CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
August 20, 2025

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

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

PLANNING COMMISSION

6:00 PM
City Hall
Council Chambers, 3rd Floor
600 Sixth Street
Lincoln, CA 95648

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

CITY OF LINCOLN STAFF -

Nita Wracker, Interim Comm. Dev. Director	Kristine Mollenkopf, City Attorney
Rommel Pabalinas, Comm. Dev. Planning Manager	SP Mann, Senior Engineer
Efren Sanchez, Senior Planner	Mikaela Noble, Associate Planner
Thomas Cuickshank, 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 onany 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

6.A Code Diagnosis Presentation (Mikaela Noble and Opticos Design, Inc.)

7. DISCLOSURE OF EXPARTE COMMUNICATION

8. CONSENT

8.A Review and approve May 21, 2025 meeting minutes

8.B Review and approve June 18, 2025 meeting minutes

9. PUBLIC HEARINGS

9.A Lincoln Place Tentative Subdivision Map - Time Extension Public hearing to consider the request of a time extension to an approved Tentative Subdivision Map (Lincoln Place) for an additional two (2) years with a new map expiration of September 12, 2027 (APN: 021-310-018 and -019).Â Owner/Applicant: Janay A. Hoffman Trust. (PLN25-00007). (Efren Sanchez)

9.B The Event Center - A Conditional Use Permit application to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of Public Convenience or Necessity (PCN) within an existing building located at 645 5th Street (Beermann Building) in Downtown Lincoln (APN: 008-146-001). The proposed land use includes hosting ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. Property Owner: Leon F. Corcos Jr. Trust / Applicant: Steven Pagano (PLN25-00016). (Efren Sanchez)

9.C Accessory Dwelling Units (ADU) Ordinance - Amendments: Proposed text amendments to Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and related sections of Title 18 (Zoning) as recommended by the California Department of Housing and Community Development (HCD). (Efren Sanchez)

10. GENERAL BUSINESS

10.A Brown Act Training (Kristi McKenney, Junior Deputy City Attorney)

11. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

11.A Planning Project 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 6.A

SUBJECT:	**Code Diagnosis Presentation** (Mikaela Noble and Opticos Design, Inc.)
SUBMITTED BY:	Mikaela Noble
DEPARTMENT:	Community Development
DATE:	August 20, 2025

STAFF REPORT

Item Number 8.A

SUBJECT:	Review and approve May 21, 2025 meeting minutes
SUBMITTED BY:	Eugenie Guadron
DEPARTMENT:	Community Development
DATE:	August 20, 2025

ATTACHMENTS:
8.A. Draft Meeting Minutes 05.21.2025

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
May 21, 2025

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

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

3. PLEDGE OF ALLEGIANCE – was led by Vice Chair E.Johnson.

4. AGENDA MODIFICATION – None.

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

Vice Chair E.Johnson provided information on the completion of the Fitness Court located at Foskett Regional Park on Joiner Parkway and encouraged residents to use it. Vice Chair E.Johnson thanks staff and City Council for the support of the project.

6. INFORMATIONAL ITEMS FROM STAFF

7. DISCLOSURE OF EXPARTE COMMUNICATION –

Commissioner Manning had communication with Richland Communities developers on the Village 5 project.

8. CONSENT –

8.A. Review and approve March 19, 2025 meeting minutes.

Motioned (Offered by Commissioner J.Johnson, seconded by Commissioner Hutchinson) to approve the March 19, 2025 meeting minutes**. Unanimously Approved by voice call vote with no opposition, and Commissioner Jackson abstained (6-0-1-0).**

9. PUBLIC HEARINGS –

9.A **Twelve Bridges Retail Center –** A Public hearing to consider a Specific Development Plan / Development Permit (Master Plan), Conditional Use Permit, Findings of Consistency with the General Plan for Vacation of Landscape Easement, and Tentative Parcel Map application.

Efren Sanchez, Senior Planner, presented to Planning Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. Commission discussed with staff, consultant (traffic engineer), and developer representative responding to comments. Chairman Gilbert opened the public hearing at 7:15 P.M. The following provided public comment:

Eric Kurland, Lincoln resident

Seeing no additional comment, Chairman Gilbert closed the public hearing at 7:20 P.M.

DRAFT

Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner Jackson) to approve Resolution 2025-05 The Commission finds the project is exempt from CEQA and no further environmental document is required. **Approved by the following roll call vote:** Hutchinson – Aye, Jackson – Aye, Herzog Aye, J.Johnson –- Aye, Manning – Aye, E.Johnson – Aye and Gilbert – Aye (7-0-0-0)

Motioned (Offered by Commissioner Jackson, seconded by Vice Chair Johnson) to approve Resolution 2025-06 Recommend City Council approval of a Tentative Parcel Map for the project. **Approved by the following roll call vote:** Jackson - Aye, E.Johnson – Aye, Herzog – Aye, Hutchinson – Aye, J.Johnson – Aye, Manning – Aye and Gilbert – Aye (7-0-0-0)

Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner Herzog) to approve Resolution 2025-07 Specific Development Plan/ Development Permit (Master Plan) and Conditional use Permit for the project **Approved by the following roll call vote:** Hutchinson – Aye, Herzog – Aye, Jackson - Aye, J.Johnson – No, Manning – No, E.Johnson – Aye and Gilbert – Aye (5-2-0-0)

Motioned (Offered by Commissioner Herzog, seconded by Commissioner Hutchinson) to approve Resolution 2025-08 Proposed vacation of landscape easement along Galewind Drive and Colonnade Drive consistent with the General Plan. **Approved by the following roll call vote:** Herzog – Aye, Hutchinson – Aye, Jackson - Aye, J,.Johnson – Aye, Manning – Aye, E.Johnson – Aye and Gilbert – Aye (7-0-0-0)

10. GENERAL BUSINESS

10.A **AdHoc Theme and Naming Committee** - Public member appointee

Rommel Pabalinas, Planning Manager announced that at the April 9th Theme and Naming Committee meeting, Elizabeth Jensen had been appointed as the public member. There was no objection from the commissioners.

11. COMMISSIONER COMMENTS –

Commissioner Herzog appreciated his colleagues and the discussions during this meeting, and values being part of the commission team.

Commissioner Jackson echoed what Commissioner Herzog commented. Commissioner Jackson thanked the commissioners for the welcoming greetings, and thanked staff for the great job in the in-depth preparation for the meeting.

Commissioner Hutchinson concurred with Commission Jackson.

Commissioner Manning commented on the good debate during this meeting and would like discussion on how to get the specific zoning.

- Kristine Mollenkopf, City Attorney, reminded the commissioners of their involvement in reviewing the General Plan, including zoning and receiving their input. Attorney Mollenkopf also mentioned that the councilmembers went through a very extensive strategic planning retreat – revisions are to come.
- Manager Pabalinas announced the upcoming Code Diagnosis update.

DRAFT

Commissioner J.Johnson enjoyed Mr. Sanchez' extensive staff work and appreciated Mr. Sanchez' and Director Christian Svensk's time to sit down with him to review the staff report. Commissioner J.Johnson congratulated Vice Chairman Johnson on the completion of the Fitness Court. Commissioner J.Johnson also announced he will not be at the June Planning Commission meeting.

Vice Chair Johnson also thanked staff for the agenda preparation and appreciated the debate and reminded the community to check out the Fitness Court located at the Foskett Regional Park

Chairman Gilbert thanked everyone and noted the upcoming Village 5 development and to research the area.

12. ADJOURNMENT –

Chairman Gilbert adjourned the meeting at 7:57 P.M.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT

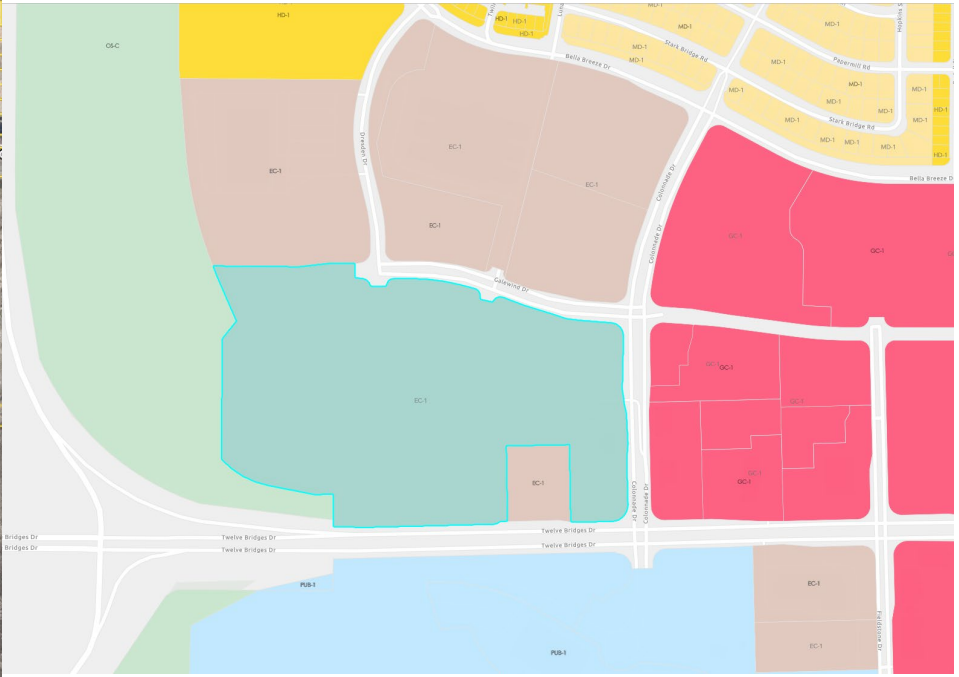


Twelve Bridges Retail Center

Item 9A / Planning Commission / May 21, 2025 / Efren Sanchez, Senior Planner

Location





- 29.7-acres within Twelve Bridges Specific Plan and GDP
- Approximately 245,750 SF
- GP: Employment Center (EC) , Zoning: Employment Center (EC-1)
- APN: 329-010-094

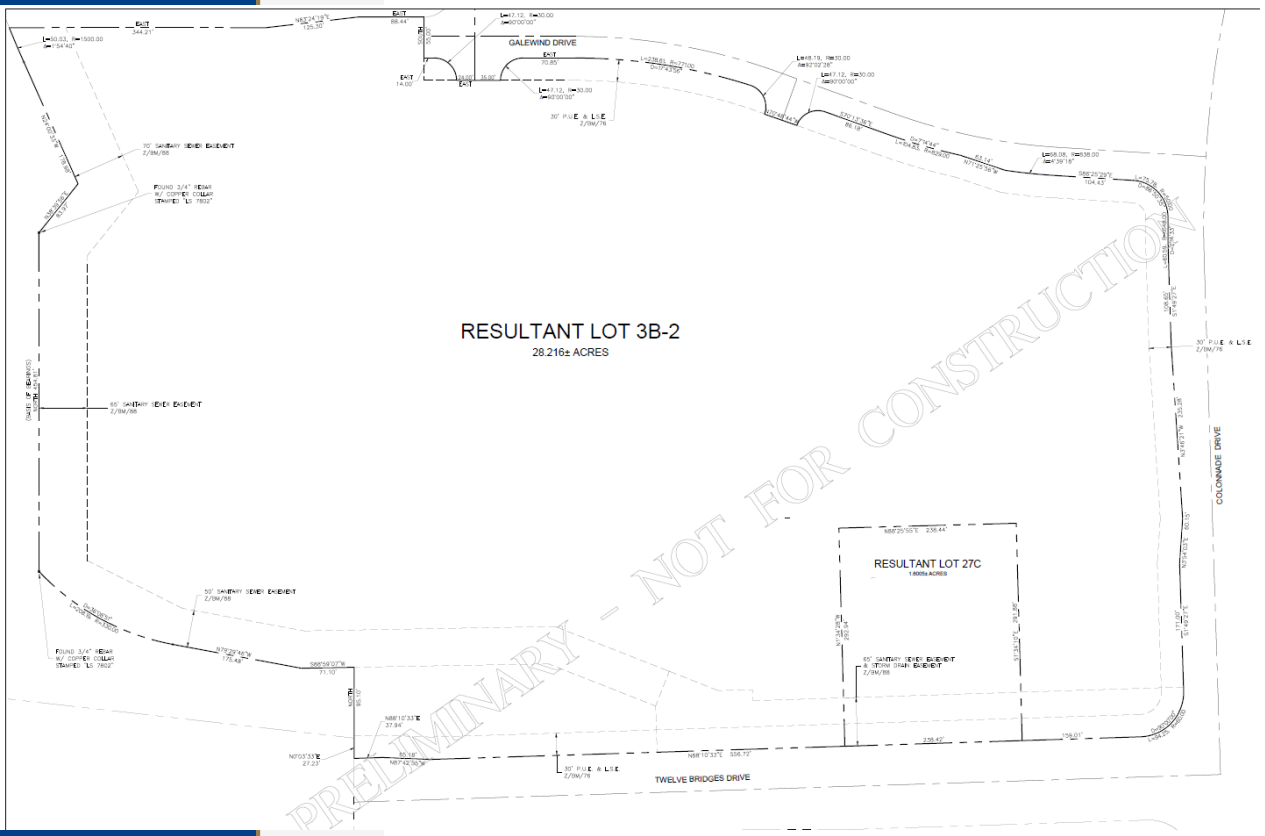
Project Details – SDP/DP (Master Plan)



14 Buildings

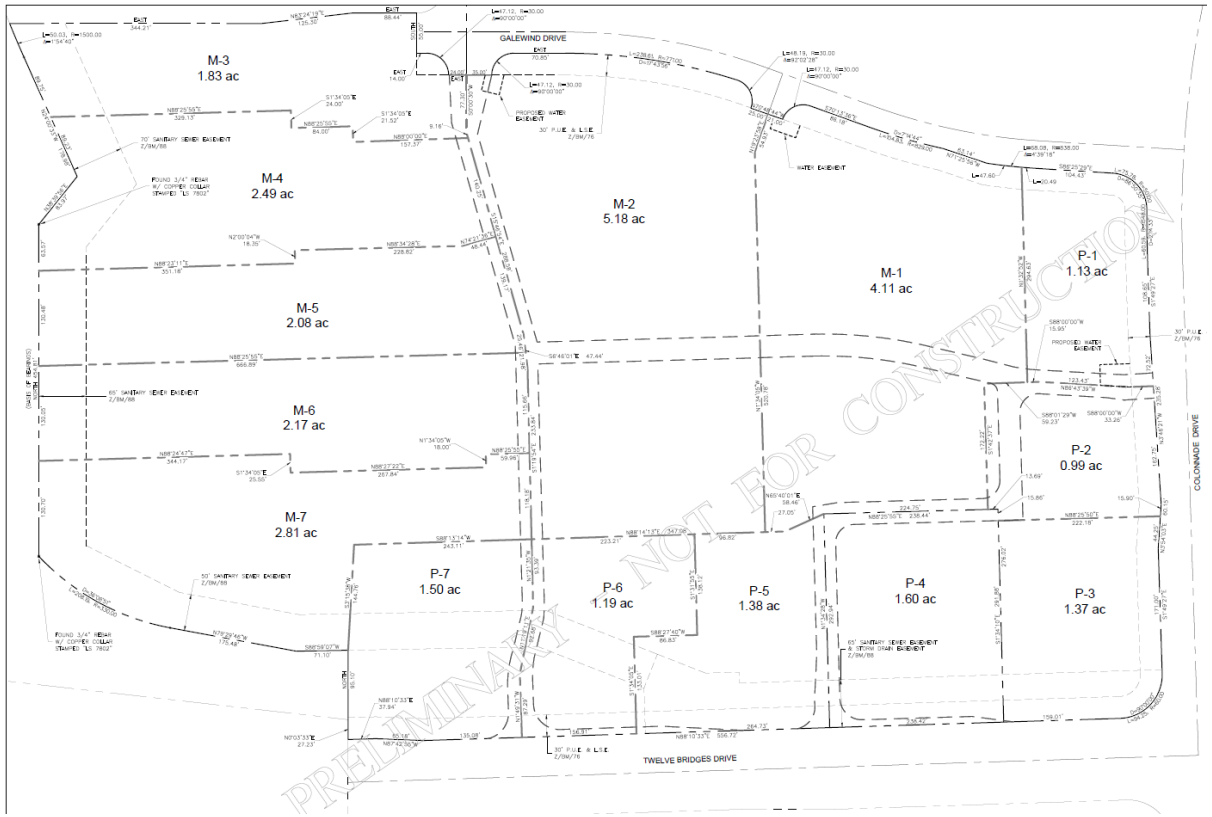
- Major Retail (M1-M2) larger than 25,000 SF
- Junior Major Retail (M-3 – M-7) 15,000 SF – 25,000 SF
- Multi-tenant Pad (P-1, P-2, P-6, and P-7) 4,000 SF – 12,000 SF
- Single-tenant Pad (P-3 and P-5) under 5,000 SF
- P-4 BP/ARCO (Previously Approved)
- Pads: P-1, P-3, P-5, and P-7 can accommodate Drive-thru facilities / restaurants

Project Details – Tentative Parcel Map



Before: 2 parcels

After: 14 Parcels

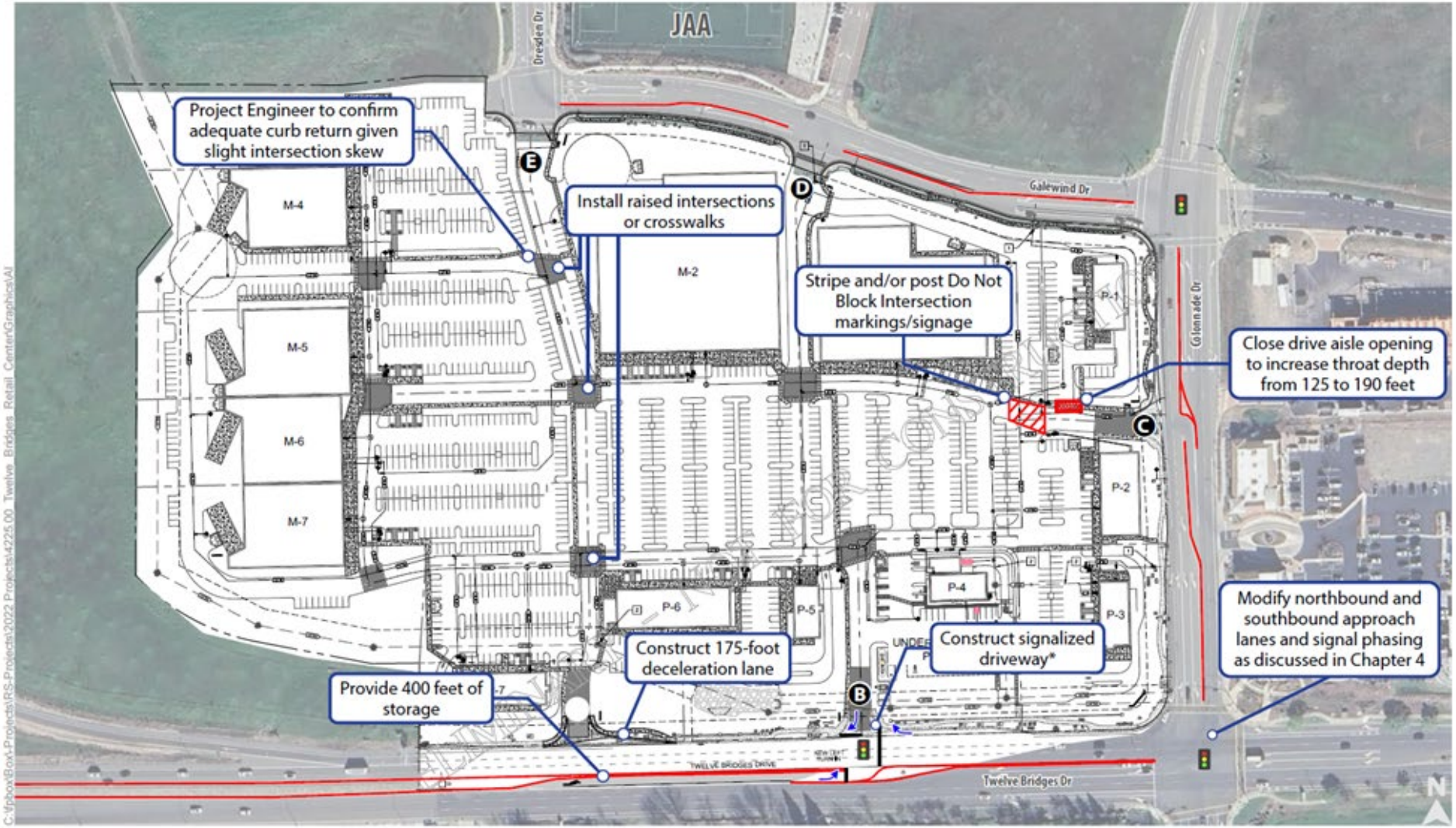


Project Details – Site Access



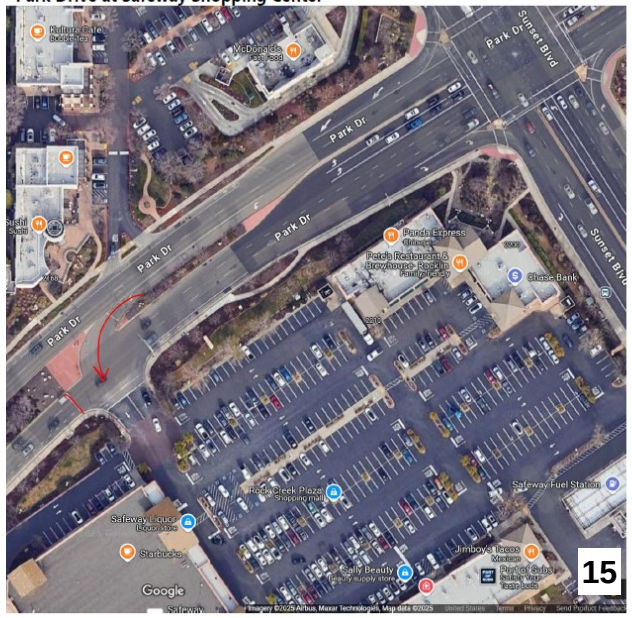
- Driveway A:
  - (New) Right-in/right-out movement
- Driveways B - E:
  - Existing

Project Details – Site Access Driveway B



- Driveway B: Existing. Left-turn ingress with a partial signalized intersection as recommended by Traffic Study.
- Similar to Rocklin Safeway

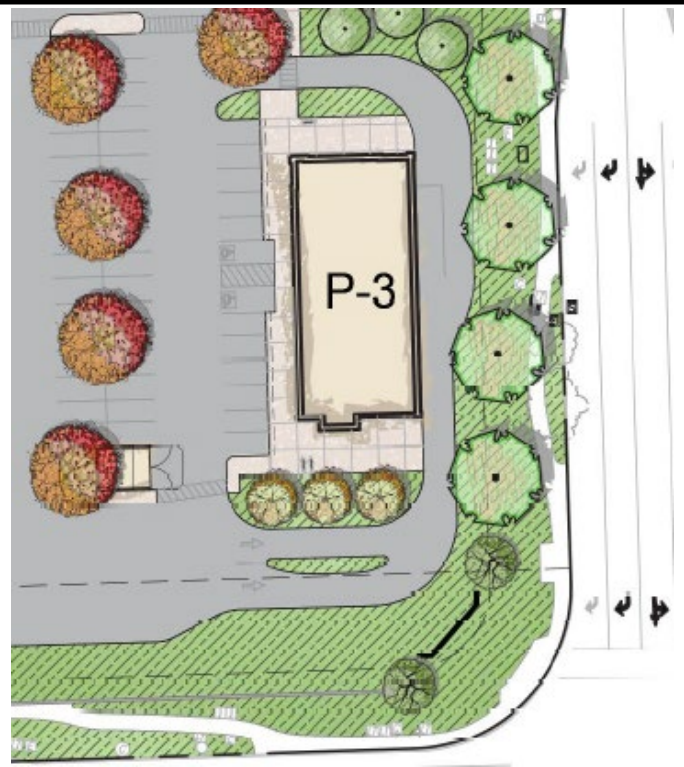
- Park Drive at Safeway Shopping Center



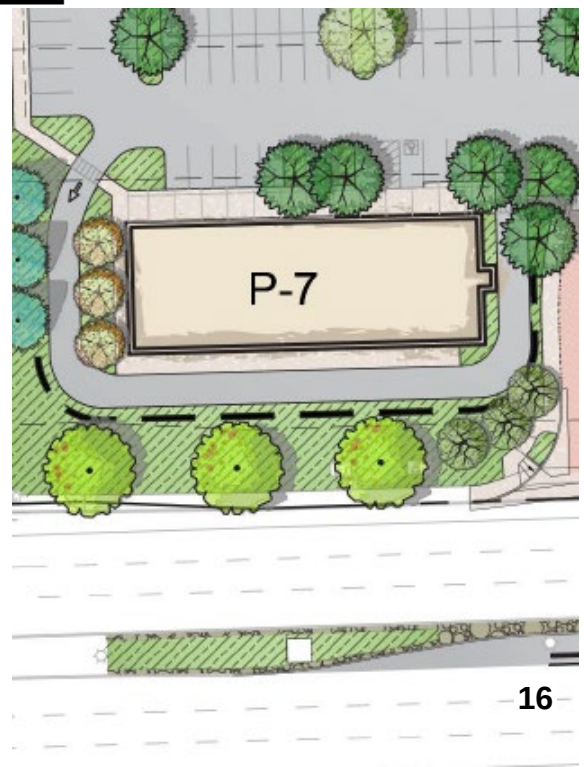
Project Details – Parking & Drive-Thru

PARKING SPACES			
Building Area (s.f.)	Required Parking		Provided
	LMC 18.44.090	# of Stalls	# of Stalls
241,750	1 stall / 225 s.f.	1,074	1193 +/-









