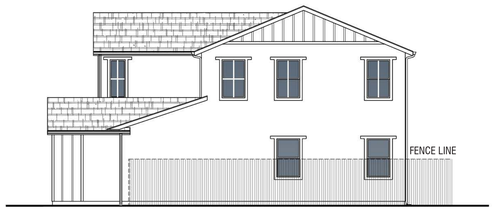
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.3.1

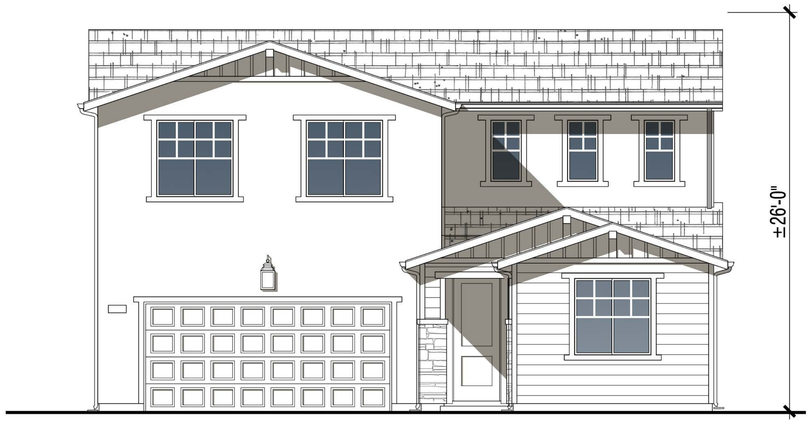
0 2 4 8

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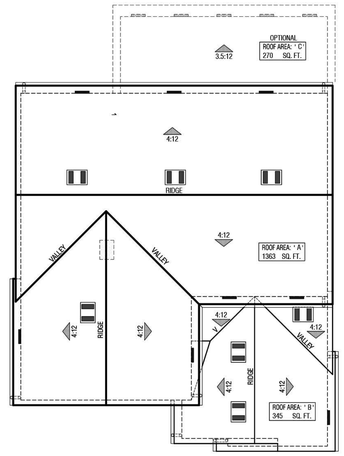
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



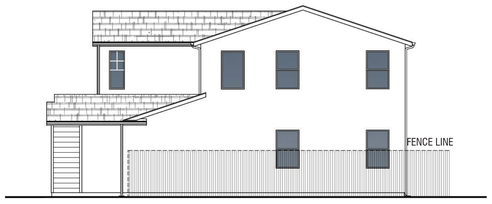
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



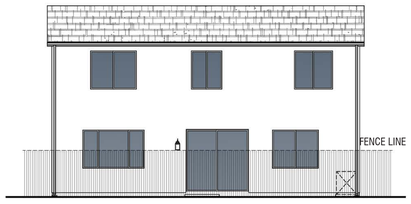
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



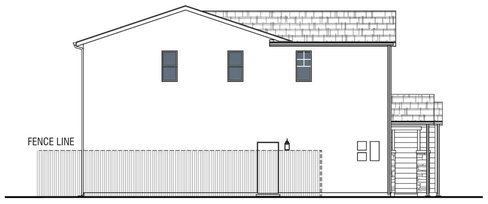
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

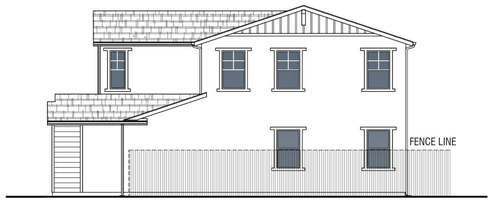
4002.4
0 2 4 8

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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



Enhanced Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Enhanced Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-2C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4002.4.1

0 2 4 8

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Front Elevation 40-5A| Spanish

Color Scheme: SB-2



Front Elevation 40-5C | Craftsman

Color Scheme: CR-2



Front Elevation 40-5B| Farmhouse

Color Scheme: FA-3

PLAN 40-05

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

NEW HOME CO.

Note: Artist's Conception; Colors, Materials And Application May Vary.

4005.0

0 2 4 8

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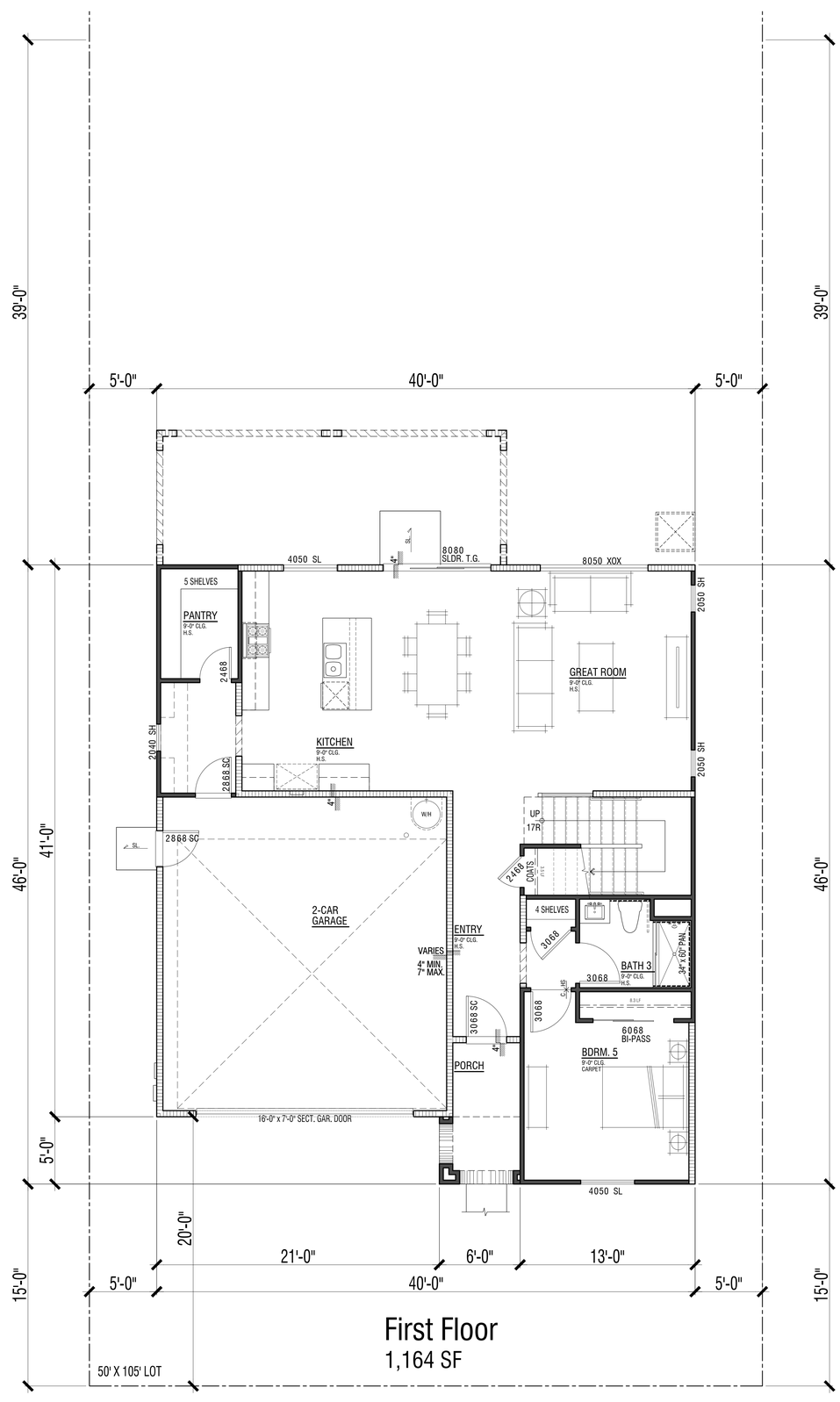
WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,621 SF

2,785 SF
5 Bdrm | 3 Bath | Loft
2 Car Garage



First Floor
1,164 SF

PLAN 40-5A - SPANISH

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

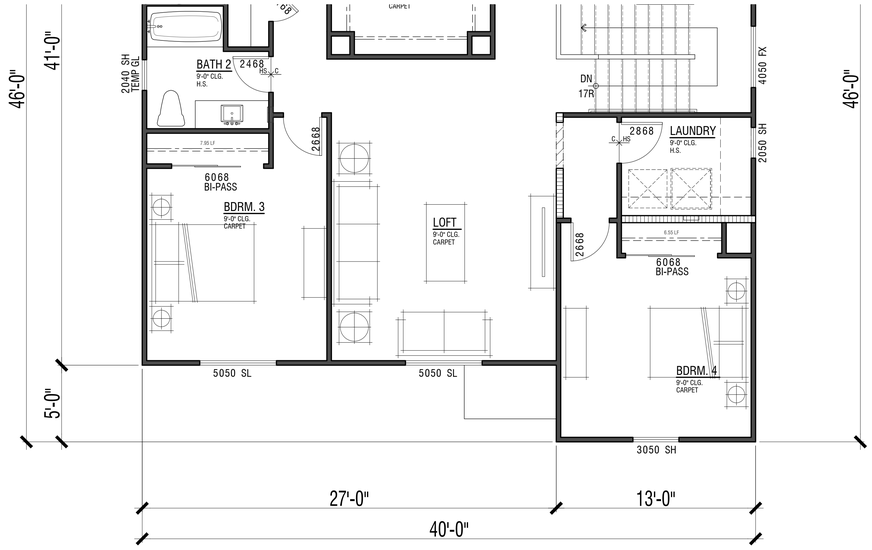
LINCOLN, CA

4005.1

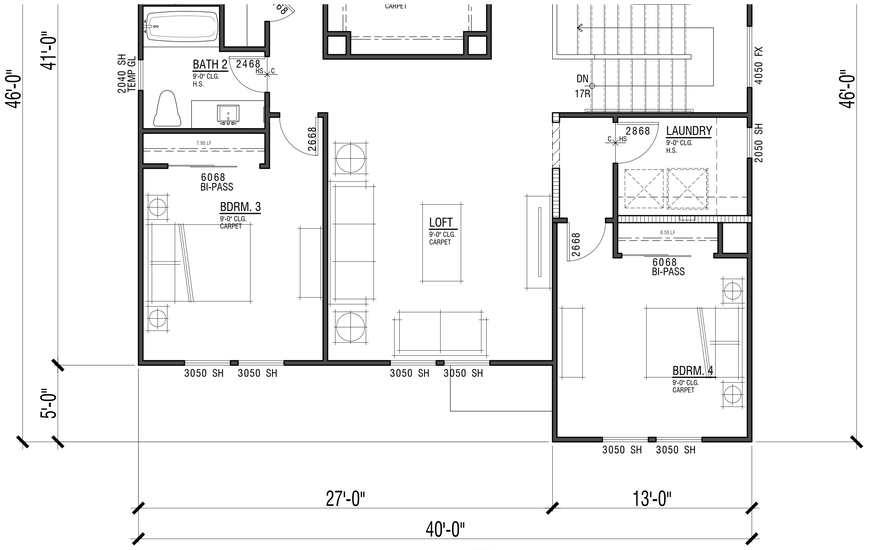
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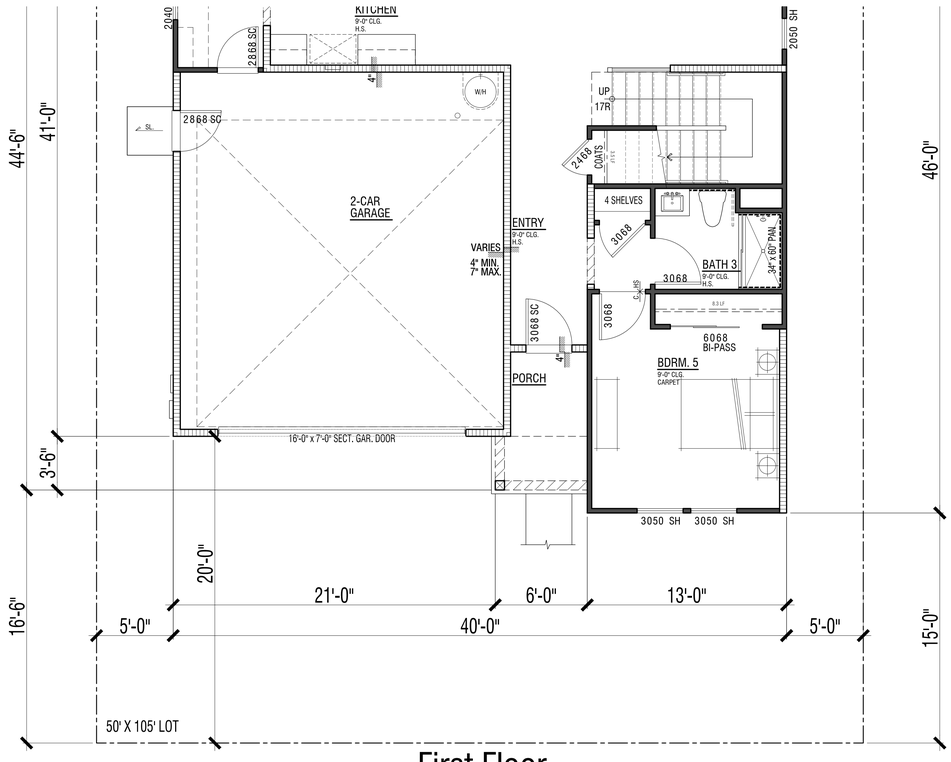
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Second Floor
1,621 SF

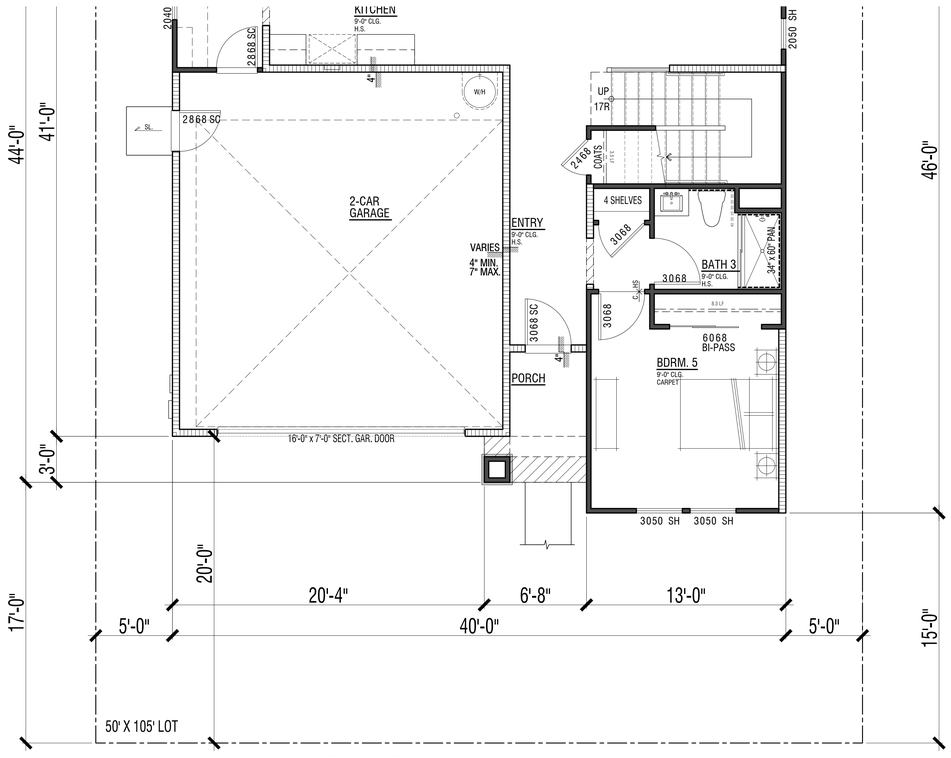


Second Floor
1,621 SF



First Floor
1,164 SF
Plan B - FARMHOUSE

2,785 SF
5 Bdrm | 3 Bath | Loft
2 Car Garage



First Floor
1,164 SF
Plan C - CRAFTSMAN

PLAN 40-5 ADDENDA
40 SERIES

NEW HOME CO.

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

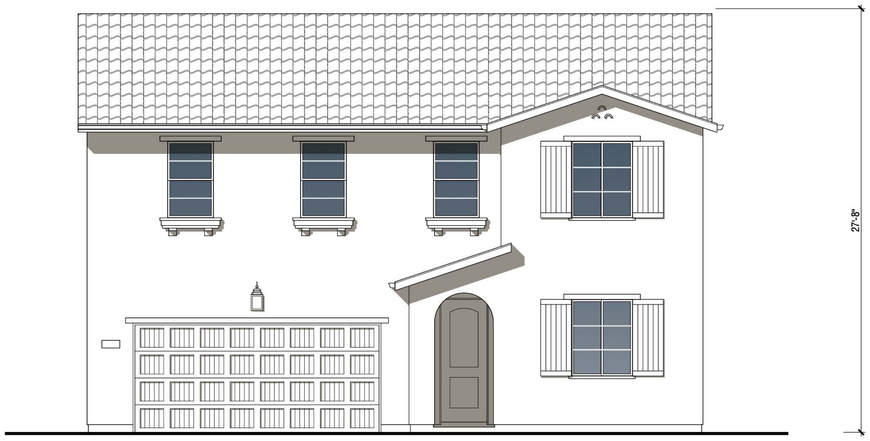
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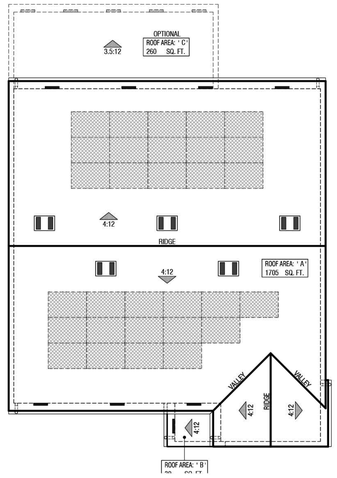
ARCHITECTS . PLANNERS . DESIGNERS
WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: SPANISH

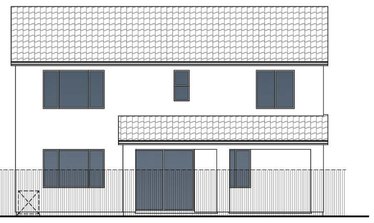
Low Profile 'S' Tile Concrete Roofing
Stucco Finish
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S897



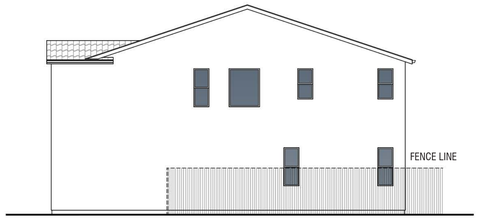
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



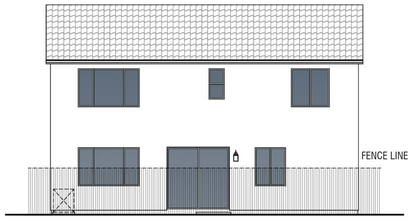
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



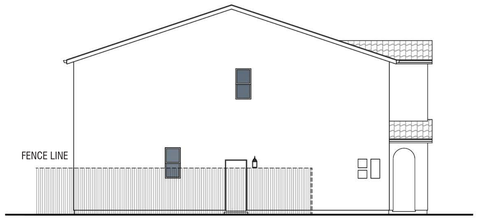
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-5A - SPANISH

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

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Enhanced Right Elevation

0 4 8 16

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



Enhanced Rear Elevation

0 4 8 16

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

PLAN 40-5A - SPANISH

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.2.1

0 2 4 8

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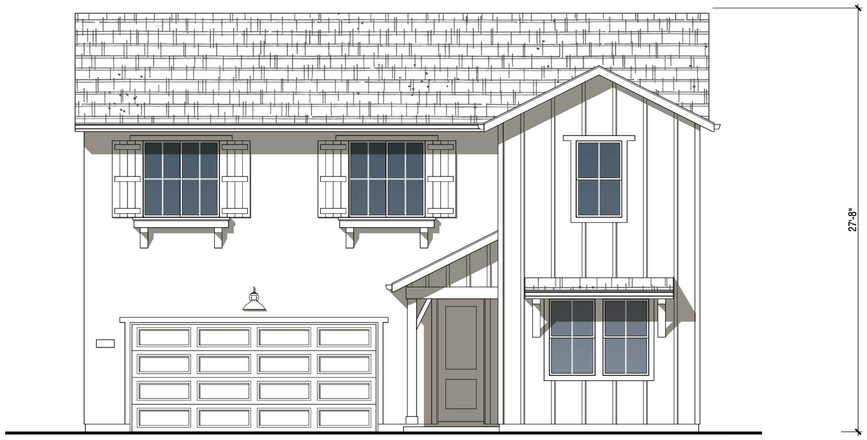
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: FARMHOUSE

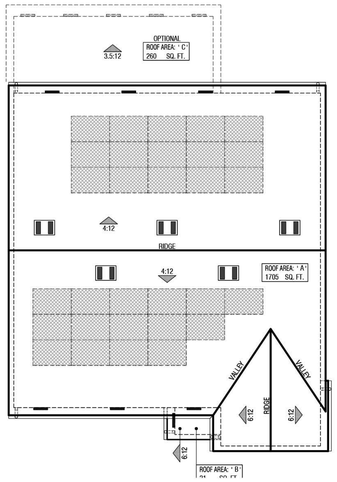
Shake Profile Concrete Roofing
Stucco Finish
Board & Batt Siding
Wood Posts
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S810



Front Elevation

0 2 4 8

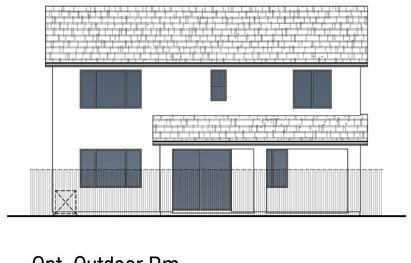
SCALE: 1/4" = 1'-0"



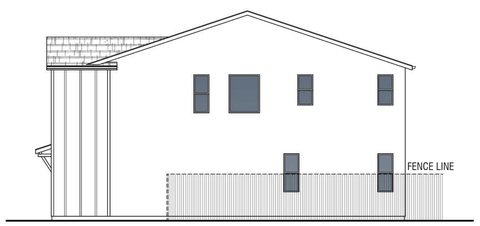
Roof Plan

0 4 8 16

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



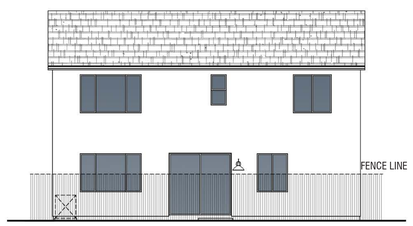
Opt. Outdoor Rm.



Right Elevation

0 4 8 16

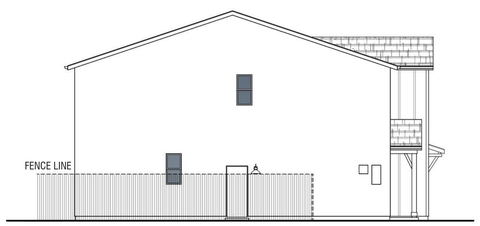
SCALE: 1/8" = 1'-0"



Rear Elevation

0 4 8 16

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



Left Elevation

0 4 8 16

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

PLAN 40-5B - FARMHOUSE

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.3

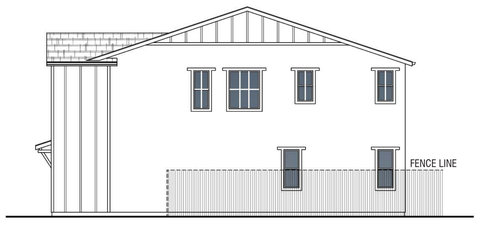
0 2 4 8

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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Enhanced Right Elevation

0 4 8 16

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



Enhanced Rear Elevation

0 4 8 16

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

PLAN 40-5B - FARMHOUSE

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.3.1

0 2 4 8

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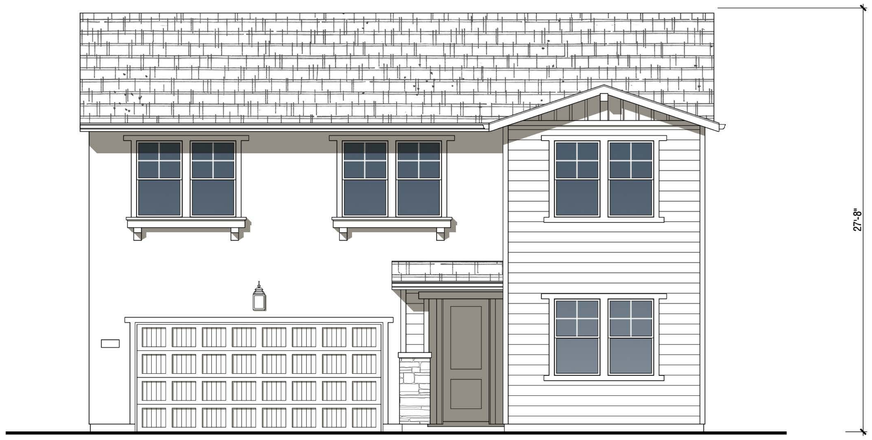
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

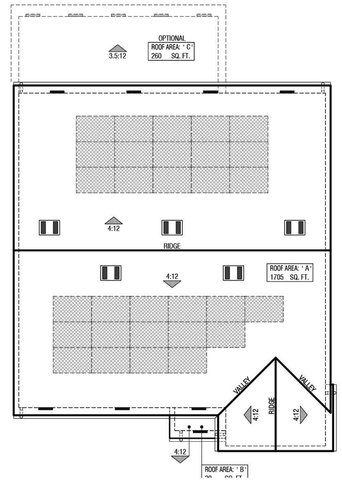
ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

MATERIALS: CRAFTSMAN

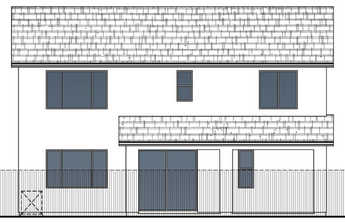
Slate Profile Concrete Roofing
Stucco Finish
Horizontal Siding
Stone Veneer
Decorative Gable End Detail
Enhanced Head and Sill Trim
Entry Door: Therma-Tru Smooth-Star S8200



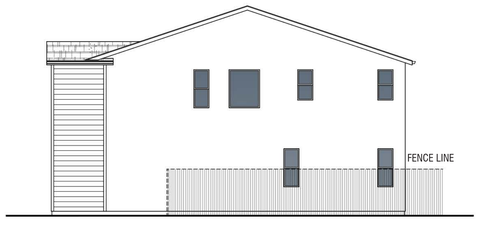
Front Elevation
0 2 4 8
SCALE: 1/4" = 1'-0"



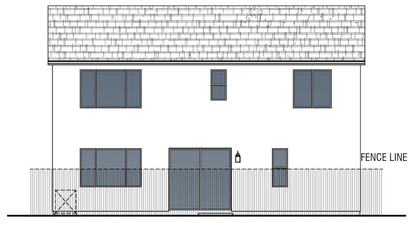
Roof Plan
0 4 8 16
SCALE: 1/8" = 1'-0"



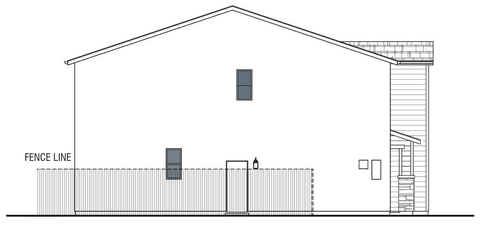
Opt. Outdoor Rm.



Right Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Rear Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"



Left Elevation
0 4 8 16
SCALE: 1/8" = 1'-0"

PLAN 40-5C - CRAFTSMAN

Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

40 SERIES

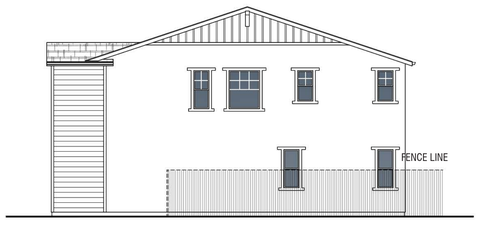
LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.4
0 2 4 8

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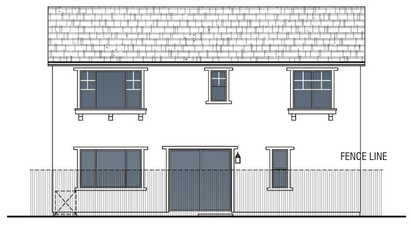
ARCHITECTS . PLANNERS . DESIGNERS
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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



Enhanced Right Elevation

0 4 8 16

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



Enhanced Rear Elevation

0 4 8 16

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

PLAN 40-5C - CRAFTSMAN

Enhanced Exterior Elevations

NOTE: ROOF EAVE DISTANCES SHALL NOT BE MORE THAT 12"

NEW HOME CO.

40 SERIES

LIBERTY AT LINCOLN - VILLAGE 2

LINCOLN, CA

4005.4.1

0 2 4 8

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ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Attachment 8

Liberty at Lincoln Village 2

Colors and Materials

LIBERTY AT LINCOLN - VILLAGE 2

Color and Material Palette prepared by Ann Matteson Consulting, Inc.
See First page for Latest Revision Date

The New Home Company

Spanish Color Schemes - A Elevations					
	Sherwin-Williams Paint Company				Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Man Doors, Garage Doors Flat Finish	Raised Foam Trim Flat Finish	Accent Color Semi-Gloss Finish	Villa 900 Low Profile "S" Tile Concrete Roofing
SB-1	SW6147 Panda White	SW7040 Smokehouse	SW6142 Macadamia	SW9140 Blustery Sky	1VICS6330 Salerno Clay
SB-2	SW7517 China Doll	SW7515 Homestead Brown	SW7546 Prairie Grass	SW9130 Evergreen Fog	1VICS4960 Gulfstream
SB-3	SW9173 Shitake	SW9183 Dark Clove	SW7549 Studio Taupe	SW7062 Rock Bottom	1VICS6464 Ca. Mission Blend
Note:	• Decorative false "clay pipe" vents at Spanish Elevations are to be painted SW6061 Tanbark - Flat Finish				

Farmhouse Color Schemes - B Elevations				
	Sherwin-Williams Paint Company			Westlake
Color Scheme	Painted Stucco Flat Finish	Wood Trim, Fascia, Board and Batten Siding, Man Doors, Garage Doors Flat Finish	Accent Color Semi-Gloss Finish	Saxony 900 Shake Profile Concrete Roofing
FA-1	SW7010 White Duck	SW7010 White Duck	SW6223 Still Water	1FBCF5225 Shadow Gray
FA-2	SW7566 Westhighland White	SW7566 Westhighland White	SW0057 Chinese Red	1FBCF5139 Dark Ash
FA-3	SW1015 Skyline Steel	SW7636 Oragami White	SW0032 Needlepoint Navy	1FBCF1430 Charcoal Blend

Craftsman Color Schemes - C Elevations						
	Sherwin-Williams Paint Company				Eldorado Stone	Westlake
Color Scheme	Painted Stucco Flat Finish	Field Siding Color Flat Finish	Wood Trim, Gable-End Siding Flat Finish	Accent Color Semi-Gloss Finish	See notes section for mortar specifications.	Saxony 900 Slate Profile Concrete Roofing
CR-1	SW7575 Chopsticks	SW7004 Snowbound	SW7039 Virtual Taupe	SW2856 Fairfax Brown	Mesquite Cliffstone	1FACS3184 Rustic Brown Blend
CR-2	SW7533 Khaki Shade	SW7053 Adaptive Shade	SW7569 Stucco	SW6174 Andiron	Montecito Cliffstone	1FACS1132 Charcoal Brown Blend
CR-3	SW6198 Sensible Hue	SW6165 Connected Gray	SW6149 Relaxed Khaki	SW7625 Mount Etna	Lantana Cliffstone	1FACS1130 Charcoal
Masonry Notes - Stone at Craftsman Elevations:						
Stone is to be dry-stacked with no visible mortar						

COLOR & MATERIALS

40 SERIES

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ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Color Scheme SB-1

Accent Color

SW9140
Blustery Sky

Stucco Color

SW6147
Panda White

Wood Trim, Fascia, Garage Doors

SW7040
Smokehouse

Raised Foam Trim

SW6142
Macadamia

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-2

Accent Color

SW9130
Evergreen Fog

Stucco Color

SW7517
China Doll

Wood Trim, Fascia, Garage Doors

SW7515
Homestead Brown

Raised Foam Trim

SW7546
Prairie Grass

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme SB-3

Accent Color

SW7062
Rock Bottom

Stucco Color

SW9173
Shitake

Wood Trim, Fascia, Garage Doors

SW9183
Dark Clove

Raised Foam Trim

SW7549
Studio Taupe

Low Profile "S" Tile Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-1

Accent Color

SW6223
Still Water

Stucco Color

SW7010
White Duck

B&B Siding Color

SW7029
Agreeable Grey

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7010
White Duck

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-2

Accent Color

SW0057
Chinese Red

B&B Siding Color

SW7647
Crushed Ice

Stucco Color

SW7566
Westhighland White

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7566
Westhighland White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme FA-3

Accent Color

SW0032
Needlepoint Navy

B&B Siding Color

SW7636
Oragami White

Stucco Color

SW1015
Skyline Steel

Wood Trim, Fascia, Horizontal Gable-End Siding, Garage Doors

SW7636
Oragami White

Shake Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-1

Accent Color

SW2856
Fairfax Brown

Horizontal Siding Color

SW7004
Snowbound

Stucco Color

SW7575
Chopsticks

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7039
Virtual Taupe

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-2

Accent Color

SW6174
Andiron

Horizontal Siding Color

SW7053
Adaptive Shade

Stucco Color

SW7533
Khaki Shade

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW7569
Stucco

Stone



Slate Profile Roofing



LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Color Scheme CR-3

Accent Color

SW7625
Mount Etna

Horizontal Siding Color

SW6165
Connected Gray

Stucco Color

SW6198
Sensible Hue

Wood Trim, Fascia, B&B Gable-End Siding, Garage Doors

SW6149
Relaxed Khaki

Stone



Slate Profile Roofing

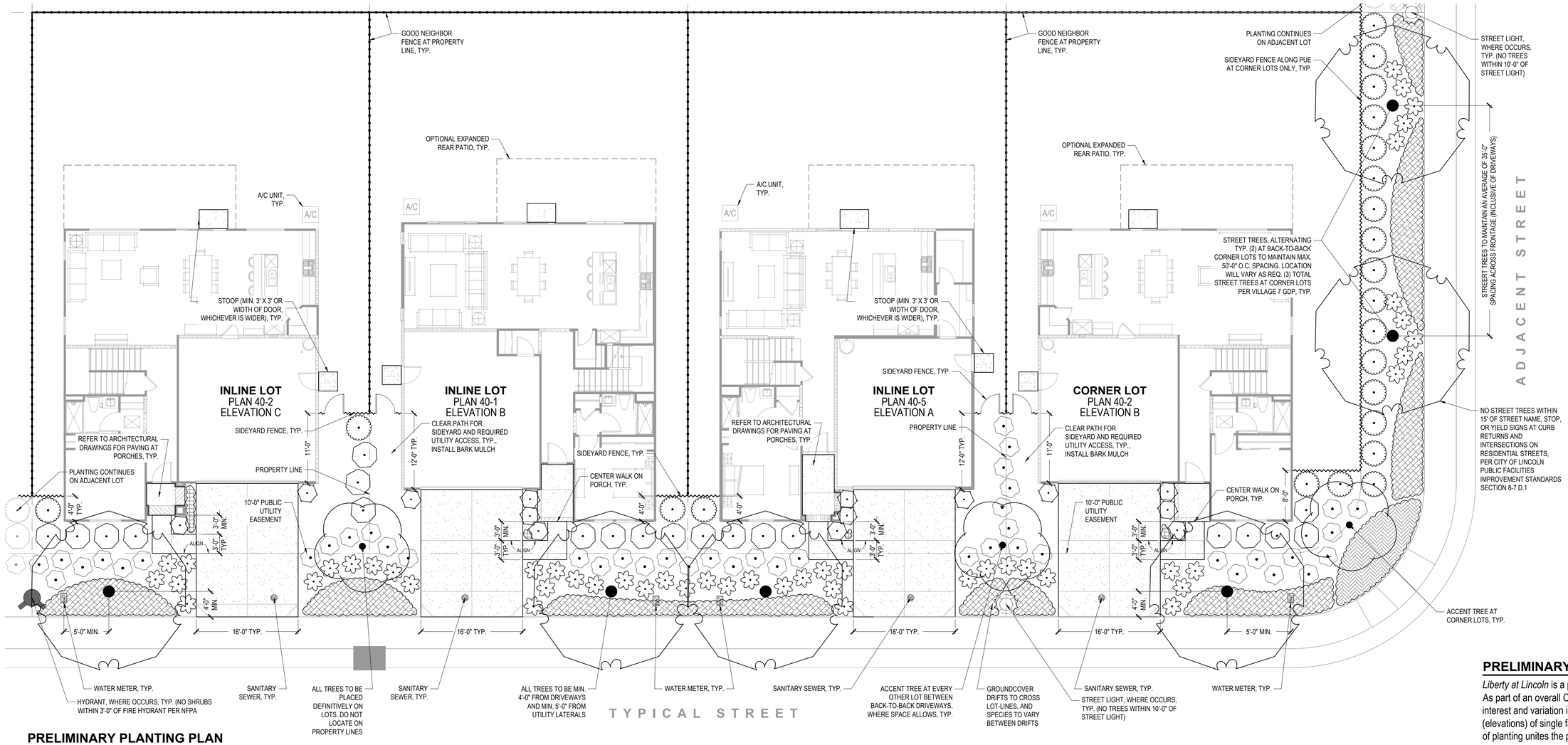


LIBERTY AT LINCOLN - VILLAGE 2

The New Home Company

Color and Material Palette Prepared by Ann Matteson Consulting, Inc.

