CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
April 15, 2026

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

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

PLANNING COMMISSION

6:00 PM
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, Community Development Director
Rommel Pabalinas, Comm. Dev. Planning Manager
Efren Sanchez, Senior Planner
Thomas Cruickshank, Associate Planner
Douglas White, Special Counsel
SP Mann, Senior Engineer
Mikaela Noble, Associate Planner
Eugenie Guadron, PC Secretary

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AGENDA MODIFICATIONS

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

6. DISCLOSURE OF EXPARTE COMMUNICATION

7. CONSENT

7.A Approval of Meeting Minutes of March 18, 2026 Regular Planning Commission Meeting. (Eugenie Guadron)

8. PUBLIC HEARINGS

8.A Chevron at Joiner Parkway - Adopt a Resolution Approving a Conditional Use Permit for Type 21 Full Liquor application and determination of Public Convenience or Necessity (Efren Sanchez)

8.B Starbucks and Circle K at First Street and Joiner Parkway

1. Adopt a Resolution Determining the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – Infill Development Projects and is substantially consistent with the Joiner Ranch Certified Final Environmental Impact Report (SCH NO 1983041102)
2. Adopt a Resolution Recommending City Council Approve the Joiner Parkway and First Street Commercial Tentative Parcel Map. The tentative parcel map would subdivide the 2-acre parcel into a total of two commercial parcels;
3. Adopt a Resolution Approving the Specific Development Plan/Development Permit (Master Plan) for the proposed Starbucks and Circle K Commercial Project in conformance with the design and development standards of the Joiner Ranch General Development Plan;
4. Adopt a Resolution Making a Determination of Findings of Consistency with the General Plan for Summary Vacation of Public Landscape Easement along the frontage of Joiner Parkway and First Street;
5. Adopt a Resolution Approving a Conditional Use Permit for Alcohol Sales and/or Consumption Consistent with Lincoln Municipal Code (LMC) Section 18.22.030 for

Parcel 1 (Circle K);
6. Adopt a Resolution Approving a Conditional Use Permit for Automobile Drive-through consistent with LMC 18.22.030 for Parcel 2 (Starbucks);
7. Adopt a Resolution Approving a Conditional Use Permit to allow development on a commercial property with a nonconforming parcel size consistent with the Joiner Ranch General Development Plan for Parcel 2 (Starbucks).

9. GENERAL BUSINESS

10. INFORMATIONAL ITEMS FROM STAFF/DIRECTOR REPORTS

10.A Planning Entitlement Tracker Discussion

11. COMMISSIONER COMMENTS

12. 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 7.A

SUBJECT: Approval of Meeting Minutes of March 18, 2026 Regular Planning Commission Meeting. (Eugenie Guadron)

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: April 15, 2026

ATTACHMENTS:
7.A. Draft Meeting Minutes 03.18.2026

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
March 18, 2026

1. **CALL TO ORDER** –Chair Eric Johnson called the meeting to order at **6:00 P.M**.

2. **ROLL CALL** – Commissioners present: Gilbert, Hutchinson, Jackson, E.Johnson, J.Johnson, Manning. Various Staff and Public were also in attendance in person and via Zoom. Note: One (1) Commissioner position is vacant

3. **PLEDGE OF ALLEGIANCE** was led by Vice Chair Tony Manning.

4. **AGENDA MODIFICATION** – None.

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

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

7. **DISCLOSURE OF EXPARTE COMMUNICATION**

Commissioner Hutchinson exchanged emails with Mr. John Jewett (Stardust 12 project – Agenda Item 9C) and Mr. Steve Brar (Brar project – Agenda Item 9B).

Vice Chair Manning had exchanged emails and conversations with Mr. Amar Sidhu (West Lincoln Square project – Agenda Item 9D) and Mr. Jewett.

Chair E.Johnson had exchanged emails and phone call with Mr. Sidhu and emails with Mr. Brar and Mr. Jewett.

8. **CONSENT** –

8.A.Review and approve February 18, 2026 meeting minutes.