Project Details – Design & Architecture

Major: 58 feet tall



Junior: 35 feet tall



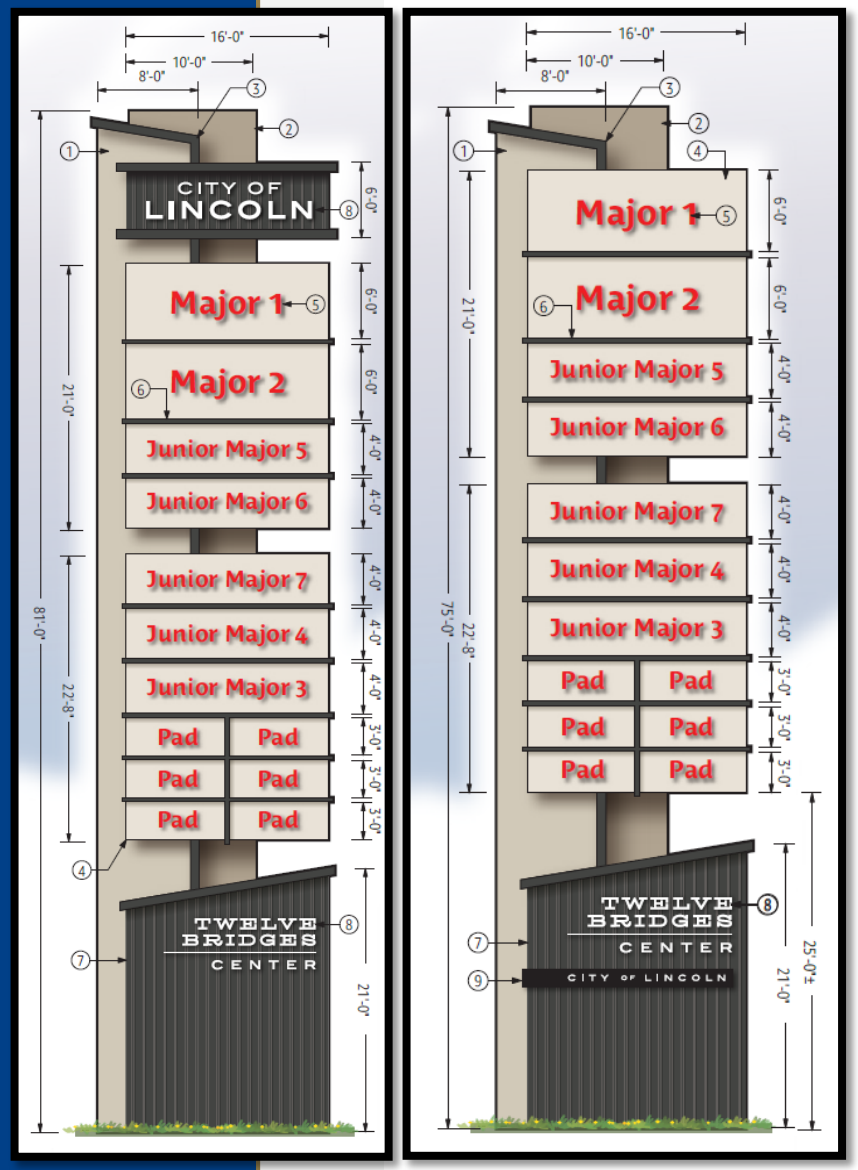
Multi-tenant: 37 feet tall



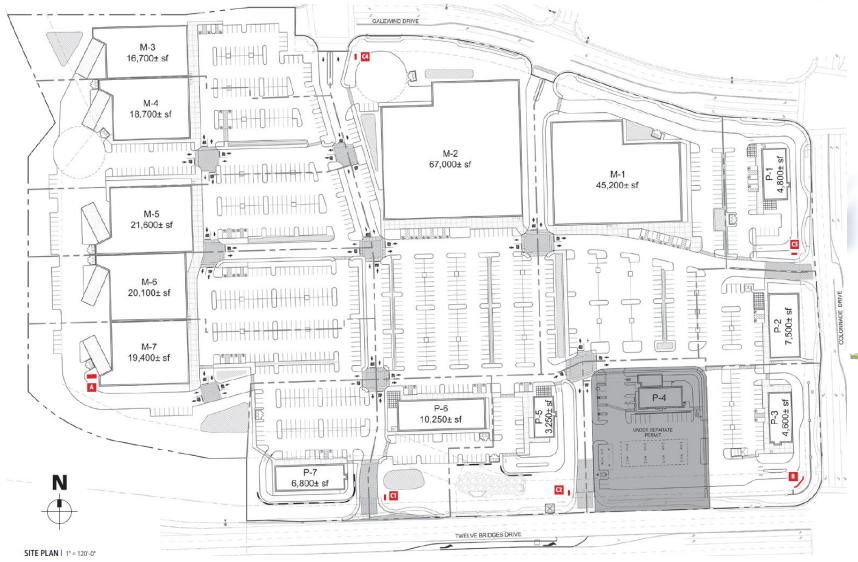
Single-tenant: 33 feet tall

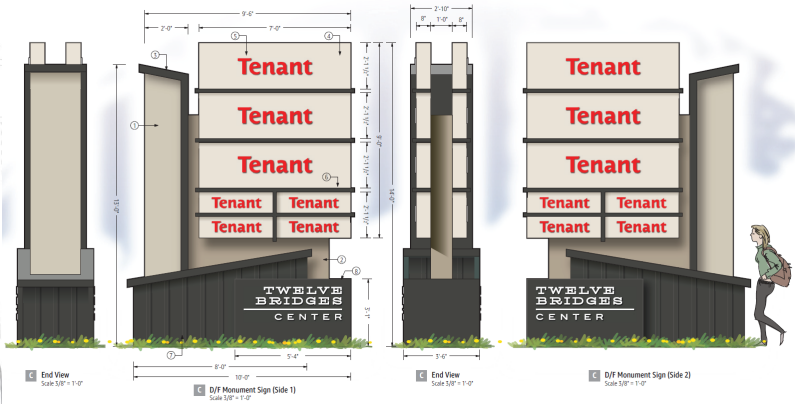


Project Details – Master Sign Program & Design Review Board



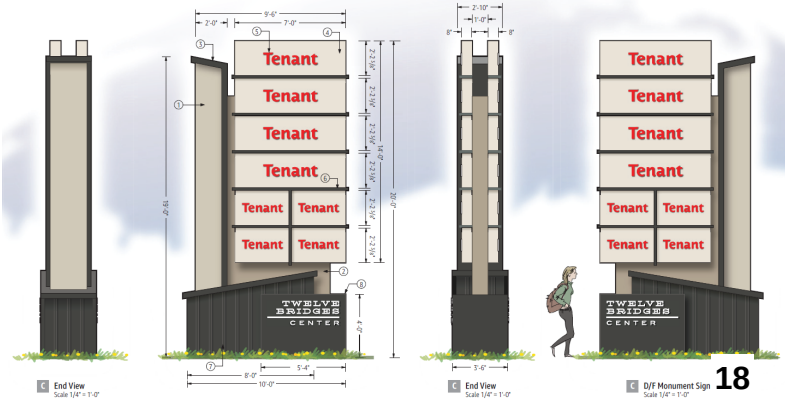








NOTE:
ALL SIGNAGE SHOWN IS FOR DEMONSTRATION PURPOSES. FINAL SIZING AND LOCATIONS TO BE DETERMINED.



Findings

- Project is consistent with:
  - General Plan
  - Twelve Bridges Specific Plan, General Development Plan (GDP)
  - Title 17 (Subdivisions)
  - Title 18 (Zoning)
- CEQA Exemption 15162 (Subsequent EIRs and Negative Declaration)
  - Project site previously analyzed for commercial development.
  - SCH No. 97022074

Recommendation

1. Adopt a Resolution determining the Twelve Bridges Specific Plan Subsequent EIR and the Final Supplement to the Revised Twelve Bridges Specific Plan Subsequent EIR (SEIR) (State Clearinghouse #97022074) pursuant to the California Environmental Quality Act (CEQA) is 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 original certified Twelve Bridges SEIR adequately addresses environmental impacts and subject to the applicable mitigation measures of the adopted Mitigation Monitoring Reporting Program (Attachment 1);
2. Adopt a Resolution recommending City Council approve the Tentative Parcel Map to subdivide two parcels of approximately 29.7-acres into 14 commercial parcels of various sizes, subject to Findings and Conditions of Approval (Attachment 2);
3. Adopt a Resolution approving the Specific Development Plan / Development Permit (Master Plan), and Conditional Use Permit for application for the construction and operation of the Twelve Bridges Retail Center, subject to Findings and Conditions of Approval (Attachment 3);
4. Adopt a Resolution approving the proposed vacation of landscape easement along Galewind Drive and Colonnade Drive consistent with the General Plan (Attachment 4).

Pylon Sign Photo Simulations

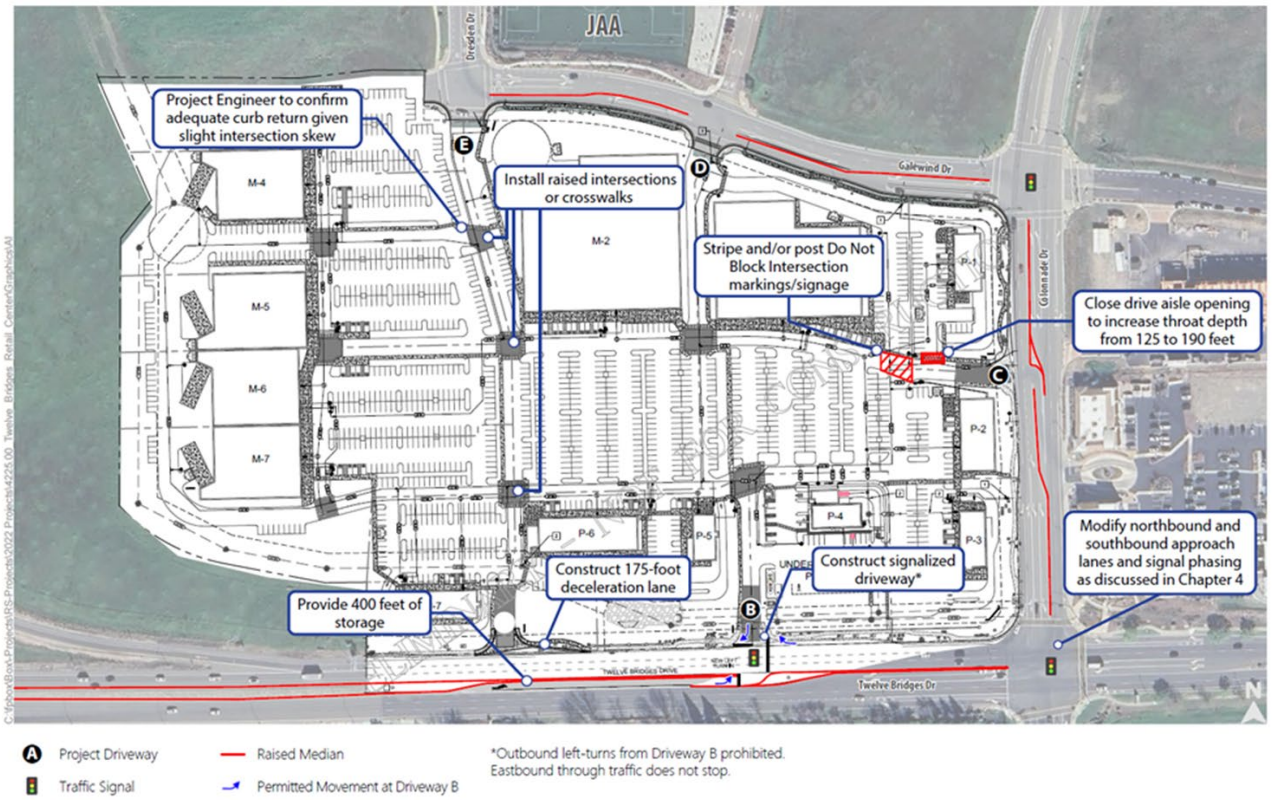








Traffic Operation Report: Recommendations



1. A second driveway and deceleration lane on the project's westerly Twelve Bridges Drive frontage to better distribute the traffic demands.
2. Increased the throat depth on the Project's driveway accessing Colonnade Drive.
3. Converting lightly used lane configurations at the intersection of Twelve Bridges Drive and Colonnade Drive to more efficiently provide capacity for the higher demand turning movements generated by the existing school's afternoon peaks.
4. Implement a partial traffic signal accommodating the Twelve Bridges Drive eastbound left-turn lane into the project entry. The partial signal would not require eastbound Twelve Bridges Drive through traffic to stop and would not cause westbound Twelve Bridges Drive to back up to Colonnade Drive intersection.
5. implementing traffic calming measures, stop signs, stamped or raised concrete, on the interior north-south drive aisle connection between the west Twelve Bridges Drive driveway and Galewind Drive.

STAFF REPORT

Item Number 8.B

SUBJECT: Review and approve June 18, 2025 meeting minutes

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: August 20, 2025

ATTACHMENTS:
8.B. Draft Meeting Minutes 06.18.2025.pdf

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
June 18, 2025

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. Commissioners absent with notification: Herzog, J.Johnson and Manning. Various Staff and Public were also in attendance in person and via Zoom.

3. PLEDGE OF ALLEGIANCE – was led by City Attorney Kristine Mollenkopf.

4. AGENDA MODIFICATION – None.

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

The following provided public comment:

Sela Greenhouse, Lincoln resident

6. INFORMATIONAL ITEMS FROM STAFF – none.

7. DISCLOSURE OF EXPARTE COMMUNICATION –

Vice Chair Johnson received an email from Tony Frayji, Frayji Design Group on the Leavell Ranch project and responded to Mr. Frayji there were no questions and would reach out if there were any.

Chairman Gilbert also received the email from Mr. Frayji and commented that maybe all Commissioners received the email.

8. CONSENT –

8.A. Review and approve April 16, 2025 meeting minutes.

Motioned (Offered by Commissioner Hutchinson, seconded by Vice Chair Johnson) to approve the April 16, 2025 meeting minutes**. Unanimously Approved by voice call vote with no opposition (4-0-0-3).**

9. PUBLIC HEARINGS –

9.A. **Leavell Ranch** - A public hearing to consider a Large Lot Tentative Subdivision Map and Small Lot Tentative Subdivision Map. The project site is located south of McBean Park Drive on Assessor's Parcel Numbers 021-274-066 and 021-274-067. PLN24-00034 - Applicant: John Mourier Construction, Inc. / Property Owner: Carole S. Leavell et al Trust

Staff recommends:

1. Adopt **Resolution 2025-09** Recommending City Council adopt the proposed addendum to the certified 2012 Village 1 Specific Plan Environmental Impact Report (EIR) (State Clearinghouse #2010102018), certifying that the proposed Leavell Ranch Project will not result in any new significant information of substantial importance, new impacts, new mitigation measures, new or revised alternatives, or an increase in revisions to the EIR, and therefore, pursuant to California Environmental Quality Act Guidelines Section 15162, the preparation of an additional supplemental or subsequent EIR is not required;
2. Adopt **Resolution 2025-10** Recommending City Council approval of a Large Lot Tentative Subdivision Map for the Leavell Ranch Project;

3. Adopt a **Resolution 20125-11** Recommending City Council approval of a Small Lot Tentative Subdivision Map for the Leavell Ranch Project.

Nita Wracker, Interim Community Development Director, explained a new process of staffs' enhanced communication with the Commission, in providing more information on projects.

Mikaela Noble, Associate Planner, present to Planning Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. Commission discussed with staff, consultant (engineer), owner, developer responding to comments. Chairman Gilbert opened the public hearing at 6:29 P.M. The following provided public comment:

Tony Frayji, Frayji Design Group
Victoria Orr, Lincoln resident
Sela Greenhouse, Lincoln resident

Seeing no additional comment, Chairman Gilbert closed the public hearing at 6:45 P.M.

Motioned (Offered by Commissioner Jackson, seconded by Commissioner Hutchinson) to approve Resolution 2025-09 Recommend City Council adopt 2012 Village 1 Environmental Impact Report addendum and that further California Environment Quality Act preparation is not required. **Approved by the following roll call vote:** Jackson - Aye, Hutchinson – Aye, E.Johnson – Aye, and Gilbert – Aye (4-0-0-3)

Motioned (Offered by Commissioner Jackson, seconded by Vice Chair Johnson) to approve Resolution 2025-10 Recommend City Council approval of a Large Lot Tentative Subdivision Map for the proposed Leavell Ranch project **Approved by the following roll call vote:** Jackson - Aye, E.Johnson – Aye, Hutchinson – Aye, and Gilbert – Aye (4-0-0-3)

Motioned (Offered by Commissioner Jackson, seconded by Commissioner Hutchinson) to approve Resolution 2025-11 Recommend City Council approval of a Small Lot Tentative Subdivision Map for the proposed Leavell Ranch project **Approved by the following roll call vote:** Jackson - Aye, Hutchinson – Aye, E.Johnson – Aye, and Gilbert – Aye (4-0-0-3)

10. GENERAL BUSINESS – None.

11. Community Development Director Reports

- Planning Project Tracker
- Introduction of new staff, Thomas Cuickshank, Associate Planner

12. COMMISSIONER COMMENTS –

Vice Chair E.Johnson announced the Fitness Court ribbon cutting ceremony is scheduled for Tuesday, July 8th.

Chairman Gilbert thanked the public members for attending the meeting and the public comments.

13. ADJOURNMENT –

Chairman Gilbert adjourned the meeting at 7:11 P.M.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT



LEAVELL RANCH

Tentative Subdivision Maps

Item 9A / June 18, 2025 / Mikaela Noble, Associate Planner

STAFF PRESENTATION - OVERVIEW

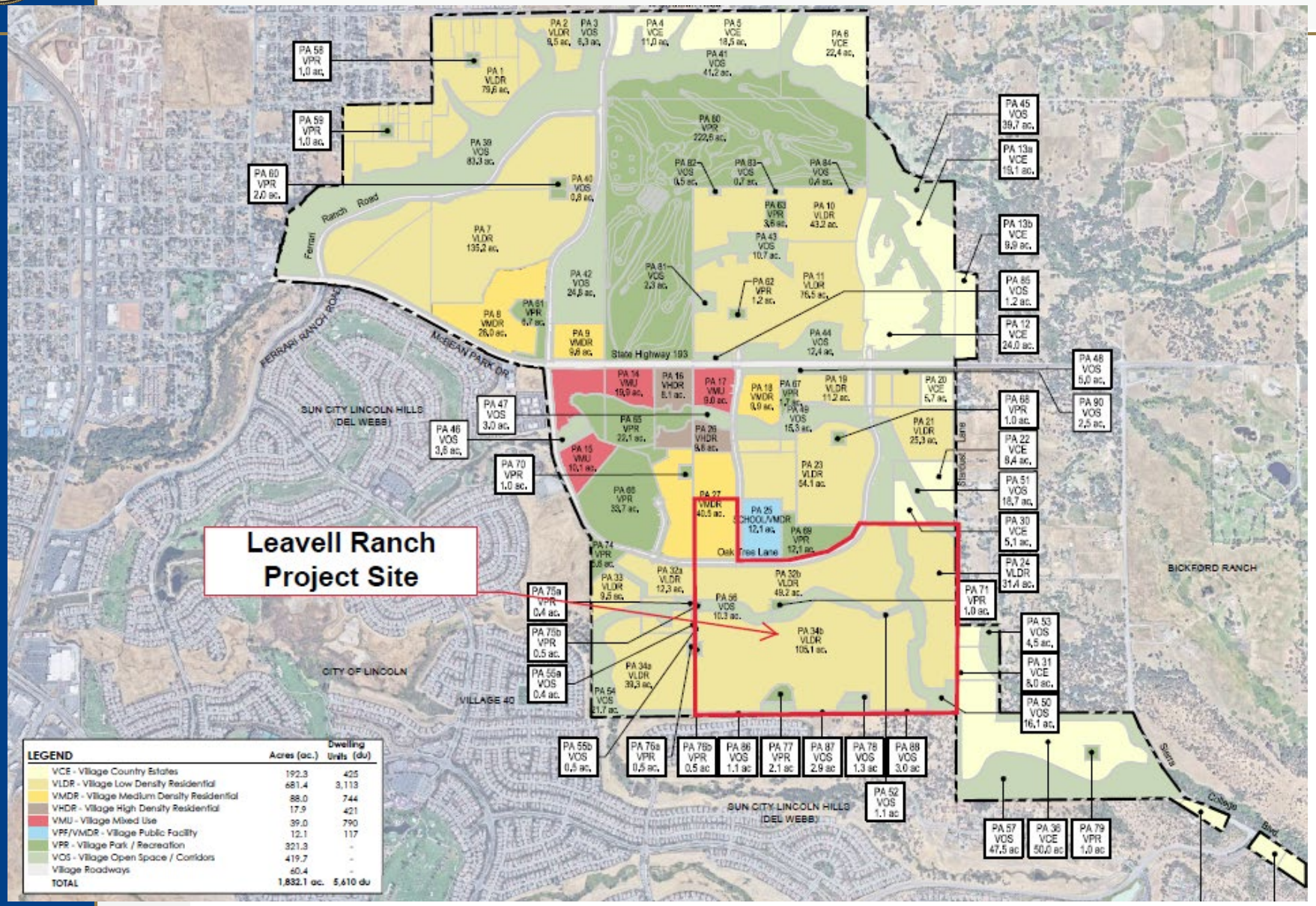
- Requested Entitlements
- Project Components
- Findings
- Environmental Determination
- Recommendations

REQUESTED ENTITLEMENTS

- Large Lot Tentative Subdivision Map
- Small Lot Tentative Subdivision Map
- Addendum to the certified Village 1 Specific Plan EIR (SCH #2010102018)