Attachment 9
Liberty at Lincoln Village 2
Landscape Plans



PRELIMINARY PLANTING PLAN

T1
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS

ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE	15 GAL., L
LAURUS NOBILIS / SWEET BAY	15 GAL., L
NYSSA SYLVATICA / SOUR GUM	15 GAL., M
PISTACIA CHINENSIS `KEITH DAVEY` / KEITH DAVEY CHINESE PISTACHE	15 GAL., L
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL., M
ULMUS PROPINQUA `JFS-BIEBERICH` / EMERALD SUNSHINE® ELM	15 GAL., M
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	15 GAL, M

T2
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL., M
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL., M
LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE	15 GAL., L
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL., M

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL., L
HETEROMELES ARBUTIFOLIA / TOYON	5 GAL., L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL., L
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	5 GAL., M
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	5 GAL., L

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN` / HOWARD MCMINN MANZANITA	5 GAL., L
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL., L
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL., M
PRUNUS LAUROCERASUS `OTTO LUYKEN` / LUYKENS LAUREL	5 GAL., M
RHAMNUS CALIFORNICA `EVE CASE` / CALIFORNIA COFFEEBERRY	5 GAL., L
RHAPHIOLEPIS INDICA `JACK EVANS` / INDIAN HAWTHORN	5 GAL., M
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL., M

S3
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL., M
CALLISTEMON VIMINALIS `BETTER JOHN` / BETTER JOHN WEEPING BOTTLEBRUSH	1 GAL., L
CISTUS PULVERULENTUS `SUNSET` / ROCKROSE	1 GAL., L
LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	1 GAL., L
LOROPETALUM CHINENSE RUBRUM `FIRE DANCE` / PURPLE LEAF FRINGE FLOWER	1 GAL., M
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL., L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	1 GAL., M
PITTOSPORUM TOBIRA `WHEELER`S DWARF` / WHEELER`S DWARF PITTOSPORUM	1 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	1 GAL., M
RHAPHIOLEPIS INDICA `PINK DANCER` / INDIAN HAWTHORNE	1 GAL., M
ROSA FLORIBUNDA `ICEBERG` / ICEBERG ROSE	1 GAL., M
ROSMARINUS OFFICINALIS `COLLINGWOOD INGRAM` / ROSEMARY	1 GAL., L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL., L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	1 GAL., M
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	1 GAL., L
TEUCRIUM FRUTICANS `AZUREUM` / AZURE BUSH GERMANDER	1 GAL., L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL., L
WESTRINGIA FRUTICOSA `BLUE GEM` / COAST ROSEMARY	1 GAL., L

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS AFRICANUS 'WHITE' / WHITE AFRICAN LILY	1 GAL., M
BULBINE FRUTESCENS / BULBINE	1 GAL., L
COLEONEMA PULCHRUM `SUNSET GOLD` / GOLDEN BREATH OF HEAVEN	1 GAL., M
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	1 GAL., L
DIETES VEGETA / FORTNIGHT LILY	1 GAL., L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL., L
HESPERALOE X 'PERFU', 'BRAKELIGHTS' / RED YUCCA VAR. AS AVAILABLE	1 GAL., L
LIRIOPE MUSCARI 'SILVERY SUNPROOF' / SILVERY SUNPROOF LILYTURF	1 GAL., M

S9
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA `WINTER GEM` / WINTER GEM JAPANESE BOXWOOD	5 GAL., M
ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL., M
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL., L
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL., L
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL., M

G1
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL., M	36" o.c.
COTONEASTER DAMMERI `LOWFAST` / LOWFAST BEARBERRY COTONEASTER	1 GAL., L	36" o.c.
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL., L	36" o.c.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL., L	36" o.c.
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL., L	36" o.c.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL., M	36" o.c.

G2
ENTRY WALK GROUNDCOVER: SMALLER-SCALE GROUNDCOVERS, TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOASCHNEE` / FLOWER CARPET WHITE GROUNDCOVER ROSE	1 GAL., M	30" o.c.
TEUCRIUM AROANIUM / CREEPING GERMANDER	1 GAL., L	30" o.c.
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER	1 GAL., L	30" o.c.
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL., M	30" o.c.
VINCA MINOR / COMMON PERIWINKLE	1 GAL., M	30" o.c.

G3
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA	1 GAL., L	30" o.c.
LANTANA MONTEVIDENSIS 'ALBA' / WHITE TRAILING LANTANA	1 GAL., L	30" o.c.
ROSA X 'MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL., M	30" o.c.
ROSA X `NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL., M	30" o.c.
VERBENA CANADENSIS 'HOMESTEAD PINK' / HOMESTEAD PINK VERBENA	1 GAL., L	30" o.c.
VERBENA CANADENSIS `HOMESTEAD PURPLE` / HOMESTEAD PURPLE VERBENA	1 GAL., L	30" o.c.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	1 GAL., L	30" o.c.

PRELIMINARY LANDSCAPE DESIGN CONCEPT

Liberty at Lincoln is a proposed community of single family residences. As part of an overall City of Lincoln Village 7 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape of *Liberty*, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical streetscape scene, though house placement and plan mix may vary.

Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. Tree species shall be coordinated with the city's street tree list and supplemented with appropriately-sized species, and verified upon submittal of construction documents.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

All planting and irrigation will follow the City of Lincoln Village 7 Specific Plan and General Development Plan.

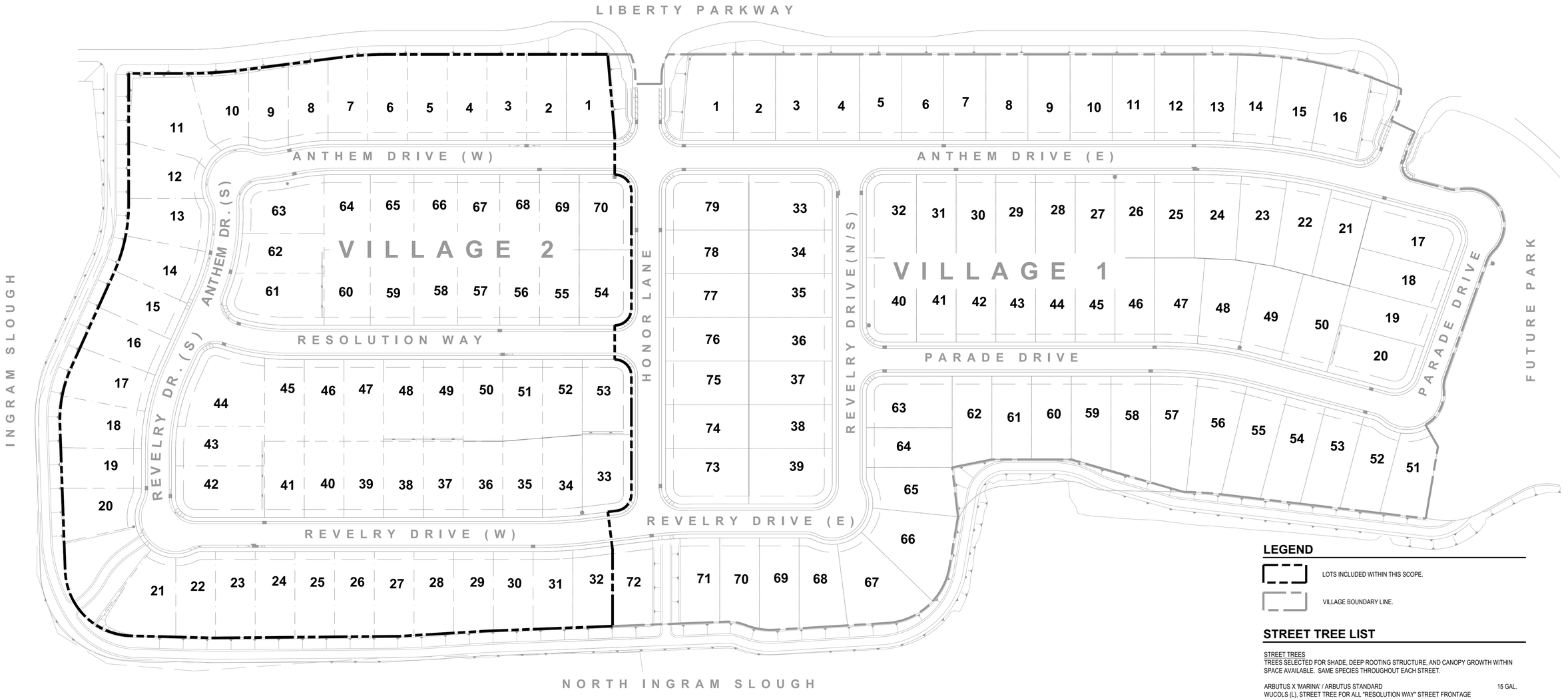
RISEWELL HOMES
Roach & Campbell

December, 2025
Lincoln, CA
R&C PN: 25062A

0' 8' 16'
1/8" = 1'-0"
N

Liberty at Lincoln
Village 2 - 50' X 95' Lots | Preliminary Landscape Plan

L1



LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

VILLAGE BOUNDARY LINE.

STREET TREE LIST

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET.

ARBUTUS X 'MARINA' / ARBUTUS STANDARD WUCOLS (L), STREET TREE FOR ALL "RESOLUTION WAY" STREET FRONTAGE	15 GAL.
LAURUS NOBILIS / SWEET BAY WUCOLS (L), STREET TREE FOR ALL "REVELRY DR. (N/S) STREET FRONTAGE	15 GAL.
NYSSA SYLVATICA / SOUR GUM WUCOLS (M), STREET TREE FOR ALL "REVELRY DR. (S)" AND ANTHEM DR. (S) STREET FRONTAGE	15 GAL.
PISTACHE X 'RED PUSH' / RED PUSH PISTACHE WUCOLS (M), STREET TREE FOR ALL "HONOR LANE" STREET FRONTAGE	15 GAL.
ULMUS PROPINQUA 'EMERALD SUNSHINE' / EMERALD SUNSHINE ELM WUCOLS (M), STREET TREE FOR ALL "REVELRY DRIVE (E/W)" STREET FRONTAGE	15 GAL.
ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA WUCOLS (M), STREET TREE FOR ALL ANTHEM DRIVE (E/W) AND PARADE DRIVE STREET FRONTAGE	15 GAL.

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 7 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.
3. STREET TREE AT STREETS "HONOR LANE, "S DRIVE" AND "U DRIVE" TO BE CONFIRMED WITH ADJACENT DEVELOPMENT.

RISEWELL HOMES

Roach & Campbell

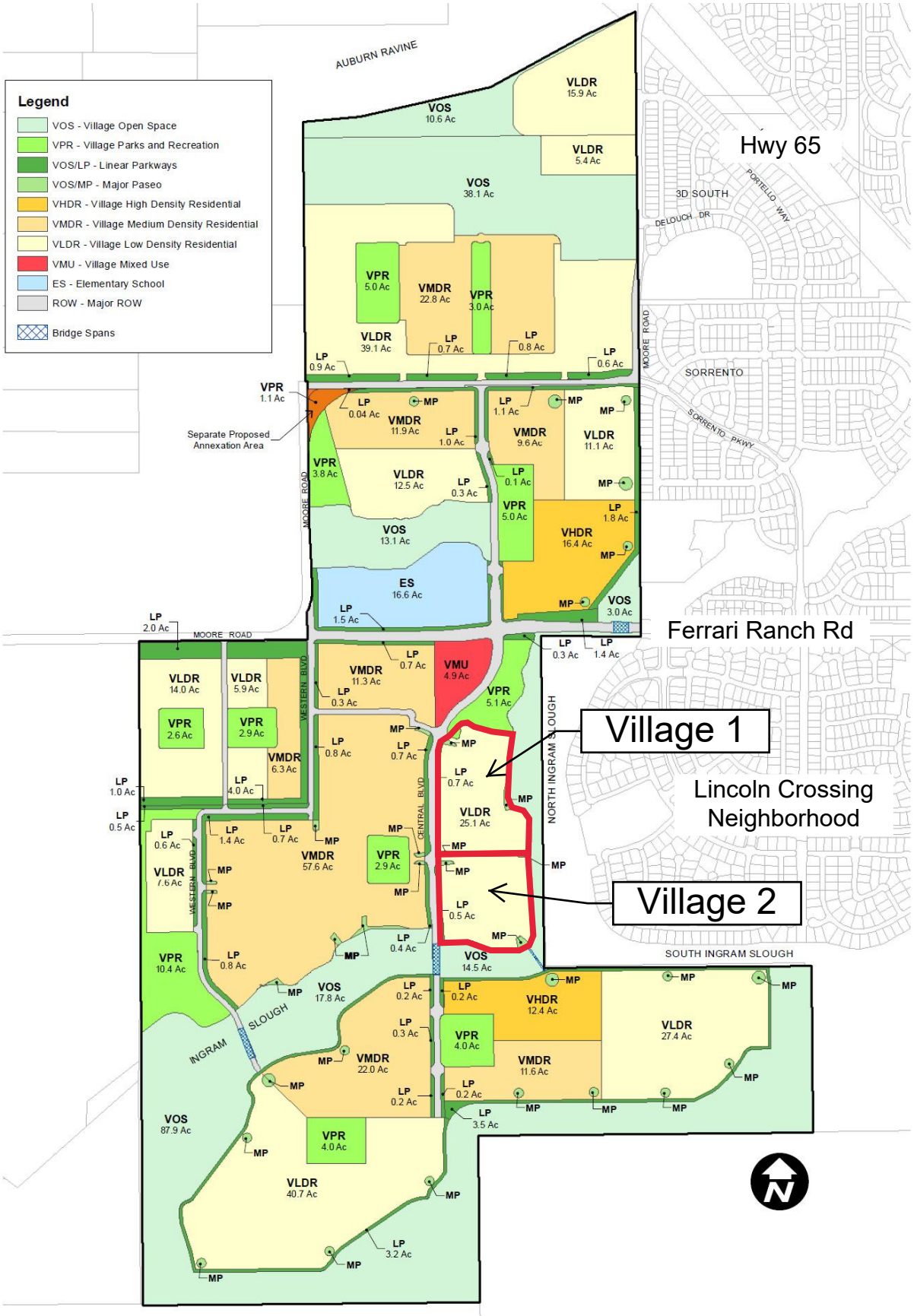
December, 2025
Lincoln, CA
R&C PN: 25062A

0' 60' 120'
1" = 60'
N

Liberty at Lincoln
Overall Community Map and Street Tree List

L2

Figure 4-1: Land Use Plan



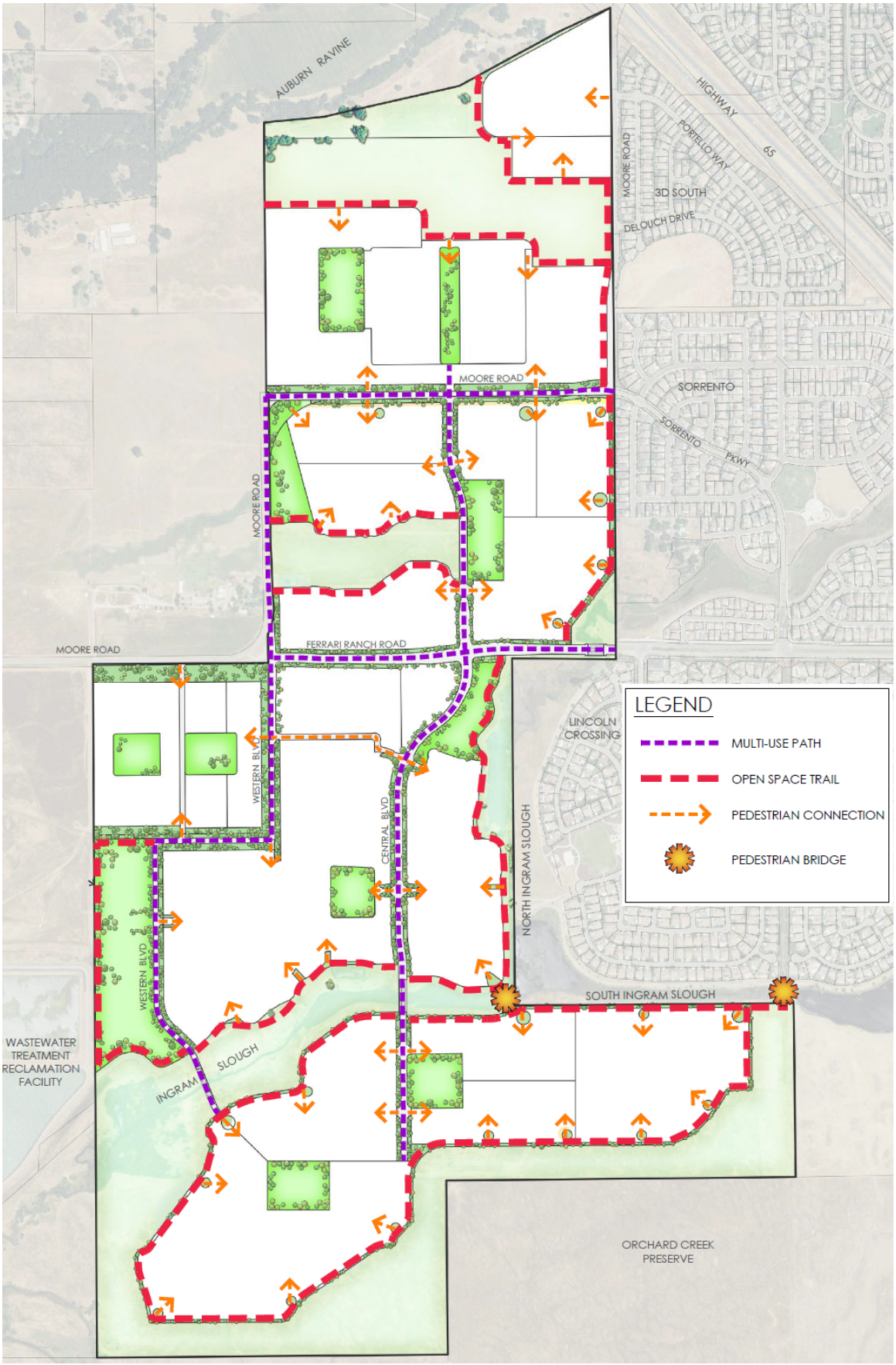


Figure 5-16: Pedestrian/Bike System

STAFF REPORT

Item Number 9.A

SUBJECT:	Walmart Remodel - Design Review Modification
SUBMITTED BY:	Mikaela Noble
DEPARTMENT:	Community Development
DATE:	February 18, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report and testimony of the public and take the following actions:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities).
2. Adopt a Resolution approving the Design Review Modification application for Walmart Remodel with project-specific and typical conditions of approval (Attachment 1).

BACKGROUND/INTRODUCTION:

The Walmart Neighborhood Market (Walmart) is an existing grocery store located at 255 Lincoln Boulevard within Downtown Lincoln and is zoned Commercial (C) (Attachment 2). The project site is bounded by existing commercial development to the north, south and west. The Summerset Senior Living Facility is located east of the project site. The project is subject to Titles 16 (Signs) and 18 (Zoning) of the Lincoln Municipal Code (LMC) and the Lincoln Downtown Urban Design Plan (LDUDP).

The existing Walmart is a 41,478 square foot (SF) grocery store and pharmacy, with 123 parking stalls. Four access driveways are provided in total, with two on 2nd Street and two on 3rd Street (see Attachment 3).

The applicant has requested to modify an existing Design Review approval to do the following: revise the exterior paint color scheme palette, update existing signage, and restripe the parking lot (Attachment 3). The existing color scheme utilizes warm, earthy tones as seen in Attachment 3. As proposed, the project would repaint the existing building using shades of gray, black, white and blue. Wall and freestanding signs would be replaced and updated to reflect the new color scheme. The existing wall signs total area would be reduced from 238.96 SF to 124.46 SF. No alterations to the freestanding sign structure are being proposed; the sign face is being updated to reflect Walmart's new branding style. Lastly, the applicant proposes to restripe the parking lot's 123 parking stalls and convert 14 stalls into pickup-only (Table 1).

Table 1 Parking Stalls Existing vs. Proposed			
Stall Type	**Existing**	**Proposed**	**Difference**
Customer/Associate	111	97	-14
ADA	6	6	0
EV	0	0	0
Pickup	6	20	14
Cart Corrals	6	6	0
Total (excluding pickup stalls)	117	103	-14
Total (including pickup stalls)	123	123	0

FINDINGS/ANALYSIS:

LMC Title 18 (Zoning)

The project modifications do not result in an expanded building area, only alterations to the exterior paint color scheme, signage and parking lot. LMC Section 18.44.20 states that off-street parking requirements are implemented with the erection or expansion of units or building dimension. As the proposed project does not result in an expanded building area, requirements for additional parking are not applicable. The proposed exterior modifications to the approved Design Review to Walmart are consistent with the applicable requirements of LMC Title 18.

LMC Title 16 (Signs)

LMC Title 16 regulates for signs within the City. Pursuant to Section 16.02.010, commercial wall signs are allotted two square feet per one linear foot of frontage. Walmart's frontage is approximately 320 linear feet, which would permit a maximum sign area of 640 SF. The project proposes to install wall signs not to exceed 125 SF. Therefore, the proposed wall signs comply with LMC Title 16.

The freestanding sign is considered to be a legal, nonconforming structure as its installation predates the City's sign ordinance. The existing freestanding sign and sign face are approximately 22 feet tall and 46 SF, respectively. The applicant is proposing to change the sign face color from green to blue, and remove the yellow spark icon to simply the sign. Per LMC Section 16.01.110, legal nonconforming signs shall be permitted to remain as long as the sign is not relocated or replaced; the structure, height or size of sign is altered; or at least 50% of the sign's value is damaged or destroyed. Face changes and normal maintenance are permitted and do not constitute alteration. The project does not propose to replace or alter the sign, and are only changing the sign face to reflect Walmart's updated branding. Therefore, the freestanding sign complies with LMC Title 16.

Lincoln Downtown Urban Design Plan

The LDUDP provides guidelines on development within Downtown Lincoln. The project site is located within District 1 Historic Old Town Commercial. LDUDP guidelines state that a variety of materials/colors are present on buildings within Downtown and provides recommendations on what new buildings should incorporate. Color suggestions are not included in the recommendations list. As this project does not involve construction of a new building or alterations to the existing façade materials, the Walmart Remodel Project is not

subject to these guidelines.

LDUDP District 1 guidelines include recommendations for signage criteria. The project proposes to replace wall signage and update the freestanding sign copy to reflect Walmart's branding. The LDUDP signage recommendation include readability, discouragement of window displays and emphasis on design considerations based on business type. The proposed signs are easy to read and reflect the business' brand. No window signs are being proposed with this project. As such, the project is consistent with the LDUDP.

Parking recommendations are provided in the LDUDP; however, as the proposed project does not result in an expanded building area or site layout alterations, therefore, the LDUDP parking recommendations are not applicable.

Design Review Board

The Walmart Remodel Project was reviewed by the Design Review Board (DRB) on January 30, 2026. The DRB reviewed the submitted materials during the scheduled meeting. After a brief presentation by staff and a member of the applicant team, the DRB and applicant discussed the project materials. Conversation ensued regarding the parking lot and freestanding sign. The DRB did not provide any modification requests for the proposed project and unanimously recommended approval of the project to the Planning Commission.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed Design Review Modifications for the Walmart Remodel Project is subject to specific conditions of approval. Implementation of the applicable conditions of approval would ensure that specific site alterations are installed according to City design standards. These conditions are included as Exhibit A in the Resolution (Attachment 1). The project applicant has reviewed and accepted the conditions of approval as written.

ENVIRONMENTAL REVIEW:

The project consists of modifications for the existing Walmart Neighborhood Market, including revisions to the exterior paint color scheme, replacement of signage and parking lot striping. The project is found to be exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), because the project involves minor alterations to an existing building and parking lot, and does not expand the existing use. Therefore, no further environmental review is required.

ATTACHMENTS:

Attachment 1 Walmart Remodel PC Resolution with Conditions draft.pdf

Attachment 2 Project Location.pdf

Attachment 3 Site Plan and Elevations.pdf

Attachment 4 Existing WNM.pdf

Attachment 5 Example WNM.pdf

PLANNING COMMISSION
RESOLUTION NO. 2026-XX - DRAFT

A RESOLUTION APPROVING MINOR MODIFICATIONS TO APPROVED DESIGN REVIEW FOR WALMART NEIGHBORHOOD MARKET EXTERIOR FAÇADE AND SIGNAGE (ASSESSOR'S PARCEL NUMBERS 008-265-001, -006, -007, 008-271-006) (APPLICANT: PULLEY/CHRIS DETJEN, PROPERTY OWNER: WALMART REAL ESTATE BUSINESS TRUST)

WHEREAS, Chapter 18.64 of the Lincoln Municipal Code provides for the review and recommendations of the Design Review Board on development within the City of Lincoln; and,

WHEREAS, the Planning Commission considered the recommendations of the Design Review Board and proposed application for the Walmart Remodel Project; and,

WHEREAS, the Planning Commission of the City of Lincoln finds that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines, because the project involves minor alterations to an existing building and parking lot and does not expand the existing use; and,

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission to consider the proposed Walmart Remodel Project and considered the proposed CEQA exemption.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolves as follows:

Section 1. The Planning Commission hereby finds and determines that:

1. The proposed design modifications and improvements are consistent with the City of Lincoln General Plan and Lincoln Downtown Urban Design Plan.
2. The design of the project and improvements will not cause serious public health problems.

Section 2. The Planning Commission of the City of Lincoln does hereby approve the Design Review Modification application for the existing Walmart Neighborhood Market and associated onsite improvements on Assessor's Parcel Numbers 008-265-001-000, 008-265-006-000, 008-265-007-000 and 008-271-006-000, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 18th of February, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairman

ATTEST

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

The minor exterior modifications to the Walmart Neighborhood Market are approved subject to the following conditions:

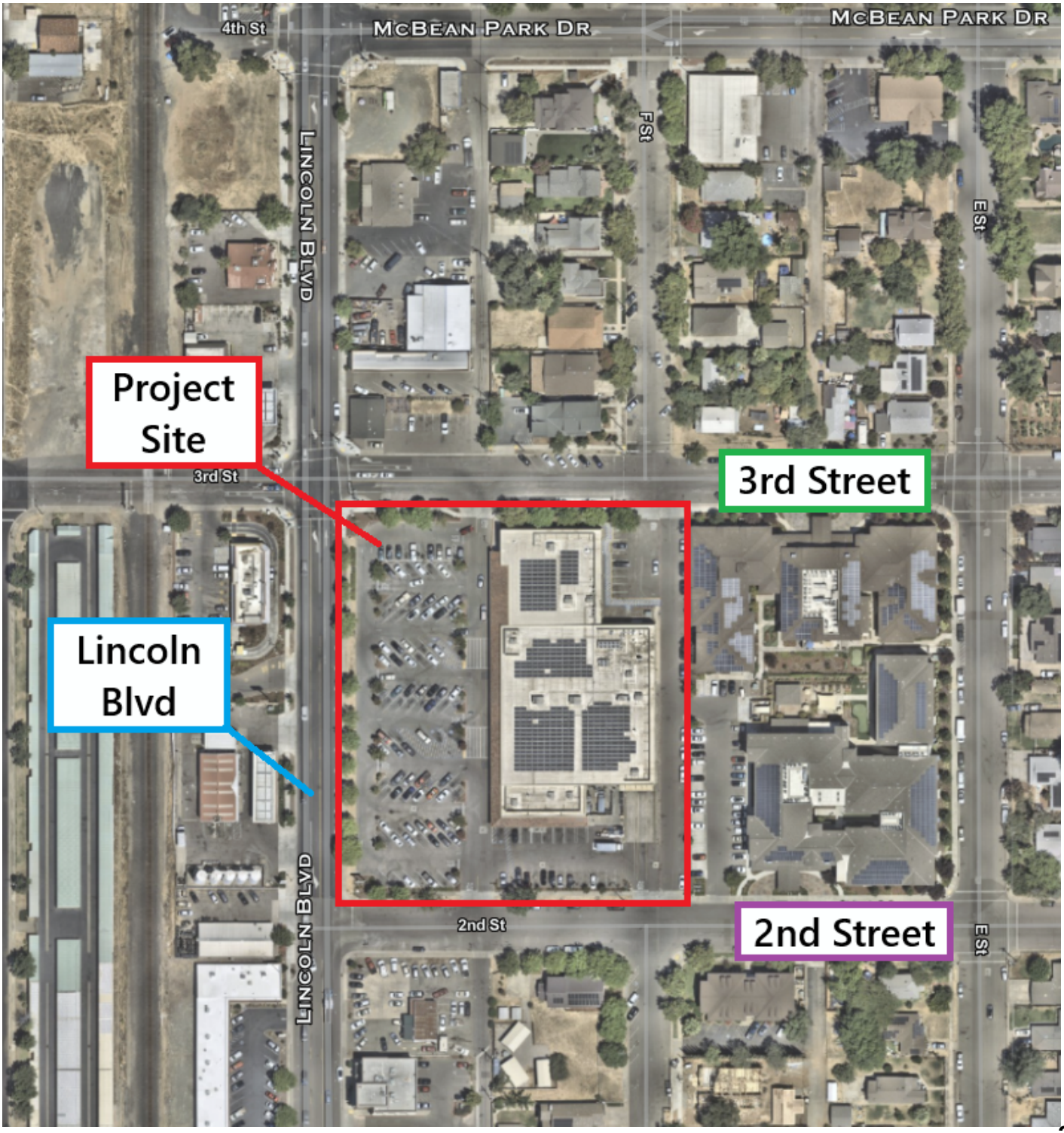
* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
**(Double Asterisk) located in front indicated a New Condition specific to this project

1. The applicant shall hold harmless the City, its council members, 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.
2. The location and development of all structures, building elevations, driveways, parking areas and other such facilities shall be substantially as shown on the attached site plans, except or unless indicated otherwise herein. These conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections, and which may be shown on the attached plans and exhibits. The colors, textures and physical composition of all exterior surfaces shall conform to that which is represented on the attached elevations, together with the material sample board submitted with the application.
3. *The proposed modifications, together with the provisions for its design and improvement, shall be consistent with City of Lincoln General Plan, Lincoln Downtown Urban Design Plan and Lincoln Municipal Code.
4. The proposed design modifications to the architectural design and the type of improvements shall not cause serious public health.
5. **Applicant shall utilize a private utility location service.
6. **Applicant's site plans shall delineate existing Public Utility Easements (P.U.Es) along the street frontage prior to installation of any subsurface improvements including, but not limited to, sign footings and light footings.
7. *All work within P.U.Es and public rights-of-way shall require an encroachment permit from the City of Lincoln Engineering Department.
8. *City of Lincoln Building Division shall review all proposed striping changes for ADA compliance.
9. The approval shall be valid for four years from the date of Planning Commission approval, at the end of which time, if construction has not been initiated or completed, the applicant must apply anew to initiate the review process in accordance with Lincoln Municipal Code Section 18.67.060 - Design Review Expiration of Approval.