Motioned (Offered by Commissioner J.Johnson, seconded by Commissioner Hutchinson) to approve the February 18, 2026 meeting minutes**. Unanimously Approved by voice call vote with no opposition (6-0-0-0).**

9. **PUBLIC HEARINGS** –

9.A Freedom Rentals Conditional Use Permit (CUP) modification - Adopt a Resolution Revoking the CUP in PC Resolution 2024-17 and Approving a CUP application to operate a U-Haul Rental Service Business (Efren Sanchez)

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Determine that the project is exempt from the California Environmental Quality Act under Section 15301 (Existing Facilities), because the project will involve operation of a U-Haul rental business out of an existing commercial building and parking lot. Therefore, no further environmental analysis is required for the requested Conditional Use Permit.
2. Adopt a Resolution to revoke the existing CUP previously approved under Resolution 2024-17 and approve the Conditional Use Permit application for Freedom Rentals based on the Findings, and subject to the Conditions of Approval as presented.

DRAFT

Efren Sanchez, Senior Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

Chair E.Johnson opened and closed the public hearing at 6:13 P.M. with no public comments.

The Commission discussed the project with Mr. Sanchez and Interim Community Development Director Nita Wracker responding to questions and comments.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson) to determine that no additional environmental analysis, pursuant to CEQA, is required and to adopt a resolution revoking the existing CUP and approving the Freedom Rentals CUP application based on the findings and subject to the Conditions of Approval. **Approved by the following roll call vote:** Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Aye, Manning – Noe and E.Johnson – Aye (5-1-0-0).

9.B Brar Pre-Annexation Proceedings - Adopt a Resolution Recommending City Council Approve the Pre-Annexation Proceedings for the Formal Filing of an application for Annexation of the 115-acre property in the unincorporated "Island B" areas within Village 5 Specific Plan area (Rommel Pabalinas)

Staff recommend that the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Determine that the project is exempt from the California Environmental Quality Act under CEQA Section 15183, whereby projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified will not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the certified Final EIR for the Village 5 Specific Plan (SCH No. 2014-052071). Therefore, no further analysis is required under CEQA.
2. Adopt a Resolution recommending the City Council authorize the City Manager to formally file an application with Placer County LAFCo for the annexation of Assessor's Parcel Number 021-263-016-000 (Brar Property).

Rommel Pabalinas, Planning Manager, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof and a public comment submitted just before the meeting. The Commission discussed the project with Manager Pabalinas and Interim Director Wracker responding to questions and comments.

Chair E.Johnson opened the public hearing at 6:33 P.M.

The following provided public comment:

Manager Pabalinas read public comment letter from Chris Davis, Lincoln resident
Chris Davis, Lincoln resident
Albert Scheiber, Lincoln resident
Marcus Loduca, Land Use Counsel
Steve Brar, Project property owner

Chair E.Johnson closed the public hearing at 6:46 P.M.

Vice Chair Manning made comments on his concerns for the project.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson) to determine that no additional environmental analysis, pursuant to CEQA, is required and to adopt a resolution recommending City Council authorize the City Manager to formally file an application with LAFCo for this project's property. **Approved by the following roll call vote:** Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Aye, Manning – Aye and E.Johnson – Aye (6-0-0-0).

9.C Stardust 12 Project - Village 1 Specific Plan and General Development Plan Amendments, and Tentative Subdivision Map (Mikaela Noble)

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

1. Adopt a Resolution recommending City Council adopt the proposed addendum to the certified 2012 Village 1 Specific Plan Environmental Impact Report (EIR) (State Clearinghouse (SCH) # 2010102018), certifying that the proposed 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 the severity of previously identified significant impacts that would require major revisions to the EIR, and therefore, pursuant California Environmental Quality Act (CEQA) Guidelines Section 15162, the preparation of an additional supplemental or subsequent EIR is not required
2. Adopt a Resolution recommending City Council approval of amending the Village 1 Specific Plan to reflect changes to land use and zoning designations of the Stardust 12 Project site.
3. Adopt a Resolution recommending City Council approval of amending the Village 1 General Development Plan to reflect changes to land use and zoning designations of the Stardust 12 Project site.
4. Adopt a Resolution recommending City Council approval of a Small Lot Tentative Subdivision Map for the proposed Stardust 12 Project.