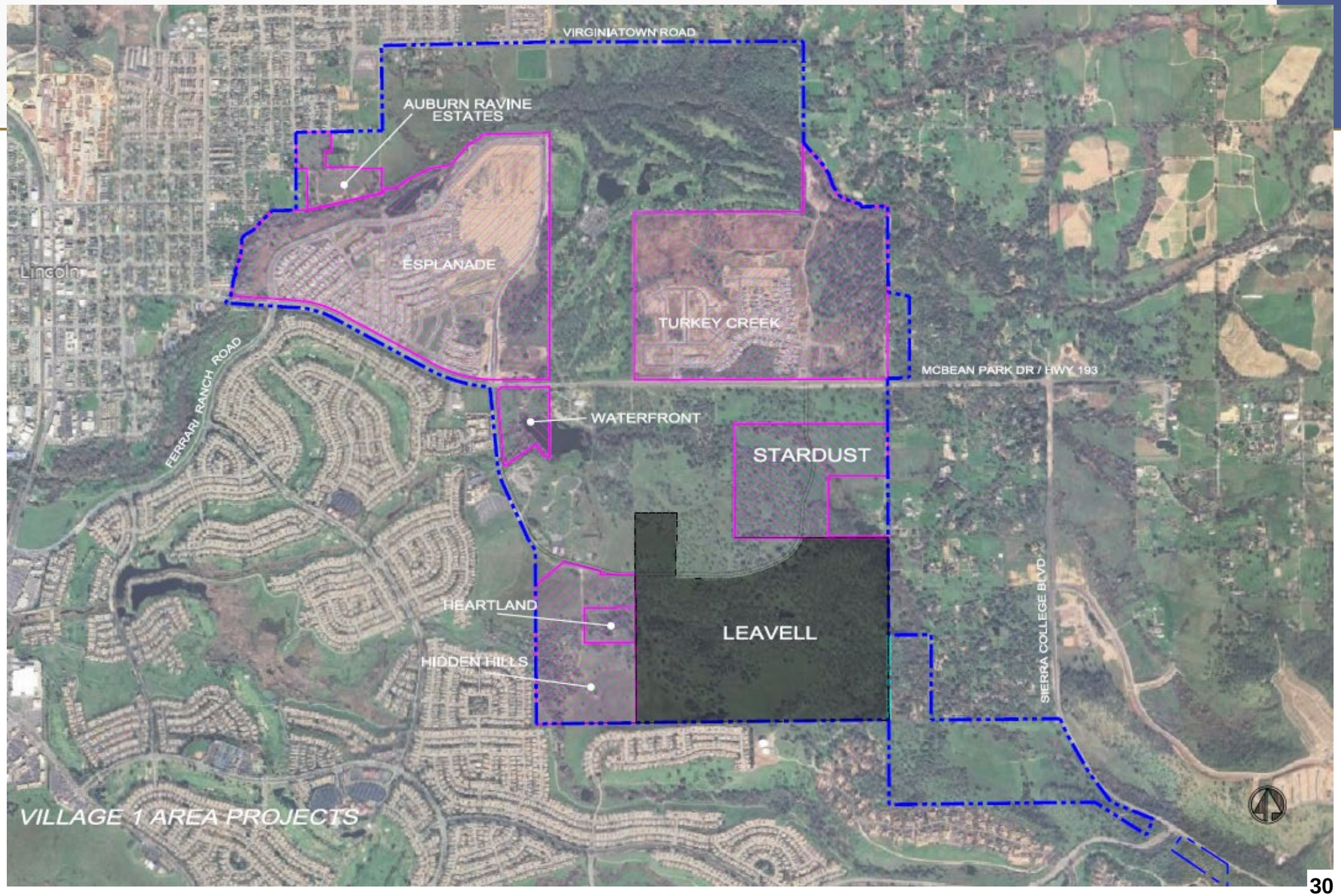
- PC role: project recommendation to City Council

PROJECT SITE

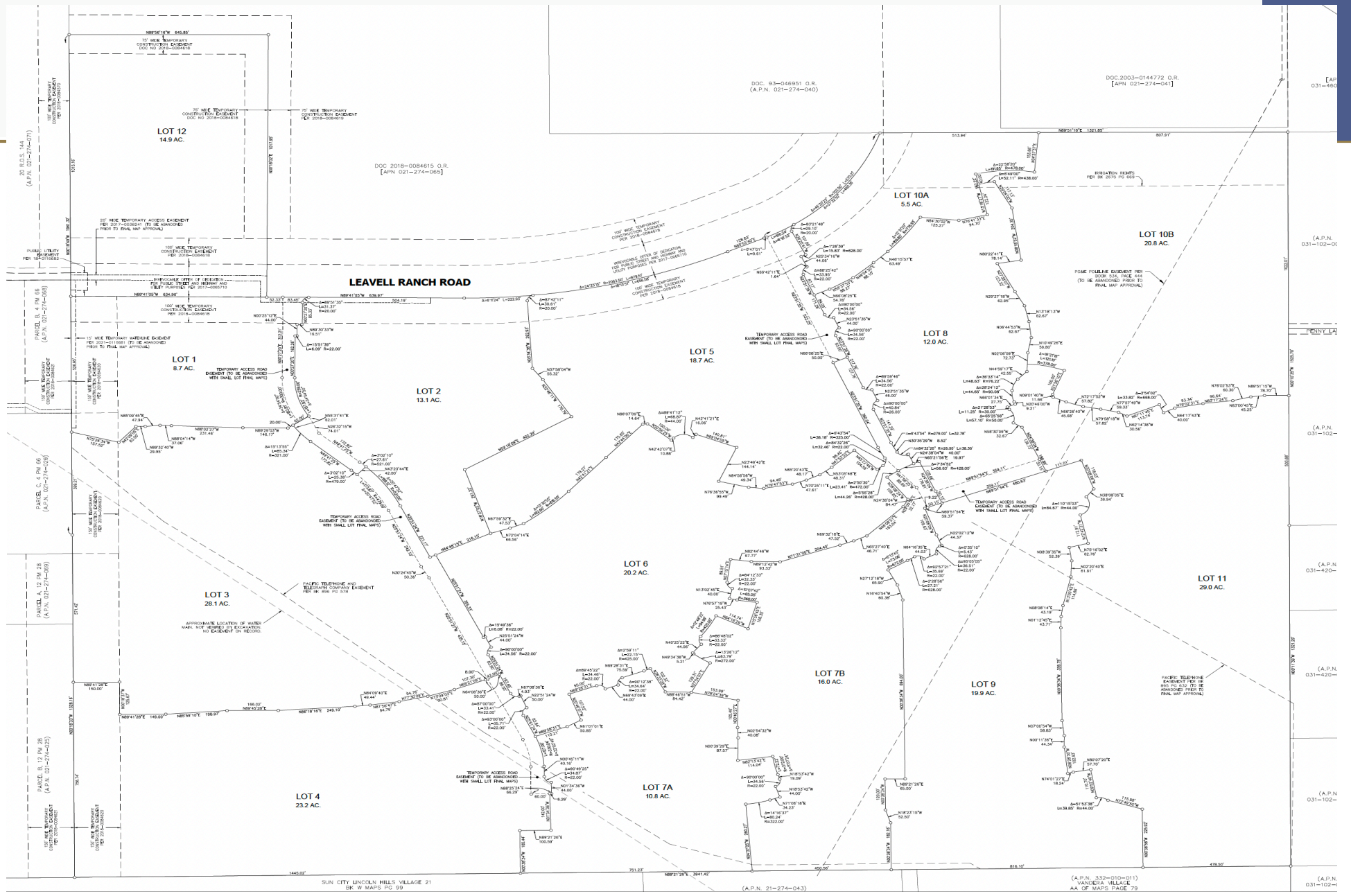


- 241 acres
- Southeast portion of Village 1

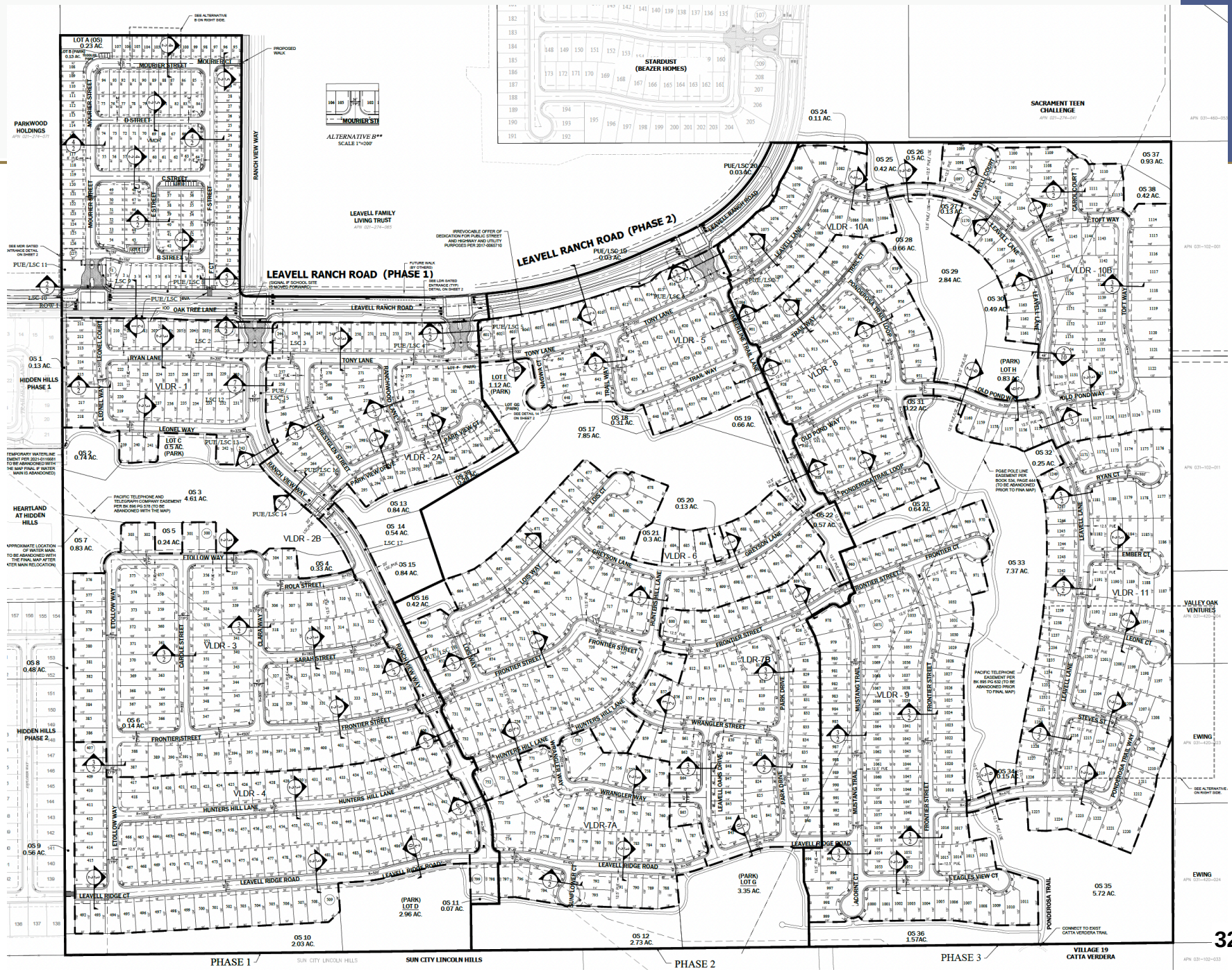
VILLAGE 1 SPECIFIC PLAN APPROVED PROJECTS



LARGE LOT TENTATIVE SUBDIVISION MAP



SMALL LOT TENTATIVE SUBDIVISION MAP



PROJECT SUMMARY: KEY COMPONENTS

- 1,050 Residential Units
  - 923 Village Low Density Residential units
  - 127 Village Medium Density Residential units
- 48 acres of Open Space
  - Detention basins
  - Trails
    - Connect to Village 1 and Catta Verdera/Sun City Lincoln Hills
- 8 parks on approximately 9 acres
  - Two approximately 3-acre parks along the southern edge
  - Remaining parks scattered within the VLDR areas


LAND USE
VMDR
VLDR
OPEN SPACE
PARK
LANDSCAPE
TRAIL
LEAVELL RANCH ROAD
OAK TREE LANE
RYAN LANE
TONY LANE
LEONEL WAY
RANCH VIEW WAY
PARK VIEW DRIVE
ETOLLOW WAY
ROLA STREET
SARAH STREET
FRONTIER STREET
HUNTERS HILL LANE
LEAVELL RIDGE ROAD
LEAVELL RIDGE CT
GREYSON LANE
LOR WAY
WRANGLER WAY
OLD POND WAY
TOFT WAY
RYAN CT
EMBER CT
LEONE CT
STEVE ST
EAGLES VIEW CT
HIDDEN HILLS
HEARTLAND AT HIDDEN HILLS
CITY WATER TANK SITE
SUN CITY LINCOLN HILLS
12 BRIDGES

PROJECT ZONING CONSISTENCY

Land Use Comparison			
Land Use/Zone	Adopted Specific Plan Acreage	Proposed Acreage	Difference
Village Low Density Residential (VLDR)*	185.21	167.74	-17.47
Village Medium Density Residential (VMDR)	13.25	12.65	-0.6
Village Open Space (VOS)	36.68	48.27	+11.59
Village Parks and Recreation (VPR)	4.14	8.98	+4.84
Landscape Corridor	0.88	2.25	+1.37
Rights-of-Way	0.8	0.99	+0.19
Total	240.96	240.88	-0.08
Note: Slight difference in total acreage due to rounding			

FINDINGS

- Project is consistent with:
  - General Plan
    - Ex: Housing Element Policy 2 and Policy LU-1.7
      - Would increase the number of residential units
      - Would provide a range of densities
  - Village 1 Specific Plan
    - Ex: Project would extend Oak Tree Lane/Leavell Ranch Road as specified in Chapter 4, Circulation Plan, including bike lane, NEW lane & sidewalk
  - Village 1 General Development Plan
  - Title 17 – Subdivision Ordinance

ENVIRONMENTAL DETERMINATION

- Addendum prepared to address specific environmental effects of Leavell Ranch Project.
- Addendum concluded that project would not result in new or more severe impacts.
- Therefore, the proposed Leavell Ranch Project is in conformance with previously certified Final EIR (State Clearing House #2010102018) for Village 1 Specific Plan.
- No further environmental review required under State CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan) and 15168 (Program EIR).

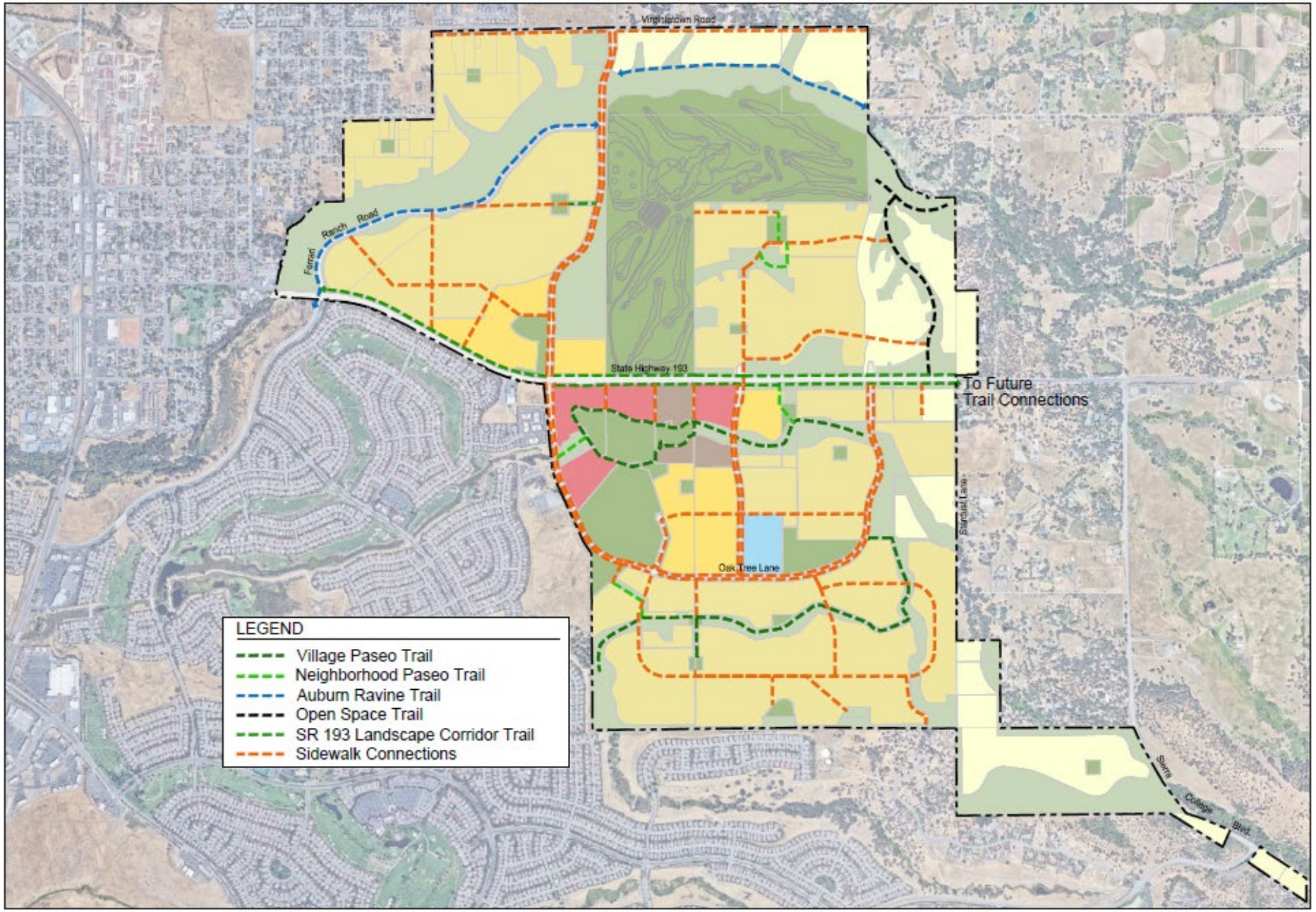
CONDITIONS OF APPROVAL

- City staff has prepared Draft Conditions of Approval for the project:
  - Ensure orderly and timely implementation of the project
  - Standard & project-specific conditions
  - Includes applicable Mitigation Measures from the certified Village 1 EIR
  - Subject to verification of compliance by City departments

RECOMMENDATION

- Staff recommends PC:
  - Adopt resolution recommending City Council adopt proposed Addendum to certified 2012 Village 1 Specific Plan EIR
  - Adopt resolution recommending City Council approve Large Lot Tentative Subdivision Map for Leavell Ranch Project
  - Adopt resolution recommending City Council approve Small Lot Tentative Subdivision Map for Leavell Ranch Project

END OF PRESENTATION



N. T. S.

Exhibit 4.10: Pedestrian Circulation Plan

STAFF REPORT

Item Number 9.A

SUBJECT: **Lincoln Place Tentative Subdivision Map - Time Extension**
Public hearing to consider the request of a time extension to an approved Tentative Subdivision Map (Lincoln Place) for an additional two (2) years with a new map expiration of September 12, 2027 (APN: 021-310-018 and -019). Owner/Applicant: Janay A. Hoffman Trust. (PLN25-00007). (Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: August 20, 2025

STAFF RECOMMENDATION:
Staff recommends that the Planning Commission conduct a public hearing and consider the information and findings in the staff report, as well as public comment and recommend the City Council adopt a resolution:

1. Determine that no additional environmental analysis is required for this time extension pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as the potential project environmental impacts previously evaluated under the adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines.
2. Approve a two (2) year time extension for the approved Lincoln Place Tentative Subdivision Map, subject to revised Conditions of Approval. (Attachment 1).

BACKGROUND/INTRODUCTION:
On September 12, 2023 the City Council approved the Lincoln Place Tentative Subdivision Map project under Resolution # 2023-173 (Attachment 2) for the division of two residential parcels, totaling 5.32 acres into 21 R-1 zoned single family lots with three landscape lots. The project site is located at 2005 and 2035 Nicolaus Road on APNs 021-310-018 and 021-310-019. An earlier version of this Tentative Subdvision Map, known as Nicolaus Place Tentative Subdivision Map, was approved; however, it expired on January 11, 2017. The current approved version of the map is due to expire on September 12, 2025.

On April 2, 2025, the applicant timely filed this first discretionary time extension for the approved Lincoln Place Tentative Subdivision Map in order to process the subdivision improvement plans, implement conditions of approval, and record the Final Subdivision Map. Approval of this two (2) year time extension would extend the expiration of the map to

September 12, 2027.

FINDINGS/ANALYSIS:

Lincoln Municipal Code (LMC) Section 17.16.190 - Term of approval-Extensions regulates time extensions for approved tentative subdivision maps. This is the first discretionary time extension for the proposed Lincoln Place Tentative Subdivision Map – Time Extension. According to LMC Section 17.16.190, in the event improvement plans and final map are still in process by the time the two (2) year time extension is set to expire, the applicant can request for an additional four (4) year time extension. A total of 72 months or six (6) years are allowed for discretionary time extensions.

The extension must be reviewed by the Planning Commission and recommend to the City Council the approval, approval with conditions, or denial of the time extension. The applicant has shown a sustained effort to meet the requirements of the tentative subdivision map by anticipating the time needed to subsequently process improvement plans and recording of the Final Map. The City Council will review the Planning Commission's recommendations and make the final determination. The extension of time will provide additional time for the applicant to satisfy the conditons of approval, get the improvement plans reviewed and approved, and record the Final Map.

Development Engineering Division has recommended minor text amendment to Condition of Approval #13 as part of this time extension application. The proposed text amendment takes into consideration the efforts the applicant team has made towards executing this particular condition. The applicant submitted the legal description and plat maps; however, the execution of the Irrevocable Offer of Dedication for the public street easements connectivity to the west of Lincoln Place is still pending. The proposed text amendments are shown as strikethrough (deletion) and underlined (additions) to the text as illustrated in (Attachment 3). Staff coordinated with the applicant team and they agreed with the proposed modification to Condition of Approval #13.

The approved tentative subdivision map remains consistent with the applicable policies and standards of the General Plan, Zoning Ordinance (LMC Title 18), Subdivision Ordinance (LMC Title 17), and requires no additional environmental analysis pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as discussed below. The conditions of approval plus revised Condition of Approval #13 shall remain applicable as outlined in Attachment 1.

ENVIRONMENTAL REVIEW:

Pursuant to requirements of California Environmental Quality Act (CEQA) Guidelines Section 15070 (Decision to Prepare a Negaiive or Mitigated Negative Declaration), the City has determined that there is no possibility the time extension itself will have a significant effect on the environment. Any potential project environmental impacts previously evaluated under the previously adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (ISMND) (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines. The extension of the map will carry forward the project that was previously analyzed and approved. Based on staff's analysis of the previous ISMND, no further CEQA analysis is warranted as no map changes are proposed other than an extension of expiration for the approved tentative map.

ATTACHMENTS:

9.A. Attachment 1 PC Resolution 2025-XX with COA DRAFT

9.A. Attachment 2 Resolution No. 2023-173

9.A. Attachment 3 COA #13 track changes

PLANNING COMMISSION – DRAFT

RESOLUTION NO. 2025 – XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING THE LINCOLN CITY COUNCIL APPROVE A TWO-YEAR EXTENSION OF TIME FOR THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP, ON ASSESSOR'S PARCEL NUMBERS 021-310-018 AND 021-310-019 (OWNER/APPLICANT: JANAY A. HOFFMAN TRUST)

WHEREAS, the original Lincoln Place Tentative Subdivision Map was adopted by City Council under Resolution No. 2023-173 on September 12, 2023; and

WHEREAS, the Planning Commission of the City of Lincoln will consider the request to extend the Tentative Subdivision Map, which the applicant timely filled on April 2, 2025 prior to the September 12, 2025 expiration; and

WHEREAS, notices describing the proposed two-year extension for the Lincoln Place Tentative Subdivision Map to subdivide two parcels into 21 single family lots w published pursuant to Section 17.16.150 of the Lincoln Municipal Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, pursuant to requirements of California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City, notice is hereby given that the City, has determined that no additional environmental analysis is required pursuant to Section 15070 (Decision to Prepare a Negative or Mitigated Negative Declaration) of CEQA as the potential project environmental impacts previously evaluated under the adopted Nicolaus Place Initial Study: Mitigated Negative Declaration (SCH No. 2010082081) have been adequately addressed and that no further analysis is required under Section 15162 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has reviewed the Two-Year Extension of Time for the Lincoln Place Tentative Subdivision Map and conducted a public hearing.