DRAFT

➢END➢

Attachment 2: Project Location



Attachment 3
Site Plan and Elevations

ONLINE PICKUP AND DELIVERY

Walmart

SUPERCENTER #05979-277

255 Lincoln Blvd

LINCOLN, CA 95648

GENERAL NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
6. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
9. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
10. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/ OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

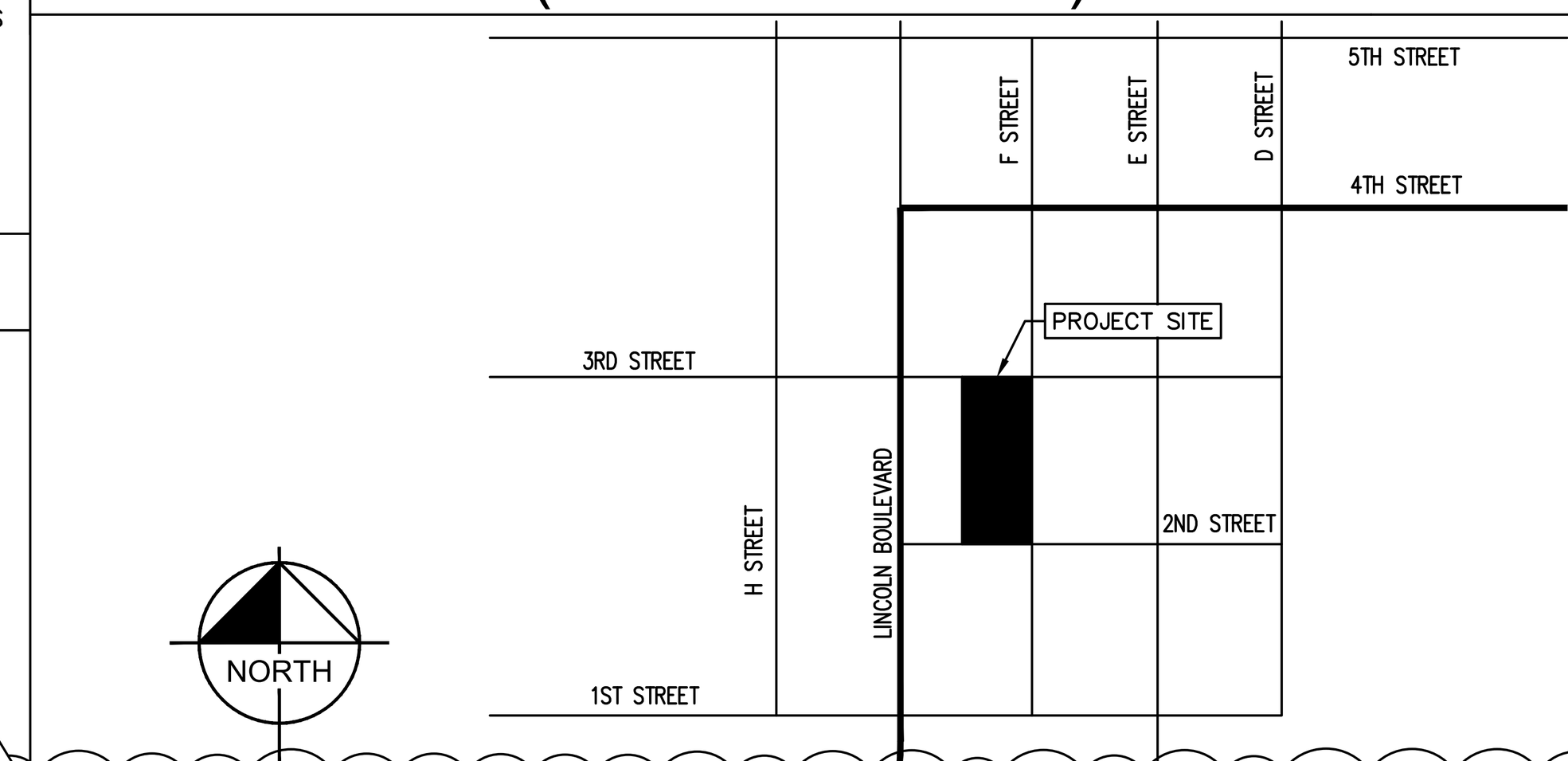
PAVING, GRADING, AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR SPPWS SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
3. TRAFFIC CONTROL ON ALL CALTRANS, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED IN THE DRAWINGS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED IN THE DRAWINGS.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
9. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
10. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY, AND PER THE PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
13. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
14. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
17. ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG THE CURB REFER TO THE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
18. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPING, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPING AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
19. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
20. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
21. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
22. THE CONTRACTOR SHALL ENSURE THE PROPOSED PAVED AREAS MATCH THE EXISTING DRAINAGE PATTERN AND DRAIN AWAY FROM THE BUILDING AS INDICATED IN THE PLANS.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. WATER PIPE SIZE AND MATERIAL REFER TO PLANS AND CONSTRUCTION NOTES.
4. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
5. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS SHOWN OTHERWISE AND APPROVED BY CITY INSPECTOR.
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
9. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES AND WALMART STANDARDS, WHICHEVER IS MOST STRINGENT, WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
12. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
13. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, CLEANOUTS, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
15. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
16. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
17. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

VICINITY MAP (NOT TO SCALE)



SCOPE OF WORK

PROJECT INCLUDES NEW PARKING STALL STRIPING FOR A NEW PICKUP AREA WITH PICKUP STALL SIGNAGE. PROJECT WILL ALSO INCLUDE ACCESSIBILITY IMPROVEMENTS ON SITE. IMPROVEMENTS WILL INVOLVE THE DEMOLITION OF EXISTING PICKUP AREA, CONCRETE CURB, TRUNCATED DOMES, SIDEWALK, AND CONSTRUCTION OF 20 PICKUP SIGNS ON POST AND BOLLARD AND THE INSTALLATION OF DIRECTIONAL SIGNAGE.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C2.0	OVERALL SITE PLAN
C3.0	WAYFINDING PLAN
C4.0	PICKUP 2.0 DEMOLITION PLAN
C5.0	PICKUP 2.0 SITE PLAN
C6.0	PICKUP 2.0 DETAILS
C7.0	PICKUP 2.0 SIGNAGE DETAILS
C8.0	ADA DEMOLITION PLAN
C9.0	ADA SITE PLAN
C10.0	ADA DETAILS
C11.0	SSM-1
C12.0	SECP-1
C13.0	SECP & SSM DETAILS 1
C14.0	SECP & SSM DETAILS 2
C15.0	SPECIFICATIONS SHEET 1
C16.0	SPECIFICATIONS SHEET 2
PH0.1	PHOTOMETRIC SITE PLAN

LEGEND

CL	CENTER LINE
FF	FINISH FLOOR
FS	FINISH SURFACE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
TC	TOP OF CURB
TYP	TYPICAL

PROJECT TEAM

OWNER/DEVELOPER

WAL-MART REAL ESTATE
BUSINESS TRUST
P.O. BOX 8050
BENTONVILLE, AR 72712
(901) 495-8714

CIVIL ENGINEER

JACOB GLAZE, P.E.
KIMLEY-HORN AND ASSOCIATES
1100 TOWN AND COUNTRY, SUITE 700
ORANGE, CA 92868
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ARCHITECT

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1705 S. WALTON BLVD., STE 3
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SURVEYOR

ARMANDO D. DUPONT
CALVADA SURVEYING, INC.
411 JENKS CIRCLE, SUITE 205
CORONA, CA 92878
(951) 280-9960

GENERAL GRADING NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EROSION CONTROL AND SEDIMENTATION PLAN FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND STORM WATER POLLUTION PREVENTION.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE GRAVEL MULCH. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CART CORRAL, LIGHTING AND/OR UTILITY STRUCTURES, OR ANY OTHER EXISTING SITE ITEM, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
14. THE CONTRACTOR SHALL COORDINATE SANITARY SEWER WORK WITH THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS.
15. CONTRACTOR SHALL REPLACE ALL PROPERTY MONUMENTATION THAT IS DAMAGED OR DESTROYED DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES TO BE PROTECTED UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL ADJUST TO GRADE OF ANY EXISTING UTILITIES TO REMAIN.
18. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING WAL-MART AT ALL TIMES (WHILE STORE IS OPEN FOR CUSTOMERS). UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION THROUGH THE STORE MANAGER OR OUTLOT USERS.
19. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. (OUTSIDE OF TEMPORARY FENCING) CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM EITHER THE EXISTING OR PROPOSED WALMART (DEPENDING ON THE PHASE OF CONSTRUCTION). CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.
20. CONTRACTOR MUST COORDINATE WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
21. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
22. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
24. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
25. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
26. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
27. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
28. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.

ALERT TO CONTRACTOR

1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC SPECIFICATIONS."
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
3. ATTENTION IS DRAWN TO THE POSSIBILITY DRAWING SCALE MAY BE DISTORTED DURING REPRODUCTION.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

ALERT TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED APPURTENANCES THAT WILL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEC AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEC AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811
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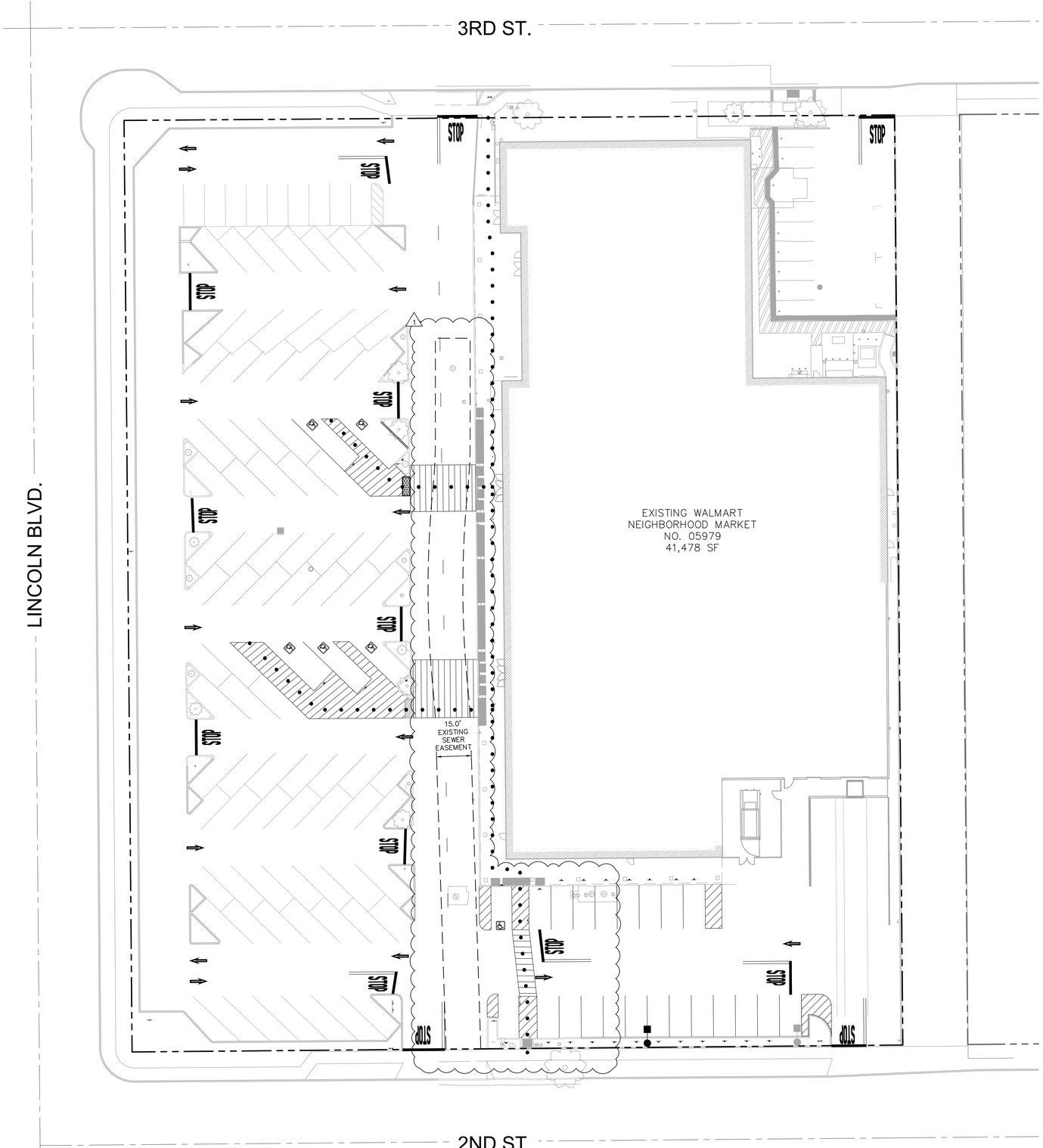
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REGISTERED PROFESSIONAL ENGINEER
JACOB S. GLAZE
C 87934
CIVIL
STATE OF CALIFORNIA

COVER SHEET

SHEET: C1.0



OVERALL SITE PLAN (1)
SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- ADJACENT PROPERTY LINE
- STREET CENTERLINE
- ACCESSIBLE PATH OF TRAVEL (SHOWN FOR REFERENCE ONLY, DO NOT PAINT)

1

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA[1]	41,478 S.F.	41,478 S.F.
REQUIRED PARKING (PER CITY OF LINCOLN) REQUIRED PARKING RATIO (PER CITY OF LINCOLN)	166 SPACES 4.0/1,000 S.F.	166 SPACES 4.0/1,000 S.F.
REQUIRED PARKING (PER ECR/CC&R) REQUIRED PARKING RATIO (PER ECR/CC&R)	NOT APPLICABLE	NOT APPLICABLE
CUSTOMER AND ASSOCIATE PARKING ACCESSIBLE PARKING (VAN)[2] EV PARKING PICKUP PARKING PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	111 SPACES 6 (2) SPACES 0 SPACES 6 SPACES 6 CORRALS / 6 SPACES	97 SPACES 6 (2) SPACES 0 SPACES 20 SPACES 6 CORRALS / 6 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	117 SPACES 2.8/1,000 SF	103 SPACES 2.4/1,000 S.F.
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	123 SPACES 2.9/1,000 S.F.	123 SPACES 2.9/1,000 S.F.

1. USABLE FLOOR AREA IS PER EMAIL COORDINATION WITH THE AOR.
2. ECR/CC&R INFORMATION RECEIVED BY AMY CORRITORI ON 04/28/2025.
3. THE VAN STALL COUNT IS INCLUDED IN THE ADA PARKING STALLS PROVIDED COUNT.

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NORTH

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0 10 20 40

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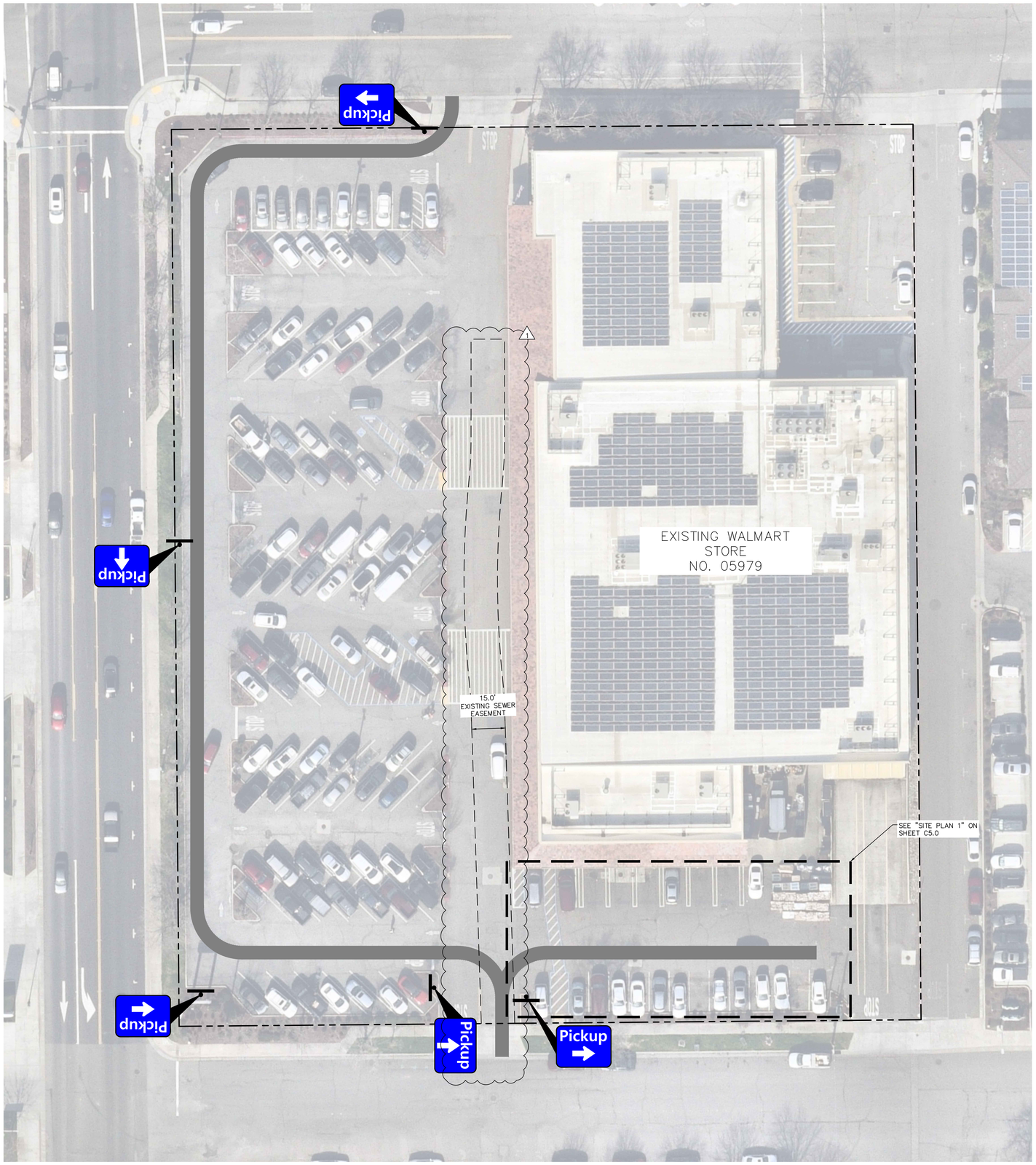
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OVERALL SITE PLAN

SHEET: C2.0



WAYFINDING PLAN (1)
SCALE: 1" = 20'

LEGEND

PROPERTY LINE

EXISTING EASEMENT

OPD PARKING WAY-FINDING PATH (SHOWN FOR LOCATION PURPOSES ONLY, DO NOT PAINT)

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING UTILITY AND ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BIDS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL TERMS AND CONDITIONS OF THE NATIONWIDE PERMIT 12.
5. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
6. ALL PICKUP WAYFINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE SENT VIA EMAIL TO GETTY THOMAS (GETTY.THOMAS@WALMART.COM) AND BRAD KEENER (BRADLEY.KEENER@WALMART.COM). REQUEST SHALL CONTAIN A DELIVERY ADDRESS, DESIRED ~~DELIVERY DATE, ANY ANY SITE SPECIFIC SIGN SIZE AND/OR COLORS BASED ON APPROVED PLANS.~~
7. CONTRACTOR TO USE A THIRD PARTY LOCATOR SERVICE TO LOCATE ALL UTILITIES WITHIN PUBLIC ROW AND ONSITE (WILL BE A COA)

NOTE: EXISTING WALMART ORANGE DIRECTION PICKUP SIGNS TO BE SALVAGED AND REPLACE WITH UPDATED NEW BLUE WALMART PICKUP SIGNS PER LATEST DETAIL. IF EXISTING SIGN BASE IS IN THE SAME LOCATION AS PROPOSED SIGN, RE-USE THE EXISTING SIGN BASE, IF EXISTING SIGN AND BASE ARE NOT TO BE RE-USED, GC TO DEMO EXISTING BASE. REFER TO SHEET C5.0 FOR MORE INFORMATION.

CAUTION!!
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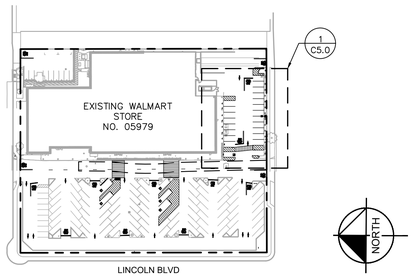
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WAYFINDING PLAN

SHEET: C3.0



INDEX MAP
SCALE: 1" = 100'

LEGEND

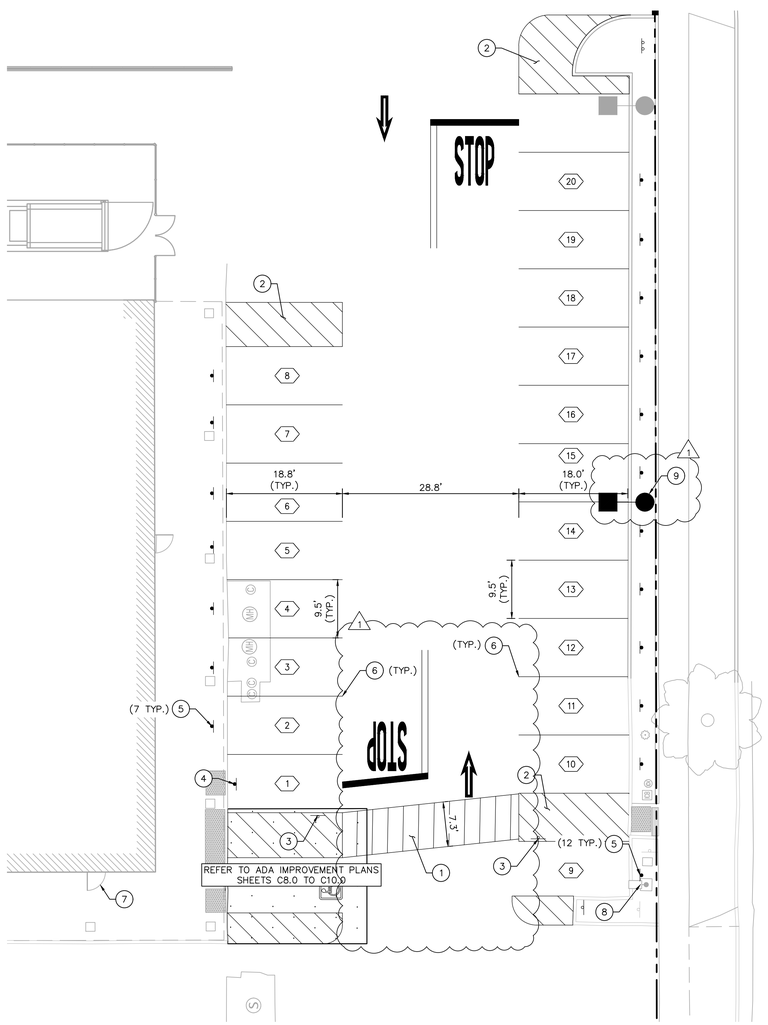
PROPERTY LINE

1" MILL AND OVERLAY. OVERLAY DEPTH VARIES. REFER TO PROPOSED GRADES ON SHEET C9.0 FOR MORE INFORMATION.

(X) PROPOSED PICKUP PARKING STALL NUMBER (SHOWN FOR LOCATION PURPOSES ONLY, DO NOT PAINT.)

CONSTRUCTION NOTES

1. PROPOSED ASSOCIATE PATH-OF-TRAVEL PER DETAIL ON SHEET C6.0.
2. PROPOSED WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
3. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C6.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
4. INSTALL PICKUP SIGN ON POST AND BOLLARD PER DETAILS ON SHEETS C6.0 AND C7.0.
5. INSTALL PICKUP SIGN ON POST PER DETAILS ON SHEETS C6.0 AND C7.0.
6. PROPOSED 4" WIDE SINGLE SOLID WHITE STRIPE.
7. PROPOSED PICKUP DOOR. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
8. PROPOSED PICKUP BANNER MOUNTED ON EXISTING LIGHT POLE PER DETAIL ON SHEET C7.0.
9. PROPOSED LIGHT POLE PER DETAILS ON SHEET C7.0. REFER TO PHOTOMETRIC SITE PLAN FOR MORE INFORMATION.



SITE PLAN (1)
SCALE: 1" = 10'

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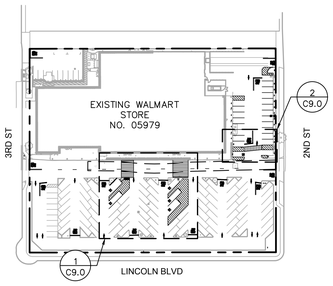
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PICKUP 2.0 SITE PLAN

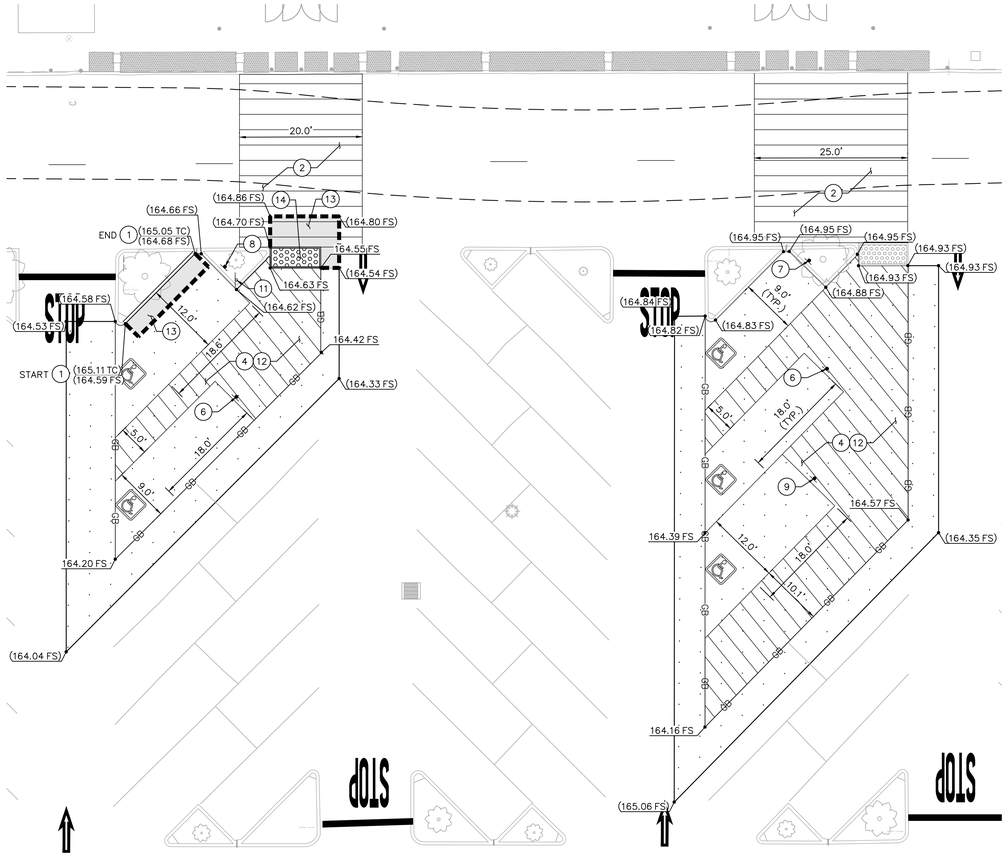
SHEET: C5.0



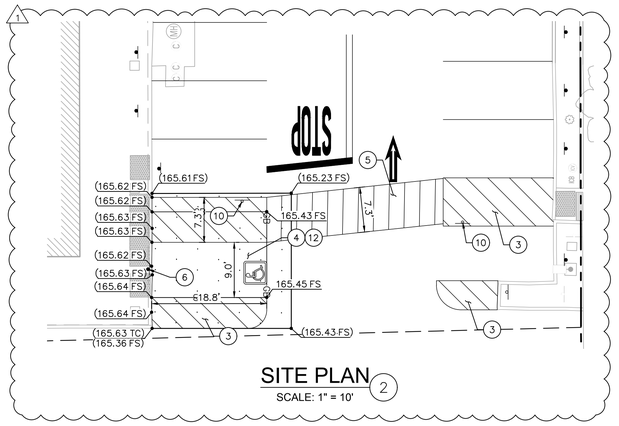
SITE PLAN
SCALE: 1" = 100'

LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 1" MILL AND OVERLAY. OVERLAY DEPTH VARIES. REFER TO PROPOSED GRADES ON THIS SHEET FOR MORE INFORMATION.
- ASPHALT PAVEMENT. REFER TO DETAIL ON SHEET C10.0
- TRUNCATED DOMES. REFER TO DETAIL ON SHEET C10.0
- TRUNCATED DOMES TO REMAIN
- GB — GRADE BREAK LINE
- (164.50 TC) (164.00 FS) — EXISTING ELEVATION
- 164.50 TC 164.00 FS — PROPOSED ELEVATION
- FS — FINISHED SURFACE
- TC — TOP OF CURB



SITE PLAN 1
SCALE: 1" = 10'



SITE PLAN 2
SCALE: 1" = 10'

CONSTRUCTION NOTES

1. PROPOSED CONCRETE CURB PER DETAIL ON SHEET C10.0. HEIGHT PER PLAN.
2. NEW CROSSWALK MARKINGS. 6" WIDE PAINTED WITH STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1) 4" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE IMPROVEMENT PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RESTRIPED.
3. PROPOSED WHITE 4" STRIPE, 60 DEGREES, SPACED AT 36" O.C.
4. STRIPE ACCESSIBLE PARKING SPACES PER DETAIL ON SHEET C10.0. DIMENSIONS PER PLAN.
5. PROPOSED OPD CROSSWALK. REFER TO SHEET C6.0 FOR MORE INFORMATION.
6. INSTALL ACCESSIBLE PARKING SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
7. INSTALL ACCESSIBLE PARKING SIGN ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
8. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLACARD ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
9. INSTALL ACCESSIBLE PARKING SIGN WITH VAN ACCESSIBLE PLACARD ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
10. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST AND BOLLARD PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
11. INSTALL "STOP HERE FOR PEDESTRIANS" SIGN ON POST PER DETAIL ON SHEET C10.0 AND "SIGN MOUNTING AND BASE" ON SHEET C13.0.
12. PROPOSED 1.0" MILL AND OVERLAY TO PROPOSED GRADES SHOWN ON THIS SHEET. OVERLAY DEPTH VARIES.
13. PROPOSED ASPHALT PAVEMENT PER DETAIL ON SHEET C10.0.
14. INSTALL CAST-IN-PLACE TRUNCATED DOMES IN CONCRETE PER DETAIL ON SHEET C10.0. WIDTH TO BE 3.0' UNLESS OTHERWISE SPECIFIED IN PLANS.