Manager Pabalinas and Ms. Adrienne Graham, Consulting Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. The Commission discussed the project with Ms. Graham, Jason Reed (Wood Rodgers, civil engineer on the project), Interim Director Wracker and Manager Pabalinas responding to questions and comments.

Chair E.Johnson opened and closed the public hearing at 7:35 P.M. with no public comments.

Chair E.Johnson made comments with Interim Director Wracker responding to them.

Motioned (Offered by Commissioner Jackson, seconded by Commissioner Gilbert) to Adopt Resolutions Recommending City Council Adopt the Proposed Addendum to the 2012 Village 1 Specific Plan EIR, and Approve the Village 1 Specific Plan Amendment, Village 1 General Development Plan Amendment, and a Small Lot Tentative Subdivision Map. **Approved by the following roll call vote:** Jackson – Aye, Gilbert - Aye, Hutchinson – Aye, J.Johnson – Noe, Manning – Aye and E.Johnson – Aye (5-1-0-0).

9.D West Lincoln Square Commercial Project - General Development Plan amendment (Zone Text Amendment), amendment to the commercial portion of an approved Tentative Parcel Map, Specific Development Plan/Development Permit (Design Review), and Conditional Use Permits. Applicant/Owner: Lincoln 100, LLC (Thomas Cruickshank)

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Adopt a Resolution Recommending the City Council determine the Addendum to the certified Environmental Impact Report (EIR) for (State Clearinghouse No 2015032102) the Special Use District B Northeast Quadrant Specific Plan as the appropriate level of documentation to satisfy the requirements of the California Environmental Quality Act (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 SUD-B NEQ EIR adequately addresses environmental impacts and subject to the applicable mitigation measures of the adopted SUD-B NEQ Specific Plan Mitigation Monitoring Reporting Program;

2. Adopt a Resolution Recommending the City Council Adopt an Ordinance to approve a Zone Text Amendment to the adopted SUD-B NEQ General Development Plan (City Council Resolution No. 2019-099) amending the zoning category for "Automobile service stations, Smog Centers, not including major repair or overhaul" from Prohibited Use to Allowed with approval of a Conditional Use Permit;
3. Adopt a Resolution recommending City Council approve an amendment to the commercial portion of the original approved A&P Lincoln, LLC (Peery-Arrillaga) Property Large Lot Tentative Parcel Map (City Council Resolution No. 2019-104) in connection with the proposed West Lincoln Square Commercial Tentative Parcel Map. The tentative (commercial) parcel map would subdivide the 40-acre parcel into a total of 22 commercial and ancillary parcels;
4. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) for the proposed West Lincoln Square Commercial Development in conformance with the design and development standards of the SUD-B NEQ Specific Plan and General Development Plan;
5. Adopt a Resolution approving a Conditional Use Permit for alcohol sales and/or consumption consistent with Lincoln Municipal Code (LMC) Section 18.22.030;
6. Adopt a Resolution approving a Conditional Use Permit for automobile drive-through consistent with LMC 18.22.030 for Pad 1 (Major Anchor), Pad 3 (Bank), Pad 5 (Car Wash), proposed Quick Service Restaurants (QSR) at Pads 7 through 9, Pad 10, and QSRs at Pads 12 through 14;
7. Adopt a Resolution approving a Conditional Use Permit for the automotive service station use with associated automobile drive-through consistent with LMC 18.22.030 for Pad 4 (Oil Change);
8. Adopt a Resolution approving a Conditional Use Permit for fuel stations with convenience stores at Pad 2 and Pad 11 with extended hours.

Thomas Cruickshank, Associate Planner, presented to the Commission, including the PowerPoint presentation and the March 18, 2026 Memorandum, made a part of these minutes by mention thereof. The Commission discussed with Amar Sidhu (developer and property owner), Mr. Cruickshank, and Interim Director Wracker responding to questions and comments.

Chair E.Johnson opened the public hearing at 8:04 P.M.

The following provided public comment:
Albert Scheiber, Lincoln resident
Steve Hackett, Lincoln resident

Chair E.Johnson closed the public hearing at 8:09 P.M.