NOW, THEREFORE, be it resolved by the Planning Commission of the City of Lincoln hereby recommends to the Lincoln City Council approval of a two (2) year extension to the tentative subdivision map for Lincoln Place project, as follows:

Section 1. The Planning Commission finds and determines that:

1. The Lincoln Place Tentative Subdivision Map presently conforms to the requirements for a tentative subdivision map within the City of Lincoln and as such an extension of approval may be considered.

2. Based upon the Planning Commissions review of the facts, the Commission recommends to the City Council an extension of two (2) years for the Tentative Subdivision Map adopted by City Council Resolution No. 2023-173 for Lincoln Place Tentative Subdivision Map.

3. The Lincoln Place Tentative Subdivision Map shall expire on September 12, 2027.

4. Original conditions of approval under Resolution 2023-173 with modifications made through this resolution shall remain applicable.

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Section 2. The Time Extension for the Tentative Subdivision Map for LINCOLN PLACE is approved subject to the conditions set forth in **Exhibit A**, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 20th day of August 2025, 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 **Lincoln Place** Small Lot Tentative Subdivision Map, located at the north west corner of the intersection of Nicolaus Road and Joiner Parkway in the City of Lincoln, Assessor's Parcel Number 021-310-018 and 021-310-019 is approved subject to the following conditions of approval. Condition of Approval #13 has been modified as part of the time extension application review by Development Engineering (underline is additional text, while ~~strike-through~~ is deleted text).

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the Lincoln Place Tentative Subdivision Map

Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. All development within **Lincoln Place Subdivision (Project)** is subject to compliance with Mitigation Measures contained within Joiner Ranch General Development Plan Area EIR (State Clearinghouse No. 2010082081).	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
4. All improvements required for the **Lincoln Place Subdivision** Tentative Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
5. * Completion of both frontage and onsite improvement plans and construction or bonding of improvements are required prior to approval of the **Lincoln Place Subdivision** Final Subdivision Map.	Improvement Plans/Final Map Approval	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. ** The Applicant shall apply and obtain a demolition permit prior to demolition of the residential buildings on the project site.	General Condition and prior to site grading	Community Development, Building Services and City Engineer	

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Condition	Timing	Responsible Party	Status
9. * The conditions of approval for the Small Lot Tentative Map and exhibit Maps dated December 9, 2022 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
10. The Small Lot Tentative Subdivision Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
11. * All improvements and construction within the project shall be consistent with the Joiner Ranch General Development Plan Area and the approved Small Lot Tentative Map.	General Condition	Community Development and City Engineer	
12. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Community Development	

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Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. ~~Within 60 days of the City Council approval of the Tentative Map,~~ ~~T~~the Owner of the Lincoln Place property ~~Applicant~~ shall ~~submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall~~ execute the IODs for the Public Street and Highway Easement and PUE.	~~Submit legal descriptions and plat maps within 60 days of the~~ Prior to approval of the final subdivision map by the City Council ~~approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.~~	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
14. Provide a design of on-site water system to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
15. Provide a sewer capacity study to comply with the City Design Criteria and Procedures Manual with first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
16. Provide a stamped/signed storm drainage study to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
17. Prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
18. The Applicant shall provide a stamped and signed final post construction Storm Water Quality Plan with the 1st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
19. The Applicant shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
20. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	

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Condition	Timing	Responsible Party	Status
21. The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department, if applicable.	Prior to approval of Improvement Plans that affect the regulated resources or Final Map, whichever occurs first	Community Development	
22. The Developer, via the project arborist, shall inventory oak trees that will be removed as a result of development within the **Lincoln Place Subdivision** and shall mitigate loss of on-site oak trees through an in-lieu fee payment. The applicant will submit for review an updated arborist report to determine the actual quantity of oak trees and the total trunk diameter (inches DBH) of oak trees targeted for removal. The project arborists' recommendations for retention and grading around the oak trees to be retained will be incorporated as part of the improvement plan review.	Prior to approval of Improvement Plans and Final Map	Community Development	

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Condition	Timing	Responsible Party	Status
STORM WATER QUALITY/GRADING/DRAINAGE			
23. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
24. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	City Engineer	
25. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	City Engineer	

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Condition	Timing	Responsible Party	Status
26. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
27. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in the loss of lots.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
28. ** Prior to approval of improvement plans, the Applicant shall submit a plat map and legal description for dedication of a drainage easement over APN 021-310-032 and APN 021-310-100 to the City of Lincoln consistent with the approved tentative subdivision map.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
29. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
30. The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
31. The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality & LID improvement facilities. The Water Quality Maintenance and Operation Plan shall contain, at a minimum but not limited to, a description of the constructed facilities, the design criteria, a description of the expected facility operation, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Water Quality Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality facilities, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
32. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	

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Condition	Timing	Responsible Party	Status
33. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Community Development, City Engineer, Police, Fire	
34. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
35. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
36. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
37. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	City Engineer	

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Condition	Timing	Responsible Party	Status
FLOODPLAIN/WETLANDS			
38. Where applicable, the Applicant shall prepare, prior to each phase of Improvement Plan submittal, a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations (if not already available). Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes; i.e. CLOMR or LOMR, subject to any third-party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to approval of Improvement Plans and Construction	Community Development, City Engineer	
39. All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
40. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
41. **All future grading shown on the approved tentative subdivion map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group, including proposed pad elevations and design of offsite improvements shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
TRANSPORTATION/STREET IMPROVEMENTS			
42. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
43. The Applicant shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
44. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
45. ** The Applicant shall design and construct frontage improvements along Nicolaus, including but not limited to, the installation of underground infrastructure, pavement restoration and widening, landscaping, water quality basins and sound wall consistent with the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group to the satisfaction of the City Engineer, Public Services Department and Community Development Department during the review and approval of Improvement Plans.	Prior to approval of Improvement Plans & Acceptance of Improvements	Community Development, Public Services and City Engineer	

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Condition	Timing	Responsible Party	Status
UTILITIES			
46. The Preliminary Grading & Utility Plan exhibit dated Dec. 9, 2022 prepared by Baker-Williams Engineering Group showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Services	
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
50. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and City Engineer, and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	City Engineer	
FIRE			
51. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
53. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	

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Condition	Timing	Responsible Party	Status
54. The Applicant shall provide funding necessary for a fire flow analysis of the onsite water model into the City's water model.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
LANDSCAPING			
55. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The City Engineer shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Development Engineering, City Engineer	
56. The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Plan, and the approved Landscape Plans for **Lincoln Place Subdivision**. The Plan shall be subject to review and approval of the Community Development Department	Prior to Prior to approval of Improvement Plans /Final Map Approval	Community Development and City Engineer	
57. Any structure as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
LIGHTING/DESIGN			
58. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the **Lincoln Place Subdivision** General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
59. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the **Lincoln Place Subdivision** General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development	

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Condition	Timing	Responsible Party	Status
IMPROVEMENT PLAN NOTES			
60. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City Engineer based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
61. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
62. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
63. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
64. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule with the Public Services Department at 434-2450 for disinfection and testing."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
65. A note shall be added to the Improvement Plans: "The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Community Development and City Engineer	
66. A note shall be added to the Improvement Plans: "The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
67. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and City Engineer prior to each phase of construction."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
68. The Applicant shall apply for and obtain an Encroachment Permit from the Engineering Department prior to any work conducted with the City right-of-way or public easements.	Prior to construction	City Engineer	
FINAL MAP			
69. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	
70. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
71. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
72. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Community Development and City Engineer	
73. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
74. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
75. The Owner shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, street maintenance, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). This funding mechanism may consist of a Special Tax, CFD, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as Benefit Assessment District No. 1, or CFD 2018-1; an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. Annexation into a maintenance CFD, such as CFD 2018-1, could provide the funding mechanism for this maintenance.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	

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Condition	Timing	Responsible Party	Status
76. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	
77. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's), a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter and not regulated by the City of Lincoln.	Prior to Final Map approval	Community Development	

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Condition	Timing	Responsible Party	Status
80. If a Homeowner's Association (HOA's) is established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Community Development	
81. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.	Prior to Final Map approval	Community Development and City Engineer	
82. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
83. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
84. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	
85. * Dedicate rights of ways and public utility easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Map with the City Council.	Development Engineering and City Engineer	
86. ** Applicant shall construct all offsite improvements as per approved improvement plans consistent with the approved tentative subdivision map or enter into a public improvement agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			
87. The Applicant's contractor shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.	Prior to beginning construction	City Engineer	

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Condition	Timing	Responsible Party	Status
88. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
89. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	City Engineer	
90. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	City Engineer	
91. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	

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Condition	Timing	Responsible Party	Status
92. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
93. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	
94. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
95. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	

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Condition	Timing	Responsible Party	Status
96. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	
97. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
98. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
PRIOR TO ACCEPTANCE			
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

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Condition	Timing	Responsible Party	Status
100. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. **When improvements to Lots B &C (for Water Quality purposes) are completed to the satisfaction of the City Engineer and Public Services Department, these improved lettered lots shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	

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Condition	Timing	Responsible Party	Status
105. ** The contractor shall be responsible for the televising of all proposed storm drain and sewer collection and conveyance facilities being installed as per approved improvement plans. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building, Development Engineering	
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	
108. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Community Development, Police Department	

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Condition	Timing	Responsible Party	Status
109. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
110. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
111. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
112. The Applicant shall comply with the Joiner Ranch General Development Plan Area/General Plan regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	
113. The development of residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	

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Condition	Timing	Responsible Party	Status
114. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
115. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2022 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

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≺END≻

RESOLUTION 2023 – 173

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN TO APPROVE THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP ON

ASSESSOR'S PARCEL NUMBERS 021-310-018 AND 021-310-019
(APPLICANT: BAKER-WILLIAMS ENGINEERING GROUP / OWNER: JAMES AND JENAY HOFFMAN)

WHEREAS, Title 17, Chapter 17.18 of the Lincoln Municipal Code provides for the review and recommendations of the City's Planning Commission on all tentative subdivision maps; and

WHEREAS, on July 19, 2023, the City of Lincoln Planning Commission adopted Resolution No. 2023-14 forwarding a recommendation of approval to the City Council for the Lincoln Place Tentative Subdivision Map; and

WHEREAS, notices describing the proposed Tentative Subdivision Map to subdivide two parcels into 21 single family lots was published pursuant to Section 17.16.150 of the Lincoln Municipal Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the City Council's public hearing; and

WHEREAS, a Mitigated Negative Declaration (ISMND) was filed and adopted by the City of Lincoln for the previously approved *Nicolaus Place* project pursuant to Resolution No. 2011-009, making findings of act, adopting a Mitigated Monitoring and Reporting Plan (MMRP) for the *Nicolaus Place* project for the same 5.32-acre of project site; and

WHEREAS, CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that subsequent analysis is not required when the lead agency (City) determines that no substantial changes are proposed in the project, no substantial changes have occurred with respect to the circumstances under which the project was undertaken, and no new information of substantial importance has been identified. The *Nicolaus Place* (now Lincoln Place) was analyzed for residential development within the same 5.32-acre project site. Subsequently, the increase in two lots with the current application does not constitute a substantial change to the proposed development; and

WHEREAS, the City Council has reviewed the Tentative Subdivision Map for Lincoln Place and accepted public testimony regarding the proposed Lincoln Place Tentative Subdivision Map.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LINCOLN APPROVES THE LINCOLN PLACE TENTATIVE SUBDIVISION MAP SUBJECT TO THE FOLLOWING FINDINGS AND CONDITIONS:

Section 1. The City Council finds and determines that:

1. In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162 (Subsequent EIRs and Negative Declarations), no further environmental review is required. The *Nicolaus Place* (now Lincoln Place) was analyzed for residential development within the same 5.32 acres; therefore, the previously adopted Mitigation Monitoring and Reporting Program (MMRP) for the *Nicolaus Place* residential

subdivision Initial Study: Mitigated Negative Declaration (ISMND) continues to apply and by this reference the mitigation measures in the MMRP will apply to Lincoln Place.

2. The design or improvement of the proposed subdivision is consistent with the General Plan because adequate infrastructure and services will be extended to the Lincoln Place property and will be available to serve the demand for services generated by the subdivision, including water, sanitary sewer, storm drain facilities and roadways.
3. The site is physically suitable for the proposed density of development.
4. The site is physically suitable for the proposed type of development.
5. The proposed project would be appropriate within the existing zoning classification for a residential development.
6. The design of the subdivision and the type of improvements will not cause serious public health problems.
7. The design of the subdivision provides, to the extent feasible, for the future passive or natural heating and cooling opportunities.

Section 2. The Tentative Subdivision Map for Lincoln Place is approved subject to the conditions set forth in **Exhibit A**, attached hereto and incorporated by this reference.

Section 3. This Resolution incorporates, and by this reference makes a part hereof, that certain Tentative Subdivision Map for Assessor Parcel Numbers 021-310-018 and 021-310-019 substantially in the form attached hereto as **Exhibit B** incorporated by this reference is subject to the conditions set forth in Exhibit A, and on file with the Community Development Director.

Section 4. Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Tentative Subdivision Map to subdivide Lincoln Place into 21 residential lots and three (3) landscape lots, is hereby recommended for City Council approval subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 12th day of September 2023

AYES: COUNCILMEMBERS: Brown, Lauritsen, Andreatta, Karleskint

NOES: COUNCILMEMBERS:

RECUSED: COUNCILMEMBERS: Joiner

ABSENT: COUNCILMEMBERS:

Paul Joiner, Mayor

ATTEST:

Gwen Scanlon, City Clerk

Exhibit A

The **Lincoln Place** Small Lot Tentative Subdivision Map, located at the north west corner of the intersection of Nicolaus Road and Joiner Parkway in the City of Lincoln, Assessor's Parcel Number 021-310-018 and 021-310-019 is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the Lincoln Place Tentative Subdivision Map

	Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS				
1.	All development within **Lincoln Place Subdivision (Project)** is subject to compliance with Mitigation Measures contained within *Nicolaus Place – Mitigated Negative Declaration* (State Clearinghouse No. 2010082081).	General Condition	Community Development	
2.	The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3.	The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	
4.	All improvements required for the **Lincoln Place Subdivision** Tentative Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
5. * Completion of both frontage and onsite improvement plans and construction or bonding of improvements are required prior to approval of the **Lincoln Place Subdivision** Final Subdivision Map.	Improvement Plans/Final Map Approval	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant/HOA shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. ** The Applicant shall apply and obtain a demolition permit prior to demolition of the residential buildings on the project site.	General Condition and prior to site grading	Community Development, Building Services and City Engineer	
9. * The conditions of approval for the Small Lot Tentative Map and exhibit Maps dated December 9, 2022 supersede any and all conflicting notations and information which may be shown on said Maps.	General Condition	Community Development	
10. The Small Lot Tentative Subdivision Map approval is valid for two (2) years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	

Condition	Timing	Responsible Party	Status
11. * All improvements and construction within the project shall be consistent with the *Nicolaus Place – Mitigated Negative Declaration* (State Clearinghouse No. 2010082081) and the approved Small Lot Tentative Map for Lincoln Place Tentative Subdivision Map.	General Condition	Community Development and City Engineer	
12. One or more residential small lot maps may be recorded concurrent with or subsequent to the recordation of the Large Lot Final Subdivision Map. Also, the applicant may file multiple final maps.	General Condition	Community Development	

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. Within 60 days of the City Council approval of the Tentative Map, the Applicant shall submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall execute the IODs for the Public Street and Highway Easement and PUE.	Submit legal descriptions and plat maps within 60 days of the City Council approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.	Development Engineering and City Engineer	
DEVELOPMENT STUDIES/MITIGATION			
14. Provide a design of on-site water system to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
15. Provide a sewer capacity study to comply with the City Design Criteria and Procedures Manual with first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
16. Provide a stamped/signed storm drainage study to comply with the City Design Criteria and Procedures Manual with the first submittal of improvement plans.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
17. Prior to the approval of improvement plans, the applicant shall demonstrate that the design of the on-site drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, specifically Table 10-1, "Allowable Street Encroachments" and Section 10-2 for minimum pad elevations adjacent to designated floodplains and overland routing of flood flows.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
18. The Applicant shall provide a stamped and signed final post construction Storm Water Quality Plan with the 1st submittal of the improvement plans. The plan shall comply with the West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
19. The Applicant shall submit a soils report prepared by a soils engineer for the development including the park sites. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
20. For those improvements that affect regulated resources, the Applicant shall have secured all required Environmental and Mitigation Permits for improvements prior to City approval of Plans for the improvements affecting the regulated resources.	Prior to approval of offsite Improvement Plans that affect regulated resources.	Planning	
21. The Applicant shall provide the City with a copy of the approved 404 Permit and a 401 Certification to the Community Development Department, if applicable.	Prior to approval of Improvement Plans that affect the regulated resources or Final Map, whichever occurs first	Community Development	
22. The Developer, via the project arborist, shall inventory oak trees that will be removed as a result of development within the **Lincoln Place Subdivision** and shall mitigate loss of on-site oak trees through an in-lieu fee payment. The applicant will submit for review an updated arborist report to determine the actual quantity of oak trees and the total trunk diameter (inches DBH) of oak trees targeted for removal. The project arborists' recommendations for retention and grading around the oak trees to be retained will be incorporated as part of the improvement plan review.	Prior to approval of Improvement Plans and Final Map	Community Development	
STORM WATER QUALITY/GRADING/DRAINAGE			

Condition	Timing	Responsible Party	Status
23. For projects or development applications that involve less than 1 acre of grading, the Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
24. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings. Culvert sizes must meet the design requirements and be approved by the City Engineer. Design and construct temporary culverts over natural channels for any stream crossings used during the construction phase. Construction equipment and vehicles must not cross streams without a proper temporary culvert crossing.	Prior to approval of Improvement Plans and Final Map	City Engineer	
25. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans	City Engineer	
26. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
27. The Applicant shall submit a post construction Storm Water Quality Plan with the project drainage study. The project shall comply with the City Ordinance, California MS4 permit requirements or any other State mandated requirements, to the satisfaction of the City Engineer. Compliance with the MS4 permit may result in the loss of lots.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
28. ** Prior to approval of improvement plans, the Applicant shall submit a plat map and legal description for dedication of a drainage easement over APN 021-310-032 and APN 021-310-100 to the City of Lincoln consistent with the approved tentative subdivision map.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
29. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
30. The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
31. The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality & LID improvement facilities. The Water Quality Maintenance and Operation Plan shall contain, at a minimum but not limited to, a description of the constructed facilities, the design criteria, a description of the expected facility operation, a post construction Erosion Control Plan, a post construction Storm Water Quality Control Plan, and a description of maintenance activities required along with a schedule for each activity. The Water Quality Maintenance and Operation Plan shall also contain a description of sampling, testing, and reporting requirements. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality facilities, following the two (2) year maintenance period.	Prior to Final Map Approval	Development Engineering, City Engineer, and Public Services	
32. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	
33. The Applicant shall submit Blasting Plans (if required) for review and approval by the City Engineer prior to commencing any on-site blasting activities. At a minimum, the Blasting Plan is to include a description of the work to be accomplished, a statement of the necessity to accomplish the work, a description of alternatives to blasting considered but rejected, a description of steps taken to avoid hard rock areas, safety measures to be implemented. The Blasting Plan is to coordinate blasting activities with the Police, Community Development Department, and Fire Departments and specify the time and duration proposed for the activity. The Applicant shall provide 72 hours notification to the above Departments of any scheduled blasting.	Prior to any blasting activities	Community Development, City Engineer, Police, Fire	

Condition	Timing	Responsible Party	Status
34. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
35. Flagging, fencing, signage, and other devices shall be installed prior to grading on-site. Fence locations shall be to the approval of the City Engineer and shall require inspection prior to start of grading. Fencing should not be removed unless written approval is obtained from the City Engineer.	Prior to Grading	City Engineer	
36. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
37. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity.	Prior to Grading	City Engineer	
FLOODPLAIN/WETLANDS			
38. Where applicable, the Applicant shall prepare, prior to each phase of Improvement Plan submittal, a detailed analysis of the designated 100-year floodplain in the project area to determine the flood-prone areas and base flood elevations (if not already available). Floodplain elevations must be determined prior to the approval of a Final Subdivision Map. The Applicant shall be responsible for any costs associated with the need to file requests to FEMA for map changes; i.e. CLOMR or LOMR, subject to any third-party reimbursement as may exist. The Applicants shall provide all data and mapping necessary to amend the City's FEMA mapping and fund all requests for amendments.	Prior to approval of Improvement Plans and Construction	Community Development, City Engineer	

Condition	Timing	Responsible Party	Status
39. All future grading shown on the tentative map, including proposed pad elevations, shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
40. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
41. **All future grading shown on the approved tentative subdivion map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group, including proposed pad elevations and design of offsite improvements shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable City and FEMA requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			
42. Traffic striping, markings and signing shall be provided as required by the applicable City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, as well as the California Manual of Uniform Traffic Control Devices, latest edition.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
43. The Applicant shall design and construct ADA compliant ramps to allow movement of bicycles from sidewalks to on-street bike lanes where bike/trail routes merge with frontage sidewalks.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
44. Street names shall be reviewed and approved by the City. The applicant shall work with the City to determine appropriate names to be incorporated into street names as feasible.	Prior to approval of Improvement Plans & Final Map	Planning	
45. ** The Applicant shall design and construct frontage improvements along Nicolaus, including but not limited to, the installation of underground infrastructure, pavement restoration and widening, landscaping, water quality basins and sound wall consistent with the approved tentative subdivision map dated Dec 9, 2022 prepared by Baker-Williams Engineering Group to the satisfaction of the City Engineer, Public Services Department and Community Development Department during the review and approval of Improvement Plans.	Prior to approval of Improvement Plans & Acceptance of Improvements	Community Development, Public Services and City Engineer	
UTILITIES			
46. The Preliminary Grading & Utility Plan exhibit dated Dec. 9, 2022 prepared by Baker-Williams Engineering Group showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
47. If determined necessary by the City, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Services	

Condition	Timing	Responsible Party	Status
48. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
49. The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
50. If/where applicable, subject to the Applicant's 404 Permit, sewer and water easements located in open space areas shall have an access road to valves and manholes approved by the Community Development Department and City Engineer, and constructed with a minimum easement width of 15-feet and providing an 8-foot wide pave section, acceptable to the City Engineer with 2-foot wide aggregate base shoulders. (Any crossing of U.S. Army Corps of Engineers jurisdictional wetlands shall be in a steel casing.)	Prior to Acceptance of Improvements	City Engineer	
FIRE			
51. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
52. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
53. Consistent with the locations provided in the approved Tentative Map, emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
54. The Applicant shall provide funding necessary for a fire flow analysis of the onsite water model into the City's water model.	Prior to approval of Improvement Plans & Final Map	Community Development, City Engineer and Fire Department	
LANDSCAPING			
55. Where non-potable water is to be used, all provisions for its use are to be in accordance with the California requirements and subject to the City Engineer's approval. The City Engineer shall be notified 72 hours in advance of any new construction being undertaken for landscaped areas using non-potable water.	Prior to approval of Improvement Plans and during Construction	Development Engineering, City Engineer	

Condition	Timing	Responsible Party	Status
56. The Applicant shall be required to submit a Master Tree List Planting Plan for the residential development setting forth front yard trees in accordance with the adopted General Plan, and the approved Landscape Plans for **Lincoln Place Subdivision**. The Plan shall be subject to review and approval of the Community Development Department	Prior to Prior to approval of Improvement Plans /Final Map Approval	Community Development and City Engineer	
57. Any structure as part of the civil and landscape improvement plans shall be submitted to the building department for a building permit.	Prior to approval of Improvement Plans	Community Development and City Engineer	
LIGHTING/DESIGN			
58. A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. All street lights shall be in accordance with the **Lincoln Place Subdivision** General Development Plan and to the satisfaction of the City Engineer. The selection of the lights and design of the lighting system shall be reviewed and approved by the Community Development Department and City Engineer. Streetlights and similar fixtures shall be directed away from residences.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	
59. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. If used, walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and according to the design standards in the **Lincoln Place Subdivision** General Development Plan and noise mitigation.	Prior to Improvement Plans and Final Map	Community Development	
IMPROVEMENT PLAN NOTES			