STIPULATION FOR RELISE
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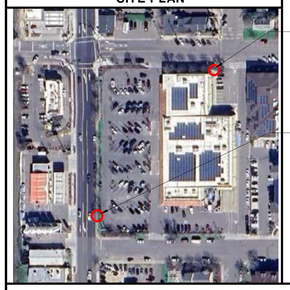
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SCALE: 1" = 10'
WHEN PRINTED AT FULL SIZE 30"X42"

ADA SITE PLAN

SHEET: C9.0

SITE PLAN



PYLON SIGNAGE:



COLOR LEGEND

PAINT	COLOR NAME
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P49E	DARK GRAY
P140E	WHITE
P200E	DURANODIC BRONZE
P218E	TRUE BLUE

HATCH LEGEND

STUCCO AREA TO BE RESURFACED (REF SPECS)

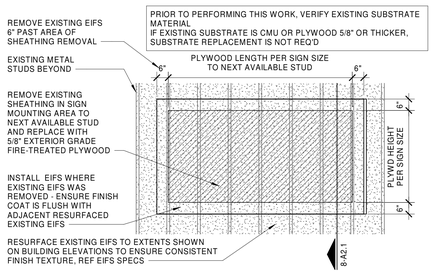
STUCCO AREA EXISTING TO REMAIN

SHEET NOTES

1. DOOR HOODS, STEEL DOORS AND FRAMES, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BLDG COLOR UNO
   - IF THERE ARE TWO COLORS AT WALL ADJACENT TO DOOR AND FRAME, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME
2. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
3. PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL
   - REMOVE PAINT OVERSPRAY FROM LENSES
4. DO NOT PAINT WINDOW FRAMES OR STOREFRONT DOOR FRAMES
5. PAINT ANY ROOFTOP GAS PIPING P5E
   - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BLDG
   - DO NOT PAINT METER OR VALVES
6. NOT USED
7. PAINT JIB CRANE P36E ON JIB BOOM P5E ON HANDRAILS
8. PAINT SPRINKLER VALVES P21E
   - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL

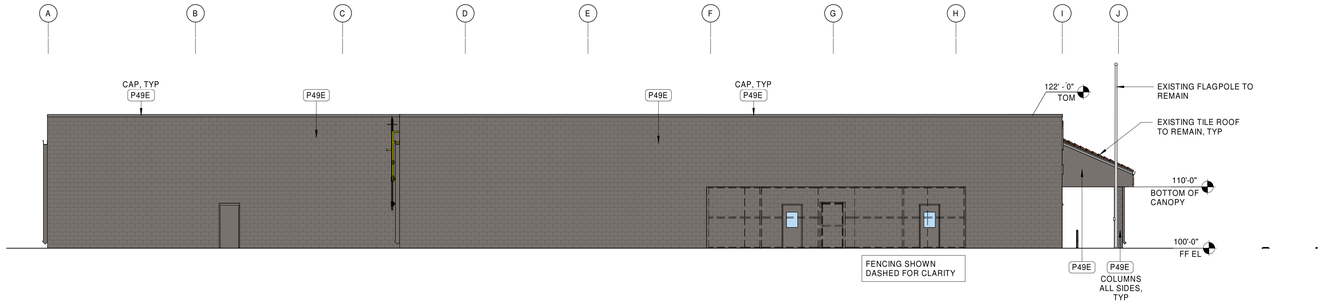
DEMOLITION NOTES

1. REMOVAL OF BLDG MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BLDG
   - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BLDG MOUNTED ITEMS



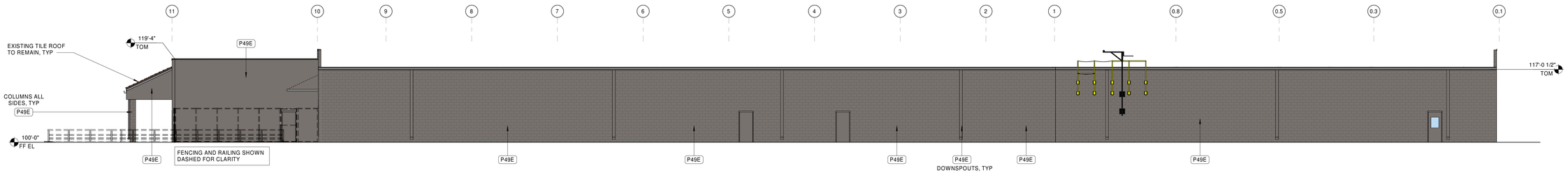
7 SUBSTRATE AT NEW SIGNAGE

3/8" = 1'-0"



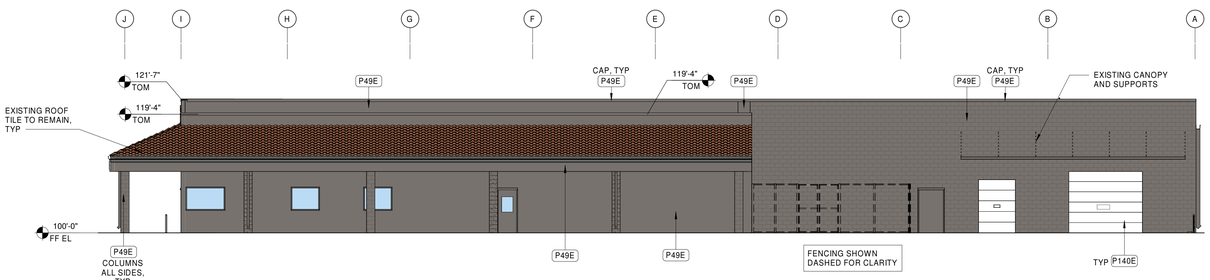
6 LEFT ELEVATION

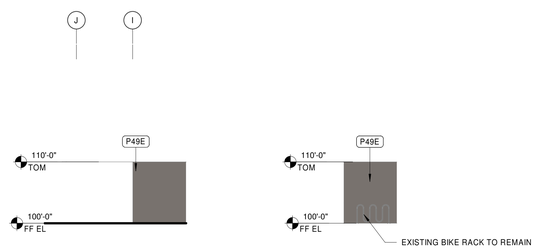
1" = 10'-0"



5 REAR ELEVATION

1" = 10'-0"





2 RIGHT ELEVATION

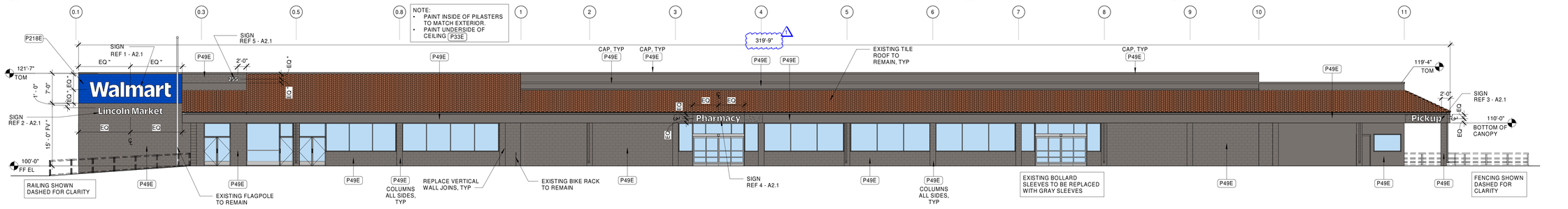
1" = 10'-0"

3 SIDE ELEVATION

1" = 10'-0"

4 SIDE ELEVATION

1" = 10'-0"



1 FRONT ELEVATION

1" = 10'-0"

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t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO. 05979 - 277
JOB NUMBER: 02-28-00044
PROTO: 42T

ISSUE BLOCK		
1	PR2	01/21/26

CHECKED BY:	AS/TM/BG
DRAWN BY:	NCR
DOCUMENT DATE:	08/07/25
PROTO:	42T
PROTO CYCLE:	05/30/25

LICENSED ARCHITECT
JAMES EDWARD MANN
C-38822
11/30/27
RENEWAL DATE
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

SHEET: A2

2/4/2026 11:16:08 PM
C:\Users\anna.mcmorran\Documents\22024 Revit Projects\05979_LINCOLN, CA_42_R_ARCH_VIA_HFA Anna.McMorran.rvt
22024-A4_EXTERIOR ELEVATIONS.PRO

EXISTING SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT							
DEMO	WALMART		WHITE	YES	1		
DEMO	Neighborhood market	7' - 0 1/2"	WHITE	YES	1		
DEMO	Spark	4'-6 7/8"	YELLOW	YES	1	188.26	188.26
DEMO	Grocery	1'-6"	WHITE	NO	1	14.77	14.77
DEMO	Pharmacy	1'-6"	WHITE	NO	1	17.62	17.62
DEMO	Pickup	1'-6"	WHITE	YES	1	11.73	11.73
DEMO	Spark	2'-8"	YELLOW	YES	1	6.58	6.58
DEMO	Address	1'-0"	WHITE	NO	1	n/a	n/a
FRONT							
TOTAL							
					7		238.96
TOTAL							
TOTAL BUILDING SIGNAGE							

NEW SIGNAGE SCHEDULE

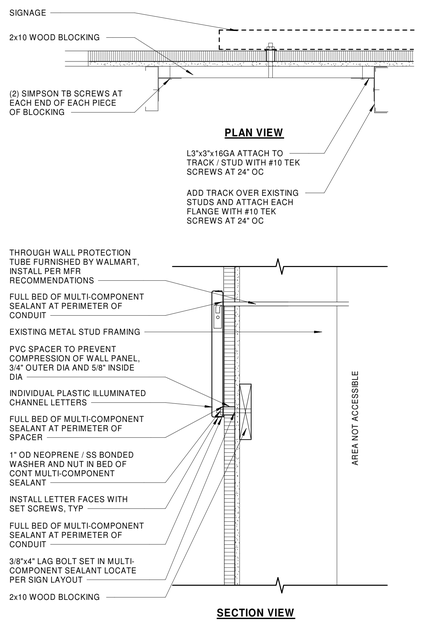
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT SIGNAGE							
NEW	Walmart (1/A2.1)	3'-6"	WHITE	YES	1	68.10	68.10
NEW	Pharmacy (4/A2.1)	1'-6"	WHITE	NO	1	19.60	19.60
NEW	Lincoln Market (2/A2.1)	1'-6"	WHITE	NO	1	23.40	23.40
NEW	Address Numbers (5/A2.1)	1'-0"	WHITE	NO	1	0.00	0.00
NEW	Pickup (3/A2.1)	1'-6"	WHITE	YES	1	13.36	13.36
FRONT SIGNAGE					5		124.46
TOTAL BUILDING SIGNAGE					5		124.46

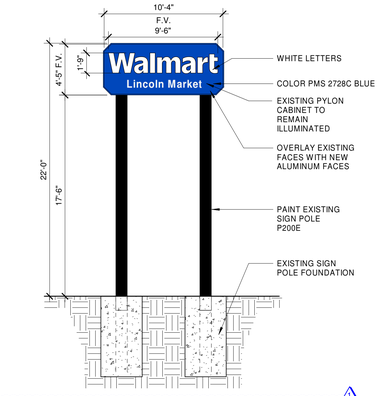
1 NEW SIGNAGE SCHEDULE:
REVISED SIGNAGE NAME TO INCLUDE DETAIL NUMBER

SIGNAGE GENERAL NOTES

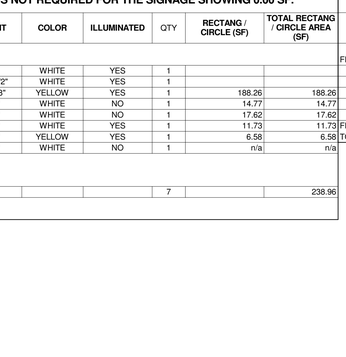
1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
2. ALL EXISTING WM EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BLDG UNTIL THE GC SIGN COMPANY IS ONSITE
   A. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
   B. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE,
      a. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
   C. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5' x 25')
   D. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE
3. NOT USED
4. GC RESPONSIBILITIES
   A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
      a. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
      b. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
   B. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REFER TO SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
   C. PROVIDE JUNCTION BOXES AND CIRCUITRY TO NEW "Walmart" AND "spark" SIGNAGE
      a. EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED
   D. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQ'D BY RELOCATION OF EXISTING TENANT SIGNAGE
   E. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REF ELEC
   F. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
   G. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BLDG SIGNS, UNLESS NOTED OTHERWISE
   H. MAKE REQ'D EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS



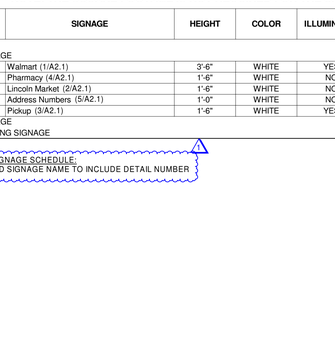
9 PICKUP SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



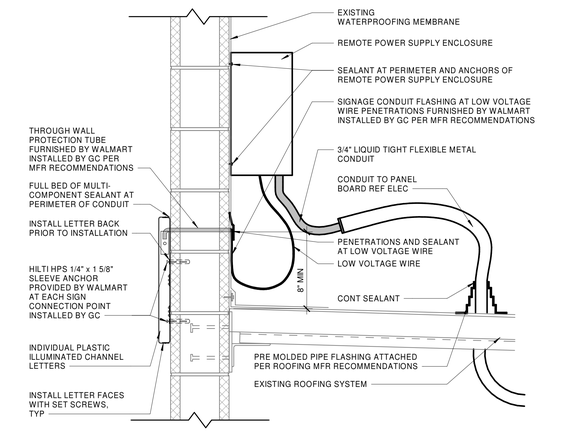
10 4'-5" EXISTING PYLON SIGN
3/16" = 1'-0"



8 SIGN ATTACHMENT
1 1/2" = 1'-0"



SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"



6 SIGN ATTACHMENT
1 1/2" = 1'-0"



NOTE:
SQUARE FOOTAGE NOT REQUIRED IN BUILDING SIGNAGE SCHEDULE

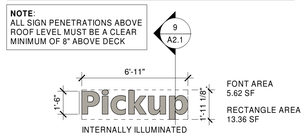
5 1'-0" ADDRESS SIGN
1/4" = 1'-0"



4 1'-6" PHARMACY SIGN
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

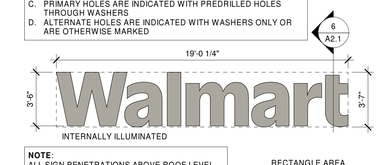


3 1'-6" PICKUP SIGN
1/4" = 1'-0"



2 1'-6" ANYTOWN MARKET SIGN
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS
D. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED



NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

RECTANGLE AREA
68.10 SF

1 3'-6" WALMART SIGN
1/4" = 1'-0"

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HFA-AE, L.T.D.
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

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Walmart
LINCOLN, CA
255 Lincoln Blvd
STORE NO. 05979 - 277
JOB NUMBER: 02-28-00044 PROTO: 42T

ISSUE BLOCK

1	PR1	01/21/26

CHECKED BY:	AS/TM/BG
DRAWN BY:	NCR
DOCUMENT DATE:	08/07/25
PROTO:	42T
PROTO CYCLE:	05/30/25



EXTERIOR DETAILS AND SIGNAGES

SHEET: A2.1

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[01/14] - EXTERIOR DETAILS AND SIGNAGES .PR1

Attachment 4
Existing Walmart Neighborhood Market (Reference)

FRONT ELEVATION:



FRONT ELEVATION / NORTH CORNER:



SOUTHWEST CORNER:



SOUTHEAST CORNER:



FRONT ELEVATION / NEW PHARMACY SIGNAGE ENTRY:



FRONT ELEVATION / NO NEW SIGNAGE AT THIS ENTRY:



NORTHWEST CORNER:



NORTHEAST CORNER:



Attachment 5
Example Walmart Neighborhood Market (Reference)

Project: Walmart 5979
255 Lincoln Blvd,
Lincoln, CA 95648
Permit #: PLN25-00027
Project #: 02-26-00044
Date: October 23, 2025

Per staff recommendation, please see photos of Walmart Rebrand of the neighborhood market store in Milton, FL.







STAFF REPORT

Item Number 10.A

SUBJECT:	**General Plan and Housing Element Annual Progress Report (APR)**
SUBMITTED BY:	Efren Sanchez
DEPARTMENT:	Community Development
DATE:	February 18, 2026

STAFF RECOMMENDATION:

The 2025 APR is a report to the Planning Commission, City Council (legislative body), and the general public regarding the on-going implementation of the General Plan for the 2025 calendar year as required by California Government Code Section 65400. The 2025 APR is supplemented by Attachment 2: Housing Element APR, which details the progress made during the previous calendar year in meeting Housing Element goals. The contents of the report are specified in state law, and include detailed reporting on planning approvals, building permits, housing data, and program implementation as specified in the Housing Element.

Staff recommends that the Planning Commission:

1. Determine that the General Plan and Housing Element Annual Progress Report is not a project under Section 15378 of the California Environmental Quality Act (CEQA) guidelines; and,
2. Review the 2025 General Plan and Housing Element Annual Progress Report (APR) and recommend that the City Council receive and authorize the APR be sent to the State of California Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI).

BACKGROUND/INTRODUCTION:

Pursuant to California Government Code Section 65400, every local government jurisdiction is required to submit its General Plan and Housing Element Annual Progress Report (APR) to the State of California Housing Community Department (HCD) annually by April 1st covering the previous calendar year. State law also requires that the local legislative body review and accept the annual progress report prior to submittal to the associated state agencies.

The 2025 APR includes notable General Plan implementation activities that occurred in calendar year 2025. The state allows for a streamlined and flexible reporting methodology of the General Plan implementation activities, with the exception of the Housing Element portion of the progress report. HCD requires Planning staff to follow a specific standardized housing data reporting form for all California Counties and Cities.

The Housing Element is one of the mandatory components of every City's General Plan. Unlike the other elements found in the General Plan, by state statute, the City of Lincoln Housing Element must be updated every eight years. The most recent Housing Element Update was adopted by the City Council on May 11, 2021 and covers the reporting period from May 2021 to May 2029. The Housing Element outlines policies, programs, and measurable objectives that guide the City's development decisions and help remove governmental constraints to maintaining, improving, and developing housing for residents of all income levels.

The State of California's requirements for the Housing Element section of the Annual Progress Report serve two purposes. First, the report informs the State of the City's planning activities and helps support the development of housing regulations and land use legislation. Second, it provides the City Council with an update on the City's progress in implementing the policies outlined in the current Housing Element. This review evaluates the effectiveness of those policies, identifies successes and shortcomings, and helps guide the Council in setting future housing priorities and implementation strategies.

FINDINGS/ANALYSIS:

The 2025 General Plan and Housing Element APR was reviewed by various City Departments for input regarding their specific area of expertise and incorporates their feedback into this year's report. In 2025, there were no General Plan amendments; however, the General Plan APR does provide updates to the Capital Improvement Program (CIP) projects.

The attached General Plan and Housing Element APR covers calendar year 2025 and includes new residential construction data, and the City's progress at meeting its Regional Housing Needs Assessment (RHNA) requirements. Additionally, the report provides a summary of all implementation measures found within the City's Housing Element and current status. Both of which are mandatory reporting requirements for the Housing Element portion of the Annual Progress Report.

Below is a summary of the completed, on-going, and incomplete (not yet initiated) General Plan Implementation Measures specific to each General Plan Element. Specific information regarding each implementation measure is available in Attachment 1 for the General Plan implementation measures and Attachment 2 for the Housing Element implementation measures.

General Plan Element	Total	Completed	On-Going	Incomplete
Economic Development	20	7	11	2
Land Use & Community Design	8	1	7	
Transportation & Circulation	13	5	6	2
Public Facilities & Services	11	1	10	

Open Space & Conservation	7	1	6	
Health & Safety	18	0	6	12
Housing	32	2	25	5
All Elements	**109**	17	71	21

ENVIRONMENTAL REVIEW:

The General Plan and Housing Element Annual Progress Report in not considered a project under Section 15378 of the California Environmental Quality Act (CEQA) guidelines. Therefore, no further environmental analysis is required, because the APR is an administrative reporting tool used to communicate to California state agencies and institutions such as HCD and LCI.

LEVINE ACT COMPLIANCE:
The Levine Act does not apply to a city initiated annual progress report.

FISCAL IMPACT:

State funding programs require up-to-date submission of the Housing Element Annual Progress Report. Failure to submit the Housing Element Annual Progress Report will negatively impact the City's ability to apply for and receive said funding.

ATTACHMENTS:
Attachment 1 2025 GENERAL PLAN ANNUAL PROGRESS REPORT (APR)

Attachment 2 2025 HE APR Lincoln2025



Lincoln
All-America City
2006

2025-General Plan Annual Progress report

Purpose and Content
Section 65400(b) of the State of California Government Code requires planning agencies to provide an annual report to their legislative body, the Governor's Office of Planning and Research (OPR), and the State Department of Housing and Community Development (HCD) on the status of the General Plan and progress in its implementation. The four basic purposes of the annual report are as follows:

- To provide information to assess progress on implementation of the general plan in accordance with the stated goals, policies, and implementation measures.
- Provide information to identify necessary course adjustments or modifications to the general plan as a means to improve implementation.
- To provide a clear correlation between land use decisions made during the reporting period, and the goals, policies, and implementation measures in the general plan.
- To provide information regarding local agency progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the development of housing.

Informational Document
This document is a reporting document, and does not create or alter policy. The content is provided for informational purposes only, and is exempt from the requirements of the California Environmental Quality Act.

Organization
After the Introduction, a summary of projects and issues addressed over last year is provided, and then each General Plan element is addressed. Attachment 3 includes the mandatory HCD Housing Element reporting form.

Introduction

The General Plan Annual Progress Report summarizes the City of Lincoln's progress towards implementing the goals, policies, and programs of the General Plan 2050. It covers the period from January 1, 2025, through December 31, 2025.

This report is prepared in compliance with California Government Code Section 65400(b), which mandates that all cities and counties submit to the State Office of Planning and Research an Annual Report on the status and implementation of the General Plan.

Lincoln Background

The City of Lincoln is located in Placer County on the eastern edge of the Sacramento Valley at the base of the Sierra Nevada foothills. The City of Lincoln covers approximately 23.55 square miles as of 2025. According to the California State Department of Finance population estimates, Lincoln's estimated population, as of January 1, 2025 is 54,520 people, which is a 0.7% change from 2024 (54,167 people)[1]. Lincoln's growth is guided by the award-winning 50-year General Plan.

Primary access to the City is via State Route 65 (SR 65) which connects to Lincoln Boulevard. Lincoln Boulevard also connects to McBean Park Drive (State Route Highway 193) in Downtown Lincoln, which provides access to the county seat in Auburn via Newcastle and I-80. The City is generally bounded by Wise Road to the north, Sierra College Boulevard to the east, Athens Avenue to the south, and Airport Road to the west.

Lincoln is a growing and balanced community with a 134-year heritage. Located in beautiful Placer County, the quality of life in Lincoln is unmatched and the business community is supported and celebrated. Drawn to the authentic, historic Downtown and its dining, shopping, arts and cultural opportunities, residents and visitors enjoy an engaging small-town atmosphere.

Budget

The budget is a financial operating plan designed to guide the City's operations, programs, and capital activities for a given period of time and constitutes the legal authority for municipal expenditures. The City Council directed staff to move forward with converting to a Biennial budget which is the practice of preparing and adopting a budget for a two-year period of July 1, 2025 through June 30, 2027. The City's total expenditures are $301.9 million for FY 2025-2027 which includes General Fund expenditures of $66.9 million for the same period.

Citywide Capital Budget

Citywide capital expenditures were budgeted at $28,224,247 for Fiscal Year 2024/2025 ($17,326,818 for 25/26). Major expenditures in the 2025 calendar year include the CIP projects noted on page 5.

Regional Housing Needs Allocation (RHNA)

The Sacramento Area Council of Governments (SACOG) issued its Final Regional Housing Needs Plan in 2020 in which the City was allocated its "fair share" of the region's projected housing needs by household income group over the planning period (Cycle 6) from January 1, 2021 through December 31, 2029, an 8-year planning period. Table B of the Housing Element Annual Progress Report provides an assessment of the City's progress toward meeting its allocation through December 31, 2025.

[1] https://dof.ca.gov/media/docs/forecasting/Demographics/estimates/E-1_2025_Press_Release.pdf

Department Updates – 2025

Community Development Department

The City of Lincoln 2008 General Plan updated and replaced the 1988 General Plan. The City subsequently adopted the Housing Element Update in 2021 (which conforms to the current General Plan). The 2008 General Plan guides the orderly development of the City with a planning horizon to 2050, representing a buildout population of 132,000 residents.

Growth and Construction – Residential

In 2025, the City saw a slight decrease in construction of dwelling units (DU). In 2025, the Community Development Department processed 411 dwelling units. Furthermore, a number of entitlement applications were approved for residential development of low, medium, and high density residential. Residential development is taking place in all corners of the City. The following chart illustrates the number of dwelling units constructed throughout recent years.

Year	Dwelling Units
2009	116
2010	91
2011	92
2012	216
2013	246
2014	286
2015	234
2016	217
2017	227
2018	45
2019	62
2020	613
2021	435*
2022	860
2023	458
2024	722
2025	411

**(Approximate estimate as two data sources varied information. Both Accela permit history and HCD's data for the City reported different numbers for 2021)*

The City anticipates to see a rapid increase in all area of residential development in the upcoming year as we continue to experience large volumes of residential development in the housing market due to the reason that it is attractive to live and work in South Placer County.

Growth and Construction – Commercial

The City experienced a slight decrease in issued commercial building permits during 2025, when compared to previous years. A total of 49 commercial permits were issued in 2024 versus the 113 commercial permits issued in 2024.

General Plan Amendments

The City has processed seventeen (17) General Plan Amendments, since adoption of the 2008 General Plan. None occurred during the 2023 calendar year. These General Plan Amendments include the following projects:

- Placer County Airport Land Use Compatibility Plan – expand and redefine the overflight zone area.
- Lincoln Crossing Village 11 – change of land use designation to accommodate the development of additional single-family residential development.
- Sorrento Village 10 – amendment to change the designation from 75-116 high density units to 39 single family units.
- Meadowlands – amendment that considered a tentative subdivision mapping to allow for the development of 294 single family units.
- Village 7 Phase 1 Specific Plan Amendment – the amendment reconfigured land uses within Phase 1, but did not alter the total number of dwelling units in the Specific Plan area.
- Independence at Lincoln – change of land use designation from industrial to accommodate low and medium density residential and mixed-use development for the construction of 575 detached residential units.
- Village 5 Specific Plan Area - amendment to create land use designations and adopted a Specific Plan for over 4,400 acres of land.
- Lakeside 6, Phases 7 & 8 – amendment to change the designation from high density residential to medium density residential for the construction of 85 single family units.
- Village 1 Specific Plan Area - amendment to create land use designations and adopted a Specific Plan for over 1,800 acres of land.
- Twelve Bridges Specific Plan Area A - amendment to change the land use designations for lots 29A and 29B from Village Commercial to General Commercial.
- Lincoln Meadows – creation of 144 single-family residential lots on 40 acres of land.
- 2020 – Village 1 Specific Plan Area – amendment to change the land use designation in the Turkey Creek Estates Unit 2 from Village Country Estates to Village Low Density Residential.
- 2021 – Meadowlands - amendment to the General Plan Land Use Diagram from 1.40 acres of Linear Park to 0.27 acres of Open Space – Linear Park and 1.13 acres of Low Density Residential.
- 2021 – Joiner Ranch East - amendment to the General Plan Land Use Diagram from 20.0 acres of General Commercial and 5.6 acres of Medium Density Residential to 23.17 acres of Medium Density Residential and 2.49 acres of Open Space.
- 2021 – Housing Element Update – update and adoption of the 2021-2029 Housing Element. Resolution #2021-85
- 2021 – Safety Element Update – update and adoption of the Safety Element Text Amendments. Resolution #2021-86
- 2022 – General Plan Amendment to the Land Use and Circulation Diagram for the Airport Land Use Compatibility Plan.

Department Updates – 2025

City Engineer – Capital Improvement Program

In 2025 the City spent $20,124,630 on projects to commence design, master plan, maintain, rehabilitate and repair various components of the City's infrastructure. The Citywide Capital budget includes projects to expand the City's roadway and utilities infrastructure that are critically necessary in order to facilitate development of the General Plan, as well as constructing parks and other facilities. Major expenditures in the 2025 calendar year include the following CIP projects:

- Jimenez Park Phase 3 – This project includes a lighted soccer field, minor concrete work such as curb and sidewalk, drainage facilities and pocket picnic trellis, as well as parking lot improvements. The project is complete, and the total project cost is $2,564,000.

- Street Rehabilitation Projects – The following street rehabilitation and reconstruction projects were completed during the 2025 calendar year:

    - Pavement Rehabilitation FY 24/25 – Includes the intersection of Lincoln Boulevard and 7th Street, a ¼ mile stretch along Gladding Road from Old Highway 65, the intersection of 7th Street and H Street, and the intersection of Virginatown Road and East avenue. Repairs included reconstruction of asphalt and adjacent curb ramps, as well as minor improvements to the traffic lights at Lincoln Boulevard and 7th Street. Total cost was $915,451.

    - Industrial Avenue Repairs – Removal and replacement of asphalt along Industrial Avenue between 12 Bridges drive and the Park & Ride facility. Total project cost was $388,440.

    - Ashwood Way Drainage Repair – Reconstruction of ~150 LF of roadway, curb, and gutter on Ashwood Way to correct drainage issues. Total project cost was $130,979.

    - Teal Hollow and Lakeside Repairs – Reconstruction of various failed roadway segments and adjacent curb and gutter along Teal Hollow Drive south of Floradale, and along Lakeside Drive south of Floradale way. Total project cost was $219,475.

- East Joiner Parkway Lift Station Improvements - This project increased the total reliable pumping capacity of the sewer lift station by replacing the three existing 60 horsepower pumps with new larger 85 horsepower pumps. The project also eliminated an existing choke point in the discharge manifold piping and installed new pump lifting equipment (i.e. crane system). The project was completed in 2025 with a total project cost of $1,178,000.

- 11th Street Storm Drain Repair – The project consisted of removing approximately 850 linear feet of deteriorated corrugated metal storm drain pipe on 11th Street between East Avenue and Herold Avenue and replacing it with new HDPE pipe. The road surfaces of 11th Street and Herold were reconstructed after the installation of the storm drain pipe. The project was completed in 2025 for a total cost of $1,191,000.

- Senior Center Meal Pick-up Area - This project consisted of the installation of a new prefabricated meal pick-up structure, shade structure, and site improvements at the Lincoln Senior Center. These facilities will be used by Seniors First as a part of their meal distribution program, and to host community events. The project was completed in 2025 with a total cost of $368,000

- H, I, J Water Distribution Rehabilitation Project – This project included necessary replacement of water mains, hydrant laterals and water services on H Street, I Street and J Street from 1st Street to 6th Street, and 4th Street, 5th Street and 6th Street from H Street to J Street. The project was completed in 2025 with a total project expense of $5,141,002.

- Library Cardboard Recycling Facility – This project includes the construction of a new paved cardboard management facility with lighting, landscaping, and fencing adjacent to the Lincoln Public Library at Twelve Bridges. The project was completed in 2025 for a total project cost of $828,000.

- Aldo Pineschi Jr. Park – The Project will be a new 5.4-acre park within the Lincoln Crossing residential community. The Project includes a parking lot and additional access points at all sides of the site for pedestrian access. Active park features include sport court for basketball and futsal, multi-use field for soccer and picnicking, sand volleyball court, ping pong table and cornhole goals, and two play structures (one for ages 2-5 and one for ages 5-12). Also, the Project will include a restroom building, shade shelter, barbeque grills, drinking fountains, and benches. The total construction contract amount is approximately $3,601,000 with $3,353,256 expended in 2025. Due to extended wet weather and soil conditions the park is anticipated to be completed in 2026.

- Bella Breeze Park Phase 1 - Phase 1 of the Bella Breeze Community Park Master Plan includes approximately 7.5 acres and includes mass grading of the front-part of the site as-needed to support the proposed amenities and would leave the back half undeveloped as-is at this time. Approximately 50-60 stalls of gravel parking lot would be developed with driveway alignments matched at Tortosa Ct and Roebling St. Phase 1 would develop the large field as the central organizing element. Sport field lighting would be deferred to a later phase, but pathway lighting is included. The area south of the central field will be developed as playgrounds, picnic areas, and informal turf. The project began construction in 2025 and will continue into 2026. The total project expenses in 2025 are $2,779,496.

- Community Center Park Phase 1- The park master plan was approved and design commenced for Phase 1 improvements. Phase 1 improvements include the 15,000 square foot skate park, limited landscaping, temporary asphalt from the Community Center to the skate park and grading and drainage improvements. It is anticipated the construction of the park will begin spring 2026.

- Brentford Circle Trail Crossing – A professional services contract in the amount of $195,033 was executed to proceed with the design of the pedestrian crossings at two locations on

Brentford Circle. The project will create a safer environment for trail users by installing pedestrian crossings at two locations on Brentford Circle. The project will extend the existing asphalt trails out to Brentford Circle, install ADA ramps, crosswalks, and post and cable fencing. It is anticipated construction will commence spring 2026.

General Plan Implementation – Status Review

	Policy	Implementation Measure*	Responsibility	2025 Status	Notes
Economic Development Element (20 Total; 7 Complete [35%]; 11 Ongoing [55%], 2 Incomplete [10%])					
1	ED-1.1	The City shall establish an Economic Development Vision, which defines the types of desired commercial, office, and industrial land uses it would like to attract and where those land use types should be located.	City Council, Community Development Dept., Public Works Dept.	Completed	Economic Development Strategic Action Plan adopted July 2016.
2	ED-1.2	The City shall develop a sound fiscal model and utilize it on an ongoing basis in order to evaluate the fiscal impacts of new development.	Community Development Dept., Public Works Dept.	Completed	Implemented in 2019.
3	ED-1.2	Based on fiscal analysis, the City shall establish and implement the appropriate fiscal mitigation measures (including but not limited to development fees) on new development in order to improve existing or new public services and utility infrastructure.	City Council & Community Development Dept.	Completed	PFE impact fee program was updated in 2022.

4	ED-2.1	The City shall develop a vision for each Specific Plan area.	City Council & Community Development Dept.	Ongoing	Village specific plans have been developed with a unique vision and sound design principles. *Specific Plans have been developed for Village 1, 5, and 7. In 2023, future villages to be annexed will go through similar process of developing a vision.
5	ED-2.1	The City shall define the necessary entitlement procedures that facilitate the implementation of developing the Specific Plan areas.	City Council & Community Development Dept.	Ongoing	The Village 1, 5, and 7 Specific Plans have been developed with detailed entitlement procedures. *The city will continue to process entitlement applications in accordance with existing procedures and regulations.
6	ED-3.3	The City shall monitor its supply of housing and the housing requirements of employees who work in the City to provide an adequate mix of housing opportunities.	Community Development Dept.	Ongoing	The Housing Element (2021-2029) was updated on May 11, 2021 via City Council Resolution 2021-84. *In 2025, the City continues to monitor the housing supply through the Housing Element Annual Progress Report.
7	ED-4.1	The City shall identify target businesses and industries to use in conjunction with the City's Economic Development Vision in order to focus efforts on attracting businesses to the City.	City Council & City Manager	Completed	Go to Market Strategy completed December 2013. Since then, staff has identified sustainable manufacturing; warehouse/assemble uses, independent retail (Downtown) and National retail as focus areas for prospect development.
8	ED-4.1	The City shall cooperate with local business groups on development and support of "Buy in Lincoln" activities.	City Council	Ongoing	Love Lincoln, Shop Local program implemented in coordination with the Chamber and the Downtown Lincoln Association. *In 2025, the Love Lincoln program is still an ongoing effort. We are looking at a refresh with campaign initiatives in 2026.

9	ED-4.2	The City shall attract new businesses to the City through educational and promotional campaigns, with an emphasis on attracting small to medium-sized businesses as well as underrepresented businesses and industries.	City Manager	Ongoing	Staff continues to focus on attracting new businesses through industry focused outreach. *In 2024, there was a concentrated effort to create new marketing material to attract certain retail establishments for commercial development, specifically grocers. There is also a focus on clean energy, aviation, and technology for business growth in and around the Lincoln Regional Airport. * In 2025, This is an ongoing effort with focus on the airport and surrounding industrial property, retail in the Twelve Bridges area, and future Village 5A development.
10	ED-4.3	The City shall develop and update land availability information for distribution to current and prospective businesses.	City Manager	Ongoing	Current list on City's website, updated every 6 months. *In 2024, the Property Evaluation Tool (available in the follow webpage: https://www.lincolnca.gov/en/business-and-development/economic-development.aspx) was utilized to assist prospective businesses, particularly in the downtown area.
11	ED-4.5	The City shall collect and disseminate market, economic, social, demographic, and traffic data related to the retail sector to prospective investors, developers, consumers, retailers, and public agencies.	City Manager	Ongoing	Current list on City's website, updated every 6 months. *In 2024, the Property Evaluation Tool (available in the follow webpage: https://www.lincolnca.gov/en/business-and-development/economic-development.aspx) was utilized to assist prospective businesses, particularly in the downtown area. * In 2025, this is an ongoing effort.

12	ED-5.1	The City shall create an Airport Marketing Plan that includes marketing collateral promoting the Lincoln Airport.	City Manager	Ongoing	No existing marketing plan for the airport. This is one of the priorities for the Economic Development & Communications Specialist. One piece of collateral has been created for the 81-acres of land between Flightline and Aviation Blvd. (referred to as the Lincoln Airport Business Park). *In 2025, this effort is still ongoing
13	ED-5.1	The City shall establish a list of non-aviation-related services that would complement aviation-related businesses near the airport.	City Manager	Ongoing	*In 2025, the City Manager's office is looking at potential projects to address this implementaiton measure. This is an ongoing effort.
14	ED-5.1	The City shall seek to secure a major aviation consumer that would act as an anchor to draw other aviation industry businesses.	City Manager	Ongoing	Prospects are being developed and staff is currently actively pursuing potential major aviation customers. *In 2024, a new hangar build was approved for the airport. The project will add approximately 20 box hangars and 48 tee hangars, promoting additional business and development at the airport. *In 2025, the new hangar project broke ground.
15	ED-6.1	The City shall create a Downtown Redevelopment Strategy which identifies a set of strategies for revitalizing and promoting downtown as the City's major social and recreational center.	City Council & Community Development Dept.	Completed	Greuen & Greuen report completed in 2010
16	ED-6.1	The City shall establish an historical theme for Lincoln incorporating design standards similar to Gladding McBean and Company and/or the railroad.	Community Development Dept.	Incomplete	No change in 2025

17	ED-6.1	The City shall, in conjunction with an incentive-based program, remove blight in the downtown area, including: old signs; billboards; shacks; structures no longer in use or beyond repair; and overhead power lines.	Public Works	Ongoing	Beermann Alley Rule 20A project extended to 2025has been halted due to CPUC restructuring of RULE 20A project eligibility. *In 2025, this implementation measure is still ongoing. The City provides street sweeping services in the downtown area at least once a month for enhanced beautification of the historic area.
18	ED-6.1	The City shall build a downtown plaza on the recently-acquired Gates and Fowler properties.	Community Development Dept.	Completed	Beermann Plaza completed.
19	ED-6.1	The City shall maintain their administrative offices (e.g., city council, city administration, city clerk, etc.) within downtown Lincoln.	City Council	Completed	City Hall located at 600 Sixth Street.
20	ED-6.1	The City shall enter into a working agreement with the present owners of Gladding McBean and Company to develop the historically-designated landmark of Gladding McBean and Company as a cornerstone of downtown Lincoln's redevelopment.	City Council & Community Development Dept.	Incomplete	* No change in 2025
Land Use and Community Design Element (8 Total; 1 Complete [12%]; 7 Ongoing [88%])					
1	LU-1.5	The City shall develop an inventory of available vacant sites that have potential for infill development.	Community Development Dept. & City Engineer	Ongoing	*Updates are ongoing and in coordination with HCD.