SP Mann, Senior Engineer and Mr. Cruickshank responded to the public comment.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson) to Adopt a Resolution Recommending the City Council determine the Addendum to the certified Environmental Impact Report (EIR) for the Special Use District B Northeast Quadrant Specific Plan as the appropriate level of documentation to satisfy the requirements of the 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 SUD-B NEQ EIR adequately addresses environmental impacts and subject to the applicable mitigation measures of the adopted SUD-B NEQ Specific Plan Mitigation Monitoring Reporting Program. **Approved by the following roll call vote:** Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Aye, Manning – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner Jackson, seconded by Vice Chair Manning) to Adopt a Resolution Recommending the City Council Adopt an Ordinance to approve a Zone Text Amendment to the adopted SUD-B NEQ General Development Plan amending the zoning category for "Automobile service stations, Smog Centers, not including major repair or overhaul" from Prohibited Use to Allowed

with approval of a CUPt. **Approved by the following roll call vote:** Jackson – Aye, Manning – Aye, Gilbert - Aye, Hutchinson – Aye, J.Johnson – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner J.Johnson, seconded by Commissioner Jackson) to Adopt a Resolution Recommending City Council Approve an amendment to the commercial portion of the original approved A&P Lincoln, LLC Property Large Lot Tentative Parcel Map in connection with the proposed West Lincoln Square Commercial Tentative Parcel Map. The tentative (commercial) parcel map would subdivide the 40-acre parcel into a total of 22 commercial and ancillary parcels. **Approved by the following roll call vote:** J.Johnson – Aye, Jackson – Aye, Gilbert - Aye, Hutchinson – Aye, Manning – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner J.Johnson) to Adopt a Resolution Approving the Specific Development Plan/Development Permit (Design Review) for the proposed West Lincoln Square Commercial Development in conformance with the design and development standards of the SUD-B NEQ Specific Plan and General Development Plan. **Approved by the following roll call vote:** Hutchinson – Aye, J.Johnson – Aye, Gilbert - Aye, Jackson – Aye, Manning – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Vice Chair Manning, seconded by Commissioner Gilbert) to Adopt a Resolution approving a Conditional Use Permit for alcohol sales and/or consumption consistent with Lincoln Municipal Code Section 18.22.030. **Approved by the following roll call vote:** Manning – Aye, Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner Jackson, seconded by Vice Chair Manning) to Adopt a Resolution approving a Conditional Use Permit for automobile drive-through consistent with Lincoln Municipal Code 18.22.030 for Pad 1 , Pad 3 , Pad 5, proposed Quick Service Restaurants at Pads 7 through 9, Pad 10, and Quick Service Restaurants at Pads 12 through 14. **Approved by the following roll call vote:** Jackson – Aye, Manning – Aye, Gilbert - Aye, Hutchinson – Aye, J.Johnson – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner J.Johnson, seconded by Vice Chair Manning) to Adopt a Resolution Approving a Conditional Use Permit for the automotive service station use with associated automobile drive-through consistent with Lincoln Municipal Code 18.22.030 for Pad 4. **Approved by the following roll call vote**: J.Johnson – Aye, Manning – Aye, Gilbert - Aye, Hutchinson – Aye, Jackson – Aye, and E.Johnson – Aye (6-0-0-0)

Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner Gilbert) to Adopt a Resolution Approving a Conditional Use Permit for fuel stations with convenience stores at Pad 2 and Pad 11 with extended hours. **Approved by the following roll call vote:** Hutchinson – Aye, Gilbert - Aye, Jackson – Aye, J.Johnson – Aye, Manning – Aye, and E.Johnson – Aye (6-0-0-0)

10. **GENERAL BUSINESS** – None.

11. COMMUNITY DEVELOPMENT DIRECTOR REPORTS

Interim Director Wracker announced the City Manager has recently decided and announced to staff that he has determined that she shall remain in the CDD Director role permanently, with dual role as Assistant City Manager. Director Wracker is grateful to serve the Planning Commission and support the Community Development Department. The City will move forward with the Finance Director recruitment.

Director Wracker passed her gratitude to the firm of White Brenner LLP – Doug White, Managing Partner, and appreciates his and the City's Junior Deputy City Attorney Kristi McKenney for their presence and assistance at this meeting.

DRAFT

Director Wracker was open to comments or questions to the Planning Entitlement Tracker – There were none.