Condition	Timing	Responsible Party	Status
60. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City Engineer based upon site conditions. The following note shall be added to the Grading and/or Improvement Plans: "To minimize dust/grading impacts during construction, the Applicant shall: a. Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day. b. Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks. c. Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities. d. Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off-site. e. The City shall have the authority to stop all grading operations, if in opinion of City staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. f. The grading shall comply with the Mitigation Monitoring Program."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
61. A note shall be added to the Grading Plans that states: "Prior to the commencement of grading operations, the contractor shall identify the site where the deficit earthen material shall be borrowed. A report issued by a geotechnical engineer shall be submitted to verify that the imported materials are suitable for project fill. If the borrow site is within the City of Lincoln, the contractor shall show proof of all approved Grading Plans. Haul routes to be used shall be approved by the City Engineer."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

Condition	Timing	Responsible Party	Status
62. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
63. A note shall be added to the Improvement Plans: "All contractors are required to deliver all construction related refuse collected in debris boxes to the Western Placer Waste Management Authority Material Recovery Facility. The City reserves the right to require that a franchise agreement be approved with any refuse handler at any time during the construction process."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
64. A note shall be added to the Improvement Plans: "Seventy-two (72) hour notification must be given to the City of Lincoln prior to disinfection of any water mains. The contractor shall coordinate with the City Construction Inspector to schedule with the Public Services Department at 434-2450 for disinfection and testing."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
65. A note shall be added to the Improvement Plans: "The Applicant shall submit Environmental surveys in compliance with the mitigation measures. The Applicant shall secure Community Development Department (Planning) approval that surveys are adequate and mitigation measures are incorporated into the Plan prior to start of any on-site construction."	Prior to approval of Improvement Plans	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
66. A note shall be added to the Improvement Plans: "The Applicant shall require their contractors to work with the Police Department in the development of security measures during construction to increase security of stored equipment and materials on-site and to minimize demands on police protection services during project construction."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
67. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and City Engineer prior to each phase of construction."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
68. The Applicant shall apply for and obtain an Encroachment Permit from the Engineering Department prior to any work conducted with the City right-of-way or public easements.	Prior to construction	City Engineer	
FINAL MAP			
69. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. The City may accept proceeds from any bond sale for security in the manner authorized by Government Code Sections 66462(a)(2)(b) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	

Condition	Timing	Responsible Party	Status
70. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
71. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to recordation of Final Map	Community Development and City Engineer	
72. The Owner shall dedicate public utility easements for underground facilities of a size established by City Standards and Specifications and consistent with the City's franchise agreements as part of each Final Map.	Prior to Final Map approval	Community Development and City Engineer	
73. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
74. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
75. The Owner shall provide a funding mechanism for the annual maintenance and operation of on-site public street lights, street maintenance, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals (except those facilities maintained by an HOA). This funding mechanism may consist of a Special Tax, CFD, or endowment, at the discretion of the City. If the project is within a current finance mechanism such as Benefit Assessment District No. 1, or CFD 2018-1; an expenditure/revenue analysis should be completed if the number of units or amount of public improvements to be maintained have changed since preliminary approval to ensure the project will cover the costs of the annual maintenance and operation of the public improvements. Compliance with this condition shall be to the satisfaction of the City Engineer. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs. Annexation into a maintenance CFD, such as CFD 2018-1, could provide the funding mechanism for this maintenance.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	
76. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map Approval	Community Development, Support Services and City Engineer	

Condition	Timing	Responsible Party	Status
77. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit	Issuance of Each Building Permit	Community Development	
78. In the event the project utilizes private Covenants, Conditions & Restrictions (CC&R's), a copy of the CC&R's shall be provided by the applicant to the City Attorney and Community Development Department for review and approval prior to recordation of any Small Lot Final Map.	Prior to Final Map approval	Planning	
79. The Applicant shall provide notification within the CC&Rs to potential land purchasers that the matter of view sheds and the protection of view shed interests is a private civil matter and not regulated by the City of Lincoln.	Prior to Final Map approval	Community Development	
80. If a Homeowner's Association (HOA's) is established for the project, the Applicant shall be responsible for all cost of establishing the HOA and initial funding for its operation. The HOA responsibilities for ownership, operation, repair, maintenance, inspection and reporting shall be delineated in the formation documents. Facilities to be owned and maintained by the HOA shall be identified on each Final Map and set of Improvement Plans. Applicant shall grant an easement to the City on the Final Maps for access and inspection of all facilities to be owned by the HOA. The HOA shall indemnify the City and define its liabilities and responsibilities. Once approved by the City as to form and content, the HOA shall be recorded and may not be amended or rescinded without first obtaining approval from the Community Development Department and City Attorney. A provision reflecting this shall be incorporated in the recorded CC&R's.	Prior to Final Map approval	Community Development	
81. The Applicant shall complete any necessary exchange of real property needed to conform the legal boundary lines to match the approved Tentative Subdivision Map configuration. This may be achieved, if necessary, by filing and receiving approvals from the City Engineer for additional mapping or Lot Line Adjustment, as allowed by the Subdivision Map Act and the City's Subdivision Ordinance.	Prior to Final Map approval	Community Development and City Engineer	

Condition	Timing	Responsible Party	Status
82. The Applicant shall provide to the Community Development Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal	Prior to Final Map approval	Community Development and City Engineer	
83. Prior to recordation of a final map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Recordation	Development Engineering and City Engineer	
84. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map on Mylar.	Immediately after recordation of Final Map	Community Development and City Engineer	
85. * Dedicate rights of ways and public utility easements for public improvements required to serve the lots shown on the Small Lot Final Map/s and construct those improvements or enter into a subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Map with the City Council.	Development Engineering and City Engineer	
86. ** Applicant shall construct all offsite improvements as per approved improvement plans consistent with the approved tentative subdivision map or enter into a public improvement agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing of the Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			

Condition	Timing	Responsible Party	Status
87. The Applicant's contractor shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.	Prior to beginning construction	City Engineer	
88. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
89. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.	Prior to construction	City Engineer	
90. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.	Prior to any construction	City Engineer	
91. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	

Condition	Timing	Responsible Party	Status
92. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
93. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.	During Construction	City Engineer	
94. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
95. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	
96. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During construction	City Engineer	

Condition	Timing	Responsible Party	Status
97. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
98. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
PRIOR TO ACCEPTANCE			
99. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
100. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
101. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.	Prior to Acceptance of Improvements	City Engineer	
102. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

Condition	Timing	Responsible Party	Status
103. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
104. **When improvements to Lots B &C (for Water Quality purposes) are completed to the satisfaction of the City Engineer and Public Services Department, these improved lettered lots shall be conveyed by a grant deed to the City, or HOA as applicable, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	
105. ** The contractor shall be responsible for the televising of all proposed storm drain and sewer collection and conveyance facilities being installed as per approved improvement plans. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
106. Finished exterior grades shall be sloped away from foundations to provide removal of surface water runoff away from structures. All building pads shall be provided with drainage away from foundations and to a properly controlled discharge system. No surface runoff should be allowed to flow from the pad over an unprotected slope. Terraced lots should avoid uncontrolled discharge of surface water runoff onto adjoining lots.	Prior to approval of Plot Plans	Building, Development Engineering	

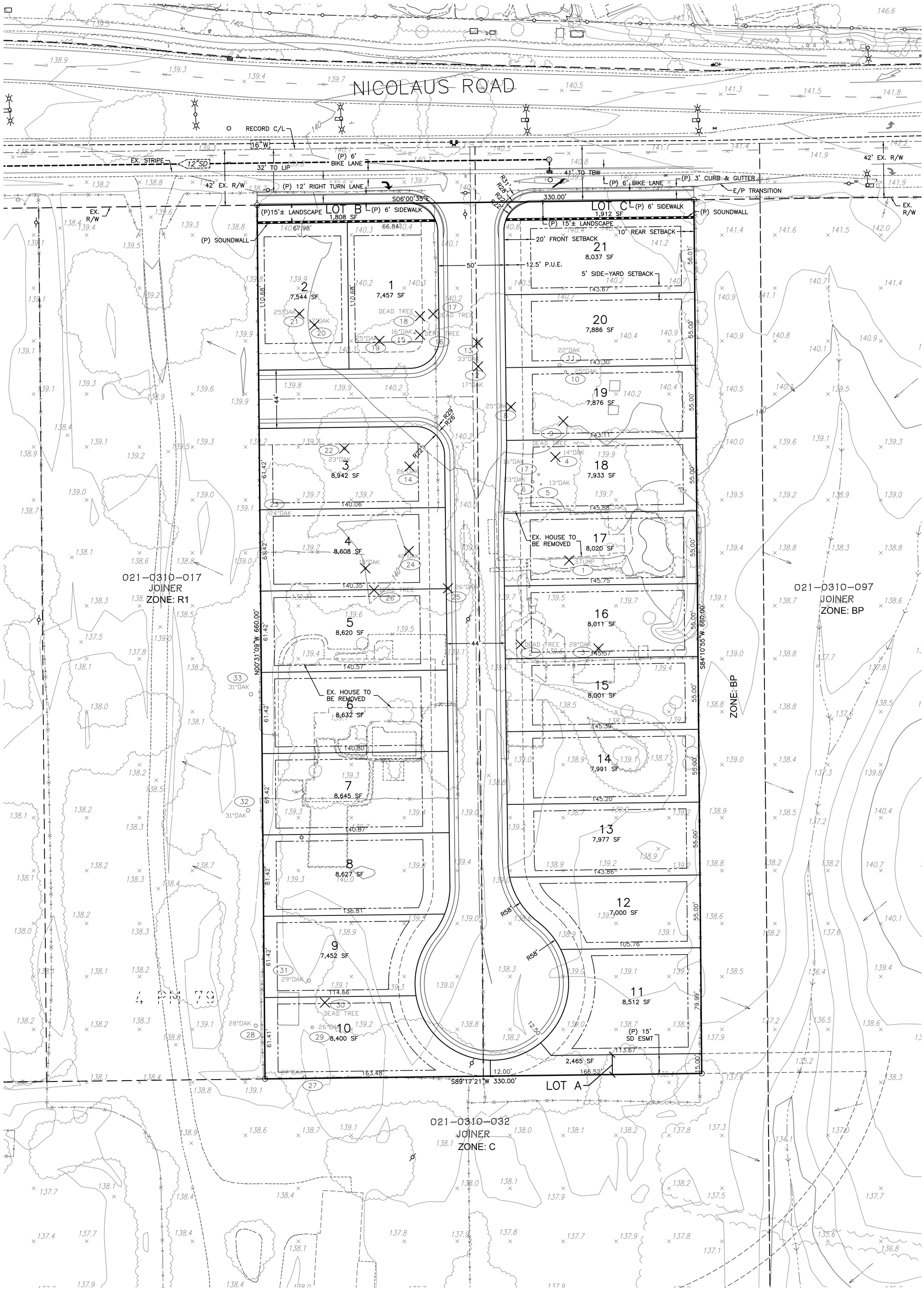
Condition	Timing	Responsible Party	Status
107. Fire hydrants or other acceptable alternative approved by the City, providing service for construction sites shall be operational prior to combustible vertical building construction beginning.	Prior to issuance of Building Permits	Building	
108. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to issuance of Building Permit	Community Development, Police Department	
109. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
110. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
111. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	

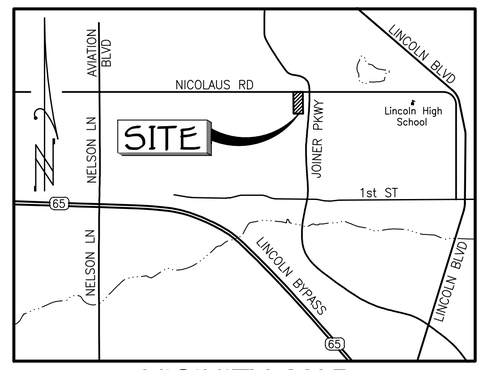
Condition	Timing	Responsible Party	Status
112. The Applicant shall comply with the Lincoln Place Tentative Subdivision Map regarding Park Dedication and Fees.	Prior to issuance of Building Permits	Building	
113. The development of residential dwelling units shall be subject to the review and approval process of Design Review as set forth in the City's Municipal Code.	Prior to the issuance of the Building Permits	Planning	
114. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
PRIOR TO OCCUPANCY			
115. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2022 California Fire Code, or the Fire Code in effect at the time of Building Permit application.	Prior to Final Inspection / Occupancy	Building	

≺END≻

EXHIBIT B

TENTATIVE SUBDIVISION MAP
LINCOLN PLACE
CITY of LINCOLN, PLACER COUNTY, CALIFORNIA
DECEMBER 9, 2022
BAKER–WILLIAMS ENGINEERING GROUP
SHEET 1 OF 3





VICINITY MAP
NO SCALE

PROJECT DATA:

OWNER/DEVELOPER:
JAMES and JENAY HOFFMAN
P.O. BOX 1490
RIVERSIDE, UTAH 84065
PH. (801) 696–5063

ENGINEER:
BAKER–WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH. (916) 331–4336
FAX (916) 331–4430

ASSESSOR'S PARCEL NUMBER:
021–310–018, and 019

ACREAGE:
5.32± ACRES GROSS
5.0± ACRES NET

EXISTING USE:
SINGLE FAMILY

PROPOSED USE:
21 SINGLE FAMILY LOTS
3 LANDSCAPE LOTS

EXISTING ZONING
R–1

SEWER:
CITY OF LINCOLN

WATER SUPPLY:
CITY OF LINCOLN

DRAINAGE:
CITY OF LINCOLN

FIRE PROTECTION:
CITY OF LINCOLN

ELECTRIC SERVICE:
P.G. & E.

TELEPHONE SERVICE:
A.T. & T.

GAS SUPPLY:
P.G. & E.

SCHOOL DISTRICT:
WESTERN PLACER UNIFIED SCHOOL DIST.

PARK DISTRICT:
CITY OF LINCOLN

LOT SIZE:
MINIMUM LOT SIZE REQUIREMENTS:
6,000 SF
PROJECT PROPOSES:
MIN. 7,000 SF
MAX. 8,645 SF
AVERAGE 8,084 SF

PROPOSED IMPROVEMENTS:
CITY OF LINCOLN STANDARDS

LEGEND:

EXISTING		PROPOSED
30"SD	STORM DRAIN	
	DRAIN INLET	
	MANHOLE	
16"W	WATER MAIN	
	WATER VALVE	
	BLOW–OFF VALVE	
18"SS	SEWER MAIN	
	STREET LIGHT	
	UTILITY POLE	
	FENCE	
	LOT LINES	
	RIGHT OF WAY	
	SETBACK LINE	
	BUILDING	
	C/G & SIDEWALK	
	SITE BOUNDARY	
	EX. TREE TO REMAIN	
	EX. TREE TO REMOVE	

SCALE: 1"=30'
30' 0' 30' 60' 90'
GRAPHIC SCALE: 1"=30'

NOTES:

1.) 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 NOT APPROVED.

2.) LOTS A, B, AND C SRE TO BE DEDICATED TO THE CITY AND USED FOR LANDSCAPE AND WATER QUALITY IF REQUIRED.

SURVEYOR'S STATEMENT:

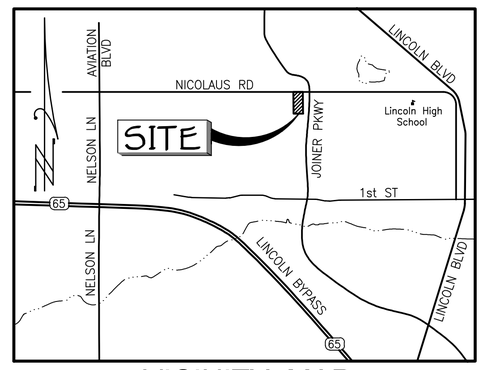
THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN PLACER TITLE COMPANY ORDER NO. P-350639 DATED SEPTEMBER 1, 2020. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT AFFECT IS SHOWN HEREON. ANY PUBLIC EASEMENTS TO BE ABANDONED ARE SHOWN AS "TO BE ABANDONED WITH THE FINAL MAP (IF APPLICABLE)."

JOHN K. JEFFRIES L.S. 7820
LICENSE EXPIRES 12/31/2023

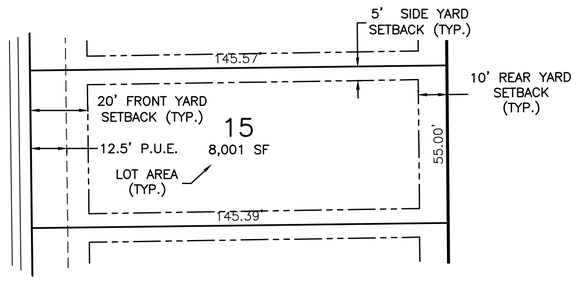
BAKER WILLIAMS ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608–0515
Phone (916)331–4336~Fax (916)331–4430
EMAIL: office@bwengineers.com

JOB NUMBER: 19–05–031

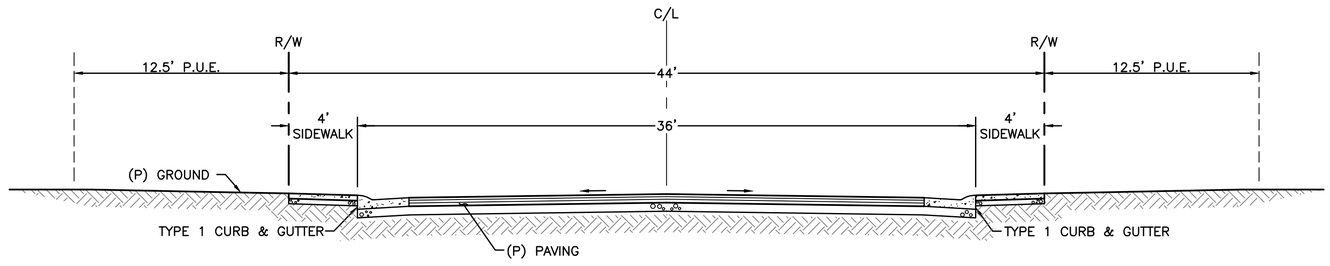
TENTATIVE SUBDIVISION MAP
LINCOLN PLACE
CITY of LINCOLN, PLACER COUNTY, CALIFORNIA
DECEMBER 9, 2022
BAKER–WILLIAMS ENGINEERING GROUP
SHEET 2 OF 3



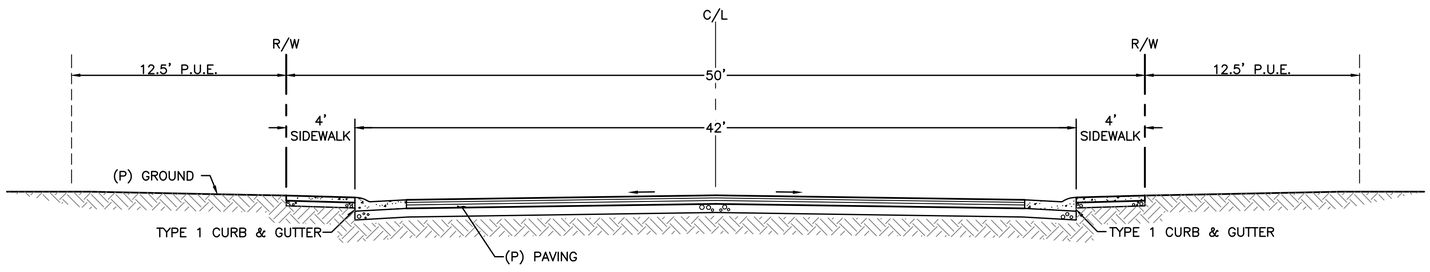
VICINITY MAP
NO SCALE



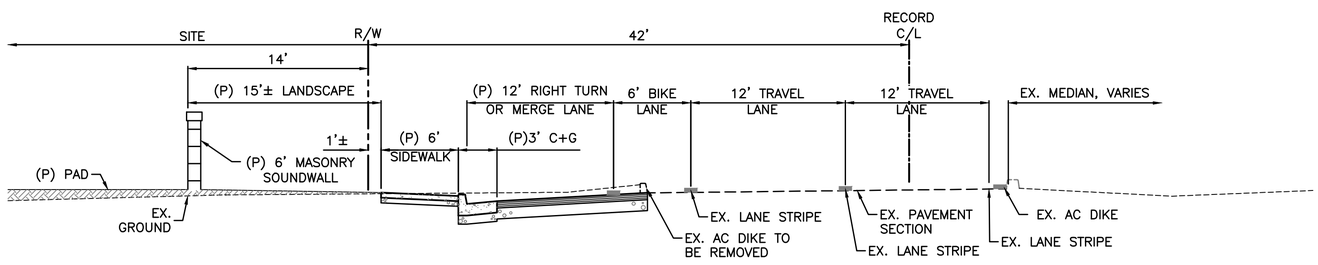
TYPICAL LOT DETAIL
SCALE: 1"=30'



44' STREET SECTION
NTS



50' STREET SECTION
NTS



NICOLAUS ROAD
NTS

BAKER WILLIAMS
ENGINEERING GROUP
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608–0515
Phone (916)331–4336~Fax (916)331–4430
EMAIL: office@bwengineers.com

JOB NUMBER: 19–05–031

PRELIMINARY GRADING & UTILITY PLAN

LINCOLN PLACE

CITY of LINCOLN, PLACER COUNTY, CALIFORNIA

DECEMBER 9, 2022

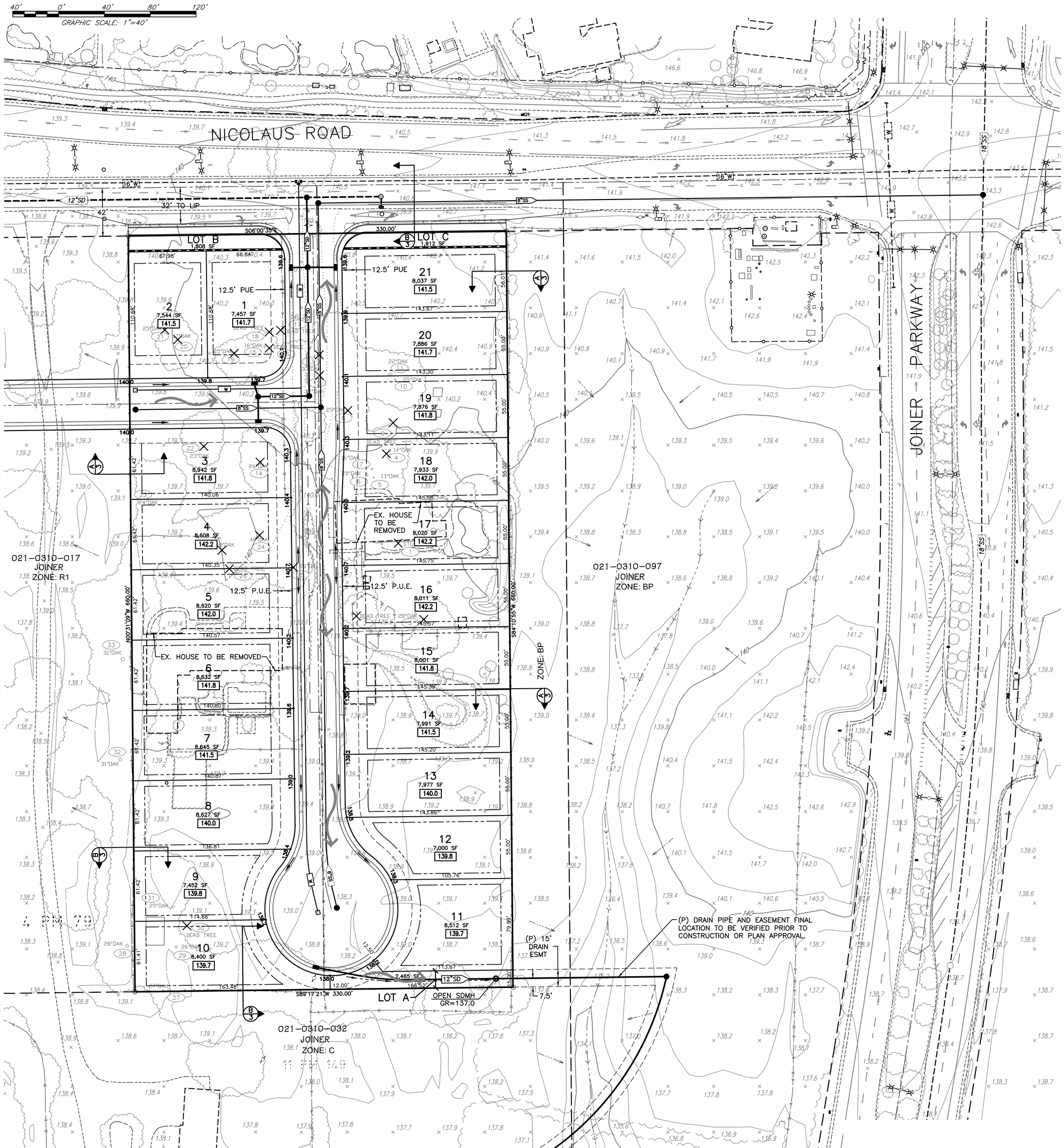
BAKER–WILLIAMS ENGINEERING GROUP

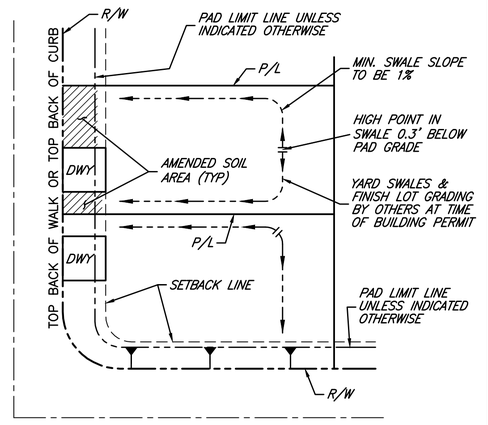
SHEET 3 OF 3

SCALE: 1"=40'