2	LU-2.8, 3.7, 4.4	The City shall develop zoning incentives to encourage innovative design in both infill and newly developing areas that optimizes the use of vacant land through flexible development standards, shared parking, landscaping, and site amenities.	City Council Planning Commission Community Development Dept.	Ongoing	The City provides flexible development standards such as density bonuses for sites integrating affordable housing. Shared parking is permitted; and in-lieu parking is permitted; and reductions are also permitted for affordable units. *No change in 2024
3	LU-1.1, 1.2	The City shall develop zoning incentives that encourage mixed use redevelopment in the downtown area through the reuse of existing buildings.	City Council Planning Commission Community Development Dept.	Ongoing	*In 2024, efforts in development incentives are ongoing including grant projects in process such as the Downtown Lincoln Master Plan (DMP) + Objective Design and Development Standards (ODDS)
4	LU-6.1, 6.2	The City shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the General Plan. These shall include the following: • Zoning Ordinance • Subdivision Ordinance • Development Standards	Community Development Dept.	Ongoing	Staff intends to seek annual ordinance amendments to ensure consistency with the General Plan which includes modifications to standards. *No changes in 2024
5	LU-8.2	The City shall implement the provisions of this General Plan through its ongoing project review process.	City Council Planning Commission Community Development Dept.	Ongoing	The City continues to analyze existing entitlement review procedures with all applicants to try and find areas of improvement. Staff routinely meets with future applicants who are seeking a development project via phone calls, emails, and front-counter assistance.

6	LU-8.2	The Planning Commission shall review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Planning Commission deems appropriate, recommendations for amendments to the General Plan.	City Council, Planning Commission, and Community Development Dept.	Ongoing	The Annual Progress Report will continue to be scheduled for Planning Commission and City Council review. *No changes in 2024
7	LU-8.4	The City shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years and revise it as deemed necessary.	City Council, Planning Commission, and Community Development Dept.	Ongoing	The Annual Progress Report provides an opportunity for the Planning Commission and City Council to evaluate and determine if General Plan polices need further refinement and/or no longer consistent with the vision and direction of the City. *No changes in 2024
8	LU-8.4	The City shall investigate and implement, as appropriate, mechanisms to be used for funding the five-year update of the General Plan.	City Manager	Completed	The City established a General Plan maintenance fee in February 2020. *No changes in 2024
HOUSING ELEMENT *(See Attachment 3)* (32 Total; 2 Complete [6%]; 25 Ongoing [78%], 5 Incomplete [16%])					
Transportation and Circulation Element (13 Total; 5 Complete [38%]; 6 Ongoing [46%], 2 Incomplete [15%])					
1	T-2.2	The City shall develop Transportation Impact Guidelines for all traffic impact studies. The guidelines shall address the evaluation of	Community Development Dept.	Ongoing	Guidelines established with each Specific Plan. *No changes in 2025

		impacts on traffic, transit, bikeways and pedestrians.			
2	T-2.3, 2.4 2.19	The City shall prepare a Capital Improvement Program (CIP) based on a 20-year forecast of development under the General Plan that meets its LOS policies. The CIP shall be updated every five years or after any substantial amendment to the General Plan.	Community Development Dept. & Engineering Dept.	Completed	This task was completed as part of 2021 Housing Element update.
3	T-2.5	The CIP shall have a phasing element including identification of short-term (5 year) improvements. The City shall monitor critical intersections and update the CIP and phasing element every five years.	Engineering Dept.	Ongoing	Updated with Annual Capital Improvement Budget. *No changes in 2025
4	T-2.2 T-2.19	The City shall maintain a long-term development scenario in the Placer County Transportation Demand Model, with assumptions that are consistent with the development of the CIP. This scenario shall be regularly updated to reflect adopted development and roadway projects and used in traffic studies to evaluate cumulative impacts of development projects.	Community Development Dept.	Ongoing	Completed with every development environmental document. *No changes in 2025
5	T-2.2 T-2.5	The City shall maintain traffic count data.	Engineering Dept.	Ongoing	Collection of traffic count data every three years and as special needs arise.

6	T-2.3	Construct second through lanes on the northbound and southbound approaches and a second left turn lane to the westbound approach to improve the intersection of Fiddyment Road and Athens Road to LOS B (V/C 0.62).	Community Development Dept. & Engineering Dept.	Incomplete	Implementation will be triggered by development of western villages and associated traffic impacts. *No changes in 2025
7	T-2.3	Construct second through lane on both the northbound and southbound approaches to improve the intersection of Industrial Avenue and Athens Road to LOS C (V/C 07.5).	Community Development Dept. & Engineering Dept.	Incomplete	Implementation will be triggered by development of Lincoln 270. *No changes in 2025
8	T-2.10 T-2.11	The City shall update its Traffic Impact Fees along with each CIP update to provide funding for the CIP project list. The fees shall also be updated annually based on a construction cost index.	Engineering Dept. & Administrative Support Services Dept.	Completed	City of Lincoln Public Facilities Element (PFE) was updated August 2022.
9	T-2.15	The City shall preserve roadway Right-of-Way adequate to accommodate long-term development levels (i.e. the residential build-out scenario used to evaluate the General Plan).	Community Development Dept.	Ongoing	Necessary right of way for ultimate build out of General Plan roadways is identified on the appropriate Tentative Maps and secured with Final Maps. *No changes in 2025
10	T-2.16	The City shall maintain and periodically update a schedule for retiming and/or synchronizing traffic signals along the City's arterial streets.	Public Works Dept.	Ongoing	Performed on informal basis through the monthly service contract. * Updates to signal timing on Lincoln Blvd were implemented in 2025.

11	T-2.18	The City shall include the construction of an above-grade crossing of the Union Pacific Railroad tracks along Lincoln Blvd in the Capital Improvements Program.	Engineering Dept.	Completed	A grade separated crossing of railroad is programmed in PFE as a part of Gladding Parkway. Implementation triggered by cumulative traffic impacts. *No changes in 2025
12	T-5.1 T-5.2 T-5.7	The City shall update its Bikeway Master Plan at least every 7 years.	Engineering Dept.	Completed	The Bikeway Master Plan was last updated in June 2018. A new update is anticipated to be completed in 2026.
13	T-6.1	The City shall conduct a study to investigate the feasibility of providing airline shuttle service at the Lincoln Regional Airport. The shuttle would serve small groups for business travel purposes.	Public Works Dept.	Completed	This is unnecessary with the availability of Uber and Lyft private micro transit options.
Public Facilities and Services Element (11 Total; 1 Complete [9%]; 10 Ongoing [91%])					
1	PFS-3.5	The City shall seek grant funding for the extension of reclaimed waterlines.	Public Works Dept. & Engineering Dept.	Ongoing	
2	PFS-4.1	The City shall prepare a City Drainage Management Plan that will provide for and coordinate the use of detention/retention basins to limit outflow to 90% of pre-project conditions for the 100-year and smaller year events. The Drainage Management Plan shall be completed prior to the construction or revision of a major hydrologic facility.	Community Development Dept.	Completed	

3	PFS-4.1 PFS-4.2	The City shall incorporate low impact development (LID) alternatives for stormwater quality control into development requirements. LID alternatives may include, but are not limited to, the following: (1) conserving natural areas and reducing imperviousness, (2) runoff storage, (3) hydro-modification (to mimic pre-development runoff volume and flow rate), and (4) public education.	Community Development Dept.	Ongoing	
4	PFS-4.5	The City shall actively participate in appropriate forums designed to discuss and solve regional water supply and water quality issues.	Community Development Dept., Public Works Dept., & Engineering Dept.	Ongoing	Public Works routinely collaborates with the Regional Water Authority, the Western Placer Groundwater Sustainability Agency, and is participating in the development of the Regional Water Bank. You can find information about the water bank here: https://rwah2o.org/sacramento-regional-water-bank/ Additionally, the City of Lincoln endeavors to join the Association of California Water Agencies in 2025 to collaborate with over 400 water agencies statewide.
5	PFS-5.3	The City shall prepare guidelines to promote "green" building techniques such as recycling of construction debris.	Community Development Dept.	Ongoing	We require all building projects within the city to recycle their construction & demolition material in compliance with the CalGreen standards and provide tracking of diverted material.
6	PFS-8.1 PFS-8.2	The City will update its plans for fire and police protection services to include the proposed locations of fire and police stations based on future development trends.	Fire Dept., Police Dept., & Community Development Dept.	Ongoing	

7	PFS-8.9	As part of the project review process, developments must demonstrate appropriate security design features in their projects, such as increased lighting, low-level landscaping and easily identifiable access.	Police Dept.	Ongoing	
8	PFS-9.1 PFS-9.2	The City shall locate new K-6 schools within reasonable walking distances from residential neighborhoods.	City Manager & Community Development Dept.	Ongoing	
9	PFS-9.1 PFS-9.2	The City shall encourage the school district to locate new K-6 schools on streets meeting the City's LOS standards.	City Manager & Community Development Dept.	Ongoing	
10	PFS-9.1 PFS-9.2	The City shall encourage the school district to locate new K-6 schools where public services such as parks, recreation, and public transportation are available.	City Manager, Community Development Dept. & Public Works Dept.	Ongoing	
11	PFS-9.1 PFS-9.2	Wherever possible, the City shall locate school facilities adjacent to other City recreational facilities, to maximize joint use of school buildings, City parks and playgrounds.		Ongoing	
Open Space and Conservation Element (7 Total; 1 Complete [14%]; 6 Ongoing [86%])					
1	OSC-1.1 OSC-1.2	The City shall adopt specific criteria for the protection of natural and cultural resources as part of the City's environmental review process. This will include	Community Development Dept.	Ongoing	Natural and cultural resources are analyzed within each specific plan and new development to meet compliance with state and regional regulations. *No changes in 2024

		standards for determining environmental significance.			
2	OSC-1.1 OSC-1.2 OSC-5.3 OSC-5.6 OSC-5.9	The City shall investigate the establishment of a land trust for open space lands and consider opportunities for acquiring natural habitat and agricultural areas for permanent open space and natural parks.	Community Development Dept.	Complete	The City adopted the PCCP/HCP in 2020. In addition to Placer Land Trust.
3	OSC-1.1 OSC-1.2 OSC-5.3 OSC-5.6 OSC-5.9	The City shall establish a mitigation fee for habitat preservation and replacement. Within the Village Areas, the inclusion of the 40 percent open space could provide adequate mitigation for habitat.	Community Development Dept.	Ongoing	The City adopted the PCCP/HCP in 2020. * Exisiting and future specific plans will be required to meet these policies.
4	OSC-5.1	The City shall adopt a tree preservation ordinance to protect healthy landmark or historic trees from removal.	Community Development Dept.	Ongoing	While there is an existing provision for oak tree mitigation, the city will adopt a future preservation ordinance for landmark or historic trees such as Heritage Oak Trees.
5	OSC-6.1 OSC-6.2 OSC-6.3 OSC-6.4 OSC-6.5 OSC-6.6 OSC-6.7	The City shall adopt construction standards for the protection of cultural and historic resources in the City	Community Development Dept.	Ongoing	Construction standards are analyzed within each specific plan and new development to meet compliance with state and regional regulations. *No changes in 2024
6	OSC-6.5 OSC-6.7	The City shall adopt standards for monitoring of mitigation measures established for protection of archeological resources prior to development.	Community Development Dept.	Ongoing	Archeological resources are analyzed within development to meet compliance with state requirements. *No changes in 2024

7	OSC-2.1 OSC-2.2	The City shall adopt a right-to-farm ordinance to protect agricultural operations immediately adjacent to the City from complaints from new urban development.	Community Development Dept.	Ongoing	As each remaining specific plan is processed, staff plans to develop an agriculture overlay zone. * In 2024, The Village 5 and Village 7 Specific Plan areas include an agricultural overlay zone.
Health and Safety Element (18 Total; 0 Complete [0%]; 6 Ongoing [33%], 12 Incomplete [67%])					
1	HS-1.2	The City shall, as needed, develop additional hazard-related districts, such as a wildfire or flooding district, where additional standards apply to protect new development against climate-related hazards.	Planning Division	Incomplete	
2	HS-1.3	The City shall prepare and approve an official evacuation network map with hazard risk data overlaid onto the routes. Recommend adoption of this map to the City Council by 2022.	City Council Planning Division	Incomplete	
3	HS-1.5	The City shall develop an outreach and educational program about extreme heat for senior centers, community groups, schools, churches, and sports organizations. This program should include information on personal cooling strategies, healthy habits to prevent heat-related illnesses, and the locations and hours of operations of cooling centers.	City Clerk's Office	Ongoing	

4	HS-1.5	The City shall annually distribute flood protection educational materials (e.g., emails, safety pamphlets, social media posts, etc.) to educate citizens about safety during flood conditions, including the dangers of driving on flooded roads.	City Clerk Planning Dept.	Ongoing	
5	HS-1.7	The City shall explore, in coordination with utility companies and neighboring communities, replacing streetlights with new models, or augmenting existing streetlights with additional features, allowing them to act as public Wi-Fi beacons, traffic counters, and relay stations for public emergency alerts.	Planning Division Public Works Dept.	Ongoing	The city has retrofitted many streetlights with LED technology. The city has approximately 75% LED or energy efficient technology, and the city is continuously retrofitting and using LED bulbs for any replacements. The city is undertaking a broadband study to explore internet technology options.
6	HS-1.7	The City shall continue to work with Pacific Gas and Electric Company (PG&E) to ensure that areas below and adjacent to power lines are kept clear of plant matter and other accumulated debris.	Public Works Dept.	Ongoing	The City maintains the street right of way and performs necessary vegetation removal to ensure unobstructed access for transportation purposes. The city coordinates with PGE when PGE notifies the city of tree trimming or other vegetation removal activities. The city notifies impacted stakeholders as necessary.
7	HS-1.8	The City shall develop a program and identify funding to retrofit City-owned buildings and facilities in areas prone to flood, landslide/debris flows, and wildfire to maximize defensible space and outdoor fireproofing, improve drainage systems, stabilize nearby slopes, and take	Public Works Dept.	Incomplete	

		other actions to harden the property as needed.			
8	HS-2.1	The City shall include in the City's capital improvement program slope stabilization projects for any hilly terrain situated above developed areas that has been burned within the last year.	City Council Public Works Dept.	Incomplete	This is not applicable as we have no burned areas from the past year.
9	HS-2.2	The City shall incorporate resilient design features for roads and trails that are on or below steep slopes and have a history of being damaged or blocked by landslide events, techniques, and other strategies.	Public Works Dept.	Ongoing	
10	HS-3.16	The City shall replace City fleet vehicles with low and zero-emission technology vehicles, wherever possible.	City Council City Manager	Ongoing	The City purchases vehicles that comply with California's emission standards. *No changes in 2024
11	HS-3.17 HS-3.18	The City shall encourage the continued use of neighborhood electric vehicles.	Planning Dept.	Ongoing	Development entitlement projects are planned to ensure compliance with the City's NEV Master Planning policies. *No Changes in 2024
12	HS-6.7	The City shall ensure that wastewater infrastructure in flood-prone areas is hardened to minimize the risk of overflow.	Public Works Dept.	Incomplete	
13	HS-6.8	The City shall prepare a feasibility study of retrofitting existing and requiring new park	Public Works Dept. Planning Div.	Ongoing	

		fields to include subterranean catchment basins to reduce runoff flows.			
14	HS-9.2	The City shall explore partnerships with the Placer County Transit Authority to operate during extreme heat events, with specific pickup points and provide access to local cooling centers for persons who are unable to drive or lack access to a vehicle.	City Manager Planning Div. Public Works Dept. Recreation	Incomplete	
15	HS-9.3	The City shall encourage projects that include landscaping to use plants that will continue to be viable in the area under long-term future climate conditions. Explore modifying Lincoln's landscape ordinance (Municipal Code Chapter 15.28) to support these species.	City Attorney City Council Planning Div.	Incomplete	
16	HS-9.8	The City shall coordinate with Pioneer Community Energy to increase enrollment in electricity demand management programs to incentivize reduced use of electricity during high demand.	City Manager Public Works Dept.	Ongoing	The city has undertaken a solar project to install solar panels at seven (7) sites which will reduce electricity demand from the electrical grid.
17	HS-10.3	The City shall identify the maintenance needs of public recreational facilities, including trails, from changes in daily and seasonal use patterns and activity types under future climate conditions.	Parks and Recreation Dept. Public Works Dept.	Ongoing	Public Works has a maintenance request system that is utilized to track maintenance requests/needs and maintenance efforts. Recreation facilities and amenities including parks, open space and trails are continuously maintained.

18	HS-10.3	The City shall note any potential vulnerabilities to climate-related hazards when identifying projects for inclusion in the Capital Improvement Program and take steps to mitigate these risks.	Public Works Dept.	Ongoing	The city has contracted for a drainage study for a flood prone area. The study will identify drainage system improvement to mitigate potential flooding. Additionally, the city contracts for grazing in open space areas adjacent to housing to mitigate fire risk. Solar project addition to mitigate use of diesel fuel and to promote use of vehicles and equipment that emit less greenhouse gas emissions.
	This is a summary of General Plan implementation Measures and should be used for reference purposes only. For the full text of these measures, see the 2050 General Plan posted on the City of Lincoln website at: https://www.lincolnca.gov/en/business-and-development/general-plan-2050.aspx				

Please Start Here

General Information	
Jurisidiction Name	Lincoln
Reporting Calendar Year	2025
Contact Information	
First Name	Efren
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Email	efren.sanchez@lincolnca.gov
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Street Address	600 Sixth Street
City	Lincoln
Zipcode	95648

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

Click here to download APR Instructions

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: https://hcd.my.site.com/hcdconnect

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	05/15/2021 - 05/15/2029

Building Permits Issued by Affordability Summary		
Income Level		**Current Year**
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		396
Total Units		**411**

Units by Structure Type	**Entitled**	**Permitted**	**Completed**
Single-family Attached	0	0	0
Single-family Detached	0	375	435
2 to 4 units per structure	0	23	30
5+ units per structure	0	0	84
Accessory Dwelling Unit	0	12	9
Mobile/Manufactured Home	0	0	0
Total	**0**	**410**	**558**

Infill Housing Developments and Infill Units Permitted	**# of Projects**	**Units**
Indicated as Infill	51	65
Not Indicated as Infill	433	345

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	256
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	**Rental**	**Ownership**	**Total**
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	**0**	**0**	**0**

Streamlining Provisions Used - Permitted Units	**# of Projects**	**Units**
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	**# of**	**Units**
Ministerial	0	0
Discretionary	4	256

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	**Count**
Programs Implemented	32
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Applica…
1					2	3	4					5							6	7	8	9	10	11
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	256	256	0	0			
	021-274-038-000	N/A	Stardust 12 Project	PLN25-00002	SFD	O	1/29/2025											86	86			NONE	No	No
	021-283-044-000	N/A	Liberty at Lincoln Village	PLN25-00006	SFD	O	6/16/2025											48	48			NONE	No	No
	327-380-002-000	2695 Moore Road ,	Liberty at Lincoln Village	PLN25-00008	SFD	O	6/17/2025											106	106			NONE	No	No
	008-280-032-000	N/A	Lincoln Gateway	PLN25-00018	SFD	O	7/16/2025											16	16			NONE	No	No
																			0					
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Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement												Affordability by Household Incomes - Building Permits												Affordability by Household Incomes - Certificates of Occupancy												Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
1					2	3	4										5	6	7										8	9	10										11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L?	Infill Units? Y/N+	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)+	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes+
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	6	0	9	396		410	0	0	0	0	6	8	0	67	0	12	465		558								0							
	021-830-025-000	100 SANDWEDGE	Elliot Homes	BLD25-02707	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HOMES TURKEY CREEK ESTATES PLAN 2776 B-L, W/SOLAR 6.60 KW, 15 MOD, ESS LOT# 105 LOT SQ FT 14365 LIVING SQ FT 2776 GARAGE SQ FT 1279 PATIO/PORCH SQ FT 440/86 OPTIONS: DEN Estimated Sales Price: $885,544. Based on average $319 per square feet in Lincoln Market. https://www.redfin.com/zipcode/95648/housing-
	021-830-030-000	101 SANDWEDGE	Elliot Homes	BLD25-02741	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HOMES TURKEY CREEK ESTATES PLAN 3031 A-L, W/ SOLAR 6.60 KW, 15 MOD, ESS LOT# 110 LOT SQ FT 15121 LIVING SQ FT 3032 GARAGE SQ FT 1338 PATIO/PORCH SQ FT 339/113 OPTIONS: NONE. Estimated Sales Price $966,889 based on $319 per SF.
	329-280-041-000	108 MOONLIGHT F	KB Homes	BLD25-01370	SFD	O													0											1	6/9/2025	1											1	10/17/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS PLAN 1373 C, W/ SOLAR 3.645 KWM 9 MOD LOT# 94 LOT SQ FT 1955 LIVING SQ FT 1373 GARAGE SQ FT 423 PATIO/PORCH SQ FT 16 OPTIONS: NONE. Estimated Sales Price: $437,987. https://www.kbhome.com/new-homes-sacramento/aurora-heights-at-twelve-bridges?gad_source=1&gad_campaignid=22658776493&gbraid=0AAAAADfOc86s27SySDO3pbPO0BQgIwRkD&gclid=EAIaIQobChMIi7PH3_KxkgMVqgtBh1shTZFEAAYASAAEgIOJfD_BwE
	021-830-026-000	110 SANDWEDGE	Elliot Homes	BLD25-02709	SFD	O													0											1	11/7/2025	0													0	NONE	No	N												NEW SFD ELLIOTT HO
	329-280-038-000	111 MOONLIGHT F	KB Homes	BLD25-01365	SFD	O													0											1	6/9/2025	1											1	10/15/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-830-029-000	111 SANDWEDGE	Elliot Homes	BLD25-02738	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-810-033-000	1137 LODGE WAY	Taylor Morrison	BLD24-02066	SFD	O													0											1	7/26/2024	1											1	2/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	329-280-040-000	116 MOONLIGHT F	KB Homes	BLD25-01369	SFD	O													0											1	6/9/2025	1											1	10/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-790-044-000	1181 TROUT CREE	Taylor Morrison	BLD24-03202	SFD	O													0											1	12/2/2024	1											1	7/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	329-280-039-000	119 MOONLIGHT F	KB Homes	BLD25-01366	SFD	O													0											1	6/9/2025	1											1	10/17/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS PLAN 1652 C, W/ SOLAR 4.860 KW, 12 MOD LOT# 92 LOT SQ FT 1664 LIVING SQ FT 1664 GARAGE SQ FT 445 PATIO/PORCH SQ FT 28 OPTIONS: NONE. Sale Price: $490,260
	021-830-027-000	120 SANDWEDGE	Elliot Homes	BLD25-02728	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-830-028-000	121 SANDWEDGE	Elliot Homes	BLD25-02729	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	021-880-105-000	1243 CARSON RIV	Taylor Morrison	BLD25-03174	SFD	O													0											1	1/8/2026	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-045-000	1252 LODGE WAY	0	BLD24-03145	SFD	O													0											1	11/21/2024	1											1	6/17/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-005-000	1276 LODGE WAY	0	BLD24-02070	SFD	O													0											1	7/26/2024	1											1	3/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-102-000	1279 CARSON RIV	TKRS INC	BLD24-02596	SFD	O													0											1	9/23/2024	1											1	4/2/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-101-000	1291 CARSON RIV	LENA LUNDGREN	BLD24-02595	SFD	O													0											1	9/23/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	008-254-005-000	130 J STREET	0	BLD25-00914	ADU	R													0								1				11/5/2025	1													0	NONE	No	Y			Rental Price Surveyed									TKRS INC - CONSTRU
	021-880-100-000	1303 CARSON RIV	TAYLOR MORRISON	BLD24-02594	SFD	O													0											1	9/23/2024	1											1	4/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-098-000	1327 CARSON RIV	TAYLOR MORRISON	BLD24-02593	SFD	O													0											1	9/23/2024	1											1	4/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-450-012-000	1360 SILVER SPU	0	BLD22-03388	ADU	R													0								1				9/23/2022	1								1				2/10/2025	1	NONE	No	Y			Rental Price Surveyed									LUNDGREN ADU REA
	021-990-032-000	1365 ALPINE WAY	0	BLD24-03132	SFD	O													0											1	11/20/2024	1											1	6/5/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-031-000	1372 ALPINE WAY	0	BLD24-03123	SFD	O													0											1	11/19/2024	1											1	6/9/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-002-000	1436 EDGEWOOD	TAYLOR MORRISON	BLD25-02458	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-001-000	1448 EDGEWOOD	TAYLOR MORRISON	BLD25-02453	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-010-000	1451 EDGEWOOD	TAYLOR MORRISON	BLD25-02459	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-870-018-000	1460 EDGEWOOD	HUZOVATYY OLEK	BLD25-01811	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-011-000	1463 EDGEWOOD	TAYLOR MORRISON	BLD25-02469	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-990-003-000	1467 CASCADE W	0	BLD24-02802	SFD	O													0											1	10/16/2024	1											1	8/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-017-000	1472 EDGEWOOD	TAYLOR MORRISON	BLD25-01810	SFD	O													0											1	8/28/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-880-012-000	1475 EDGEWOOD	TAYLOR MORRISON	BLD25-02470	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-990-002-000	1479 CASCADE W	0	BLD24-02804	SFD	O													0											1	10/16/2024	1											1	8/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-016-000	1484 EDGEWOOD	TAYLOR MORRISON	BLD25-01809	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-011-000	1486 CASCADE W	0	BLD24-02815	SFD	O													0											1	10/16/2024	1											1	8/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-001-000	1491 CASCADE W	0	BLD24-02812	SFD	O													0											1	10/16/2024	1											1	8/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-015-000	1496 EDGEWOOD	TAYLOR MORRISON	BLD25-01808	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-012-000	1498 CASCADE W	0	BLD24-02814	SFD	O													0											1	10/16/2024	1											1	8/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-021-000	1500 MOUNT ROSI	TAYLOR MORRISON	BLD24-02598	SFD	O													0											1	9/23/2024	1											1	3/31/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-019-000	1503 EDGEWOOD	TAYLOR MORRISON	BLD25-01812	SFD	O													0											1	8/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-870-014-000	1508 EDGEWOOD	TAYLOR MORRISON	BLD25-00687	SFD	O													0											1	3/25/2025	1											1	11/12/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-013-000	1510 CASCADE W	0	BLD25-00947	SFD	O													0											1	4/23/2025	1											1	11/13/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-020-000	1512 MOUNT ROSI	TAYLOR MORRISON	BLD24-02599	SFD	O													0											1	9/23/2024	1											1	4/2/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-020-000	1515 EDGEWOOD	TAYLOR MORRISON	BLD25-00688	SFD	O													0											1	3/25/2025	1											1	11/5/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-013-000	1520 EDGEWOOD	TAYLOR MORRISON	BLD25-00667	SFD	O													0											1	3/24/2025	1											1	11/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-019-000	1524 MOUNT ROSI	TAYLOR MORRISON	BLD24-02600	SFD	O													0											1	9/23/2024	1											1	4/3/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-021-000	1527 EDGEWOOD	TAYLOR MORRISON	BLD25-00693	SFD	O													0											1	3/26/2025	1											1	11/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-024-000	1527 MOUNT ROSI	TAYLOR MORRISON	BLD24-02597	SFD	O													0											1	9/23/2024	1											1	4/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-012-000	1532 EDGEWOOD	TAYLOR MORRISON	BLD25-00666	SFD	O													0											1	3/24/2025	1											1	11/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-018-000	1536 MOUNT ROSI	TAYLOR MORRISON	BLD24-02601	SFD	O													0											1	9/23/2024	1											1	4/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-022-000	1539 EDGEWOOD	TAYLOR MORRISON	BLD25-00694	SFD	O													0											1	3/26/2025	1											1	10/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-025-000	1539 MOUNT ROSI	TAYLOR MORRISON	BLD25-00608	SFD	O													0											1	3/14/2025	1											1	8/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-011-000	1544 EDGEWOOD	TAYLOR MORRISON	BLD25-00665	SFD	O													0											1	3/24/2025	1											1	11/13/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-019-000	1544 TUCKER SW.	TAYLOR MORRISON	BLD24-01576	SFD	O													0											1	6/12/2024	1											1	4/3/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-880-017-000	1548 MOUNT ROSI	TAVERA ARMANDO	BLD25-00607	SFD	O													0											1	3/14/2025	1											1	9/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-023-000	1551 EDGEWOOD	WARREN LAI	BLD25-00695	SFD	O													0											1	3/26/2025	1											1	10/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-026-000	1551 MOUNT ROSI	TAYLOR MORRISON	BLD24-02588	SFD	O													0											1	9/20/2024	1											1	3/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-010-000	1556 EDGEWOOD	TAYLOR MORRISON	BLD25-00662	SFD	O													0											1	3/24/2025	1											1	10/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-018-000	1556 TUCKER SW.	STRICKLIN RICHAR	BLD24-03280	SFD	O													0											1	12/12/2024	1											1	1/14/2025	1	NONE	No	N												KB LINCOLN MEADOW
	021-880-016-000	1560 MOUNT ROSI	PHILLIPS GARY & F	BLD25-00605	SFD	O													0											1	3/14/2025	1											1	9/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-009-000	1568 EDGEWOOD	LEWIS JENNIFER L	BLD25-00660	SFD	O													0											1	3/24/2025	1											1	10/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-950-017-000	1568 TUCKER SW.	SONNIK VLADIMIR	BLD24-03281	SFD	O													0											1	12/12/2024	1											1	2/4/2025	1	NONE	No	N												KB LINCOLN MEADOW
	021-880-015-000	1572 MOUNT ROSI	MORGAN DAVIS	BLD25-00603	SFD	O													0											1	3/14/2025	1											1	10/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-026-000	1575 EDGEWOOD	ENYART REAL EST	BLD24-03018	SFD	O													0											1	11/7/2024	1											1	5/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-028-000	1575 MOUNT ROSI	TOWER GROUP HO	BLD25-00685	SFD	O													0											1	3/25/2025	1											1	9/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-053-000	1576 RED LAKE W	0	BLD24-01246	SFD	O													0											1	5/15/2024	1											1	1/17/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-084-000	1579 RED LAKE W	0	BLD24-01250	SFD	O													0											1	5/15/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-008-000	1580 EDGEWOOD	ADAMS BRIAN W	BLD25-00684	SFD	O													0											1	3/25/2025	1											1	10/1/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-014-000	1584 MOUNT ROSI	SCARFF REID C &	BLD25-00601	SFD	O													0											1	3/14/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	337-120-005-000	1586 CAMINO VER	0	BLD25-00649	SFD	O													0											1	3/20/2025	1											1	12/5/2025	1	NONE	No	N												HUZOVATYY-CONSTR
	021-870-027-000	1587 EDGEWOOD	GASKIN DARRYL N	BLD24-03022	SFD	O													0											1	11/7/2024	1											1	5/7/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-029-000	1587 MOUNT ROSI	JEFF & CRYSTAL G	BLD25-00686	SFD	O													0											1	3/25/2025	1											1	9/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-054-000	1588 RED LAKE W	0	BLD24-01242	SFD	O													0											1	5/15/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-083-000	1591 RED LAKE W	0	BLD24-01249	SFD	O													0											1	5/15/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-007-000	1592 EDGEWOOD	CROMWELL PAUL C	BLD25-00682	SFD	O													0											1	3/25/2025	1											1	10/9/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-013-000	1596 MOUNT ROSI	O'TOOLE AMBER	BLD24-01781	SFD	O													0											1	7/3/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-028-000	1599 EDGEWOOD	SUMOVIC RUZHDI	BLD24-03020	SFD	O													0											1	11/7/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-030-000	1599 MOUNT ROSI	SUMOVIC RUZHDI	BLD24-03015	SFD	O													0											1	11/7/2024	1											1	5/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-055-000	1600 RED LAKE W	0	BLD24-01775	SFD	O													0											1	7/3/2024	1											1	1/29/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-082-000	1603 RED LAKE W	0	BLD24-01779	SFD	O													0											1	7/3/2024	1											1	2/3/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-006-000	1604 EDGEWOOD	KD&E LLC	BLD25-00678	SFD	O													0											1	3/25/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-029-000	1611 EDGEWOOD	RPA CHALLENGE II	BLD24-02724	SFD	O													0											1	10/7/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-880-031-000	1611 MOUNT ROSI	JASPER - LINCOLN	BLD24-03021	SFD	O													0											1	11/7/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-056-000	1612 RED LAKE W	0	BLD24-01772	SFD	O													0											1	7/3/2024	1											1	1/30/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-081-000	1615 RED LAKE W	0	BLD24-01777	SFD	O													0											1	7/3/2024	1											1	2/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-024-000	1623 MOUNT ROSI	JASPER - LINCOLN	BLD24-01993	SFD	O													0											1	7/22/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-057-000	1624 RED LAKE W	0	BLD24-01771	SFD	O													0											1	7/3/2024	1											1	2/4/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-080-000	1627 RED LAKE W	0	BLD24-01992	SFD	O													0											1	7/22/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-870-025-000	1635 MOUNT ROSI	JASPER - LINCOLN	BLD24-02726	SFD	O													0											1	10/7/2024	1											1	4/8/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-058-000	1636 RED LAKE W	0	BLD24-01989	SFD	O													0											1	7/22/2024	1											1	4/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-810-027-000	1637 DONNER LA	JASPER - LINCOLN	BLD24-03140	SFD	O													0											1	11/20/2024	1											1	6/26/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-079-000	1639 RED LAKE W	0	BLD24-01991	SFD	O													0											1	7/22/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-059-000	1648 RED LAKE W	0	BLD24-01129	SFD	O													0											1	5/2/2024	1											1	1/22/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-078-000	1651 RED LAKE W	0	BLD24-01990	SFD	O													0											1	7/22/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-060-000	1660 RED LAKE W	0	BLD24-02246	SFD	O													0											1	8/13/2024	1											1	3/14/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-077-000	1663 RED LAKE W	0	BLD24-02241	SFD	O													0											1	8/13/2024	1											1	3/25/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-061-000	1672 RED LAKE W	0	BLD24-02249	SFD	O													0											1	8/13/2024	1											1	4/10/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-062-000	1684 RED LAKE W	0	BLD24-02240	SFD	O													0											1	8/13/2024	1											1	3/20/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-027-000	1702 LAKERIDGE	0	BLD24-01239	SFD	O													0											1	5/15/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-026-000	1709 LAKERIDGE	0	BLD24-01640	SFD	O													0											1	6/18/2024	1											1	1/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-065-000	1720 RED LAKE W	0	BLD24-01132	SFD	O													0											1	5/2/2024	1											1	2/27/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-025-000	1721 LAKERIDGE	0	BLD24-02813	SFD	O													0											1	10/16/2024	1											1	5/6/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-066-000	1732 RED LAKE W	0	BLD24-01988	SFD	O													0											1	7/22/2024	1											1	3/19/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-067-000	1744 RED LAKE W	0	BLD24-02236	SFD	O													0											1	8/13/2024	1											1	3/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-068-000	1756 RED LAKE W	0	BLD24-02474	SFD	O													0											1	9/9/2024	1											1	3/31/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-990-069-000	1759 RED LAKE W	0	BLD24-03013	SFD	O													0											1	11/7/2024	1											1	5/23/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-014-000	1802 SPOONER LA	0	BLD24-03144	SFD	O													0											1	11/21/2024	1											1	6/11/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	021-980-015-000	1814 SPOONER LA	0	BLD24-02067	SFD	O													0											1	7/26/2024	1											1	4/21/2025	1	NONE	No	N												NEW SFD TAYLOR MC
	008-254-001-000	188 J STREET	0	BLD22-02153	ADU	R													0										1		6/16/2022	1										1		6/24/2025	1	NONE	No	Y			Rental price surveyed for comparable ADU in the area									TAVERA - 2 STORY AD
	021-920-001-000	200 UNITED COU	JEN CALIFORNIA 2	BLD24-01480	SFD	O													0											1	6/5/2024	1											1	5/27/2025	1	NONE	No	N												NEW SFD TRI POINTE
	337-230-001-000	2001 PRADO VIST	0	BLD21-00324	SFD	O													0											1	2/1/2021	1											1	4/16/2025	1	NONE	No	N												LAI NEW SFD 4507 SQ
	021-980-001-000	2002 MARLETTE W	0	BLD25-02443	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-980-002-000	2014 MARLETTE W	0	BLD25-02442	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												NEW SFD TAYLOR MC
	021-920-017-000	203 UNITED COU	JEN CALIFORNIA 2	BLD24-01491	SFD	O													0											1	6/6/2024	1											1	5/15/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-001-000	2068 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00979	SFD	O													0											1	4/28/2025	1											1	9/30/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-002-000	2076 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00980	SFD	O													0											1	4/28/2025	1											1	9/30/2025	1	NONE	No	N												NEW SFD KB - AUROR
	329-280-020-000	208 STARGAZE PL	JEN CALIFORNIA 2	BLD25-01361	SFD	O													0											1	6/9/2025	1											1	11/6/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-003-000	2084 HEAVENLY S	JEN CALIFORNIA 2	BLD25-00990	SFD	O													0											1	4/29/2025	1											1	9/29/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-840-019-000	2092 BETHPAGE D	JEN CALIFORNIA 2	BLD25-02744	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-004-000	2092 HEAVENLY S	MERITAGE HOMES	BLD25-00992	SFD	O													0											1	4/29/2025	1											1	9/23/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-600-051-000	2093 3RD STREET	0	BLD24-00320	ADU	R													0								1				2/6/2024	1								1				2/25/2025	1	NONE	No	Y			Rental price surveyed for comparable ADU in the area									STRICKLIN - NEW ADU
	329-270-005-000	2100 HEAVENLY S	MERITAGE HOMES	BLD25-00993	SFD	O													0											1	4/29/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD KB AURORA HEIGHTS - PLAN 1622 B, W/ SOLAR 4.455 KW, 11 MOD LOT# 5 LOT SQ FT 1855 LIVING SQ FT 1622 GARAGE SQ FT 420 PATIO/PORCH SQ FT 28 OPTIONS: NONE. Estimated Sale Price is $591,745 based on average sales price of $319 per square footage
	021-860-038-000	2104 BETHPAGE D	MERITAGE HOMES	BLD24-02024	SFD	O													0											1	7/23/2024	1											1	7/8/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-006-000	2108 HEAVENLY S	MERITAGE HOMES	BLD25-00994	SFD	O													0											1	4/29/2025	1											1	9/18/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-280-017-000	211 STARGAZE PL	MERITAGE HOMES	BLD25-01334	SFD	O													0											1	6/5/2025	1											1	10/31/2025	1	NONE	No	N												NEW SFD KB HOMES .
	025-090-007-000	2113 HUNTER CR	MERITAGE HOMES	BLD24-01581	SFD	O													0											1	6/12/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-860-037-000	2116 BETHPAGE D	MERITAGE HOMES	BLD24-02023	SFD	O													0											1	7/23/2024	1											1	7/3/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-007-000	2116 HEAVENLY S	MERITAGE HOMES	BLD25-00796	SFD	O													0											1	4/4/2025	1											1	9/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-028-000	2118 HUNTER CR	MERITAGE HOMES	BLD24-01583	SFD	O													0											1	6/12/2024	1											1	1/21/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-920-002-000	212 UNITED COU	MERITAGE HOMES	BLD24-01481	SFD	O													0											1	6/5/2024	1											1	6/6/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-008-000	2124 HEAVENLY S	MERITAGE HOMES	BLD25-00797	SFD	O													0											1	4/4/2025	1											1	9/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-006-000	2125 HUNTER CR	MERITAGE HOMES	BLD24-01579	SFD	O													0											1	6/12/2024	1											1	1/29/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	021-860-036-000	2128 BETHPAGE D	MERITAGE HOMES	BLD24-02022	SFD	O													0											1	7/23/2024	1											1	6/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	021-840-052-000	2129 BETHPAGE D	MERITAGE HOMES	BLD25-02748	SFD	O													0											1	11/7/2025	1													0	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-029-000	2130 HUNTER CR	MERITAGE HOMES	BLD24-01585	SFD	O													0											1	6/12/2024	1											1	1/24/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-270-009-000	2132 HEAVENLY S	MERITAGE HOMES	BLD25-00802	SFD	O													0											1	4/7/2025	1											1	9/9/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-035-000	2140 BETHPAGE D	MERITAGE HOMES	BLD24-02021	SFD	O													0											1	7/23/2024	1											1	6/24/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-270-010-000	2140 HEAVENLY S	MERITAGE HOMES	BLD25-00803	SFD	O													0											1	4/7/2025	1											1	8/28/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-001-000	2141 BETHPAGE D	MERITAGE HOMES	BLD24-02027	SFD	O													0											1	7/24/2024	1											1	8/26/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-030-000	2142 HUNTER CR	MERITAGE HOMES	BLD24-01589	SFD	O													0											1	6/13/2024	1											1	1/16/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-001-000	2148 HEAVENLY S	MERITAGE HOMES	BLD25-00804	SFD	O													0											1	4/7/2025	1											1	8/21/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-016-000	215 UNITED COU	MERITAGE HOMES	BLD24-01489	SFD	O													0											1	6/6/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-860-034-000	2152 BETHPAGE D	MERITAGE HOMES	BLD24-02018	SFD	O													0											1	7/23/2024	1											1	6/18/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	021-860-002-000	2153 BETHPAGE D	MERITAGE HOMES	BLD24-02029	SFD	O													0											1	7/24/2024	1											1	8/18/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	025-090-031-000	2154 HUNTER CR	MERITAGE HOMES	BLD24-01590	SFD	O													0											1	6/13/2024	1											1	1/2/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-002-000	2156 HEAVENLY S	MERITAGE HOMES	BLD25-00562	SFD	O													0											1	3/11/2025	1											1	8/19/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-280-019-000	216 STARGAZE PL	RICHMOND AMERI	BLD25-01338	SFD	O													0											1	6/5/2025	1											1	11/6/2025	1	NONE	No	N												NEW SFD KB AURORA
	025-090-003-000	2161 HUNTER CR	RICHMOND AMERI	BLD24-01593	SFD	O													0											1	6/13/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - LINCOL
	329-260-003-000	2164 HEAVENLY S	RICHMOND AMERI	BLD25-00564	SFD	O													0											1	3/11/2025	1											1	8/18/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-003-000	2165 BETHPAGE D	RICHMOND AMERI	BLD24-02030	SFD	O													0											1	7/24/2024	1											1	8/15/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-004-000	2172 HEAVENLY S	RICHMOND AMERI	BLD25-00569	SFD	O													0											1	3/11/2025	1											1	8/15/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-004-000	2177 BETHPAGE D	RICHMOND AMERI	BLD24-02032	SFD	O													0											1	7/24/2024	1											1	7/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-005-000	2180 HEAVENLY S	RICHMOND AMERI	BLD25-00570	SFD	O													0											1	3/12/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-006-000	2188 HEAVENLY S	RICHMOND AMERI	BLD25-00571	SFD	O													0											1	3/12/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-005-000	2189 BETHPAGE D	RICHMOND AMERI	BLD24-02039	SFD	O													0											1	7/25/2024	1											1	7/30/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-280-018-000	219 STARGAZE PL	RICHMOND AMERI	BLD25-01336	SFD	O													0											1	6/5/2025	1											1	11/3/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-007-000	2196 HEAVENLY S	RICHMOND AMERI	BLD25-00552	SFD	O													0											1	3/11/2025	1											1	8/11/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-006-000	2201 BETHPAGE D	RICHMOND AMERI	BLD24-02042	SFD	O													0											1	7/25/2024	1											1	7/22/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-008-000	2204 HEAVENLY S	MERITAGE HOMES	BLD25-00554	SFD	O													0											1	3/11/2025	1											1	8/1/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-009-000	2212 HEAVENLY S	MERITAGE HOMES	BLD25-00556	SFD	O													0											1	3/11/2025	1											1	7/30/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-860-007-000	2213 BETHPAGE D	MERITAGE HOMES	BLD24-02047	SFD	O													0											1	7/25/2024	1											1	7/17/2025	1	NONE	No	N												NEW SFD ELLIOTT HO
	329-260-010-000	2220 HEAVENLY S	LINCOLN LAND HO	BLD25-00557	SFD	O													0											1	3/11/2025	1											1	8/5/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-003-000	224 UNITED COU	RICHMOND AMERI	BLD24-01994	SFD	O													0											1	7/22/2024	1											1	7/9/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-920-015-000	227 UNITED COU	RICHMOND AMERI	BLD24-01999	SFD	O													0											1	7/22/2024	1											1	6/30/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-260-037-000	2301 STARLIGHT	RICHMOND AMERI	BLD25-00170	SFD	O													0											1	1/22/2025	1											1	6/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-004-000	236 UNITED COU	RICHMOND AMERI	BLD24-01995	SFD	O													0											1	7/22/2024	1											1	7/14/2025	1	NONE	No	N												NEW SFD TRI POINTE
	021-920-014-000	239 UNITED COU	RICHMOND AMERI	BLD24-01998	SFD	O													0											1	7/22/2024	1											1	7/3/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-020-000	2401 INTERSTELL	LINCOLN LAND HO	BLD25-00192	SFD	O													0											1	1/24/2025	1											1	7/24/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-038-000	2402 INTERSTELL	LINCOLN LAND HO	BLD25-00171	SFD	O													0											1	1/22/2025	1											1	7/10/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-019-000	2403 INTERSTELL	LINCOLN LAND HO	BLD25-00178	SFD	O													0											1	1/23/2025	1											1	6/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-260-039-000	2404 INTERSTELL	LINCOLN LAND HO	BLD25-00177	SFD	O													0											1	1/23/2025	1											1	7/7/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-018-000	2405 INTERSTELL	LINCOLN LAND HO	BLD24-01856	SFD	O													0											1	7/11/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - AUROR
	021-920-005-000	248 UNITED COU	LINCOLN LAND HO	BLD24-01996	SFD	O													0											1	7/22/2024	1											1	9/5/2025	1	NONE	No	N												NEW SFD TRI POINTE
	338-450-012-000	2500 CHERRYWO	LINCOLN LAND HO	BLD24-01986	SFD	O													0											1	10/21/2025	1													0	NONE	No	N												ELLIOTT HOMES- NEW
	329-270-042-000	2501 GALACTIC L	LINCOLN LAND HO	BLD24-02941	SFD	O													0											1	10/30/2024	1											1	4/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-021-000	2502 GALACTIC L	LINCOLN LAND HO	BLD25-00194	SFD	O													0											1	1/24/2025	1											1	7/23/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-041-000	2503 GALACTIC L	LINCOLN LAND HO	BLD24-02939	SFD	O													0											1	10/30/2024	1											1	5/2/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-022-000	2504 GALACTIC L	LINCOLN LAND HO	BLD25-00195	SFD	O													0											1	1/24/2025	1											1	7/24/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-040-000	2505 GALACTIC L	LINCOLN LAND HO	BLD24-02935	SFD	O													0											1	10/29/2024	1											1	4/17/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-023-000	2506 GALACTIC L	LINCOLN LAND HO	BLD25-00196	SFD	O													0											1	1/24/2025	1											1	6/25/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-039-000	2507 GALACTIC L	LINCOLN LAND HO	BLD24-02217	SFD	O													0											1	8/12/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-024-000	2508 GALACTIC L	LINCOLN LAND HO	BLD24-01857	SFD	O													0											1	7/11/2024	1											1	1/9/2025	1	NONE	No	N												NEW SFD KB - AUROR
	329-270-038-000	2509 GALACTIC L	LINCOLN LAND HO	BLD24-02215	SFD	O													0											1	8/12/2024	1											1	1/13/2025	1	NONE	No	N												NEW SFD KB AURORA
	021-920-013-000	251 UNITED COU	LINCOLN LAND HO	BLD24-01997	SFD	O													0											1	7/22/2024	1											1	8/28/2025	1	NONE	No	N												NEW SFD TRI POINTE
	335-250-020-000	2568 EASTRIDGE	LINCOLN LAND HO	BLD25-01009	ADU	R													0										1		7/25/2025	1													0	NONE	No	N			Rental price surveyed for comparable ADU in the area									KILGORE - 593 SQFT D
	329-250-055-000	2578 BOG STREET	WOODSIDE 05N LP	BLD25-02937	SFD	O													0											1	12/1/2025	1													0	NONE	No	N												NEW SFD LGI - PLAN :
	329-250-056-000	2584 BOG STREET	WOODSIDE 05N LP	BLD25-02938	SFD	O													0											1	12/1/2025	1													0	NONE	No	N												NEW SFD LGI - PLAN (
	329-250-057-000	2590 BOG STREET	LINCOLN LAND HO	BLD25-01252	SFD	O													0											1	6/6/2025	1													0	NONE	No	N												NEW SFD LGI PLAN D
	021-920-006-000	260 UNITED COU	LINCOLN LAND HO	BLD24-03182	SFD	O													0											1	11/27/2024	1											1	9/9/2025	1	NONE	No	N												NEW SFD TRI POINTE
	329-270-064-000	2601 CELESTIAL L	LINCOLN LAND HO	BLD24-02953	SFD	O													0											1	10/30/2024	1											1	8/14/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-043-000	2602 CELESTIAL L	WOODSIDE 05N LP	BLD24-02947	SFD	O													0											1	10/30/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-063-000	2603 CELESTIAL L	WOODSIDE 05N LP	BLD24-02952	SFD	O													0											1	10/30/2024	1											1	5/22/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-044-000	2604 CELESTIAL L	WOODSIDE 05N LP	BLD24-02948	SFD	O													0											1	10/30/2024	1											1	5/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-062-000	2605 CELESTIAL L	LINCOLN LAND HO	BLD24-02951	SFD	O													0											1	10/30/2024	1											1	4/16/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-045-000	2606 CELESTIAL L	LINCOLN LAND HO	BLD24-02949	SFD	O													0											1	10/30/2024	1											1	4/17/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-061-000	2607 CELESTIAL L	LINCOLN LAND HO	BLD24-02224	SFD	O													0											1	8/12/2024	1											1	1/22/2025	1	NONE	No	N												NEW SFD KB AURORA
	329-270-046-000	2608 CELESTIAL L	LINCOLN LAND HO	BLD24-02218	SFD	O													0											1	8/12/2024	1											1	1/28/2025	1	NONE	No	N												NEW SFD KB AURORA