40' 0' 40' 80' 120'

GRAPHIC SCALE: 1"=40'



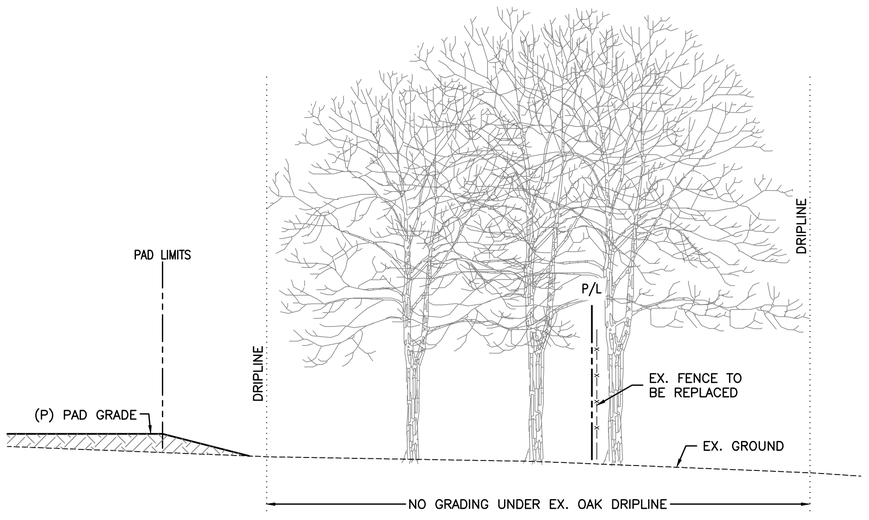


TYPICAL LOT GRADING

NOT TO SCALE

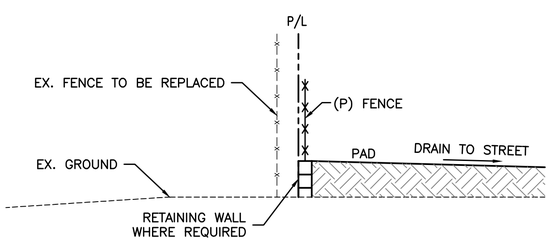
LEGEND:

EXISTING		PROPOSED
30"SD	STORM DRAIN	12"SD
▪	DRAIN INLET	▪
⊙	MANHOLE	●
16"W	WATER MAIN	W
⋈	WATER VALVE	⋈
	BLOW–OFF VALVE	▣
18"SS	SEWER MAIN	6"SS
	STREET LIGHT	
	UTILITY POLE	
	FENCE	
	LOT LINES	
	RIGHT OF WAY	
	BUILDING	
	C/G & SIDEWALK	
	SITE BOUNDARY	
	EX. TREE TO REMAIN	
	EX. TREE TO REMOVE	
140.4	SPOT ELEVATION	141.0
	TOP BACK OF WALK ELEVATION	140.0
	PAD GRADE ELEVATION	141.5
	NO GRADE	NG
	SWALE	
	OVERLAND RELEASE	



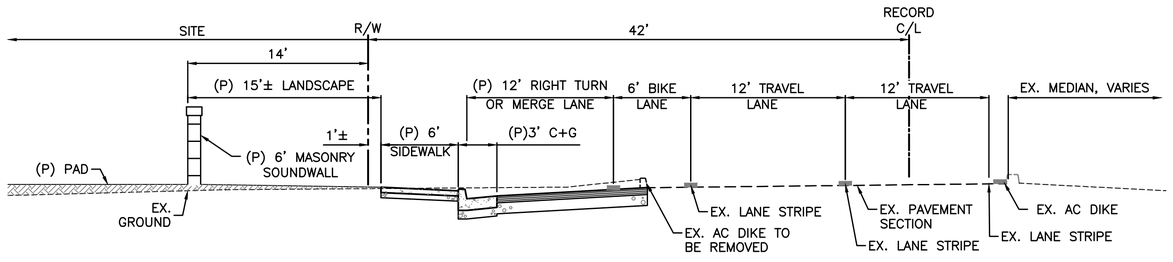
TYPICAL SECTION-BB

NTS



TYPICAL SECTION-AA

NTS



NICOLAUS ROAD

NTS

BAKER WILLIAMS ENGINEERING GROUP

6020 RUTLAND DRIVE, SUITE 19

CARMICHAEL, CA 95608–0515

Phone (916)331–4336~Fax (916)331–4430

EMAIL: office@bwengineers.com

JOB NUMBER: 19–05–031

Condition	Timing	Responsible Party	Status
13. ** Applicant shall execute an Irrevocable Offer of Dedication for the public street and highway easement and adjacent public utility easements for the entry street to Nicolaus Road, including the Tee intersection south of Nicolaus Road, and including the east-west street to the west boundary of Lincoln Place, to provide access to the parcel to the west of Lincoln Place. ~~Within 60 days of the City Council approval of the Tentative Map, T~~t~~t~~he Owner of the Lincoln Place property~~Applicant~~ shall ~~submit to the City for review the legal descriptions and plat maps (and funding) for both the public street and adjacent PUEs. When the legal descriptions and plat maps for both the public street easement and the PUEs are deemed technically correct by the City, the Owner of the Lincoln Place property shall~~ execute the IODs for the Public Street and Highway Easement and PUE.	~~Submit legal descriptions and plat maps within 60 days of the~~ Prior to approval of the final subdivision map by the City Council ~~approval of the Tentative Map. Within 14 days of the City deeming the legal descriptions and plat maps technically correct, the Owner shall execute the IODs for the street easement and PUEs.~~	Development Engineering and City Engineer	

STAFF REPORT

Item Number 9.B

SUBJECT: **The Event Center** - A Conditional Use Permit application to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of Public Convenience or Necessity (PCN) within an existing building located at 645 5th Street (Beermann Building) in Downtown Lincoln (APN: 008-146-001). The proposed land use includes hosting ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. Property Owner: Leon F. Corcos Jr. Trust / Applicant: Steven Pagano (PLN25-00016). (Efren Sanchez)

SUBMITTED BY: Efren Sanchez

DEPARTMENT: Community Development

DATE: August 20, 2025

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 action:

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities); and,
2. Adopt a Resolution approving the Conditional Use Permit to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of Public Convenience or Necessity (PCN) within an existing building located at 645 5th Street in Downtown Lincoln for The Event Center (PLN25-00016) with project specific and typical conditions of approval (Attachment 1).

BACKGROUND/INTRODUCTION:

On July 1, 2025, Steven Pagano, owner of Rockstar Academy, filed a Conditional Use Permit (CUP) application to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of Public Convenience or Necessity ("PCN Determination"), within an existing building located at 645 5th Street in Downtown Lincoln. The proposed land use includes hosting ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. The CUP/PCN includes a request to allow on-site sale and consumption of beer, wine, and distilled spirits in connection with the music entertainment use.

The project will operate within an existing 12,800 SF three-story building, known as the Beermann Building / Odd Fellows Building at 645 5th Street in Downtown Lincoln. The

property has a General Plan Land Use Designation of Community Commercial (CC) and is zoned Commercial (C) and is surrounded by commercial uses such as Simple Pleasures Restaurant and Beermann Plaza to the north, Lincoln Family Martial Arts Academy to the east, FieldHaven Marketplace Thrift Store to the south, and Jensen Smith Certified Public Accountants to the west. The Beermann Building relies on street parking and nearby public parking lots for its patrons, similar to other businesses in Downtown Lincoln.

The Event Center intends to use the first floor as a small dance lab studio. On the second floor, there is a full-size historic ballroom for bigger classes, performances, and more. The Event Center intends to utilize the ballroom to bring in entertainment such as live music, theater, and comedy shows. It will also have the option to host weddings, private parties, and corporate events. The proposed land use of ticketed performances and private events such as weddings, fundraisers, and other similar gatherings trigger the need for a Conditional Use Permit application as this land use is not specifically allowed by right in the Commercial District. Alcohol service would be limited to scheduled events, anticipated to occur 1-4 nights per week, primarily on weekends during the ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. The venue is not proposed to operate as a full-time bar or restaurant.

The applicant is seeking a Type 90 (On-Sale General Music Venue) license from the California Department of Alcoholic Beverage Control Board (ABC). According to the License Types on the ABC website, “Authorizes the sale of beer, wine, and distilled spirits at retail for consumption on the premises in a music entertainment facility, as defined in BPC § 23550. Sale, service, and consumption of alcoholic beverages are limited to the time period from 2 hours before a live performance until one hour after the live performance. Minors are allowed on the premises.” The applicant notes the following narrative: “Operation of a live music venue that hosts ticketed performances and private events such as weddings or fundraisers. Alcohol will be sold on-site in accordance with Type 90 Music Venue License issue by the California Department of Alcoholic Beverage Control. Alcohol service will only occur during scheduled events, and the venue will not operate as a full-time bar or restaurant.” The sale of alcoholic beverages beyond a bona fide restaurant (Type 41) requires a Conditional Use Permit. Similarly, a Public Convenience or Necessity (PCN) analysis is required for subsequent ABC licensing for hard liquor, to ensure it does not significantly contribute to any existing oversaturation of such licenses.

Besides the potential external signage on the wall, The Event Center, does not propose any other modifications to the building.

FINDINGS/ANALYSIS:

The sale of alcoholic beverages may be permitted in Commercial zones provided the Planning Commission can make the required findings. This includes a finding that the use is not detrimental to the health, safety, peace, morals, comfort or general welfare of nearby residents and property, or the general welfare of the City (LMC Subsection 18.22.030 (21) – Conditional Uses, and Chapter 18.56 – Conditional Use Permits). If the CUP is approved, the applicant will use the CUP to satisfy local clearance for the purposes of the California Department of Alcoholic Beverage Control (ABC) review.

The on-site sale and consumption of alcohol may be permitted within commercial area, subject to the issuance of a CUP. Staff has researched the history of the project site and obtained ABC licensing information for the surrounding area. There is a total of 20 active alcohol

licenses within the downtown area census tract no. 214.01, broken down as follows:

1. Type 21 – Off-sale General (Walmart Neighborhood Market & Lincoln Food Mart)
2. Type 23 – Small Beer Manufacturer (Slice Beer Company)
3. Type 41 – On-Sale Beer & Wine – Eating Place (Easy Company Cafe, Hops and Hog Country Smokehouse, Soli's, Lincoln Gardens, and others)
4. Type 58 – Caterer's Permit (Hops and Hog Country Smokehouse)
5. Type 86 – Instructional Tasting License (Walmart Neighborhood Market)

There are no Type 90 (On-Sale General Music Venue) within the downtown area census tract. ABC will conduct background checks, investigations, and will not issue a license if there are issues that may arise during their review process.

The Event Center project site is located approximately 400 feet from the nearest place of worship (Lincoln Amazing Grace Seventh Day Adventist Church), 0.30 miles from the nearest park (McBean Park), and 0.32 miles from the nearest school (Lincoln High School).

Futhermore, the Public Safety Chief conducted a review of records from the past five years at or around the project site. The Public Safety Chief stated that there has not been anything out of the ordinary or excessive at the address. Public Safety Chief Matt Alves noted that while a few alcohol-related incidents have occurred, they were typical for a bar or restaurant, and he has no heightened concerns about the facility's proposed uses.

Though the Beerman building has maximum capacity of 300 guests, the Event Center anticipates a seating capacity of 150 guests for live music events or weddings (Attachment 2). Per LMC Section 18.44.070 – Theaters, Restaurants, and Bars, one parking space is required for every five seats, plus one additional space for every two employees. Based on the proposed capacity of 150 guests and 2–4 employees per shift (Attachment 3), the required off-street parking would total 32 spaces. However, this parking requirement applies only to new development, new construction, or physical expansion of a building. Because The Event Center will occupy an existing downtown building with no proposed expansion, no new off-street parking spaces are required under LMC Section 18.44.020 – Number of Spaces Required – When Required. Also, there is an existing public parking lot approximately 300 feet southeast from the project site. The public parking lot, located at 439 F Street and 442 E Street has a combined capacity of 68 vehicles and it is just around the corner from the Beermann Building / Odd Fellows Building. Similarly, the public parking lot at 6th and F Street is approximately 380 feet from the project site, while the lot near F Street and 7th Street is about 700 feet away.

The Planning Commission is required to make findings that the proposed use, with appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the city. Within any conditional use permit application to sell alcohol, staff is required to consider impacts to the surrounding land uses, evaluate existing uses, and determine if the use is compatible to the overall neighborhood character and provide recommendations regarding whether or not the findings can be made.

The Event Center has been reviewed and found consistent with the applicable policies and standards of the City of Lincoln General Plan. For example, Economic Development Policy ED-6.1 – Downtown Commercial Area emphasizes enhancing the downtown commercial

district to create a vibrant retail, business, and entertainment hub. The proposed live music event center aligns with this policy by adding another entertainment venue for both local residents and visitors to Downtown Lincoln.

The Conditional Use Permit findings are noted below:

1) The use is substantially similar in characteristic to other uses currently within the district.

The proposed project's on-site sale of alcohol is consistent with other uses commonly found in the commercial district. Within a 500-foot radius, there are existing restaurants offering on-site alcohol service, including Lincoln Gardens, Solis, and Old Town Pizza. The Civic Auditorium, a nearby performance venue rented by local performing arts groups, is also in close proximity to the project site. Similarly, the Women's Club of Lincoln, located at 499 E Street, operates a clubhouse available for weddings, reunions, and receptions. Both the private events and sale of alcoholic beverages are existing land uses throughout the commercial district of Downtown Lincoln.

Operating Hours – The proposed hours of operation for live music and private events are 1–4 days per week, primarily on weekends, from 9:00 a.m. to midnight.

2) The use would be appropriate in the district applicable to the property as a permitted or conditional use.

The proposed use to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of public convenience or necessity (PCN) would be appropriate in the commercial district with issuance of a Conditional Use Permit as there are other uses in the commercial district of downtown that allow for the on-site sale of alcohol. All within a short proximity to the project site. For instance, the Civic Auditorium and Lincoln Gardens host live music events, which would be similar to the proposed project.

3) The use with the attached conditions of approval, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of person residing or working in the neighborhood or injurious to property and improvement in the neighborhood or to the general welfare of the City.

The proposed project's on-site sale of alcohol with the appropriate conditions will not be detrimental to the health, safety, peace, comfort, and general welfare of the City. The Public Safety Chief reviewed records pertaining to the alcohol related issues and found no heightened concerns with the proposed use. The Public Safety Chief stated that, although the facility's proposed uses differ from those of past tenants, they do not raise heightened concerns. Furthermore, ABC reviews the background of the applicant and conducts inspections of the site to ensure their requirements are being addressed.

4) A finding that at least one of the findings in Section 15.32.250 of the Municipal Code is satisfied.

Lincoln Municipal Code (LMC) Chapter 15.32 addresses Flood Damage Prevention. LMC Chapter 15.32.250 notes that the decision-maker shall not approve a discretionary permit or other discretionary entitlement that would result in the construction of a new building or construction that would result in an increase in allowed occupancy for an existing building, or a

ministerial permit that would result in the construction of a new residence, for a project that is located within a flood hazard zone unless the decision-maker finds, based on substantial evidence in the record, one of six findings. This finding is not applicable to the project as the project site is not located in a flood hazard zone.

Conditions of Approval

As discussed above, alcohol service would be limited to scheduled events, anticipated to occur 1-4 nights per week, primarily on weekends during the ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. The sale of alcoholic beverages would be ancillary to ticketed performances and private events. The applicant estimates hosting 25 moderate events annually during the first two years of operation, with a gradual increase in subsequent years to a maximum of 208 events per year. Accordingly, staff is recommending Condition of Approval #10 to reflect this range of events per calendar year.

Public Notice

The proposed CUP application was both noticed in the local paper and notices were sent to surrounding property owners within 400 feet of the property. As of writing of this report, staff has not received any opposition to the proposed CUP application. Furthermore, the Lincoln Police Department reviewed the application and confirmed no concerns regarding the proposed use.

ENVIRONMENTAL REVIEW:

The project, as proposed, consists of operating a live music venue with sale and consumption of alcoholic beverages on-site within an existing building. The three-story 12,800 SF building footprint is existing, thus the project, as conditioned, will not have a significant effect on the environment. The project is found to be exempt from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities), because it meets the conditions that characterize it as existing development.

ATTACHMENTS:

9.B. Attachment 1 Resolution 2025 XX DRAFT

9.B. Attachment 2 Site Plan and Elevations

9.B. Attachment 3 Application and Narrative

PLANNING COMMISSION – DRAFT

RESOLUTION NO. 2025 - XX

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO OPERATE A LIVE MUSIC VENUE, CONDUCT SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES, AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR THE ON-SITE CONSUMPTION OF BEER, WINE, AND DISTILLED SPIRITS AT THE EVENT CENTER LOCATED AT 645 5TH STREET, LINCOLN ON APN 008-146-001 (APPLICANT: STEVEN PAGANO / OWNER: LEON F. CORCOS JR. TRUST)

WHEREAS, Chapter 18.56 of Title 18 of the Lincoln Municipal Code provides for the Planning Commission's review and determination on all Conditional Use Permits; and

WHEREAS, the Planning Commission of the City of Lincoln find that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines, because it meets the conditions that characterize it as existing development. The building footprint is existing and no further CEQA analysis is warranted; an

WHEREAS, notices describing the proposed project "The Event Center" Conditional Use Permit/Public Convenience or Necessity (CUP/PCN) request was published pursuant to specific sections of the Lincoln Municipal Code (Title 18 – Zoning) including Subsection 18.22.030 (21) – Conditional Uses, Chapter 18.56 – Conditional Use Permits, and Chapter 18.60 – Alcohol Sales, in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Lincoln Approves the Conditional Use Permit/ Public Convenience and Necessity Application for The Event Center project as follows:

Section 1. The Planning Commission hereby finds and determines that:

1. The proposed project's live event and on-site sale of alcohol are consistent with other uses commonly fond in the commercial district. Within a 500-foot radius, there are existing restaurants offering on-site alcohol service, including Lincoln Gardens, Solis, and Old Town Pizza. The Civic Auditorium, a nearby performance venue rented by local performing arts groups, is also in close proximity to the project site. Similarly, the Women's Club of Lincoln, located at 499 E Street, operates a clubhouse available for weddings, reunions, and receptions. Both the private events and sale of alcoholic beverages are existing land uses throughout the commercial district of Downtown Lincoln.

2. The proposed use to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of PCN would be appropriate in the commercial district with issuance of a CUP as there are other uses in the commercial district of downtown that allow for the on-site sale of alcohol. All within a short proximity to the project site. For instance, the Civic Auditorium and Lincoln Gardens host live music events, which would be similar to the proposed project.

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3. The proposed on-site sale of beer, wine, and distilled spirits with the appropriate conditions will not be detrimental to the health, safety, peace, comfort, and general welfare of the City. The Public Safety Chief reviewed records pertaining to the alcohol related issues and found nothing out of the ordinary or excessive alcohol related incidents at this address. The Public Safety Chief stated that, although the facility's proposed uses differ from those of past tenants, they do not raise heightened concerns. Furthermore, State of California Alcohol Beverage Control Board (ABC) reviews the background of the applicant and conducts inspections of the site to ensure their requirements are being addressed.

4. The Event Center has been reviewed and found consistent with the applicable policies and standards of the City of Lincoln General Plan. For example, Economic Development Policy ED-6.1 – Downtown Commercial Area emphasizes enhancing the downtown commercial district to create a vibrant retail, business, and entertainment hub. The proposed live music event center aligns with this policy by adding another entertainment venue for both local residents and visitors to Downtown Lincoln.

Section 2. The Planning Commission of the City of Lincoln does hereby approve the Conditional Use Permit for the operation of live event, on-site sale and consumption of beer, wine, and distilled spirits, and PCN for The Event Center, located at 645 5th Street, subject to the conditions set forth in **Exhibit A**, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 20th day of August 2025, by the following roll call vote-

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

EXHIBIT A

A Conditional Use Permit to operate a live music venue, conduct sale and consumption of alcoholic beverages, and Determination of Public Convenience and Necessity allowing the on-site consumption of beer, wine, and distilled spirits in an existing commercial site for The Event Center, located at 645 5th Street, on APN 008-146-001, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, planning commissioners, 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. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with the Lincoln Municipal Code Section 18.54.080.

3. Pursuant to the applicable Sections of 18.54.070 of the Lincoln Municipal Code, if the Conditional Use Permit is not used within four (4) year of this approval, this Permit shall expire and become void unless a request in writing has been received prior to the expiration date and the Permit approved and extended by the Community Development Director.

4. In the event of a violation of any of the conditions imposed on an applicant or the applicant premises in accordance with this Article, the Planning Commission may, after public notice and hearing, revoke the conditional use permit issued regarding the applicant or applicant premises. Upon revocation, the applicant shall cease to sell alcoholic beverages at the applicant premises. The determination of the Planning Commission shall become final ten (10) days after the date of decisions unless appealed to the City Council. The revocation shall be reported to the Department of Alcoholic Beverage Control.

5. The applicant to comply with all requirements of the State of California Alcohol Beverage Control Board (ABC) and successfully obtain a Type 41, Type 42, Type 90, or other applicable ABC License prior to the sale of alcoholic beverages on site.

6. Hours of Operation: By the end of "business hours" all patrons shall have exited the commercial site.

7. A building permit application shall be required for any tenant improvements to the existing commercial space. The project shall comply with the California Codes and other applicable construction regulations adopted at the time of application for permit.

8. Prior to approval of a Building Permit for the proposed project, the Placer County Environmental Health Services shall review the proposed tenant improvement, including the payment of any fees.

9. The City reserves the right to modify the hours of alcohol sales in response to complaints or crime problems via review by the Planning Commission.

10. The approved land use for "The Event Center" includes hosting ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. The total number

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of such events shall be limited to no fewer than twenty-five (25) and no more than two hundred eight (208) events per calendar year.

11. No signage has been approved as part of this development application. New signage shall not be installed prior to approval of a City of Lincoln Signage Building Permit.

12. The proposed improvements will be reviewed by the building official as part of the building permit (post entitlement).

13. The building must comply with and maintain the Alternate Materials or Methods of Construction Request from June 2018. Provide copy of current 5 Year Certification of the fire sprinkler system. Provide a copy of the current maintenance, and inspection and monitoring records for the fire alarm system. Provide updated copies of keys for the Knox Box and after hours contact information for responsible parties.

14. The project shall procure a business license prior to conducting operations.

≺END≻

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Subject Property
LOT LINES DO NOT REPRESENT A PROPERTY SURVEY


Downtown Dance
Curtain Call Theatre Co.
Enter Here
Events
645


Downtown Dance
Curtain Call Theater Co.
SIGN UP TODAY
CLASS SCHEDULE


Downtown Dance
Curtain Call Theater Co.
ENTER HERE
Live Music
Events
SIGN UP TODAY

Development Services Department
600 Sixth Street
Lincoln, CA 95648
(916) 434-2470

PLN25-00016

UNIVERSAL APPLICATION FORM

TYPE OF APPLICATION/ENTITLEMENT:

- ☐ Design Review _____
- ☐ Conditional Use Permit
- ☐ Public Convenience or Necessity
- ☐ Development Permit
- ☐ Development Agreement
- ☐ Rezone - From: _____ to: _____
- ☐ Variance _____
- ☐ Tentative Parcel Map
- ☐ Tentative Subdivision Map
- ☐ Appeal
- ☐ Modification of _____
- ☐ General Plan Amendment
- ☐ General Development Plan - PD
- ☐ Specific Development Plan/Development Permit - PD
- ☐ Lot Line Adjustment
- ☐ Parcel Merger
- ☐ Final Subdivision Map
- ☐ Final Parcel Map
- ☑ Other Conditional Use Permit

NAME OF PROJECT: The Event Center

Location & Address of Project: 645 Fifth St, Lincoln, Ca, 95648

Assessor's Parcel Number: 008-146-001-000

Existing Use of Property: Vacant Commercial Building

General Plan Designation: Commercial

Zoning Designation: C-Commercial

Property Size: Acres and/or square feet, 0.16 acres/6,970 sq ft

Dimensions of Property: 50 ft x 132 ft

Is the property located within 1000 feet of McClellan Communications Station*? ☐ Yes ☑ No

*The McClellan Communications Station is located north of Moore Road and west of Dowd Road on Assessor's Parcel Numbers 021-081-018, 021-081-042 & 021-081-045.

Department Use Only

Received By: E Sanchez

Date Received: 7/1/25 Fees Paid: 3,701.00 Receipt #: 72400

DESCRIBE YOUR PROJECT

Describe your project, in detail, in the space provided below. If you need more space, please prepare the response on an additional sheet of paper.

opperation of a live music venue that hosts ticketed performances and private events such as weddings or fundraisers. Alcohol will be sold on-site in accordance with a Type 90 Music Venue License issued by the California Department of Alcoholic Beverage Control. Alcohol service will only occur during scheduled events, and the venue will not operate as a full-time bar or resturaunt.

Property Owner

Name: Leon Corchos

Mailing Address: [redacted]

E-mail Address:

Telephone Number: (916)548-9966 Fax Number: N/A

Applicant (if different from owner)

Name: Steven Pagano

Mailing Address: [redacted]

E-mail Address: stevenpag@aol.com

Telephone Number: (916) 869-8999 Fax Number: N/A

Architect/Engineer

Name: N/A

E-mail Address: N/A

Mailing Address: N/A

Telephone Number: N/A Fax Number: N/A

Indemnification:
Applicant(s) agree to defend, indemnify and hold harmless the City of Lincoln ("City") and its agents, officers, consultants, independent contractors and employees ("City's Agents"), through legal counsel selected by the City, from any and all alleged damages, claims, actions, liabilities or proceedings concerning the Project, whether contractual, statutory, or otherwise, including, without limitation, claims against the City or the City's Agents to attack, set aside, void, or annul any approval by the City, or the City's Agents concerning the Project (collectively "Claim"). The City shall promptly notify the Applicant of any Claim. If the City fails to notify the Applicant of any Claim, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing in this paragraph shall obligate the City to defend any Claim and the City shall not be required to pay or perform any settlement arising from any such Claim not defended by the City, unless the settlement is approved in writing by the City.

Reimbursement:
Applicant(s) agree that the Applicant(s) shall fully reimburse the City for costs incurred in connection with the Application Process regardless of any action taken by the City with respect to the Applicant(s)'s application. Applicant(s) also acknowledge and agree that the Fees (hereinafter "Funds") paid herewith may not be adequate to fully reimburse the City for costs incurred in connection with the Application Process, and that periodically, as the need arises, Applicant(s) may be called upon to make further deposit of Funds. Applicant(s) agrees that there shall always remain on deposit with the City sufficient Funds to cover the anticipated costs to be incurred with the Application Process through the Public Hearing Process. In the event, for any reason, a City request for further deposit of Funds from Applicant(s) is not fully satisfied, within thirty (15) business days the City may cease processing of this application and the related project, and record the failure to make the requested deposit of Funds as the Applicant(s)' request to case processing the application as is herein the legal claim of the title of the property. The failure of the City to request additional deposit(s) of Funds or to cease processing of the application due to lack of Funds shall not constitute a waiver of the Applicant's responsibility to fully reimburse the City for costs incurred in connection with the Application Process. The advance of Funds shall not be dependent upon the City's approval or disapproval of the Applicant(s)' application, or upon the result of any action, and shall in no way influence the Project. Neither Applicant(s) nor any other person providing funding for the Project shall, as a result of such funding, have any expectation as to the results of the Application Process or the selection of an alternative favorable to or benefiting Applicant(s).

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.

SIGNATURES: (MUST BE OBTAINED FOR SUBMITTAL OF PROJECT)

OWNER: _____ DATE: 6/30/25

TYPE OR PRINT NAME HERE: Leon Corchos

APPLICANT: _____ DATE: 6/30/25

TYPE OR PRINT NAME HERE: Steven Scott Pagano

I have read and agree to the above noted Indemnification and Reimbursement language - ☐

APPLICANT: _____ DATE: _____

TYPE OR PRINT NAME HERE: Steven Pagano

I have read and agree to the above noted Indemnification and Reimbursement language - ☐

Indicate name, and e-mail address of all parties wishing to receive agenda for time and date of meetings regarding this project:

Steven Scott Pagano, Stevenpag@aol.com

12. Attach plans.

13. Proposed scheduling: Live music or ptivate events scheduled 1-4 nights per week, primarily on weekends.

14. Associated project: N/A

15. Anticipated incremental development: none

16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. N/A

17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities. City-oriented live entertainmet with indoor bar counter for event-based alcohol sales. no outdoor sales or loading required

18. If industrial, indicate type, estimated employment per shift, and loading facilities:

N/A

19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

N/A

20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required. None

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

	Yes	No
21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	○	◉
22. Change in scenic views or vistas from existing residential areas or public lands or roads.	○	◉
23. Change in pattern, scale or character of general area of project.	○	◉
24. Significant amounts of solid waste or litter.	○	◉
25. Change in dust, ash, smoke, fumes or odors in vicinity.	○	◉
26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	○	◉
27. Substantial change in existing noise or vibration levels in the vicinity.	○	◉
28. Site on filled land or on slope of 10 percent or more.	○	◉

	Yes	No
29. Use of disposal of potentially hazardous materials, such as toxic Substances, flammables or explosives.	○	✓
30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).	○	✓
31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	○	✓
32. Relationship to a larger project or series of projects.	○	✓

Environmental Setting

33. Describe the project site as it exists before the project, inducting information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and in formation presented are true and correct to the best of my knowledge and belief.

Date 6/27 Signature _____

For _____

Environmental Information Form - Project Description

33. Describe the project site as it exists before the project...

The project site is a fully developed commercial building located at 645 5th Street, Lincoln, CA 95648, within the city limits of Lincoln, California. The topography is flat and stable, and the site is fully paved and landscaped according to prior development standards. No grading, new construction, or exterior site work is proposed as part of this project.

The building currently houses an indoor event space, now proposed to operate as The Event Center, a live music and performance venue. The structure is in good condition and up to commercial building code. No environmentally sensitive features (such as wildlife habitat, scenic resources, or cultural/historic landmarks) are present on site.

Existing utilities, parking, and access roads are already in place. Attached photos show the structure and existing use areas.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects...

The surrounding properties consist primarily of established commercial and light industrial developments, including warehouses, auto shops, offices, and service-based businesses. These buildings are generally one to two stories in height, with typical frontage widths ranging from 50 to 120 feet. Most properties feature parking in the front or side yard areas and are separated by standard landscape buffers or fencing. Rear yards are typically used for storage, loading zones, or employee access, and are set back from adjacent parcels by paved drive aisles or fencing.

The project site itself follows a similar development scale: a one-story commercial building with an approximate height of 18-20 feet, a frontage of roughly 75 feet, and established paved setbacks to the front and rear. The building is surrounded by on-site parking and loading areas, with no proposed changes to lot coverage or layout.

The surrounding area is fully urbanized with no significant natural features, scenic views, or historical resources. There is no impact to any plant or animal life in the vicinity, and no conflict anticipated with adjacent land uses. The proposed use - a live music and performance venue - is compatible with the general commercial character and intensity of the area.

STAFF REPORT

Item Number 9.C

SUBJECT:	**Accessory Dwelling Units (ADU) Ordinance - Amendments:** Proposed text amendments to Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and related sections of Title 18 (Zoning) as recommended by the California Department of Housing and Community Development (HCD). (Efren Sanchez)
SUBMITTED BY:	Efren Sanchez
DEPARTMENT:	Community Development
DATE:	August 20, 2025

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 action:

1. Determine that the proposed amendments qualify for a statutory exemption under Section 21080.17 of the California Public Resource Code (PRC), the resolution and subsequent adoption of the ordinance are statutorily exempt from CEQA. The proposed resolution and subsequent adoption of the ordinance implements CA Gov. Code Section 66310-66342 State Law within the incorporated area of the City of Lincoln. The proposed ADU Ordinance Amendments are consistent with the requirements of state law; therefore, are exempt from CEQA pursuant to Section 15282(h) (Other Statutory Exemptions) of the CEQA Guidelines.
2. Approve a Resolution recommending City Council adopt the proposed amendments as part of an ADU Ordinance Amendment (Attachment 1).

BACKGROUND/INTRODUCTION:

On July 23, 2024, City Council adopted Ordinance 1080B amending the provisions of Lincoln Municipal Code Section 18.37 regulating the use of Accessory Dwelling Unit (ADU) in the City. On August 6, 2024 the adopted ADU Ordinance was submitted for a 60-day review by the California Department of Housing and Community Development (HCD) .On April 24, 2025, HCD provided written findings stating that the adopted ADU Ordinance failed to comply with State ADU Laws. The letter stated that although the City's ADU Ordinance addressed many statutory requirements, additional amendments were necessary (Attachment 2).

FINDINGS/ANALYSIS:

Based on recently updated State ADU laws, HCD's identified amendments include replacement of outdated statutory references, changes to provisions that conflict with or

restrict rights granted under state law (e.g., limits on unit combinations, floor area, setbacks, and JADU locations), and use of subjective design standards instead of required objective standards. HCD requires the City to amend the ordinance or risk possible referral to the Attorney General.

CDD staff collaborated with the City Manager's office and City Attorney in reviewing and responding to HCD's 11-point ADU ordinance corrections, which was transmitted on June 13, 2025. HCD promptly responded to the City's initial edits and followed up with additional comments and edits. In response, City staff, reviewed HCD's feedback and transmitted a second set of tracked changes (Attachment 3) on June 24, 2025. HCD reviewed and verified the updated changes and approved for further processing. With HCD's approval, the Planning Commission is tasked to review and consider the amendments and recommend the City Council its adoption as part of the ADU Ordinance Amendment. The amendment process requires the Planning Commission to hold a public hearing on any proposed changes to LMC Title 18 (Zoning), as outlined in LMC Chapter 18.92 – Amendments.

ENVIRONMENTAL REVIEW:

Pursuant to Section 21080.17 of the California Public Resource Code (PRC), the resolution and subsequent adoption of the ordinance are statutorily exempt from California Environmental Quality Act (CEQA). Under PRC Section 21080.17, the resolution and subsequent adoption of the ordinance are statutorily exempt from CEQA. The proposed resolution and subsequent adoption of the ordinance implements CA Gov. Code Section 66310 - 66342 State Law within the incorporated area of the City of Lincoln. The proposed ADU Ordinance is consistent with the requirements of state law; therefore, is exempt from CEQA pursuant to Section 15282(h) (Other Statutory Exemptions) of the CEQA Guidelines.

ATTACHMENTS:

9.C. Attachment 1 Resolution 2025-xx DRAFT

9.C. Attachment 2 HCD Lincoln-ADU-Findings-042425

9.C. Attachment 3 CHAPTER 18.37 ADU DRAFT TRACK CHANGES

9.C. Attachment 4 CHAPTER 18.37 ADU DRAFT CLEAN

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2025 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING TO THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND LINCOLN MUNICIPAL CODE CHAPTER 18.37 – ACCESSORY DWELLING UNITS AND RELATED ARTICLES OF TITLE 18 – ZONING AS RECOMMENDED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, the City of Lincoln (City) is mandated by the State of California to maintain an adequate and proper General Plan; and

WHEREAS, the City of Lincoln's City Council adopted the General Plan 2050 on March 25, 2008; and

WHEREAS, many policies, programs, and implementation measures of the General Plan are implemented through the Lincoln Municipal Code (LMC) such as Title 18 – Zoning Ordinance; and

WHEREAS, LMC Title 18, Chapter 18.92 of the Zoning Ordinance provides for the review and recommendation by the City's Planning Commission on all proposed amendments to the Zoning Ordinance text; and

WHEREAS, state law makes clear that nonconforming ordinances are void and that the state standards specified in Government Code Section 66310 - 66342 shall be enforced until such time a jurisdiction adopts its own ordinance in accordance with state law. In order to preserve local preferences, such as maximum floor area, architectural style, and other development standards, Chapter 18.37 and related Articles of Title 18 of the City of LMC require amendments to comply with state law; and

WHEREAS, the Planning Commission of the City of Lincoln finds that pursuant to Section 21080.17 of the California Public Resource Code, the resolution and subsequent adoption of the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) consistent with Section 15282 (h) (Other Statutory Exemptions) of the CEQA Guidelines. CEQA does not apply to the adoption of an ordinance by a city to implement the provisions of CA Government Code Sections 65852.2 and 65852.22 (State Accessory Dwelling Unit (ADU) Laws); and

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission of the City of Lincoln to consider the proposed ADU Ordinance Amendments and consider the proposed CEQA Exemption on August 20, 2025; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln, hereby recommends to the City Council adopt an ordinance to amend LMC Chapter 18.37 – Accessory Dwelling Units (ADU) and related Articles of Title 18 – Zoning to comply with state laws within the City of Lincoln. The following recommended code amendments will bring the LMC into

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compliance with State ADU Laws. The code amendments are represented in strikeout (removed) / underline (added).

Section 1.
The Title 18 – Zoning Ordinance, Chapter 18.37 amendments as set forth in **Exhibit A**, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 20th day of August 2025, 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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CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Section~~s 65852.2 (ADUs) and 65852.22 (JADUs)~~ 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

(1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:

- Detached: separate from the primary structure
- Attached: attached to the primary structure
- Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.

(2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.

(3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.

(4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

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18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

(1) Applications for ADUs and JADUs pursuant to this section shall be ~~processed~~ approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.

(2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU

or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

(1) Siting.

a. An ADU shall be sited as follows:

i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.

ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.

iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.

iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.

b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.

c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.

(2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.

(3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot.*

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot

Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One converted ADU and one detached, new construction ADU~~JADU~~ provided all conditions of Government Code Section 66323(a)(1) are met~~; otherwise, one ADU~~	One ~~ADU and one~~ JADU provided all conditions of Government Code Section 66323(a)(1) are met~~; otherwise, one JADU~~
Existing multi-family dwelling	• Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii)~~; otherwise, Two~~ D~~d~~etached ADUs: Two ~~• Attached ADUs: Maximum of 25% of the number of units in the multi-family dwelling~~.[1]	None
Proposed multi-family dwelling	Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).	None

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Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both.[2]

NOTES

(1) Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure.

(2) The owner's election shall be noted on any development permit issued by the City ~~and in the deed restriction required by subsection (7), and all future development of ADUs and JADUs be bound by such election~~.

(4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.

(5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.

(6) Sale and Rental of Units.

a. Except as provided in Government Code Section<u>s</u> ~~65852.26~~<u>66340, 66341</u>, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.

b. An ADU or JADU may not be rented for less than 31 consecutive days.

(7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:

a. For JADUs:

i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

ii. A restriction on the size and attributes of the unit that conforms to Government Code Section ~~65852.22~~<u>66313</u>, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).

~~b. For ADUs:~~

~~i. A statement of the election made under subsection 18.37.030(3), if any. If no election has been made, then no deed restriction is required.~~

(8) Living Facilities.

a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.

b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section ~~65852.22(a)~~<u>66313</u>. JADUs may include a separate bathroom or may share it with the primary residence.

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(9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section ~~65852.2(j)~~66313.

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18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

a. New ADU or JADU built concurrently with primary dwelling:

i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

b. Existing primary dwelling:

i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.

ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

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18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs.*

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area)[1]	Excepting units created under Government Code Section 66323: • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front[2]	Same as required for primary residence unless meeting the criteria of Government Code Sections 66321 and 66323.	-
Setback—Side/Rear[2]	4 ft.[3]	-
Maximum Height[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

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	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None

NOTES

[1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling.

[2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint.

[3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply.

[4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.

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(2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.

(3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.

(4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.

(6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.

(7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.

(8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.

(Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

(1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

(1) Exterior Finish Materials. The exterior materials must meet one of the following:

a. ~~Siding M~~must be made from stucco, wood, composite boards, vinyl or aluminum products.

b. If the ADU proposes~~, and the~~ siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.~~; or The exterior finish material must be the same in type, size and placement as the exterior finish material of the primary structure; or~~

~~b. The exterior finish material may be the same in type, size and placement as the exterior finish material of the primary structure.Siding must be made from wood, composite boards, vinyl or aluminum products, and the siding must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.~~

(2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:

a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or

b. The pitch of the roof with the highest ridgeline must be at least 6/12.

(3) Trim. The trim must meet one of the following:

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a. The trim around all windows and doors must be at least 3½ inches wide.~~; or~~

~~b. The trim mayust be the same in type, size, and location as the trim used on the primary structure.; or~~

~~b. The trim around all windows and doors must be at least 3½ inches wide.~~

(4) Windows. The windows on all street facing facades must meet ~~one of~~ the following:

a. Each window must be square or vertical—At least as tall as it is wide.~~; or~~

~~b. The windows mayust match those on the street facing façade of the primary structure in orientation (horizontal or vertical).; or~~

~~b. Each window must be square or vertical—At least as tall as it is wide.~~

(5) Eaves. The eaves must meet one of the following:

a. The eaves must project from the building walls at least one foot on all elevations; or

~~b. The eaves mayust project from the building walls the same distance as the eaves on the primary structure.;~~

~~b. The eaves must project from the building walls at least one foot on all elevations; or~~

b~~c~~. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

(1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:

a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.

b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/-or building conditions may~~shall~~ not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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April 24, 2025

Christian Svensk,
Community Development Director
City of Lincoln,
600 6th Street, Lincoln CA, 95648.

Dear Christian Svensk:

RE: Review of City of Lincoln's Accessory Dwelling Unit (ADU) Ordinance under State ADU Law (Gov. Code, §§ 66310 - 66342)

Thank you for submitting the City of Lincoln's (City) ADU Ordinance No. 1080B (Ordinance), adopted July 23, 2024, to the California Department of Housing and Community Development (HCD). The Ordinance was received on August 6, 2024. HCD has reviewed the Ordinance and submits these written findings pursuant to Government Code section 66326, subdivision (a). HCD finds that the Ordinance fails to comply with State ADU Laws in the manner noted below. Pursuant to Government Code section 66326, subdivision (b)(1), the City has up to 30 days to respond to these findings. Accordingly, the City must provide a written response to these findings no later than May 24, 2025.

The Ordinance addresses many statutory requirements; however, HCD finds that the Ordinance does not comply with State ADU Law as follows:

1. *Senate Bill (SB) 1211 (Chapter 296, § 3, Statutes of 2024)* – As of January 1, 2025, the Legislature changed Government Code section 66323. Subdivision (a)(4)(A)(ii) and (iii), now allows for the following:

   > (ii) On a lot with an existing multifamily dwelling, not more than eight detached accessory dwelling units. However, the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot.
   >
   > (iii) On a lot with a proposed multifamily dwelling, not more than two detached accessory dwelling units.

2. *Assembly Bill (AB) 2533 (Chapter 834, Statutes of 2024)* - As of January 1, 2025, there are changes to Government Code section 66332. Subdivisions (a) and (b) were changed and subdivisions (d) – (f) were added. Changes include permitting previously unpermitted ADUs, adding the same protections for JADUs, and

setting additional requirements for local agencies. The City should review these new requirements and adjust the Ordinance to comply with State ADU Law.

3. *Statutory Numbering* - The Ordinance contains several references to code sections that were deleted by SB 477, effective March 25, 2024. These include Government Code sections 65852.2, 65852.22 and 65852.26. The contents of these sections were relocated to Government Code, Title 7, Division 1, Chapter 13 (sections 66310-66342, see Enclosure). The City must amend the Ordinance to refer to the correct Government Code sections.

4. Section 3 – *Severability* – The Ordinance states: "If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional." However, Government Code section 66316 states "If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this article, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this article for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this article." The *Severability* clause implies that some parts of the Ordinance will be valid even if other parts are not valid. The City must remove the Severability clause and apply the standards under Government Code sections 66310-66342 when the existing accessory dwelling unit ordinance fails to meet the requirements of this article.

5. Section 18.37.020.1 – *Review Process* – The Ordinance states, "Applications for ADUs and JADUs pursuant to this section shall be processed ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the City receives a complete application if there is an existing single-family or multifamily dwelling on the lot." However, State ADU Law requires that "The permitting agency shall either approve or deny the application to create or serve an accessory dwelling unit or a junior accessory dwelling unit within 60 days from the date the permitting agency receives a completed application if there is an existing single-family or multifamily dwelling on the lot."[1] The Ordinance uses the word "processed", but the statute states the City must "approve or deny" the application. The City must amend the Ordinance to replace "processed" with "approved or denied".

[1] Gov. Code, § 66317, subd. (a).

6. Section 18.37.030.1 (c) – *JADUs in Garage* – The Ordinance states: "A JADU shall be located entirely within a proposed or existing single-family dwelling structure." However, Government Code section 66333, subdivision (d) allows "…a permitted junior accessory dwelling unit to be constructed within the walls of the proposed or existing single-family residence. For purposes of this paragraph, enclosed uses within the residence, such as attached garages, are considered a part of the proposed or existing single-family residence." The City should amend the Ordinance to clarify that junior accessory dwelling units (JADUs) may be created within enclosed uses within the residence such as an attached garage.

7. Section 18.37.030.-1 – *Unit Combination* – The Ordinance lists the maximum number of ADUs and JADUs Per Lot as: "(i). On a lot that contains an existing or proposed single-family dwelling: One (1) ADU and One (1) JADU, (ii). On a lot that contains an existing multifamily dwelling: Two (2) ADUs, detached from the multifamily structure, and maximum of 25 percent of the number of units in the multifamily dwelling. (iii). For a lot with existing single-family and multi-family residence, the owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both."

   However, pursuant to Government Code section 66323, subdivision (a), "Notwithstanding Sections 66314 to 66322, inclusive, a local agency shall ministerially approve an application…to create any of the following: (A) One accessory dwelling unit and one junior accessory dwelling unit per lot with a proposed or existing single-family dwelling…(i) The accessory dwelling unit or junior accessory dwelling unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure." Additionally, subparagraph (B) permits "[o]ne detached, new construction, accessory dwelling unit that does not exceed four-foot side and rear yard setbacks." The use of the term "any" followed by a list of ADU types permitted under Government Code section 66323, indicates that any of these ADU types can be combined on lots with existing or proposed single-family dwellings.

   This permits a homeowner, who meets the specified requirements, to create one converted ADU; one detached, new construction ADU; and one JADU. ADU types can be combined on lots with existing or proposed single-family dwellings. Therefore, the City must amend the Ordinance to provide for all ADU combinations described in Government Code section 66323.