Jurisdiction	Lincoln
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	329-270-060-000	2609 CELESTIAL L	LINCOLN LAND HO	BLD24-02223	SFD	O												0											1	8/12/2024	1											1	1/24/2025	1	NONE	No	N											NEW SFD KB AURORA
	329-270-047-000	2610 CELESTIAL L	SUMOVIC RUZHDI I	BLD24-02221	SFD	O												0											1	8/12/2024	1											1	1/28/2025	1	NONE	No	N											NEW SFD KB AURORA
	021-920-012-000	263 UNITED COUI	SUMOVIC RUZHDI I	BLD24-03183	SFD	O												0												11/27/2024	0											1	9/2/2025	1	NONE	No	N											NEW SFD TRI POINTE
	329-280-036-000	2715 MOONLIGHT	SUMOVIC RUZHDI	BLD25-02859	SFD	O												0												11/20/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-043-000	2716 MOONLIGHT	CENTURY COMMUI	BLD25-02863	SFD	O												0												11/20/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-037-000	2717 MOONLIGHT	CENTURY COMMUI	BLD25-02860	SFD	O												0												11/20/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-042-000	2718 MOONLIGHT	CENTURY COMMUI	BLD25-02862	SFD	O												0												11/20/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	021-920-007-000	272 UNITED COUI	CENTURY COMMUI	BLD25-00300	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-920-011-000	275 UNITED COUI	CENTURY COMMUI	BLD25-00309	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-019-000	2758 DELEGATE D	CENTURY COMMUI	BLD25-01295	SFD	O												0												6/17/2025	0												0	NONE	No	N											NEW SFD TRI POINT I
	021-900-007-000	2765 DELEGATE D	CENTURY COMMUI	BLD25-01288	SFD	O												0												6/17/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-018-000	2770 DELEGATE D	CENTURY COMMUI	BLD25-01292	SFD	O												0												6/17/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-008-000	2777 DELEGATE D	CENTURY COMMUI	BLD25-01289	SFD	O												0												6/17/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-017-000	2782 DELEGATE D	CENTURY COMMUI	BLD25-01020	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-009-000	2789 DELEGATE D	CENTURY COMMUI	BLD25-01017	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-016-000	2794 DELEGATE D	CENTURY COMMUI	BLD25-01016	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-010-000	2801 DELEGATE D	CENTURY COMMUI	BLD25-01018	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-015-000	2806 DELEGATE D	CENTURY COMMUI	BLD25-00551	SFD	O												0												3/25/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-011-000	2813 DELEGATE D	CENTURY COMMUI	BLD25-00410	SFD	O												0												3/25/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	329-280-015-000	2813 STARGAZE L	CENTURY COMMUI	BLD25-02988	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-022-000	2814 STARGAZE L	CENTURY COMMUI	BLD25-02993	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-016-000	2815 STARGAZE L	CENTURY COMMUI	BLD25-02989	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-280-021-000	2816 STARGAZE L	CENTURY COMMUI	BLD25-02991	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	021-900-014-000	2818 DELEGATE D	CENTURY COMMUI	BLD25-00413	SFD	O												0												3/25/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-890-006-000	2825 DELEGATE D	CENTURY COMMUI	BLD25-00412	SFD	O												0												2/20/2025	0											1	1/7/2026	1	NONE	No	N											NEW SFD TRI POINTE
	021-900-013-000	2830 DELEGATE D	CENTURY COMMUI	BLD24-02957	SFD	O												0												10/30/2024	0											1	9/25/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-007-000	2837 DELEGATE D	CENTURY COMMUI	BLD24-02954	SFD	O												0												10/30/2024	0											1	9/23/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-920-008-000	284 UNITED COUI	CENTURY COMMUI	BLD25-00301	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	021-900-012-000	2842 DELEGATE D	CENTURY COMMUI	BLD24-02982	SFD	O												0												11/4/2024	0											1	9/22/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-008-000	2849 DELEGATE D	CENTURY COMMUI	BLD24-02955	SFD	O												0												10/30/2024	0											1	9/18/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-040-000	2854 DELEGATE D	CENTURY COMMUI	BLD24-02077	SFD	O												0												7/26/2024	0											1	5/14/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-009-000	2861 DELEGATE D	CENTURY COMMUI	BLD24-02071	SFD	O												0												7/26/2024	0											1	3/25/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-039-000	2866 DELEGATE D	CENTURY COMMUI	BLD24-02074	SFD	O												0												7/26/2024	0											1	5/19/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-038-000	2878 DELEGATE D	CENTURY COMMUI	BLD24-02073	SFD	O												0												7/26/2024	0											1	5/12/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-010-000	2885 DELEGATE D	CENTURY COMMUI	BLD24-01532	SFD	O												0												6/10/2024	0											1	3/14/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-037-000	2890 DELEGATE D	CENTURY COMMUI	BLD24-01537	SFD	O												0												6/10/2024	0											1	3/25/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-890-011-000	2897 DELEGATE D	CENTURY COMMUI	BLD24-01535	SFD	O												0												6/10/2024	0											1	4/26/2025	1	NONE	No	N											TRI POINTE - MONUMI
	329-250-117-000	2900 SCHOOL HO	CENTURY COMMUI	BLD23-02171	SFD	O												0												7/31/2023	0											1	1/6/2025	1	NONE	No	N											SFD LGI HOMES SHEL
	329-250-130-000	2901 SCHOOL HO	CENTURY COMMUI	BLD24-02090	SFD	O												0												7/29/2024	0											1	2/26/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	021-890-036-000	2902 DELEGATE D	CENTURY COMMUI	BLD24-01536	SFD	O												0												6/10/2024	0											1	9/24/2025	1	NONE	No	N											NEW SFD TRI POINTE
	329-250-118-000	2906 SCHOOL HO	CENTURY COMMUI	BLD23-02172	SFD	O												0												7/31/2023	0											1	1/6/2025	1	NONE	No	N											SFD LGI HOMES SHEL
	329-250-129-000	2907 SCHOOL HO	CENTURY COMMUI	BLD24-02089	SFD	O												0												7/29/2024	0											1	2/21/2025	1	NONE	No	N											NEW SFD LGI- PLAN V
	329-250-119-000	2912 SCHOOL HO	CENTURY COMMUI	BLD23-02173	SFD	O												0												7/31/2023	0											1	1/3/2025	1	NONE	No	N											SFD LGI HOMES DAVI
	329-290-048-000	2912 SKYWARD L	CENTURY COMMUI	BLD25-02983	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-250-128-000	2913 SCHOOL HO	CENTURY COMMUI	BLD24-02088	SFD	O												0												7/29/2024	0											1	2/18/2025	1	NONE	No	N											NEW SFD LGI- PLAN S
	329-290-047-000	2914 SKYWARD L	CENTURY COMMUI	BLD25-02981	SFD	O												0												12/3/2025	0												0	NONE	No	N											NEW SFD KB AURORA
	329-250-127-000	2919 SCHOOL HO	CENTURY COMMUI	BLD23-02179	SFD	O												0												8/1/2023	0											1	2/13/2025	1	NONE	No	N											SFD LGI HOMES SHEL
	329-250-126-000	2925 SCHOOL HO	CENTURY COMMUI	BLD23-02177	SFD	O												0												7/31/2023	0											1	2/13/2025	1	NONE	No	N											SFD LGI HOMES DAVI
	021-890-034-000	2926 DELEGATE D	CENTURY COMMUI	BLD24-01222	SFD	O												0												5/13/2024	0											1	6/27/2025	1	NONE	No	N											NEW SFD TRI POINTE
	329-250-131-000	2930 PULP MILL L	CENTURY COMMUI	BLD24-02091	SFD	O												0												7/29/2024	0											1	7/22/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	329-250-138-000	2931 PULP MILL L	CENTURY COMMUI	BLD24-02359	SFD	O												0												8/23/2024	0											1	9/10/2025	1	NONE	No	N											NEW SFD LGI- PLAN S
	329-250-132-000	2936 PULP MILL L	CENTURY COMMUI	BLD24-02092	SFD	O												0												7/29/2024	0											1	7/21/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	329-250-139-000	2937 PULP MILL L	TAYLOR MORRISOI	BLD24-02360	SFD	O												0												8/23/2024	0											1	8/12/2025	1	NONE	No	N											NEW SFD LGI- PLAN V
	329-250-133-000	2942 PULP MILL L	TAYLOR MORRISOI	BLD24-02093	SFD	O												0												7/29/2024	0											1	3/4/2025	1	NONE	No	N											NEW SFD LGI- PLAN S
	329-250-140-000	2943 PULP MILL L	TAYLOR MORRISOI	BLD24-02361	SFD	O												0												8/23/2024	0											1	8/12/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	329-250-134-000	2948 PULP MILL L	TAYLOR MORRISOI	BLD24-02094	SFD	O												0												7/29/2024	0											1	3/3/2025	1	NONE	No	N											NEW SFD LGI- PLAN W
	329-250-141-000	2949 PULP MILL L	TAYLOR MORRISOI	BLD24-02097	SFD	O												0												7/29/2024	0											1	8/11/2025	1	NONE	No	N											NEW SFD LGI- PLAN S
	329-250-135-000	2954 PULP MILL L	TAYLOR MORRISOI	BLD24-02096	SFD	O												0												7/29/2024	0											1	2/27/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	329-250-142-000	2955 PULP MILL L	TAYLOR MORRISOI	BLD24-02098	SFD	O												0												7/29/2024	0											1	7/23/2025	1	NONE	No	N											NEW SFD LGI- PLAN D
	021-920-009-000	296 UNITED COUI	TAYLOR MORRISOI	BLD25-00307	SFD	O												0												5/22/2025	0												0	NONE	No	N											NEW SFD TRI POINTE
	329-250-028-000	2961 BOWERY LA	TAYLOR MORRISOI	BLD25-01249	SFD	O												0												6/6/2025	0												0	NONE	No	N											NEW SFD LGI PLAN D
	329-250-024-000	2978 BOWERY LA	TAYLOR MORRISOI	BLD24-02903	SFD	O												0												10/28/2024	0											1	9/11/2025	1	NONE	No	N											NEW SFD LGI - PLAN Y
	329-250-023-000	2984 BOWERY LA	TAYLOR MORRISOI	BLD24-02887	SFD	O												0												10/24/2024	0											1	9/11/2025	1	NONE	No	N											NEW SFD LGI - PLAN I
	021-920-018-000	2995 UNITED DRI	TAYLOR MORRISOI	BLD24-01493	SFD	O												0												6/6/2024	0											1	4/18/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-790-036-000	300 TROUT CREEI	TAYLOR MORRISOI	BLD24-03196	SFD	O												0												12/2/2024	0											1	6/30/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-850-014-000	300 TURNBERRY	TAYLOR MORRISOI	BLD24-02049	SFD	O												0												7/25/2024	0											1	4/30/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-920-036-000	3006 PAINE STREI	TAYLOR MORRISOI	BLD24-01141	SFD	O												0												5/2/2024	0											1	4/21/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-920-019-000	3007 UNITED DRI	TAYLOR MORRISOI	BLD24-01494	SFD	O												0												6/6/2024	0											1	7/29/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-790-043-000	301 TROUT CREEI	TAYLOR MORRISOI	BLD24-03201	SFD	O												0												12/2/2024	0											1	7/21/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-850-019-000	301 TURNBERRY	TAYLOR MORRISOI	BLD24-02072	SFD	O												0												7/26/2024	0											1	5/23/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-920-035-000	3018 PAINE STREI	TAYLOR MORRISOI	BLD24-01140	SFD	O												0												5/2/2024	0											1	1/10/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-920-020-000	3019 UNITED DRI	TAYLOR MORRISOI	BLD24-01236	SFD	O												0											1	5/15/2024	1											1	4/3/2025	1	NONE	No	N											NEW SFD TRI POINTE
	337-110-002-000	303 SENDA ROBLI	0	BLD23-01009	SFD	O												0											1	4/11/2023	1											1	7/29/2025	1	NONE	No	N											PHILLIPS - NEW SFD
	021-920-021-000	3031 UNITED DRI	TAYLOR MORRISOI	BLD24-01237	SFD	O												0											1	5/15/2024	1											1	5/8/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-790-037-000	304 TROUT CREEI	TAYLOR MORRISOI	BLD24-03023	SFD	O												0											1	11/7/2024	1											1	6/6/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-920-022-000	3043 UNITED DRI	TAYLOR MORRISOI	BLD24-01238	SFD	O												0											1	5/15/2024	1											1	5/13/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-840-018-000	3049 GRINDSTONI	TAYLOR MORRISOI	BLD25-02743	SFD	O												0											1	11/7/2025	1												0	NONE	No	N											NEW SFD ELLIOTT HO
	021-790-042-000	305 TROUT CREEI	TAYLOR MORRISOI	BLD24-03200	SFD	O												0											1	12/2/2024	1											1	6/16/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-920-023-000	3055 UNITED DRI	TAYLOR MORRISOI	BLD24-01243	SFD	O												0											1	5/15/2024	1											1	2/4/2025	1	NONE	No	N											NEW SFD TRI POINTE
	008-112-005-000	306 J STREET	0	BLD25-02698	ADU	R												0								1					12/17/2025	1												0	NONE	No	N			Rental price surveyed								LEWIS - CONVERSION
	021-920-024-000	3067 UNITED DRI	TAYLOR MORRISOI	BLD24-01245	SFD	O												0											1	5/15/2024	1											1	5/13/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-920-025-000	3079 UNITED DRI	TAYLOR MORRISOI	BLD24-01248	SFD	O												0											1	5/15/2024	1											1	4/30/2025	1	NONE	No	N											NEW SFD TRI POINTE
	329-290-046-000	308 SKYWARD PL	TAYLOR MORRISOI	BLD25-01770	SFD	O												0											1	7/17/2025	1											1	12/10/2025	1	NONE	No	N											NEW SFD KB HOMES -
	021-790-038-000	308 TROUT CREEI	TAYLOR MORRISOI	BLD24-03024	SFD	O												0											1	11/7/2024	1											1	6/4/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-920-010-000	308 UNITED COUI	TAYLOR MORRISOI	BLD25-00308	SFD	O												0											1	2/7/2025	1											1	1/7/2026	1	NONE	No	N											NEW SFD TRI POINTE
	021-790-041-000	309 TROUT CREEI	TAYLOR MORRISOI	BLD24-03199	SFD	O												0											1	12/2/2024	1											1	6/16/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-920-026-000	3091 UNITED DRI	TAYLOR MORRISOI	BLD24-01136	SFD	O												0											1	5/2/2024	1											1	3/20/2025	1	NONE	No	N											NEW SFD TRI POINTE
	021-850-015-000	310 TURNBERRY	TAYLOR MORRISOI	BLD24-02053	SFD	O												0											1	7/25/2024	1											1	5/1/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-920-027-000	3103 UNITED DRI	TAYLOR MORRISOI	BLD24-01137	SFD	O												0											1	5/2/2024	1											1	1/17/2025	1	NONE	No	N											NEW SFD TRI POINTE
	329-290-043-000	311 SKYWARD PL	TAYLOR MORRISOI	BLD25-01764	SFD	O												0											1	7/17/2025	1											1	12/16/2025	1	NONE	No	N											NEW SFD KB HOMES -
	021-850-018-000	311 TURNBERRY	TAYLOR MORRISOI	BLD24-02063	SFD	O												0											1	7/26/2024	1											1	5/20/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-790-040-000	313 TROUT CREEI	TAYLOR MORRISOI	BLD24-03027	SFD	O												0											1	11/7/2024	1											1	5/30/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-045-000	316 SKYWARD PL	TAYLOR MORRISOI	BLD25-01768	SFD	O												0											1	7/17/2025	1											1	11/21/2025	1	NONE	No	N											NEW SFD KB HOMES -
	021-790-039-000	317 TROUT CREEI	TAYLOR MORRISOI	BLD24-03026	SFD	O												0											1	11/7/2024	1											1	6/23/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-042-000	319 SKYWARD PL	TAYLOR MORRISOI	BLD25-01762	SFD	O												0											1	7/17/2025	1											1	12/10/2025	1	NONE	No	N											NEW SFD KB HOMES -
	021-850-016-000	320 TURNBERRY	TAYLOR MORRISOI	BLD24-02059	SFD	O												0											1	7/26/2024	1											1	5/7/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-850-017-000	321 TURNBERRY	TAYLOR MORRISOI	BLD24-02062	SFD	O												0											1	7/26/2024	1											1	5/16/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	329-290-044-000	324 SKYWARD PL	TAYLOR MORRISOI	BLD25-01767	SFD	O												0											1	7/17/2025	1											1	11/19/2025	1	NONE	No	N											NEW SFD KB HOMES -
	329-290-041-000	327 SKYWARD PL	TAYLOR MORRISOI	BLD25-01761	SFD	O												0											1	7/17/2025	1											1	11/17/2025	1	NONE	No	N											NEW SFD KB HOMES -
	329-290-040-000	335 SKYWARD PL	TAYLOR MORRISOI	BLD25-01759	SFD	O												0											1	7/17/2025	1											1	11/19/2025	1	NONE	No	N											NEW SFD KB HOMES-
	337-180-017-000	3355 VISTA DE MA	0	BLD24-00838	SFD	O												0											1	4/3/2024	1											1	6/25/2025	1	NONE	No	N											SONNIK - NEW CUSTO
	337-290-006-000	3448 PASEO TRAN	0	BLD22-00052	SFD	O												0											1	1/10/2022	1											1	8/29/2025	1	NONE	No	N											DAVIS CUSTOM SFD 5
	008-113-008-000	345 J STREET	0	BLD24-02292	ADU	R												0								1					8/16/2024	1								1					7/17/2025	1	NONE	No	N			Rental Price Surveyed								ENYART REAL ESTSTE
	337-290-007-000	3451 PASEO TRAN	0	BLD24-01635	SFD	O												0											1	6/17/2024	1											1	4/11/2025	1	NONE	No	N											TOWER GROUP HOLD
	337-290-008-000	3463 PASEO TRAN	0	BLD24-00335	SFD	O												0											1	2/8/2024	1											1	12/9/2025	1	NONE	No	N											FOX - NEW CUSTOM S
	337-240-008-000	3516 VISTA DE MA	0	BLD22-02978	SFD	O												0											1	8/22/2022	1											1	2/20/2025	1	NONE	No	N											REKHI SFD LOT 29 54
	337-250-014-000	3535 VISTA DE MA	0	BLD23-01043	SFD	O												0											1	4/28/2025	1												0	NONE	No	N											ADAMS - NEW SFD 4,5
	332-140-006-000	3538 CAMINO CIEI	0	BLD23-02466	ADU	R												0								1					8/31/2023	1								1					1/17/2025	1	NONE	No	N			Rental Price Surveyed								SCARFF- NEW 581 SQ
	337-140-002-000	3547 PASEO TRAN	0	BLD23-01055	SFD	O												0											1	4/13/2023	1											1	3/3/2025	1	NONE	No	N											YOUNG - NEW SFD, 4
	332-140-014-000	3598 CAMINO CIEI	0	BLD25-01900	ADU	R												0										1		11/17/2025	1												0	NONE	No	N			Rental Price Surveyed								GASKIN - CONTSTRUC
	337-260-001-000	3655 VISTA DE MA	0	BLD22-01648	SFD	O												0											1	5/10/2022	1											1	7/29/2025	1	NONE	No	N											GREATHOUSE SFD CA
	337-270-005-000	3691 VISTA DE MA	0	BLD22-00963	SFD	O												0											1	10/1/2025	1												0	NONE	No	N											EVANS - NEW SFD 51
	021-780-005-000	400 HADLEY COU	TAYLOR MORRISOI	BLD25-00136	SFD	O												0											1	1/16/2025	1											1	8/18/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-440-065-000	400 P STREET	0	BLD24-01419	ADU	R												0								1					5/30/2024	1								1					7/23/2025	1	NONE	No	N			Rental Price Surveyed								FILIPE - NEW CONSTR
	021-920-038-000	400 PAINE COURT	TAYLOR MORRISOI	BLD25-01282	SFD	O												0											1	6/17/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	021-790-005-000	401 HADLEY COU	PEERY - LINCOLN I	BLD25-00125	SFD	O												0											1	1/16/2025	1											1	8/14/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-860-033-000	4012 SUNNINGDA	PULTE HOME COMF	BLD24-02081	SFD	O												0											1	7/26/2024	1											1	6/17/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-850-035-000	4036 SUNNINGDA	PULTE HOME COMF	BLD24-02078	SFD	O												0											1	7/26/2024	1											1	6/12/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-780-006-000	404 HADLEY COU	PEERY - LINCOLN I	BLD25-00137	SFD	O												0											1	1/16/2025	1											1	8/13/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-850-034-000	4048 SUNNINGDA	PEERY - LINCOLN I	BLD24-02076	SFD	O												0											1	7/26/2024	1											1	5/29/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	021-790-006-000	405 HADLEY COU	PEERY - LINCOLN I	BLD25-00126	SFD	O												0											1	1/16/2025	1											1	11/3/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-780-007-000	408 HADLEY COU	PEERY - LINCOLN I	BLD25-00138	SFD	O												0											1	1/16/2025	1											1	9/17/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-035-000	408 LUNA PLACE	PEERY - LINCOLN I	BLD25-02232	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-790-007-000	409 HADLEY COU	PEERY - LINCOLN I	BLD25-00127	SFD	O												0											1	1/16/2025	1											1	8/5/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-023-000	411 LUNA PLACE	PEERY - LINCOLN I	BLD25-02231	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-780-008-000	412 HADLEY COU	PEERY - LINCOLN I	BLD25-00139	SFD	O												0											1	1/16/2025	1											1	8/1/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-920-039-000	412 PAINE COURT	PULTE HOME COMF	BLD25-01283	SFD	O												0											1	6/2/2025	1											1	1/16/2026	1	NONE	No	N											NEW SFD TRI POINTE
	021-790-008-000	413 HADLEY COU	KTB BUILDERS INC	BLD25-00129	SFD	O												0											1	1/16/2025	1											1	7/28/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-036-000	416 LUNA PLACE	NEELEY BROC & NI	BLD25-02233	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-780-001-000	417 HADLEY COU	RPA CHALLENGE II	BLD25-00131	SFD	O												0											1	1/16/2025	1											1	8/13/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-022-000	419 LUNA PLACE	DOMEYKO TAYLOR	BLD25-02229	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-780-002-000	421 HADLEY COU	RPA CHALLENGE II	BLD25-00133	SFD	O												0											1	1/16/2025	1											1	7/25/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	329-290-037-000	424 LUNA PLACE	KB Homes	BLD25-02244	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-920-040-000	424 PAINE COURT	Tri Pointe Homes	BLD25-01284	SFD	O												0											1	6/17/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	329-290-021-000	427 LUNA PLACE	KB Homes	BLD25-02227	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-920-050-000	427 PAINE COURT	Tri Pointe Homes	BLD25-01670	SFD	O												0											1	8/14/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	329-290-038-000	432 LUNA PLACE	KB Homes	BLD25-02245	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	329-290-020-000	435 LUNA PLACE	KB Homes	BLD25-02191	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-920-041-000	436 PAINE COURT	Tri Pointe Homes	BLD25-01667	SFD	O												0											1	8/14/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	021-920-049-000	439 PAINE COURT	Tri Pointe Homes	BLD25-01669	SFD	O												0											1	8/14/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	329-290-039-000	440 LUNA PLACE	KB Homes	BLD25-02246	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	329-290-019-000	443 LUNA PLACE	KB Homes	BLD25-02190	SFD	O												0											1	9/10/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-920-042-000	448 PAINE COURT	Tri Pointe Homes	BLD25-01668	SFD	O												0											1	8/14/2025	1												0	NONE	No	N											NEW SFD TRI POINTE
	025-080-023-000	501 HOLLYWOOD	Cresleigh Homes	BLD25-02928	SFD	O												0											1	12/2/2025	1												0	NONE	No	N											NEW SFD CRESLEIGH
	025-080-022-000	505 HOLLYWOOD	Cresleigh Homes	BLD24-02931	SFD	O												0											1	10/29/2024	1											1	11/13/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-021-000	509 HOLLYWOOD	Cresleigh Homes	BLD24-02928	SFD	O												0											1	10/29/2024	1											1	12/1/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	329-290-014-000	511 TWILIGHT PLA	KB Homes	BLD25-02514	SFD	O												0											1	10/9/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	025-080-020-000	513 HOLLYWOOD	Cresleigh Homes	BLD24-02927	SFD	O												0											1	2/13/2025	1												0	NONE	No	N											NEW SFD CRESLEIGH
	025-080-019-000	517 HOLLYWOOD	Cresleigh Homes	BLD24-02924	SFD	O												0											1	10/29/2024	1											1	10/1/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	329-290-015-000	519 TWILIGHT PLA	KB Homes	BLD25-02516	SFD	O												0											1	10/9/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	025-080-018-000	521 HOLLYWOOD	Cresleigh Homes	BLD24-02920	SFD	O												0											1	10/29/2024	1											1	10/22/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-041-000	522 HOLLYWOOD	Cresleigh Homes	BLD25-02925	SFD	O												0											1	12/2/2025	1												0	NONE	No	N											NEW SFD CRESLEIGH
	021-850-013-000	5245 TURNBERRY	Elliot Homes	BLD24-02048	SFD	O												0											1	7/25/2024	1											1	4/23/2025	1	NONE	No	N											NEW SFD ELLIOTT HO
	025-080-042-000	526 HOLLYWOOD	Cresleigh Homes	BLD25-02927	SFD	O												0											1	12/2/2025	1												0	NONE	No	N											NEW SFD CRESLEIGH
	329-290-016-000	527 TWILIGHT PLA	KB Homes	BLD25-02518	SFD	O												0											1	10/9/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	021-770-009-000	528 LODGE COUR	Taylor Morrison	BLD25-02718	ADU	R												0										1		1/13/2026	1												0	NONE	No	N			Rental Price Surveyed								MALONEY - NEW DET
	329-290-017-000	535 TWILIGHT PLA	KB Homes	BLD25-02520	SFD	O												0											1	10/9/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	329-290-018-000	543 TWILIGHT PLA	KB Homes	BLD25-02521	SFD	O												0											1	10/9/2025	1												0	NONE	No	N											NEW SFD KB AURORA
	338-450-020-000	610 BIRKDALE PL	Elliot Homes	BLD24-01570	SFD	O												0											1	3/7/2025	1												0	NONE	No	N											TBC CONSTRUCTION-
	008-165-004-000	652 C STREET	0	BLD23-03256	ADU	R												0										1		12/11/2023	1										1		12/4/2025	1	NONE	No	N			Rental Price Surveyed								CROMWELL-BUILDING
	021-910-001-000	659 INDEPENDEN	Tri Pointe Homes	BLD24-02293	SFD	O												0											1	8/16/2024	1											1	3/12/2025	1	NONE	No	N											NEW SFD TRI POINTE
	025-080-026-000	763 HAVENWOOD	Cresleigh Homes	BLD24-01527	SFD	O												0											1	6/10/2024	1											1	12/9/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-027-000	767 HAVENWOOD	Cresleigh Homes	BLD24-01528	SFD	O												0											1	6/10/2024	1											1	5/6/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-005-000	770 HAVENWOOD	Cresleigh Homes	BLD24-01522	SFD	O												0											1	6/10/2024	1											1	12/16/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-028-000	771 HAVENWOOD	Cresleigh Homes	BLD24-01529	SFD	O												0											1	6/10/2024	1											1	4/30/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	025-080-006-000	774 HAVENWOOD	Cresleigh Homes	BLD24-01526	SFD	O												0											1	6/10/2024	1											1	5/15/2025	1	NONE	No	N											NEW SFD CRESLEIGH
	008-206-001-000	81 7TH STREET	0	BLD25-00359	ADU	R												0										1		10/23/2025	1												0	NONE	No	Y			Rental Price Surveyed								O'TOOLE - CONVERTI
	021-790-034-000	828 RILEY WAY	Taylor Morrison	BLD24-03303	SFD	O												0											1	12/17/2024	1											1	7/22/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-790-056-000	835 RILEY WAY	Taylor Morrison	BLD24-03313	SFD	O												0											1	12/18/2024	1											1	7/8/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-790-035-000	840 RILEY WAY	Taylor Morrison	BLD24-03304	SFD	O												0											1	12/17/2024	1											1	7/16/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-790-055-000	847 RILEY WAY	Taylor Morrison	BLD24-03312	SFD	O												0											1	12/18/2024	1											1	7/23/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	021-790-054-000	859 RILEY WAY	Taylor Morrison	BLD24-03305	SFD	O												0											1	12/17/2024	1											1	7/8/2025	1	NONE	No	N											NEW SFD TAYLOR MC
	008-024-015-000	1091 HOITT AVEN	0	BLD23-03084	ADU	R												0										1		8/26/2025	1												0	NONE	No	Y			Rental Price Surveyed								SUMOVIC (SOUTH) AD
	008-066-022-000	483 M STREET	0	BLD23-03077	SFD	O												0											1	4/17/2025	1												0	NONE	No	Y											SUMOVIC (NORTH)- BI
	008-025-020-000	1131 HEROLD AVE	0	BLD25-00692	SFD	O												0											1	3/26/2025	1											1	10/16/2025	1	NONE	No	Y											RPA CHALLENGE INC-
	008-272-011-000	167 F STREET	0	BLD24-02911	2 to 4	R												0								1		1	1	6/6/2025	3												0	NONE	No	Y			Rental Price Surveyed								DOMEYKO TAYLOR -
	008-171-015-000	583 F STREET	Taylor Builders	BLD22-04587	5+	R												0										7		12/27/2022	7										7		12/31/2025	7	NONE	No	Y			Rental Price Surveyed								TAYLOR BUILDERS -
	008-381-027-000	117 INA WAY	0	BLD25-00838	SFD	O												0											1	4/10/2025	1												0	NONE	No	Y			Sale Price Surveyed								KD&E LLC - NEW SIN
	021-960-017-000	1804 LUCKY STAR	Williams Homes	BLD25-00520	2 to 4	O												0											4	3/6/2025	4											4	9/9/2025	4	NONE	No	Y			Sale Price Surveyed								MAGNOLIA VILLAGE -
	021-960-022-000	1805 LUCKY STAR	Williams Homes	BLD25-00521	2 to 4	O												0											4	3/6/2025	4											4	9/3/2025	4	NONE	No	Y											MAGNOLIA VILLAGE -
	021-960-027-000	1704 PERFECT DA	Williams Homes	BLD24-01542	2 to 4	O												0											4	6/10/2024	4											4	3/5/2025	4	NONE	No	Y											MAGNOLIA VILLAGE -
	021-960-032-000	1705 PERFECT DA	Williams Homes	BLD24-01550	2 to 4	O												0											4	6/11/2024	4											4	1/30/2025	4	NONE	No	Y											MAGNOLIA VILLAGE -
	021-960-034-000	1824 SNOWY WHI	Williams Homes	BLD25-00538	2 to 4	O												0											4	3/10/2025	4											4	12/16/2025	4	NONE	No	Y											MAGNOLIA VILLAGE -
	021-960-039-000	1825 SNOWY WHI	Williams Homes	BLD25-00539	2 to 4	O												0											4	3/10/2025	4											4	12/12/2025	4	NONE	No	Y											MAGNOLIA VILLAGE -
	329-300-047-000	1719 EIFFEL STRE	Benchmark Commun	BLD25-00234	SFD	O												0											1	1/29/2025	1											1	10/6/2025	1	NONE	No	N			Sale Price Surveyed								NEW SFD CENTURY
	329-300-053-000	1767 EIFFEL STRE	Benchmark Commun	BLD24-01818	SFD	O												0											1	7/9/2024	1											1	2/20/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-049-000	1735 EIFFEL STRE	Benchmark Commun	BLD24-02634	SFD	O												0											1	9/25/2024	1											1	8/29/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-063-000	1616 STRAUSS ST	Benchmark Commun	BLD24-01821	SFD	O												0											1	7/9/2024	1											1	1/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-024-000	1019 TELFORD ST	Benchmark Commun	BLD25-01066	SFD	O												0											1	5/6/2025	1											1	10/28/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-042-000	1732 EIFFEL STRE	Benchmark Commun	BLD24-02621	SFD	O												0											1	9/24/2024	1											1	9/3/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-031-000	1075 TELFORD ST	Benchmark Commun	BLD25-01571	SFD	O												0											1	6/30/2025	1											1	1/15/2026	1	NONE	No	N											NEW SFD CENTURY
	329-300-033-000	1091 TELFORD ST	Benchmark Commun	BLD25-02047	SFD	O												0											1	8/25/2025	1												0	NONE	No	N											NEW SFD CENTURY
	329-300-032-000	1083 TELFORD ST	Benchmark Commun	BLD25-02029	SFD	O												0											1	8/13/2025	1											1	1/15/2026	1	NONE	No	N											NEW SFD CENTURY
	329-300-027-000	1043 TELFORD ST	Benchmark Commun	BLD25-01187	SFD	O												0											1	5/19/2025	1											1	11/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-057-000	1664 STRAUSS ST	Benchmark Commun	BLD24-01414	SFD	O												0											1	5/30/2024	1											1	1/3/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-044-000	1716 EIFFEL STRE	Benchmark Commun	BLD25-00226	SFD	O												0											1	1/29/2025	1											1	9/16/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-026-000	1035 TELFORD ST	Benchmark Commun	BLD25-01064	SFD	O												0											1	5/6/2025	1											1	11/13/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-061-000	1632 STRAUSS ST	Benchmark Commun	BLD24-01418	SFD	O												0											1	5/30/2024	1											1	1/17/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-017-000	1801 FIGG STREET	Benchmark Commun	BLD24-01412	SFD	O												0											1	5/30/2024	1											1	1/23/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-054-000	1775 EIFFEL STRE	Benchmark Commun	BLD24-01819	SFD	O												0												7/9/2024	0											1	2/14/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-036-000	1780 EIFFEL STRE	Benchmark Commun	BLD24-01813	SFD	O												0												7/9/2024	0											1	2/13/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-037-000	1772 EIFFEL STRE	Benchmark Commun	BLD24-01814	SFD	O												0												7/9/2024	0											1	2/18/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-050-000	1743 EIFFEL STRE	Benchmark Commun	BLD24-02635	SFD	O												0												9/25/2024	0											1	8/29/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-025-000	1027 TELFORD ST	Benchmark Commun	BLD25-01065	SFD	O												0												5/6/2025	0											1	11/7/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-043-000	1724 EIFFEL STRE	Benchmark Commun	BLD24-02623	SFD	O												0												9/24/2024	0											1	9/8/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-066-000	1619 STRAUSS ST	Benchmark Commun	BLD24-01823	SFD	O												0												7/9/2024	0											1	1/21/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-041-000	1740 EIFFEL STRE	Benchmark Commun	BLD24-02619	SFD	O												0												9/24/2024	0											1	7/10/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-062-000	1624 STRAUSS ST	Benchmark Commun	BLD24-01420	SFD	O												0												5/30/2024	0											1	1/17/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-048-000	1727 EIFFEL STRE	Benchmark Commun	BLD24-02630	SFD	O												0												9/25/2024	0											1	9/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-067-000	1627 STRAUSS ST	Benchmark Commun	BLD24-01421	SFD	O												0												5/30/2024	0											1	1/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-028-000	1051 TELFORD ST	Benchmark Commun	BLD25-01188	SFD	O												0												5/19/2025	0											1	12/29/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-003-000	1499 ROEBLING S	Benchmark Commun	BLD23-02859	SFD	O												0												10/19/2023	0											1	1/28/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-004-000	1491 ROEBLING S	Benchmark Commun	BLD25-02573	SFD	O												0												10/17/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-005-000	1483 ROEBLING S	Benchmark Commun	BLD25-02154	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-055-000	1783 EIFFEL STRE	Benchmark Commun	BLD24-01820	SFD	O												0												7/9/2024	0											1	2/11/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-035-000	1788 EIFFEL STRE	Benchmark Commun	BLD24-01812	SFD	O												0												7/9/2024	0											1	2/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-034-000	1099 TELFORD ST	Benchmark Commun	BLD25-02048	SFD	O												0												8/25/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-065-000	1611 STRAUSS ST	Benchmark Commun	BLD24-01822	SFD	O												0												7/9/2024	0											1	2/5/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-051-000	1751 EIFFEL STRE	Benchmark Commun	BLD24-02636	SFD	O												0												9/25/2024	0											1	6/20/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-052-000	1759 EIFFEL STRE	Benchmark Commun	BLD24-01817	SFD	O												0												7/9/2024	0											1	2/26/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-078-000	1512 ROEBLING S	Benchmark Commun	BLD25-02357	SFD	O												0												9/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-023-000	1011 TELFORD ST	Benchmark Commun	BLD25-00540	SFD	O												0												3/10/2025	0											1	10/15/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-030-000	1067 TELFORD ST	Benchmark Commun	BLD25-01570	SFD	O												0												6/30/2025	0											1	1/14/2026	1	NONE	No	N											NEW SFD CENTURY
	329-300-045-000	1708 EIFFEL STRE	Benchmark Commun	BLD25-00543	SFD	O												0												3/10/2025	0											1	10/3/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-046-000	1711 EIFFEL STRE	Benchmark Commun	BLD25-00549	SFD	O												0												3/10/2025	0											1	10/6/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-064-000	1608 STRAUSS ST	Benchmark Commun	BLD24-01826	SFD	O												0												7/10/2024	0											1	1/23/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-029-000	1059 TELFORD ST	Benchmark Commun	BLD25-01190	SFD	O												0												5/19/2025	0											1	11/25/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-038-000	1764 EIFFEL STRE	Benchmark Commun	BLD24-01815	SFD	O												0												7/9/2024	0											1	2/19/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-077-000	1504 ROEBLING S	Benchmark Commun	BLD25-02356	SFD	O												0												9/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-040-000	1748 EIFFEL STRE	Benchmark Commun	BLD24-02617	SFD	O												0												9/24/2024	0											1	6/20/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-039-000	1756 EIFFEL STRE	Benchmark Commun	BLD24-01816	SFD	O												0												7/9/2024	0											1	2/19/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-074-000	1480 ROEBLING S	Benchmark Commun	BLD25-02156	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-001-000	1515 ROEBLING S	Benchmark Commun	BLD25-02575	SFD	O												0												10/17/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-076-000	1496 ROEBLING S	Benchmark Commun	BLD25-02355	SFD	O												0												9/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-075-000	1488 ROEBLING S	Benchmark Commun	BLD25-02348	SFD	O												0												9/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-073-000	1472 ROEBLING S	Benchmark Commun	BLD25-02155	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-079-000	1520 ROEBLING S	Benchmark Commun	BLD25-02359	SFD	O												0												9/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-300-018-000	1040 TELFORD ST	Benchmark Commun	BLD25-01566	SFD	O												0												6/30/2025	0											1	1/9/2026	1	NONE	No	N											NEW SFD CENTURY
	329-300-019-000	1032 TELFORD ST	Benchmark Commun	BLD25-01567	SFD	O												0												6/30/2025	0											1	1/8/2026	1	NONE	No	N											NEW SFD CENTURY
	329-300-020-000	1024 TELFORD ST	Benchmark Commun	BLD25-01308	SFD	O												0												6/3/2025	0											1	12/17/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-021-000	1016 TELFORD ST	Benchmark Commun	BLD25-01310	SFD	O												0												6/3/2025	0											1	12/10/2025	1	NONE	No	N											NEW SFD CENTURY
	329-300-022-000	1008 TELFORD ST	Benchmark Commun	BLD25-01311	SFD	O												0												6/3/2025	0											1	12/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-090-000	1910 BRUNEL STR	Benchmark Commun	BLD24-01347	SFD	O												0												5/22/2024	0											1	2/13/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-103-000	1427 ROEBLING S	Benchmark Commun	BLD23-02864	SFD	O												0												10/19/2023	0											1	1/21/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-019-000	1251 LEONHARDT	Benchmark Commun	BLD25-02697	SFD	O												0												11/6/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-003-000	1379 LEONHARDT	Benchmark Commun	BLD25-00291	SFD	O												0												2/5/2025	0											1	9/19/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-018-000	1259 LEONHARDT	Benchmark Commun	BLD25-02819	SFD	O												0												11/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-004-000	1371 LEONHARDT	Benchmark Commun	BLD25-01091	SFD	O												0												5/8/2025	0											1	10/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-017-000	1267 LEONHARDT	Benchmark Commun	BLD25-02817	SFD	O												0												11/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-020-000	1243 LEONHARDT	Benchmark Commun	BLD25-02583	SFD	O												0												10/17/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-014-000	1291 LEONHARDT	Benchmark Commun	BLD25-03175	SFD	O												0												1/8/2026	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-016-000	1275 LEONHARDT	Benchmark Commun	BLD25-02931	SFD	O												0												12/1/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-015-000	1283 LEONHARDT	Benchmark Commun	BLD25-03176	SFD	O												0												1/8/2026	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-005-000	1363 LEONHARDT	Benchmark Commun	BLD25-01092	SFD	O												0												5/8/2025	0											1	10/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-058-000	2095 BROWN STR	Benchmark Commun	BLD24-02615	SFD	O												0												9/24/2024	0											1	3/31/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-073-000	2060 BROWN STR	Benchmark Commun	BLD24-01834	SFD	O												0												7/10/2024	0											1	1/29/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-062-000	2063 BROWN STR	Benchmark Commun	BLD24-01830	SFD	O												0												7/10/2024	0											1	2/4/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-053-000	2206 MULLER STR	Benchmark Commun	BLD25-01198	SFD	O												0												5/20/2025	0											1	12/2/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-046-000	2150 MULLER STR	Benchmark Commun	BLD25-02161	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-042-000	2179 MULLER STR	Benchmark Commun	BLD25-01573	SFD	O												0												6/30/2025	0											1	1/15/2026	1	NONE	No	N											NEW SFD CENTURY
	329-310-052-000	2198 MULLER STR	Benchmark Commun	BLD25-01315	SFD	O												0												6/3/2025	0											1	12/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-047-000	2158 MULLER STR	Benchmark Commun	BLD25-02162	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-041-000	2187 MULLER STR	Benchmark Commun	BLD25-01572	SFD	O												0												6/30/2025	0											1	1/6/2026	1	NONE	No	N											NEW SFD CENTURY
	329-310-027-000	1256 LEONHARDT	Benchmark Commun	BLD25-02705	SFD	O												0												11/6/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-064-000	2047 BROWN STR	Benchmark Commun	BLD24-01832	SFD	O												0												7/10/2024	0											1	1/16/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-063-000	2055 BROWN STR	Benchmark Commun	BLD24-01831	SFD	O												0												7/10/2024	0											1	1/17/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-072-000	2052 BROWN STR	Benchmark Commun	BLD24-01833	SFD	O												0												7/10/2024	0											1	1/22/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-043-000	2171 MULLER STR	Benchmark Commun	BLD25-01717	SFD	O												0												7/22/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-077-000	2092 BROWN STR	Benchmark Commun	BLD24-01838	SFD	O												0												7/10/2024	0											1	2/25/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-048-000	2166 MULLER STR	Benchmark Commun	BLD25-01720	SFD	O												0												7/22/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-054-000	2214 MULLER STR	Benchmark Commun	BLD25-01118	SFD	O												0												5/9/2025	0											1	10/31/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-026-000	1248 LEONHARDT	Benchmark Commun	BLD25-02704	SFD	O												0												11/6/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-038-000	2211 MULLER STR	Benchmark Commun	BLD25-01195	SFD	O												0												5/20/2025	0											1	11/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-049-000	2174 MULLER STR	Benchmark Commun	BLD25-01721	SFD	O												0												7/22/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-059-000	2087 BROWN STR	Benchmark Commun	BLD24-01827	SFD	O												0												7/10/2024	0											1	2/26/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-076-000	2084 BROWN STR	Benchmark Commun	BLD24-01837	SFD	O												0												7/10/2024	0											1	2/25/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-061-000	2071 BROWN STR	Benchmark Commun	BLD24-01829	SFD	O												0												7/10/2024	0											1	2/6/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-031-000	1288 LEONHARDT	Benchmark Commun	BLD25-03177	SFD	O												0												1/8/2026	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-071-000	2044 BROWN STR	Benchmark Commun	BLD24-01337	SFD	O												0												5/22/2024	0											1	1/15/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-074-000	2068 BROWN STR	Benchmark Commun	BLD24-01835	SFD	O												0												7/10/2024	0											1	2/6/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-044-000	2163 MULLER STR	Benchmark Commun	BLD25-02159	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY 2
	329-310-028-000	1264 LEONHARDT	Benchmark Commun	BLD25-02822	SFD	O												0												11/18/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-040-000	2195 MULLER STR	Benchmark Commun	BLD25-01313	SFD	O												0												6/3/2025	0											1	12/9/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-051-000	2190 MULLER STR	Benchmark Commun	BLD25-01314	SFD	O												0												6/3/2025	0											1	12/10/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-029-000	1272 LEONHARDT	Benchmark Commun	BLD25-02932	SFD	O												0												12/1/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-050-000	2182 MULLER STR	Benchmark Commun	BLD25-01575	SFD	O												0												7/14/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-039-000	2203 MULLER STR	Benchmark Commun	BLD25-01197	SFD	O												0												5/20/2025	0											1	11/24/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-030-000	1280 LEONHARDT	Benchmark Commun	BLD25-02933	SFD	O												0												12/1/2025	0												0	NONE	No	N											NEW SFD CENTURY
	329-310-060-000	2079 BROWN STR	Benchmark Commun	BLD24-01828	SFD	O												0												7/10/2024	0											1	2/12/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-075-000	2076 BROWN STR	Benchmark Commun	BLD24-01836	SFD	O												0												7/10/2024	0											1	2/6/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-066-000	2031 BROWN STR	Benchmark Commun	BLD24-01332	SFD	O												0												5/22/2024	0											1	2/19/2025	1	NONE	No	N											NEW SFD CENTURY
	329-310-045-000	2155 MULLER STR	Benchmark Commun	BLD25-02160	SFD	O												0												9/8/2025	0												0	NONE	No	N											NEW SFD CENTURY