8. Section 18.37.050.1 – *Maximum Floor Area* – The Ordinance states, "All ADUs may be up to 1,000 square feet in size. An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling." However, Government Code, section 66323, subdivision (a)(4), requires the local agency to approve ADUs that are detached from a multifamily dwelling structure. Detached ADUs on multifamily lots do not have a floor area restriction under

Government Code, section 66323, subdivision (a)(4). Therefore, the City must amend the Ordinance to exclude units created under Government Code section 66323 from this requirement.

9. Section 18.37.050.1 – *Front Setback* – The Ordinance states, The Front setback as the same as required for primary residence. However, Government Code sections 66321, subdivision (b)(3) and Government Code section 66323, subdivision (a), require local agencies to approve ADUs regardless of front setback requirements, when certain conditions are met. The Ordinance does not make the required exceptions from front setback requirements. Therefore, the City must amend the Ordinance to exempt ADUs meeting the criteria of sections 66321 and 66323 from front setback requirements.

10. Section 18.37.050.4 – *Fire Sprinklers* – The Ordinance states, "ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit." However, Government Code, section 66314, subdivision (d)(12), states, "Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. The construction of an accessory dwelling unit shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling." The city must amend the Ordinance to reflect both provisions of state law.

11. Section 18.37.070.(1), (3), (4), (5) – *Architectural Style* – The Ordinance lists several architectural and design standards for ADUs. Standards such as requiring "similar exterior materials", "same trim location" and "matching windows" are subjective in nature and are inconsistent with Government Code section 66314, subdivision (a)(2), which allows local jurisdictions to apply "objective standards on accessory dwelling units." Objective standards involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal.[2] Additionally, design standards not found in Section 66323 of the Government Code cannot be imposed on ADUs created under this section.[3] Therefore, the City must remove subjective language and only include objective standards for ADUs.

[2] Gov. Code § 66313, subd. (i).
[3] Gov. Code § 66323, subd. (b).

The City has two options in response to this letter.[4] The City can either amend the Ordinance to comply with State ADU Law[5], or adopt the Ordinance without changes and include findings in its resolution adopting the Ordinance that explain the reasons the City believes that the Ordinance complies with State ADU Law despite HCD's findings.[6] If the City fails to take either course of action and bring the Ordinance into compliance with State ADU Law, HCD must notify the City and may notify the California Office of the Attorney General that the City is in violation of State ADU Law.[7]

HCD appreciates the City's efforts in the preparation and adoption of the Ordinance and welcomes the opportunity to assist the City in fully complying with State ADU Law. Please feel free to contact Reshma Sen at Reshma.Sen@hcd.ca.gov if you have any questions.

Sincerely,

Jamie Candelaria

Jamie Candelaria
Senior Housing Accountability Manager
Housing Policy Development Division

[4] Gov. Code, § 66326, subd. (c)(1).
[5] Gov. Code, § 66326, subd. (b)(2)(A).
[6] Gov. Code, § 66326, subd. (b)(2)(B).
[7] Gov. Code, § 66326, subd. (c)(1).

New Government Code Sections	Previous Government Code Sections
Article 1. General Provisions	
66310	65852.150 (a)
66311	65852.150 (b)
66312	65852.150 (c)
66313	General Definition Section 65852.2 (j) 65852.22 (j)
Article 2. Accessory Dwelling Unit Approvals	
66314	65852.2(a)(1)(A), (D)(i)-(xii), (a)(4)-(5)
66315	65852.2 (a)(8)
66316	65852.2 (a)(6)
66317	65852.2 (a)(3), (a)(7)
66318	65852.2 (a)(9), 65852.2 (a)(2)
66319	65852.2 (a)(10)
66320	65852.2 (b)
66321	65852.2 (c)
66322	65852.2 (d)
66323	65852.2 (e)
66324	65852.2 (f)
66325	65852.2 (g)
66326	65852.2 (h)
66327	65852.2 (i)
66328	65852.2 (k)
66329	65852.2 (l)
66330	65852.2 (m)
66331	65852.2 (n)
66332	65852.23.
Article 3. Junior Accessory Dwelling Units	
66333	65852.22 (a)
66334	65852.22 (b)
66335	65852.22 (c)
66336	65852.22 (d)
66337	65852.22 (e)
66338	65852.22 (f)-(g)
66339	65852.22 (h)
Article 4. Accessory Dwelling Unit Sales	
66340	65852.26 (b)
66341	65852.26 (a)
66342	65852.2 (a)(10)

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Section~~s 65852.2 (ADUs) and 65852.22 (JADUs)~~ 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

(1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:

- Detached: separate from the primary structure
- Attached: attached to the primary structure
- Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.

(2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.

(3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.

(4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

(1) Applications for ADUs and JADUs pursuant to this section shall be ~~processed~~ approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.

(2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU

or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

(1) Siting.

a. An ADU shall be sited as follows:

i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.

ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.

iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.

iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.

b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.

c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.

(2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.

(3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot.*

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot

Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One converted ADU and one detached, new construction ADU~~JADU~~ provided all conditions of Government Code Section 66323(a)(1) are met~~; otherwise, one ADU~~	One ~~ADU and one~~ JADU provided all conditions of Government Code Section 66323(a)(1) are met~~; otherwise, one JADU~~
Existing multi-family dwelling	• Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii)~~; otherwise, Two D~~~~detached ADUs: Two~~ ~~• Attached ADUs: Maximum of 25% of the number of units in the multi-family dwelling~~.[1]	None
Proposed multi-family dwelling	Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).	None

Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both.[2]

NOTES

(1) Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure.

(2) The owner's election shall be noted on any development permit issued by the City ~~and in the deed restriction required by subsection (7), and all future development of ADUs and JADUs be bound by such election~~.

(4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.

(5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.

(6) Sale and Rental of Units.

a. Except as provided in Government Code Section~~s 65852.26~~66340, 66341, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.

b. An ADU or JADU may not be rented for less than 31 consecutive days.

(7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:

a. For JADUs:

i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

ii. A restriction on the size and attributes of the unit that conforms to Government Code Section ~~65852.22~~66313, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).

~~b. For ADUs:~~

~~i. A statement of the election made under subsection 18.37.030(3), if any. If no election has been made, then no deed restriction is required.~~

(8) Living Facilities.

a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.

b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section ~~65852.22(a)~~66313. JADUs may include a separate bathroom or may share it with the primary residence.

Commented [ES1]: Response to Comment 1: The "election" is whether the owner wants to develop under the rules that apply to properties with a single-family residence or multi-family residence. This is only required for the small number of properties where both housing types are located on the same lot. This is applicable to the non-conforming properties; however, this is a pretty rare scenario for the City of Lincoln.

Commented [ES2]: Response to Comment 1: Because we are removing the Deed Restrictions for ADUs, then this is no longer needed.

(9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section ~~65852.2(j)~~66313.

18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

a. New ADU or JADU built concurrently with primary dwelling:

   i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

   b. Existing primary dwelling:

   i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.

   ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs.*

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area)[1]	Excepting units created under Government Code Section 66323: • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front[2]	Same as required for primary residence unless meeting the criteria of Government Code Sections 66321 and 66323.	-
Setback—Side/Rear[2]	4 ft.[3]	-
Maximum Height[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None

NOTES

[1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling.

[2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint.

[3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply.

[4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.

(2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.

(3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.

(4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.

(6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.

(7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.

(8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.

(Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

(1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

(1) Exterior Finish Materials. The exterior materials must meet one of the following:

a. ~~Siding M~~must be made from stucco, wood, composite boards, vinyl or aluminum products.

b. If the ADU proposes~~, and the~~ siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.~~; or The exterior finish material must be the same in type, size and placement as the exterior finish material of the primary structure; or~~

~~b. The exterior finish material may be the same in type, size and placement as the exterior finish material of the primary structure.Siding must be made from wood, composite boards, vinyl or aluminum products, and the siding must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.~~

(2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:

a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or

b. The pitch of the roof with the highest ridgeline must be at least 6/12.

(3) Trim. The trim must meet one of the following:

Commented [ES3]: Response to HCD's 2nd Comment: Revised the entire Architectural Style section by removing subjective standards as recommended by HCD. CA Gov Code 66314 focuses on Detached ADUs. While, 66323 is the rest of the ADU types such as garage conversions, attached ADUs, JADUs, and New Construction Detached ADU of 800SF Max in the front yard setback (State Exempt ADUs).

a. The trim around all windows and doors must be at least 3½ inches wide.~~; or~~

~~b. The trim mayust be the same in type, size, and location as the trim used on the primary structure.; or~~

~~b. The trim around all windows and doors must be at least 3½ inches wide.~~

(4) Windows. The windows on all street facing facades must meet ~~one of~~ the following:

a. Each window must be square or vertical—At least as tall as it is wide.~~; or~~

~~b. The windows mayust match those on the street facing façade of the primary structure in orientation (horizontal or vertical).; or~~

~~b. Each window must be square or vertical—At least as tall as it is wide.~~

(5) Eaves. The eaves must meet one of the following:

a. The eaves must project from the building walls at least one foot on all elevations; or

~~b. The eaves mayust project from the building walls the same distance as the eaves on the primary structure.;~~

~~b. The eaves must project from the building walls at least one foot on all elevations; or~~

b~~c~~. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

(1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:

a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.

b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/~~-~~or building conditions may~~shall~~ not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.

CHAPTER 18.37 ACCESSORY DWELLING UNITS (ADU)

18.37.008 Purpose.

This section is intended to implement the provisions of California Government Code Section 66313, in case of ambiguity, shall be interpreted to be consistent with such provisions. ADUs are allowed in areas where residential uses are allowed to contribute to the following City of Lincoln Housing Element goals.

- Goal 1: Accommodate new housing to meet the needs of present and future Lincoln residents at all income levels.
- Goal 3: Address special housing needs in Lincoln.
- Goal 4: Promote equal housing opportunities.

18.37.009 Definitions.

(1) "Accessory Dwelling Unit" (ADU) is a dwelling unit that is accessory to the primary residence and has complete independent living facilities for one or more persons. ADUs can be:

- Detached: separate from the primary structure
- Attached: attached to the primary structure
- Converted existing space: conversion of an attached garage, bedroom, storage area, accessory structure, etc.

(2) "Junior Accessory Dwelling Unit" (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family dwelling.

(3) "Multifamily dwelling" means a structure containing two or more attached primary dwelling units on a single lot, not including ADUs or JADUs. Multiple detached single-family dwellings on the same lot are not a multifamily dwelling.

(4) "Single-family dwelling" means a structure containing no more than one primary dwelling unit, not including ADUs or JADUs.

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18.37.010 Permitted use.

An ADU and a JADU are permitted on any lot located within any zone where residential uses are permitted by-right or by conditional use provided a permit is obtained in accordance with the provisions of this chapter.

18.37.020 Administrative review.

(1) Applications for ADUs and JADUs pursuant to this section shall be approved or denied ministerially as part of a building permit, without discretionary review or a hearing within 60 days from the date the city receives a complete application if there is an existing single-family or multifamily dwelling on the lot.

(2) If the application to create an ADU or a JADU is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the application for the ADU or the JADU until the city acts on the permit application to create the new single-family dwelling, but the application to create the ADU or JADU shall be considered without discretionary review or hearing. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay.

18.37.030 General requirements.

(1) Siting.

a. An ADU shall be sited as follows:

i. Within a proposed or existing single-family dwelling or an accessory structure to a single-family dwelling.

ii. Within an existing multifamily dwelling, including attached garages, storage areas or similar uses, or an accessory structure.

iii. Detached from, but located on the same lot as, a proposed or existing single-family dwelling, or an existing multifamily dwelling.

iv. Attached to a proposed or existing single-family dwelling. A breezeway does not constitute an extension of the primary dwelling because a breezeway does not create a shared common wall between the two individual buildings.

b. An ADU located within a multi-family dwelling structure may only be located within a portion of the structure not used as livable space, including, but not limited to, a storage room, boiler room, passageway, attic, basement, or garage, provided that each unit shall comply with state building standards for dwellings.

c. A JADU shall be located entirely within a proposed or existing single-family dwelling structure including within an attached garage.

(2) Density. ADUs or JADUs shall not be counted toward the allowable density provided by the general plan or zoning.

(3) Number of Units. The maximum number of ADUs or JADUs permitted on each lot is provided by *Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot.*

Table 18.37.030-1: Maximum Number of ADUs/JADUs Per Lot

Lot Type	Number of ADUs	Number of JADUs
Existing or proposed single-family residence	One converted ADU and one detached, new construction ADU provided all conditions of Government Code Section 66323(a)(1) are met	One JADU provided all conditions of Government Code Section 66323(a)(1) are met
Existing multi-family dwelling	• Not more than eight detached ADUs provided the number does not exceed the number of existing units per Government Code Section 66323(a)(4)(A)(ii) .[1]	None
Proposed multi-family dwelling	Not more than two detached ADUs per Government Code Section 66323(a)(4)(A)(iii).	None
Existing single-family and multi-family residence on same lot	Owner may elect to develop the lot under the allowances provided for either single-family residences or multi-family residences, but not both.[2]	

NOTES

(1) Fractional units shall be rounded down, and at least one ADU shall be allowed in each multifamily dwelling structure.

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(2) The owner's election shall be noted on any development permit issued by the City.

(4) Non-Conforming Properties. Prior to construction of an ADU, the city may or may not require correction of a nonconforming zoning condition. No building code violation may exist on the lot on which the ADU is to be located.

(5) Owner occupancy for JADUs. The property owner must reside in any single-family residence that includes a JADU. The owner may reside in either the JADU or the remaining portion of the single-family residence. However, owner-occupancy is not required if the owner is a government agency, land trust, or housing organization.

(6) Sale and Rental of Units.

a. Except as provided in Government Code Sections 66340, 66341, ADUs and JADUs may not be sold or otherwise conveyed separately from the primary residence.

b. An ADU or JADU may not be rented for less than 31 consecutive days.

(7) Deed Restriction. Approval for a JADU or ADU (if applicable) will be conditioned on the recordation of a deed restriction, which shall run with the land, and will be recorded by the city on the property where the unit is, or will be, located. The covenant shall be approved by the city attorney and the community development director. The property owner shall bear the cost of recording the deed restriction. The deed restriction shall include the following:

a. For JADUs:

i. A prohibition on the sale of the unit separate from the sale of the primary residence, including a statement that the deed restriction may be enforced against future purchasers.

ii. A restriction on the size and attributes of the unit that conforms to Government Code Section 66313, including the owner-occupancy requirement pursuant to subsection 18.37.030(5).

(8) Living Facilities.

a. ADUs shall include complete independent living facility for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, including a kitchen and bathroom.

b. JADUs shall include living facilities. This includes permanent provisions for living, sleeping, eating, and cooking (i.e. efficiency kitchen), as defined in Government Code Section 66313. JADUs may include a separate bathroom or may share it with the primary residence.

(9) Separate Entrances. JADUs and ADUs located within or attached to a primary residence shall include a separate entrance from that of the primary residence. No passageway shall be required in conjunction with the construction of an ADU as defined by Government Code Section 66313.

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18.37.040 Public facilities.

New ADUs or JADUs are prohibited if the city engineer determines the area has insufficient water or sewer service.

a. New ADU or JADU built concurrently with primary dwelling:

i. The City will require connection fees or capacity charge that shall be proportionate to the burden of the proposed ADU, based upon either its square feet or the number of its drainage fixture (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

b. Existing primary dwelling:

i. Attached ADU/JADU—The city will not require separate utility connection or connection fees.

ii. Detached ADUs—The city may require a new or separate utility connection directly between the ADU and the utility. The connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its square feet or the number of its drainage fixture unit (DFU) values, as defined in the Uniform Plumbing Code adopted and published by the International Association of Plumbing and Mechanical Officials, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

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18.37.050 Development standards.

(1) ADUs and JADUs shall comply with the development standards in *Table 18.37.050-1: Development Standards for ADUs and JADUs.*

Table 18.37.050-1: Development Standards for ADUs and JADUs		
Standard	ADU	JADU
Maximum Size (floor area)[1]	Excepting units created under Government Code Section 66323: • All ADUs may be up to 1,000 square feet in size. • An ADU may be up to 1,200 square feet in size if the ADU is less than 50% of the size of the primary dwelling.	500 square feet
Setback—Front[2]	Same as required for primary residence unless meeting the criteria of Government Code Sections 66321 and 66323.	-
Setback—Side/Rear[2]	4 ft.[3]	-
Maximum Height[4]	• New detached structure: up to 16 ft. from ground level • 18 feet in height when located within ½ mile walking distance to a major public transit stop or the property already has a multifamily dwelling two stories high. • Addition to an existing structure: An ADU may be built on top of a one-story detached garage or other one-story detached accessory structure in any zone where ADUs are allowed, but may not exceed the maximum building height for a primary residence allowed in the zone	-

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	or 25 feet, whichever is lower. Not to exceed two stories.	
Minimum Lot Size	None	None

NOTES

[1] Including an attached garage, attached exterior storage space, or other structure that is attached to the primary dwelling, but not including the floor area of an ADU or JADU that is within or attached to the primary dwelling.

[2] No setback is required for the conversion of an existing accessory structure to an ADU or JADU; or for a replacement structure in the same location and/or footprint.

[3] For the conversion and/or expansion of an existing accessory structure to an ADU, the side and rear setback requirement for the expansion may be less than 4 ft. if the proposed setback protects health and fire safety; provided, that the expansion is no more than 150 square feet beyond the physical dimensions of the existing accessory structure and solely for the entrance and exit from the ADU. If the expansion is greater than 150 square feet or for a purpose other than facilitating entrance to and exit from the ADU, then the 4-ft. side and rear set back will apply.

[4] This maximum height requirement only applies to new construction. This requirement does not apply if an ADU or JADU is within an existing structure.

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(2) Except as provided in Table 18.37.050-1, ADUs and JADUs shall comply with all building and development standards applicable to the primary residence on the same lot, including maximum lot coverage requirements, subject to 18.37.050(3) below.

(3) If other development standards (such as lot coverage or open space) would prevent the approval of an ADU that is at least 800 square feet and 16 feet high, then the applicant is permitted an ADU that is up to 800 square feet and 16 feet high.

(4) ADUs shall not be required to provide fire sprinklers if they are not required for the primary dwelling unit. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling.

(5) Approval of an ADU or JADU shall not be contingent on the correction of nonconforming conditions on the subject property.

(6) ADUs and JADUs must comply with the Building Code, Fire Code, Health and Safety Codes, and noise insulation standards applicable at the time the building permit for the ADU or JADU is issued.

(7) Utility connections shall be established in accordance with Title 13—Public Services of the Lincoln Municipal Code. The City shall not require a separate utility connection between an ADU or JADU and the utility, or impose a related connection fee or capacity charge, for units located entirely within a primary dwelling, unless the ADU or JADU was constructed with a new single-family home.

(8) If a manufactured home is used as an ADU, it shall comply with the standards of this section.

(Ord. No. 1080B, § 5(5.1H), 7-23-2024)

18.37.060 Parking requirement.

(1) No additional off-street parking spaces are required for an ADU or JADU.

18.37.070 Architectural style.

The following architectural style standards apply to ADUs outlined in Government Code Section 66314 and are not applicable to ADUs created under Government Code Section 66323:

(1) Exterior Finish Materials. The exterior materials must meet one of the following:

a. Must be made from stucco, wood, composite boards, vinyl or aluminum products.

b. If the ADU proposes siding, then it must be composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern. The boards in the pattern must be six inches or less in width.

(2) Roof Pitch. The pitch of the roof with the highest ridgeline must meet one of the following:

a. The pitch of the roof with the highest ridgeline must be the same as the pitch of the roof with the highest ridgeline of the primary structure; or

b. The pitch of the roof with the highest ridgeline must be at least 6/12.

(3) Trim. The trim must meet one of the following:

a. The trim around all windows and doors must be at least 3½ inches wide.

(4) Windows. The windows on all street facing facades must meet the following:

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a. Each window must be square or vertical—At least as tall as it is wide.

(5) Eaves. The eaves must meet one of the following:

a. The eaves must project from the building walls at least one foot on all elevations; or

b. If the primary structure has no eaves, no eaves are required.

18.37.080 Fees, exactions requirements.

(1) For the purpose of the assessment of all fees and exactions consistent with this code, construction of an ADU shall be considered separate from that of the existing single-family dwelling on the lot, and the payment of fees and exactions for such ADU shall be in addition to those which may have been paid for the existing single-family dwelling except if the ADU meets the following criteria:

a. Traffic impact mitigation fees and public facility fees shall not be imposed upon the development of an ADU less than 750 square feet.

b. Traffic impact mitigation fees and public facility fees charged for an ADU of 750 square feet or more, the square footage in excess of the 750 square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

c. The city council may, by policy, provide for fee modifications, waivers or deferments.

18.37.090 Inspection authority.

A permit for ADUs and JADUs issued pursuant to this chapter shall be conditioned upon, and the applicant must agree to allow inspections of the site and proof of compliance with this chapter, and the requirements imposed in the granting of the permit, and other city codes, resolutions and ordinances.

18.37.100 Existing ADU or JADU.

This chapter shall in no way validate any existing illegal ADU or JADU. Correction of nonconforming zoning and/or building conditions may not be required to otherwise bring said ADU or JADU into compliance per Government Code Section 66332.

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STAFF REPORT

Item Number 10.A

SUBJECT:	**Brown Act Training** (Kristi McKenney, Junior Deputy City Attorney)
SUBMITTED BY:	Kristi McKenney
DEPARTMENT:	City Attorney's Office
DATE:	August 20, 2025

STAFF REPORT

Item Number 11.A

SUBJECT: Planning Project Tracker

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: August 20, 2025

ATTACHMENTS:
Planning Project Tracker PC 2025.08.20

PLANNING PROJECT TRACKER (as of 8/11)

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 within Village 1 (APN: 021-274-040)	Waiting for resubmittal from applicant
Parkwood	Tentative Subdivision Map/Development Agreement	Application for a Tentative Subdivision Map and Development Agreement to create 122 Village Medium Density Residential (VMDR) lots within the Village 1 Specific Plan Area.	South of McBean Park Drive and North of future Oak Tree Lane extension within Village 1 (APN: 021-274-071)	Waiting for resubmittal from applicant
Stardust	Development Agreement	The project area is approximately 77.4 acres located in the Village 1 region. The project is bounded by Stardust Lane to the East, McBean Park Drive/Highway 193 to the North, and is being developed on the East and West sides of Oak Tree Lane. Approximately 300 Village Low Density Residential (VLDR) units are being proposed.	South of McBean Park Drive and West of Stardust Lane within Village 1 (APN: 021-274-040)	CC Agenda: 8/12
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)	Waiting for resubmittal from applicant

VILLAGE 5

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
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)	Under departmental review

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
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 Western Blvd (APN: 327-380-002)	Incomplete application; Waiting for resubmittal from applicant
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)	Incomplete application; 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, and property adjacent to Village 7 that is currently located within the Village 5 Specific Plan.	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review

PLANNING PROJECT TRACKER (as of 8/11)

OTHER AREAS

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
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)	Under departmental review
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)	Under departmental review
Lincoln Place	Tentative Subdivision Map - Time Extension	Extension to approved Tentative Subdivision Map to subdivide two parcels into 21 residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-018 and 021-310-019)	PC Agenda: August 20th
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
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)	Under departmental review
The Event Center	Conditional Use Permit (CUP)	A CUP request for to operate a live music venue, conduct sale and consumption of alcoholic beverages, and determination of Public Convenience or Necessity ("PCN Determination") within an existing building located at 645 5th Street in Downtown Lincoln. The proposed land use includes hosting ticketed performances and private events such as weddings, fundraisers, and other similar gatherings. The CUP/PCN includes a request to allow on-site sale and consumption of beer, wine, and distilled spirits in connection with the music entertainment use. Alcohol service would be limited to scheduled events, anticipated to occur 1-4 nights per week, primarily on weekends. The venue is not proposed to operate as a full-time bar or restaurant.	645 5th Street (APN: 008-146-001)	PC Agenda: August 20th
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)	Under departmental review
ADU Ordinance Amendments	Ordinance	Proposed text amendments to Lincoln Municipal Code Chapter 18.37 (Accessory Dwelling Units) and related sections of Title 18 (Zoning) as recommended by California Department of Housing and Community Development (HCD).	City Wide	PC Agenda: August 20th