Jurisdiction	Lincoln
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle (06/30/2023 - 06/30/2031)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain autocalculation formulas

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	021-960-044-000	1724 GRAND BRE	Williams Homes	BLD24-00267	2 to 4	O	0		4	1/30/2024	4		4	2/6/2025	4	NONE	No	N	Sale Price Surveyed	MAGNOLIA VILLAGE - I
	021-960-044-000	1736 GRAND BRE	Williams Homes	BLD25-02392	2 to 4	O	0		4	9/16/2025	4		4	1/5/2026	4	NONE	No	N	Sale Price Surveyed	MAGNOLIA VILLAGE B
	338-450-020-000	610 BIRKDALE PL	Elliot Homes	BLD24-01570	ADU	R	0	1		3/7/2025	1				0	NONE	No	N	Rental Price Surveyed	TBC CONSTRUCTION-
	008-025-020-000	1131 HEROLD AVE	0	BLD25-00692	ADU	R	0	1		3/26/2025	1	1		10/16/2025	1	NONE	No	N	Rental Price Surveyed	RPA CHALLENGE INC-
	008-272-011-000	167 F STREET	0	BLD24-02911	ADU	R	0	1		6/6/2025	1				0	NONE	No	N	Rental Price Surveyed	DOMEYKO TAYLOR -
	008-025-018-000	1121 HEROLD AVE	0	BLD24-02327	ADU	R	0	1		8/21/2024	1	1		3/20/2025	1	NONE	No	N	Rental Price Surveyed	RPA CHALLANGE INC.
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Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2									3	4
Income Level		**RHNA Allocation by Income Level**	**Projection Period - 06/30/2021-05/14/2021**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**Total Units to Date (all years)**	**Total Remaining RHNA by Income Level**
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Extremely Low	Deed Restricted	-	-	-	-	-	19	-	-	-	-	-	19	-
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Very Low	Deed Restricted	1,496	-	-	-	-	-	-	-	-	-	-	**39**	**1,457**
	Non-Deed Restricted		-	-	-	-	20	-	-	-	-	-		
Low	Deed Restricted	902	-	-	-	-	-	-	-	-	-	-	**152**	**750**
	Non-Deed Restricted		-	-	-	-	146	6	-	-	-	-		
Moderate	Deed Restricted	807	-	-	-	-	-	-	-	-	-	-	**727**	**80**
	Non-Deed Restricted		-	434	116	164	4	9	-	-	-	-		
Above Moderate		1,915	-	1	744	294	533	396	-	-	-	-	**1,968**	**-**
Total RHNA		**5,120**												
Total Units			-	**435**	**860**	**458**	**722**	**411**	-	-	-	-	**2,886**	**2,287**

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
  - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C

Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	Lincoln	
Reporting Year	2025	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4	5	6	7	8	9
Name of Program	**Objective**	**Projected Completion Date in Housing Element**	**Applicable Cycle**	**Status of Program Implementation**	**Program Implementation Details**	**Quantified Outcomes: Category**	**Quantified Outcomes: Count**	**Supporting Documents**
Action 1.1	Provide housing for 1441 lower income units within the planning period.	12/31/2024	6th Cycle	In Progress	SUD-B North East Quadrant has been annexed in 2023. Village 5: A revised annexation area was submitted to LAFCO known as Village 5A. Village 5A was approved by LAFCO on December 4, 2024. This program is referring to APN: 021-321-085, which is a City owned property that has a land use designation of LDR. This site is behind Lincoln Fire Station #34, near the intersection between 1st Street and Joiner Parkway. In the vacant land inventory of the Housing Element, this site is projected to have a capacity of accommodating 80 dwelling units in the lower income category of affordability. No RFP for this site has been issued. Also, no rezone has been made for this property. The timeline for implementing this program is still undetermined.	Units		

Action 2.1	Continue to permit Planned Development District zoning that promotes a variety of housing types in the City by using innovative development techniques and flexible standards, such as: zero lot lines, clustering of dwelling units, narrower streets, increased densities, and fewer dedication requirements. The City will annually coordinate with North State BIA (Action 2.7) and discuss ideas and the City will develop standards that assist with the development of housing.	Ongoing, as projects are processed through the Community Development. Department. Annually coordinate with North State BIA	6th Cycle	In Progress	Ongoing effort and routine coordinate with Community Development Director, Building Official, City Manager, and North State BIA.	Meetings		
Action 2.2	Continue biannual review of the building code, zoning ordinance, subdivision ordinance, and processing procedures to identify and modify process requirements, approval of criteria, and/or fees that could create an impediment to the cost of housing.	8/12/2023	6th Cycle	In Progress	This Housing Element Program is ongoing. For instance, in 2023 the City of Lincoln went through a Zoning Code Audit spearheaded by Cascadia Partners (consultant). This report and the findings were the genesis needed to pursue the Downtown Master Plan + Objective Design and Development Standards (DMP + ODDS) project, which is currently underway with anticipated completion in the fourth quarter of 2026. The DMP+ODDS project aims to transform Downtown Lincoln into an attractive and thriving destination with a strong civic identity while facilitating mixed-use and affordable housing options in Downtown. Similarly, the Building Code was recently updated to comply with the 2025 California Building Code. As needed, updates to the municipal code are being considered on a routine bases and the updates that relate to	Other		

Action 2.3	Amend the Zoning Ordinance to allow and promote the use of density bonuses to provide affordable housing (Lincoln Municipal Code Section 18.59) consistent with current state law.	7/1/2021	6th Cycle	In Progress	The City's Zoning Ordinance currently references the State Density Bonus Law in Lincoln Municipal Code Chapter 18.59, Density Increase and Incentive Program. As needed, the City will update its density bonus regulations to remain consistent with State law. In addition, staff is developing a standardized form and checklist to assist applicants during the pre-application process in determining whether to pursue a density bonus project.	Other		
Action 2.4	Amend the Zoning Ordinance to allow Accessory Dwelling Units (ADU) in accordance with Assembly Bill 2299 and Senate Bill 1069. The City will promote ADU development by providing guidance and educational materials on the City's website. Information will include the advantages of building ADUs, including permitting procedures and construction resources. The City will also work with City Council to identify possible incentives for the development of ADUs.	5/11/2021	6th Cycle	Completed	On September 23, 2025, the City of Lincoln adopted Ordinance No. 1099B (Accessory Dwelling Unit Ordinance) in response to feedback from the California Department of Housing and Community Development (HCD) ADU Team. As a result, Housing Element Action 2.4 was completed in 2025.	Meetings		Municode is pending update by 3rd party vendor this Quarter to reflect Ordinance Adopted on September 23, 2025. https://library.municode.com/ca/lincoln/codes/code_of_ordinances?nodeId=TIT18ZO_DIVIVUSYAHEPALORITRPL_CH18.37ACDWUNAD
Action 2.5	Facilitate the development of market-rate rental housing through: -Regulatory incentives, such as expediting permit processing, deferred fees, and/or reduced parking requirements based on the bedroom mix of the project. -If a developer decides to include affordable units within a development, provide a 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. The City publicizes the above incentives for market-rate housing to developers and/or other interested parties by providing informational flyers at the Community Development Department's counter and in the general development application packet.	8/12/2021	6th Cycle	In Progress	Currently, we do not have informational flyers to incentivize developers to create affordable units within their market-rate rental housing projects.	Units		

Action 2.6	To encourage development of housing for extremely low-income households, the City will work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.	Annually outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.	6th Cycle	In Progress	This action is an ongoing effort as communication with affordable housing developers occurs routinely with both Community Development Department and the City Manager's office. In 2024, we received inquiries from affordable houisng developers; however, the overal effort is still ongoing.	Meetings		
Action 2.7	Encourage and facilitate the development of housing affordable to lower- income households in Village 1, Village 5, and Village 7 by offering incentives on a project-by-project, that may include: -Deferred development fees; -Reduced parking requirements; -Expedited application review and processing; and -Technical assistance with grant, loan, and tax credit applications. The City will hold annual roundtable discussion with North State BIA to discuss the status of the Housing Element goals, to promote infill opportunity sites and to provide any changes to City policies as it relates to multifamily housing. The City will gather feedback and will address any possible constraints, if identified.	8/12/2022	6th Cycle	In Progress	Yes, the City does meet with North State BIA on a monthly basis. Discussions are ongoing; however, discussions about improving multifamily housing procedures are still pending. That said, the City does routinely offer deferral of some development fees that are not passed through to other entities.	Meetings		
Action 2.8	The City will establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4.	12/1/2021	6th Cycle	In Progress	The City will look into setting up an SB 35 procedure by 2027. Staff has done some preliminary research on how to implement this program; however, the work progress is still ongoing.	Other		

Action 2.9	Inclusionary zoning ordinances require developers to include a certain percentage of rental or for-sale units that are affordable to lower-income people as a condition of development. The City will explore the adoption of a local inclusionary housing program. The program could include requiring developers of certain types of housing developments to construct inclusionary affordable units or, in limited circumstances where the City deems construction of inclusionary units to be impractical, pay an in-lieu fee or donate land to subsidize affordable housing development. Prior to adopting any inclusionary program, the City will conduct analysis to ensure that sufficient incentives exist to mitigate potential negative impacts from the program on the cost and supply of market-rate housing.	6/1/2022	6th Cycle	In Progress	The City will explore establishing a contract for a feasibility analysis, as the City Council expressed interest in pursuing an Inclusionary Housing Ordinance during its 2025 Strategic Planning Retreat.	Households		
Action 2.10	The City shall consider requiring an Affordable Housing Plan (AHP) that would be approved in conjunction with the earliest stage of project entitlement, typically with the City Council approval of the Specific Plan, Development Agreement, or other primary land use entitlement. The AHP would specify and include the following: - The number of dwelling units that will be developed as affordable to very low-, low-, moderate-, and above-moderate income households. - The number of affordable ownership and rental units to be produced. Such split shall be approved by the City Council based on housing needs, market conditions, and other relevant factors. The split of ownership and rental units shall be addressed within the plan of each individual project. - Program options within project-specific AHPs may include, but are not limited to, the following: o Actual production (on-site or off-site) of affordable units (including ownership and rental opportunities in the form of corner units, half-plexes, duplexes, cottages, creative alternative housing products, etc.) o Land dedication (on-site and off-site) o Rehabilitation of existing residential structures located within existing City neighborhoods	12/1/2021	6th Cycle	In Progress	The City will explore developing an Affordable Housing Plan (AHP) template for discretionary projects that include affordable housing units. Completion of this effort is anticipated in 2027.	Other		

Action 2.11	To assist in the development of affordable housing projects, the City will explore the following: -Implementation of a program similar to the Placer County Housing Trust either in coordination with the County and BIA, through a City-led program, or through other means of developing and implementation. The Placer County Housing Trust is supported by developer fees that are used to help fund a variety of affordable housing projects and existing housing programs. -A commercial linkage fee which would be charged to developers of new office or retail properties and used to fund the development of affordable housing.	7/1/2022	6th Cycle	In Progress	The City will evaluate the feasibility of joining the Placer County Housing Trust program for discretionary projects, recognizing that this is a significant undertaking.	Meetings		
Action 2.12	The City will consider increasing the maximum density in the High-Density Residential (HDR) designation and R-3 Zoning District from 20 units per acre to 30 units per acre. This density is consistent with the state's recommended default density for the development of affordable housing. If the City determines that increasing the density is not feasible, the City will consult with HCD.	6/1/2022	6th Cycle	In Progress	Currently, this action item is underway. City consultant and Planning Manager are working on increasing the maximum density. We are anticipating adoption by 2027.	Meetings		
Action 2.13	The City will help facilitate the expansion of the wastewater facility that will provide for additional capacity to accommodate development over the planning period. The City will have design, funding, and bond issuance by the end of calendar year 2021 and construction will begin by 2022. Additionally, the City will develop and adopt written policies and procedures that grant a priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing.	12/31/2022	6th Cycle	In Progress	Since adoption of the Housing Element Update in 2021, the Lincoln Sewer Maintenance District No. 1 Wastewater Authority (LiSWA) a JPA has assumed ownership of the Wastewater Treatment Plant and is now responsible for overseeing any future facility expansions.	Meetings		
Action 2.14	The City will evaluate current parking standards and modify as needed to ensure they do not pose a constraint to the development of housing. As a part of this, the City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the Light Industrial District (L-I)	12/31/2022	6th Cycle	In Progress	As part of the DMP+ODDS project, the City is evaluating the reduction or elimination of parking minimums. With respect to emergency shelter parking standards in the Light Industrial zone, additional research on AB 139 is needed to determine how these requirements can be incorporated into the Downtown Master Plan project.	Meetings		

Action 2.15	To assist the development of housing for lower income households on larger sites (over 10 acres), specifically in Specific Plans, the City will facilitate land divisions, and lot line adjustments, resulting in parcels sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. The City will offer the following incentives for the development of affordable housing which may include but is not limited to: -Streamlining and expediting the approval process for land division for projects that include affordable housing units, -Ministerial review of lot line adjustments, -Deferral of fees related to the subdivision for projects affordable to lower income households, -Providing technical assistance to acquire funding, and -Modification of development requirements.	12/21/2022	6th Cycle	In Progress	This implementation measure is still pending. The City will continue to emphasize the RHNA obligations based on this action item, as formal entitlement applications within Village 5 and SUD-B are filed.	Meetings		
Action 3.1	Continue to enforce the energy conservation requirements of the state building code standards. Continue to provide information to all residents regarding available home rehabilitation programs. Continue to complete the Green Building Program. Promote the reduction of energy consumption through the implementation of the Neighborhood Electric Vehicle Plan, the Golf Cart Transportation Plan (use of electric golf carts), and incorporation of bicycle lanes throughout the city. Require the use of recycled water for new large residential and commercial landscaping projects. Utilize its mixed-use land use designation to limit trips between commercial and residential land uses.	Ongoing, provide information on the City's website. As projects are processed through the Community Development Department.	6th Cycle	Continuous	This action is still ongoing as of 2025	Other		
Action 4.1	The City will continue to annually apply for HOME and CDBG funds for the City's Owner-Occupied Housing Rehabilitation Program. Continue the City's building code enforcement program for residential housing units.	Apply for funding annually, as Notice of Funding Available (NOFAs) are released. Code enforcement on a complaint basis.	6th Cycle	Continuous	This action is still ongoing as of 2025.	Meetings		

Action 4.2	Housing Rehabilitation Program.	Ongoing, as residents approach the Community Development Department counter.	6th Cycle	Continuous	This action is still pending as of 2025.	Meetings		
Action 5.1	The City does not currently have any proprieties at-risk of converting to market rate within the next ten years but as affordability covenants near expiration, will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per State Law.. The City will work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law. The City will contact the Placer County Housing Authority and the cities of Roseville and Rocklin to coordinate resources and seek expertise in the preservation of these units. The City shall contact Legal Services of Northern California and the Lincoln Lighthouse Counseling and Resource Center to assist renters.	Annually monitor units at risk of converting. Coordinate noticing as required per State Law.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings		
Action 6.1	Continue to require the payment of impact fees and/or other mitigation standards as required by state law from the construction of new developments for needed facilities, services, and utilities, as well as infrastructure improvements, such as water/sewer, roads, solid waste, and schools. The City shall annually review the City's fee structure and make recommendations for any needed fee changes.	8/12/2022	6th Cycle	Continuous	Impact fees are reviewed annually by the affected departments and agencies, with any recommended changes presented to City Council. At the beginning of each year, the City prepares Annual Development Impact Fee Reports based on the previous fiscal year.	Other		https://d2kbkoa27fdvtw.cloudfront.net/lincoln/f054a527b96d93a8419851781f9b61620.pdf

Action 7.1	Facilitate the construction of affordable rental housing for extremely low-, very low-, and low-income seniors. The following types of senior housing are needed in Lincoln: -Rental housing affordable to persons earning up to 80 percent of Placer County's median income. -"Continuum of care" housing that provides a range of on-site services, including independent living, assisted living, and institutional care. -Market-rate senior rental housing. The City will continue to provide assistance through the following financial and regulatory incentives: oRegulatory incentives on a project-by-project basis. These may include, but are not limited to, expediting permit processing, and/or parking requirements based on the bedroom mix of the project. oA 35-percent density bonus when at least 20 percent of the units are affordable to low-income households or 10 percent of the units are affordable to very low-income households. oAccessing state and/or federal subsidies or tax credit programs for new construction.	8/12/2022	6th Cycle	In Progress	As development opportunities involving Special Needs Housing for Seniors come into the City, the City will emphasize the available regulatory incentives for these developers, which makes this program ongoing.	Other		
Action 8.1	Facilitate the construction of subsidized rental housing affordable to extremely low-, very low-, and low- income persons that meet the of all special needs groups including, seniors, homeless, female headed households, persons with disabilities and persons with developmental disabilities. The City publicizes financial and regulatory incentive opportunities to developers and/or other parties interested in the construction of subsidized rental housing that meets the needs of special needs groups. Additionally, the City provides informational flyers at the Development Services Department and in all general development application packets.	Ongoing. Annually reach out to developers with information regarding financial and regulatory incentive opportunities.	6th Cycle	In Progress	This action is still pending as of 2025.	Other		

Action 8.2	As provided for in Chapter 18.47 of the Municipal Code, the City has a formal procedure for reasonable accommodation for housing for persons with disabilities in accordance with fair housing and disability laws. These procedures include provisions for clear rules that allow for a ministerial review process and identify who may request a reasonable accommodation (e.g., persons with disabilities, family members, landlords), time frames for decision-making, and provision for relief from the various land use, zoning, or building regulations that may constrain the housing for persons of disabilities. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website. The City will review the formal Reasonable Accommodate procedure and ensure all findings are in compliance with Government Code Section (Section 65583(c)(3)).	5/11/2022	6th Cycle	In Progress	This implementation measures requires the City to Amend Title 18 (Zoning) to allow for large group homes in residential zones by right. This effort is still ongoing and staff is not yet ready to bring forward an amendment that would help implement this program.	Meetings		
Action 8.3	Work with the Alta Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.	5/11/2023	6th Cycle	In Progress	This action is still pending as of 2025.	Meetings		
Action 8.4	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will review the Zoning Ordinance and amend to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permit this housing type in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Additionally, employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.	8/12/2022	6th Cycle	In Progress	This implementation measure has not yet been addressed. The current Zoning Ordinance does not reference farmworker housing, and staff will research how employee housing may be addressed within the Ordinance. However, an amendment may not be necessary, as the City currently has no agricultural parcels that would benefit from this land use. In addition, neither the Residential Estates (RE) nor Agricultural District (AD) zones are present on the City's zoning map.	Meetings		

Action 9.1	Continue to implement the City's First-Time Homebuyer Program. This program is designed to provide second mortgages that act as "gap" financing, meaning the second mortgage is making up the cost difference between what the buyer can afford for a first mortgage and the price of a home. The second mortgage is a "silent" second (i.e., payments are deferred with a low interest rate until an agreed-upon time period ends or the home is sold). Eligible participants must have an annual gross income at or below 80 percent of the Placer County median income, adjusted for family size, as defined by the Department of Housing and Urban Development. This program is available citywide and eligible properties include newly constructed or existing single-family detached housing, condominiums, and mobile homes placed on permanent foundations.	Ongoing. Annually apply as NOFAs are released.	6th Cycle	In Progress	This action is still pending as of 2025.	Meetings		
Action 10.1	Amend the Zoning Ordinance to allow transitional and supportive housing types in the Residential Estate (R-E) district an allowed use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. To further address state law, supportive housing will be allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones, per Government Code Section 65583 and 65650.	8/12/2022	6th Cycle	Completed	The City could amend the Zoning Ordinance; however, doing so would have no practical effect because there are currently no Residential Estates (R-E)–zoned parcels within the City. In addition, the new villages undergoing annexation, or proposed for future annexation, do not include any R-E zoning designations. Accordingly, it is recommended that this implementation measure be removed in the next Housing Element update and, in the interim, marked as completed.	Meetings		
Action 10.2	Amend the Zoning Ordinance to allow low-barrier navigation centers for the homeless, per Government Code 65660–65668.	6/1/2022	6th Cycle	Not Yet Started	The City has not yet initiated this implementation measure to facilitate service-enriched shelters for individuals experiencing homelessness, survivors of domestic violence or sexual assault, women, or youth. Under state law, "Low Barrier Navigation Centers" are considered a land use by right in areas zoned for Mixed Use and in nonresidential zones that permit multifamily uses.	Meetings		

Action 11. 1	The following list the City plans include in the AFFH. -Implement Actions 2.3, 2.4, 2.9, 4.1, and 4.2 to affirmatively further fair housing, including targeting community revitalization through place-based programs, enhancing mobility between neighborhoods, and developing strategies to reduce displacement risk in areas of higher concentration of lower-income households and overpayment (e.g. Actions 2.6, 2.9, 7.1, and 8.1) and facilitating affordable housing in high opportunity areas and Specific Plan areas (e.g. Action 2.7. -Work with Legal Services of Northern California on a quarterly basis to track fair housing complaints to enforce fair housing laws. -Meet annually with transit agencies to assess need for increased service between neighborhoods and job centers to improve residents' access to employment and identify mechanisms to fund expansion. -Integrate housing choices and affordability throughout the Villages Plan areas and require transit infrastructure to be constructed on new roadways. -Provide annual training to landlords and property owners on avoiding discriminatory practices based on income or other protected classes and their requirement to grant reasonable accommodation requests	8/12/2022	6th Cycle	In Progress	This implementation measure includes 19 action items that remain pending. Staff will need to address these tasks during the remainder of the current Housing Element cycle, with the possibility of carrying them forward into the next 8-year Housing Element Update.	Meetings		
Action 12.1	Monitor and evaluate the performance of the City in implementing the housing programs and prepare a report to the City Council. The report to the City Council will include: 1) Documented achievements of the implementation of goals, policies, and actions within the Housing Element. 2) An evaluation of the City's performance in relation to the quantified objectives within the Housing Element. 3) If needed, recommendations for appropriate refinement or revision from the documented achievements and evaluation. Per the City Council's direction, the City will make the appropriate modifications to the housing programs. Changes because of this assessment do not necessarily have to be amendments to the City's Housing Element.	Annually, by April 1.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings	1	

Action 12.2	To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.	Annually monitor and report by April 1 each year.	6th Cycle	In Progress	This action is still ongoing as of 2025.	Meetings		

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E
Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only				Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+. For detailed reporting requirements, see the chcklist here:
	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	Extremely Low-Income+	Very Low-Income+	Low-Income+	TOTAL UNITS+	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

For up to 25 percent of a jurisdiction's moderate-income regional housing need a

Project Identifier			
1			
Prior APN+	**Current APN**	**Street Address**	**Project Name+**
Summary Row: Start Data Entry Below			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Above Moderate Income Units Converted to M

allocation, the planning agency may include the number of units in an ex
for the unit. Before adding information to this table, please ensure h

	Unit Types			
	2	3		
Local Jurisdiction Tracking ID	**Unit Category** (2 to 4,5+)	**Tenure R=Renter**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**
			0	0

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
oderate Income Pursuant to Government Code section 65400.2

xisting multifamily building that were converted to deed-restricted rental housing for moderate-ir ousing developments meet the requirements described in Government Code 65400.2(b).

Affordability by Household Incomes After Conversion

		4		
Low- Income Deed Restricted	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
0	0	0	0	0

ıcome households by the imposition of affordability covenants and restrictions

Units credited toward Moderate Income RHNA		Notes
5		6
Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
0		

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Period	6th Cycle	05/15/2021 - 05/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)

NOTE: This ta
of ALL surplus
jurisdiction ov

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Housing Element Imp

Table H
Locally Owned Sur

Parcel Identifier

1	2	3	4
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**
Summary Row: Start Data Entry Below			

ble must contain an inventory s/excess lands the reporting wns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

GRESS REPORT
plementation

plus Sites

Designation	Size	Notes
5	6	7
Surplus Designation	**Parcel Size (in acres)**	**Notes**

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:

Cells in gre

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of S

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low-Income Deed Restricted**	**Very Low-Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate-Income Deed Restricted**	**Moderate-Income Non Deed Restricted**	**Above Moderate-Income**
Summary Row: Start Data Entry Below												

Jurisdiction	Lincoln	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	05/15/2021 - 05/15/2029

ANNU

Local governments are required to inform HCD about any local tenant preference ordinan
Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adoptin
m

Does the Jurisdiction have a local tenant preference policy?	No
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	
Notes	

Table K
Tenant Preferenc

ce the local government maintains v
ıg a tenant preference are required
ıore than 90 days after the ordinanc

ESS REPORT

e Policy

when the jurisdiction submits their annual progress report on housing
to create a webpage on their internet website containing authorizing
ce becomes operational.

g approvals and production, per Government
local ordinance and supporting materials, no

Jurisdiction	Lincoln	**NOTE: This tabl your jurisdiction**
Reporting Period	2025	(Jan. 1 - Dec. 31) **Local register of none, leave blan**

ANNUAL ELEMENT
Housing Eleme

Ta

Historica

Parcel Identifier		**Desig**	
1			
APN	**Street Address/Intersection**	**Date of Designation**	**Designation Level**
Summary Row:			

e needs to be completed with any sites within
that were newly added to a National, State, or
historic places within the reporting year. If
k.

T PROGRESS REPORT
ent Implementation

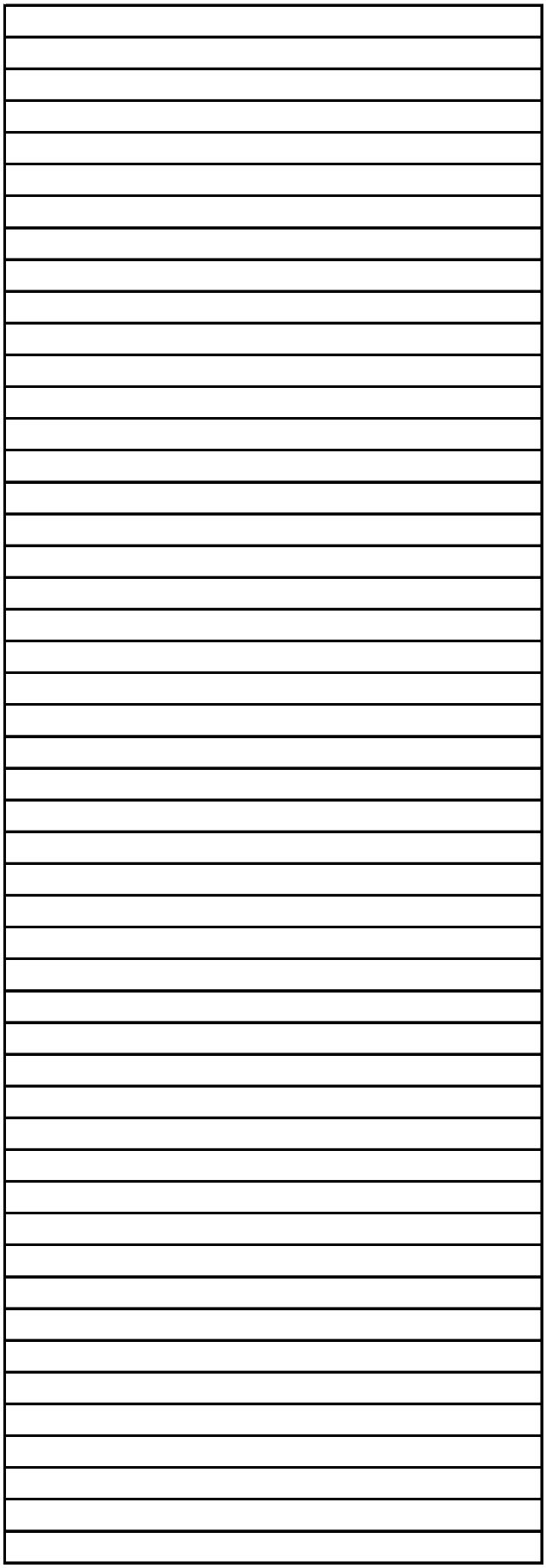
able L
al Resources

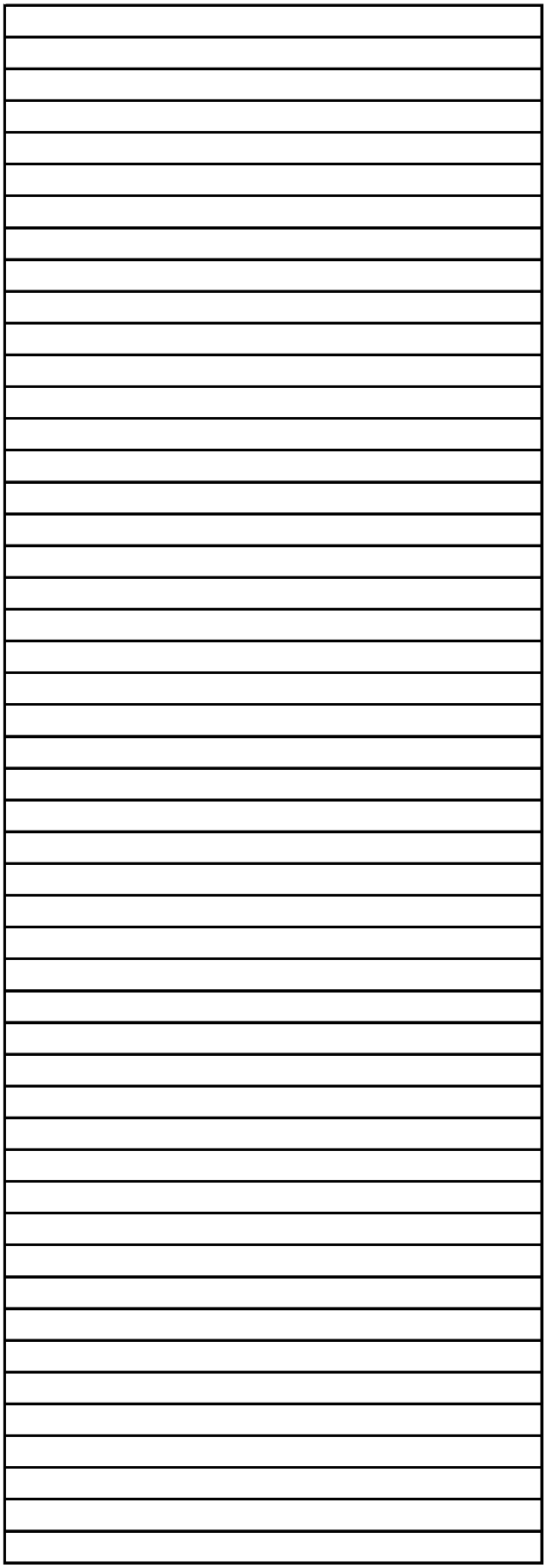
gnation		Size
2		3
Historic Site Period	Areas of Significance	Parcel Size (in acres)

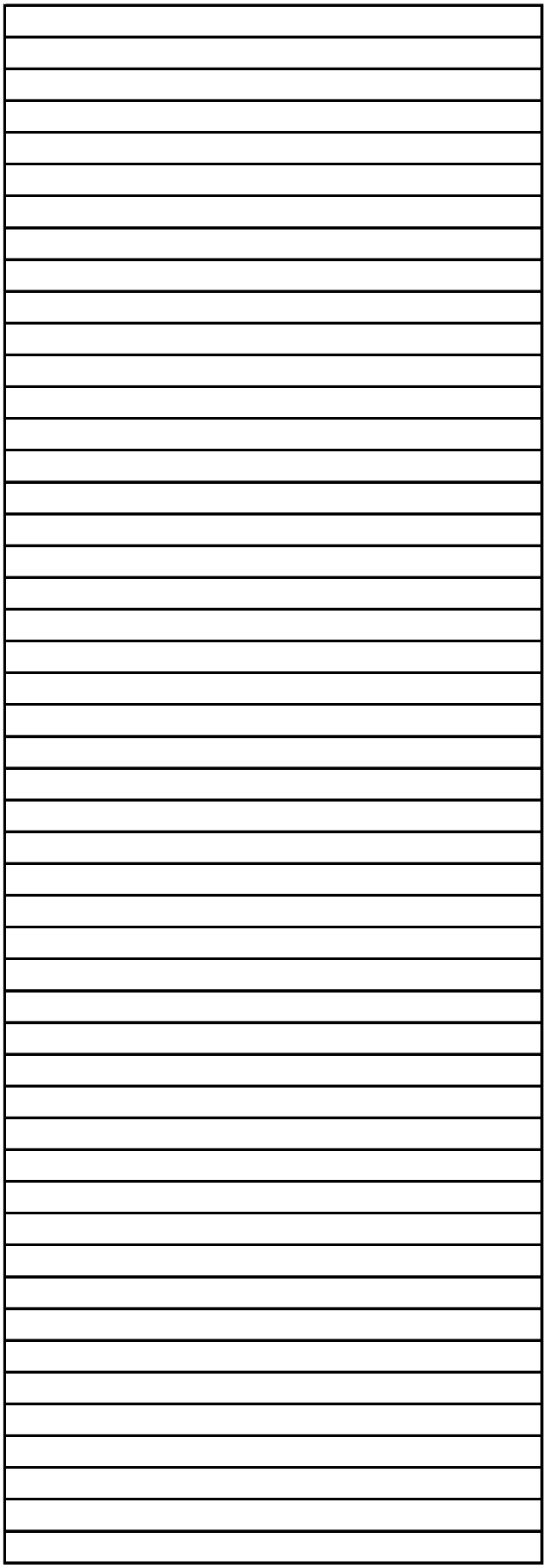
Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Notes

4
Notes









Jurisdiction	Lincoln
Reporting Year	2025

Please update the status of the proposed uses listed i

Total Award Amount	$

Task	$ Amount Awarded

Summary of entitlements, building permits, and certific

Completed Enti	
In	
Acutely Low	
Extremely Low	
Very Low	
Low	
Moderate	
Above Moderate	

Total Units

Building Per
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

Certificate of Oc
In
Acutely Low
Extremely Low
Very Low
Low
Moderate
Above Moderate
Total Units

(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROG
Local Early Action Planning
(CCR Title 25 §6

n the entity's application for funding and the corresponding impact on housing within the regior

-	*Total award*

$ Cumulative Reimbursement Requested	

:ates of occupancy (auto-populated from Table A2)

tlement Issued by Affordability Summary	
come Level	Current Year
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
	0

	0

mits Issued by Affordability Summary	
come Level	**Current Year**
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	6
Deed Restricted	0
Non-Deed Restricted	9
	396
	411

cupancy Issued by Affordability Summary	
come Level	**Current Year**
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	0
Non-Deed Restricted	0
Deed Restricted	6
Non-Deed Restricted	8
Deed Restricted	0
Non-Deed Restricted	67
Deed Restricted	0
Non-Deed Restricted	12
	465
	558

RESS REPORT
(LEAP) Reporting
5202)

n or jurisdiction, as applicable, categorized based on the eligible uses specified in Sect

amount is auto-populated based on amounts entered in rows 15-26.

Task Status	Other Funding

tion 50515.02 or 50515.03, as applicable.

Notes

STAFF REPORT

Item Number 11.A

SUBJECT: Planning Entitlement Tracker

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: February 18, 2026

ATTACHMENTS:
PC Tracker_Feb 2026.pdf

PLANNING ENTITLEMENT TRACKER (as of 2/9)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
The Grove - Production Homes Review	Specific Development Plan/Design Review	Development of 302 active adult residential lots. The age-restricted community consists of nine single-family detached floor plans ranging from 1,457 to 2,536 square feet. This project is part of the Village 1 Specific Plan Area.	South of McBean Park Drive and West of Stardust Lane (APN: 021-274-040-000)	DRB recommended approval on 01/30/26, PC tentatively scheduled for 2/18/26
Leavell North	Tentative Parcel Map	Tentative Parcel Map to split 103.18 acres (APNs: 021-274-036, 021-274-065) into four separate parcels.	South of McBean Park Drive and North of future Oak Tree Lane (APNs: 021-274-036 & -065)	City Council tentatively scheduled for March
Stardust 12	Tentative Subdivision Map/Specific Plan Amendment/Development Agreement	Application for a Tentative Subdivision Map, Specific Plan Amendment, and Development Agreement for the residential development of approximately 13 acres. The proposed project includes rezoning the project site to VMDR to create 86 single-family residential lots.	Southwest corner of McBean Park Drive and Stardust Lane (APN: 021-274-038 & -039)	Under departmental review; PC tentatively scheduled for 3/18/26
The Waterfront	Development Agreement	Proposed Mixed Use Development consisting of 271 residential apartment units and 50,000 square feet of commercial within Village 1 Specific Plan.	Southeast corner of McBean Park Drive and Oak Tree Lane (APN: 021-274-033-000)	Waiting for resubmittal from applicant
Turkey Creek Golf Course Driving Range Netting	Conditional Use Permit (CUP)	Amendment to the Turkey Creek Golf Course's Conditional Use Permit for the proposed construction of a maximum 100-foot netting along Driving Range portion of Turkey Creek Golf Course.	Oak Tree Lane north of McBean Park Drive on Turkey Creek Golf Course (APN 021-272-009-000)	Under departmental review

VILLAGE 5

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Brar Pre-Annexation Proceedings	Pre-Annexation Proceedings	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 116-acre property within the Village 5 Specific Plan.	2660 Moore Road; APN 021-263-016-000	Application deemed complete; pending departmental review
Windsor Cove	General Development Plan Amendment/Large Lot Tentative Subdivision Map/Small Lot Tentative Subdivision Map/Development Agreement	Proposed Large Lot and Small-Lot Tentative Subdivision Map creating a total 172 residential lots, recreational and open space lots	Northeast corner of Moore Road & Fiddyment Road (APN: 021-490-002-000)	Waiting for resubmittal from applicant

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Liberty at Lincoln Village 1 - Production Homes Review	Design Review Modification	Production home review for (78) 50'x105' lots, 4 floor plans with 3 elevations per plan. Plans range from 2,173 sf to 3,631 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and north of Honor Lane (APN: 327-380-009-000)	DRB recommended approval on 01/30/26, PC tentatively scheduled for 2/18/26
Liberty at Lincoln Village 2 - Production Homes Review	Design Review Modification	Production home review for (70) 50'x95' lots, 3 floor plans with 3 elevations per plan. Plans range from 2,458 sf to 2,785 sf. Elevations feature a Spanish, Farmhouse and Craftsman style.	East of Liberty Parkway and south of Honor Lane (APN: 327-380-008-000)	DRB recommended approval on 01/30/26, PC tentatively scheduled for 2/18/26
Liberty at Lincoln - Village 8	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 106 50'x55' single family residential lots within the Village 7 Specific Plan area.	Southeast corner of Ferrari Ranch Road and future Western Blvd (APN: 327-380-002-000)	Waiting for resubmittal from applicant

PLANNING ENTITLEMENT TRACKER (as of 2/9)

Liberty at Lincoln - Village 9	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 48 50'x95' single family residential lots and a 9.5-acre community park site.	West of future Western Blvd extension (APN: 021-283-044-000)	Waiting for resubmittal from applicant
Village 7B Amendments	Specific Plan Amendment/General Development Plan Amendment	Amendments to Specific Plan and General Development to modify the land use plan for annexed land within Village 7, as well as unannexed land within Village 7 and Village 5.	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Waiting for resubmittal from applicant
Village 7B Annexation	Annexation	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 180 acres of property within the northern portion of the Village 7 Specific Plan (~146 acres) and a portion within the Village 5 Specific Plan (~34 acres).	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review

SUD-B NEQ

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
West Lincoln Square Commercial	Specific Development Plan/Design Review/Tentative Subdivision Map/Conditional Use Permit/General Development Plan Amendment	Project proposes the following: zone text amendment to the SUD-B NEQ GDP, amended Tentative Subdivision Map, Specific Development Permit/Design Review, Conditional Use Permit, General Development Plan amendment to develop ~39 acres into ~244,000 square feet of commercial development	Northeast corner of Highway 65 and Nelson Lane (APN: 021-262-044-000)	DRB recommended approval on 01/30/26, PC tentatively scheduled for 3/18/26

OTHER AREAS

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Chevron CUP	Conditional Use Permit (CUP)	Proposed sale and/or consumption of alcoholic beverage in accordance with LMC Section 18.22.030. (21) and Public Convenience of Necessity Letter (PCN) LMC Section 18.60 (Alcohol Sales)	151 East Joiner Parkway	Under departmental review
Freedom Rentals CUP	Conditional Use Permit (CUP)	Revocation of existing CUP (PLN24-00014) for car rental and replacement of a new CUP for rental of a maximum six moving trucks	561 7th Street ; APN 008-161-007-000	Applicant has revised scope of project; pending additional review
JLC Ready Mix	Design Review	Project proposes to build a two story office building with concrete plant observation room.	1360 Gladding Road	Application deemed complete; under departmental review
Lincoln Skyways Hangar	Design Review Permit	Proposed construction and operation of a new 100 foot x 135 foot steel building aircraft hangar within the Lincoln Regional Airport.	No situs address; APN: 021-590-016-000	Application deemed complete; under departmental review
Lincoln 14	Rezone/General Plan Amendment/General Development Plan Amendment/Tentative Subdivision Map	The project proposal includes a Rezone, General Plan Amendment, and GDP amendment to rezone commercial and business-professional uses to residential and open space uses. The proposed Tentative Subdivision Map will create 55 single-family residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-017, -032, and -100)	Project on hold

PLANNING ENTITLEMENT TRACKER (as of 2/9)				
Lincoln 270	Rezone/General Plan Amendment/Specific Plan Amendment/General Development Plan Amendment/Design Guidelines Amendment/Development Agreement Amendment/Large Lot Tentative Map Modification	Proposed amendments to the adopted Lincoln Village 270 Specific Plan, General Development Plan, and Design Guidelines to rezone some commercial and business-professional uses to residential and park uses. A Development Agreement Amendment and Large Lot Tentative Map Amendment will be required due to the proposed rezone.	Located between Highway 65 and Industrial Avenue (multiple APNs)	Project on hold
Lincoln Gateway Residential	General Development Plan Amendment/Rezone/Tentative Subdivision Map	Proposed amendment to the General Development Plan, Rezone 1.5 acres from Business Professional to Medium Density Residential RD 12.9. The proposed Tentative Subdivision Map would divide the property into 16 lots.	Southwest corner of 1st Street and E Street (APN: 008-280-032-000)	Under departmental review
Prairie Point Telecommunications Facility	Conditional Use Permit (CUP)	CUP to build a 60-foot mono-broadleaf cell communications tower within a 3,600SF lease area and associated improvements located on an open space parcel near Twelve Bridges Elementary School.	Located Southwest of Twelve Bridges Elementary School (APN: 334-010-013-000)	Application deemed complete; under departmental review
Starbucks/Circle K at 1st St and Joiner Parkway	Tentative Subdivision Map/Conditional Use Permit	The proposed Tentative Subdivision Map would divide the existing 2 acre property into two 1 acre lots. The drive-thru for the Starbucks will require a Conditional Use Permit and the convenience store for the Circle K will require a Conditional Use Permit for alcohol sales.	Southeast corner of 1st Street and Joiner Parkway (APN: 021-321-089-000)	DRB recommended approval on 11/20/25, Planning Commission tentatively scheduled for 3/18/2026
Walmart Remodel	Design Review Modification	Design Review modification to make exterior modifications to existing Walmart Neighborhood Market. The project scope includes changes to exterior paint colors and signage, and re-striping the parking lot.	255 Lincoln Boulevard	PC tentatively scheduled for 2/18/26