12. **COMMISSIONER COMMENTS** –

Commissioner Gilbert thanked Planning staff for offering to meet offline in preparation for the meeting and recommended Commissioners to take advantage of these types of meetings. Commissioner Gilbert congratulated Director Nita and welcomed Mr. White and Ms. McKenney – Commission Gilbert appreciated the way they guided us.

Commissioner Hutchinson concurred with Commissioner Gilbert – grateful for meeting with Planning staff prior to the meeting and congratulated Director Wracker.

Commissioner Jackson thanked Planning staff and congratulated Director Wracker.

Commissioner J.Johnson congratulated Director Wracker, and commented that he thought the staff reports and presentations for this meeting were good

Vice Chair Manning congratulated Director Wracker, and seconded on the great job staff did for this meeting

Chair E. Johnson thanked Planning staff for their availability for the pre-meeting, congratulated Director Wracker, thanked the public for their attendance and speaking at the meeting, congratulated the City for being named No. 3 Saftest City in California, and commended the City, Fire/Police staff for keeping us safe.

13. **ADJOURNMENT** –

Chair E.Johnson adjourned the meeting at **8:25 P.M**.

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT

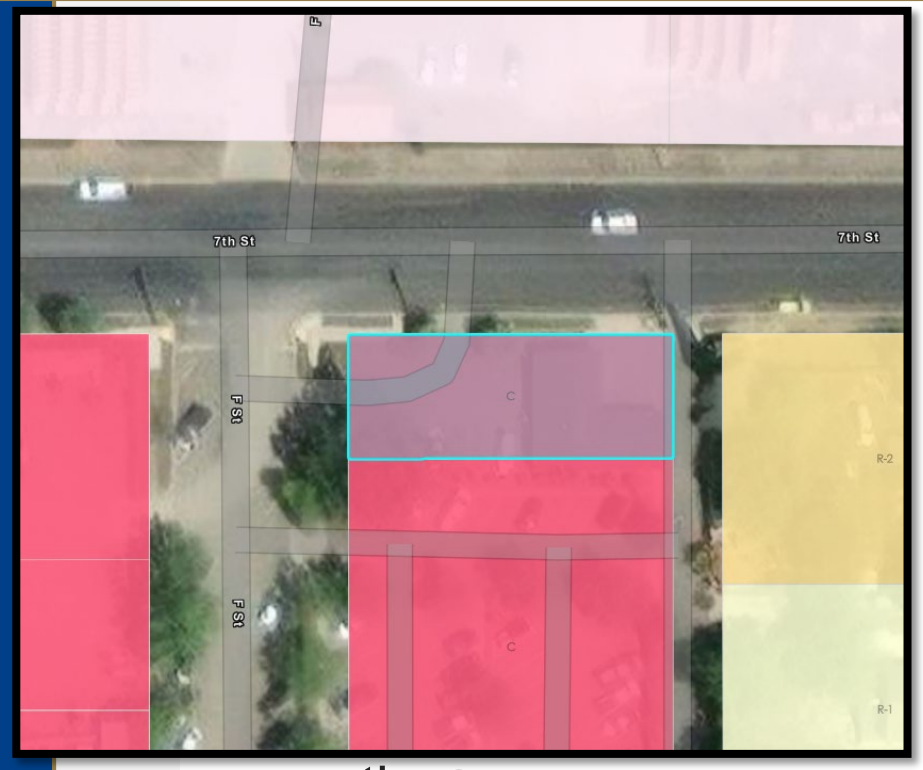
9.A. Freedom Rentals



Freedom Rentals CUP

Item 9A / Planning Commission / March 18, 2026 / Efren Sanchez, Senior Planner

Location



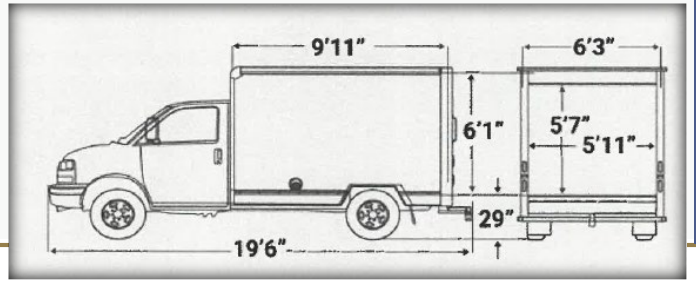


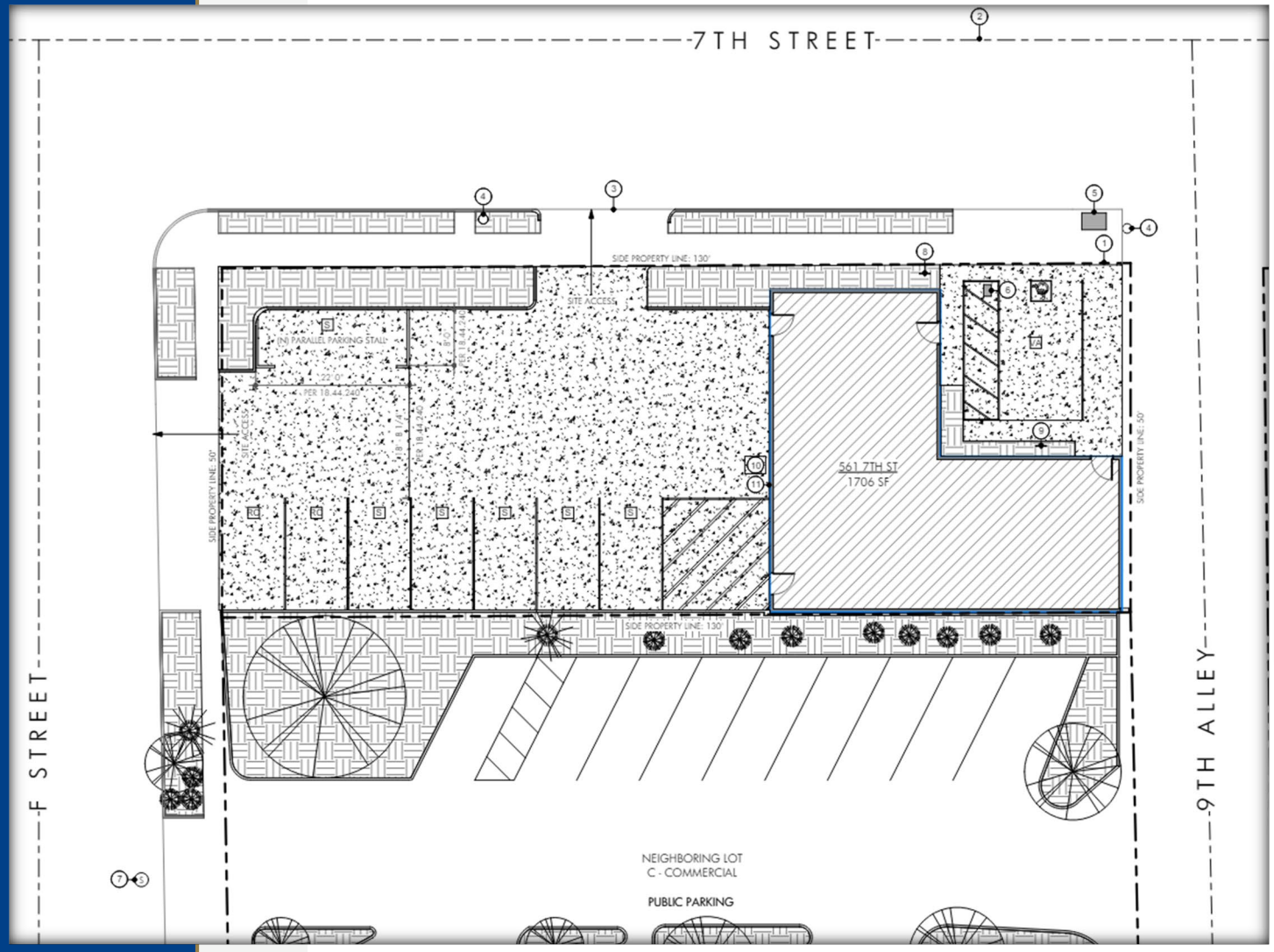
- 561 7th Street
- Existing 1,706 SF Commercial building with parking lot
- GP: Community Commercial (CC), Zone: Commercial (C)

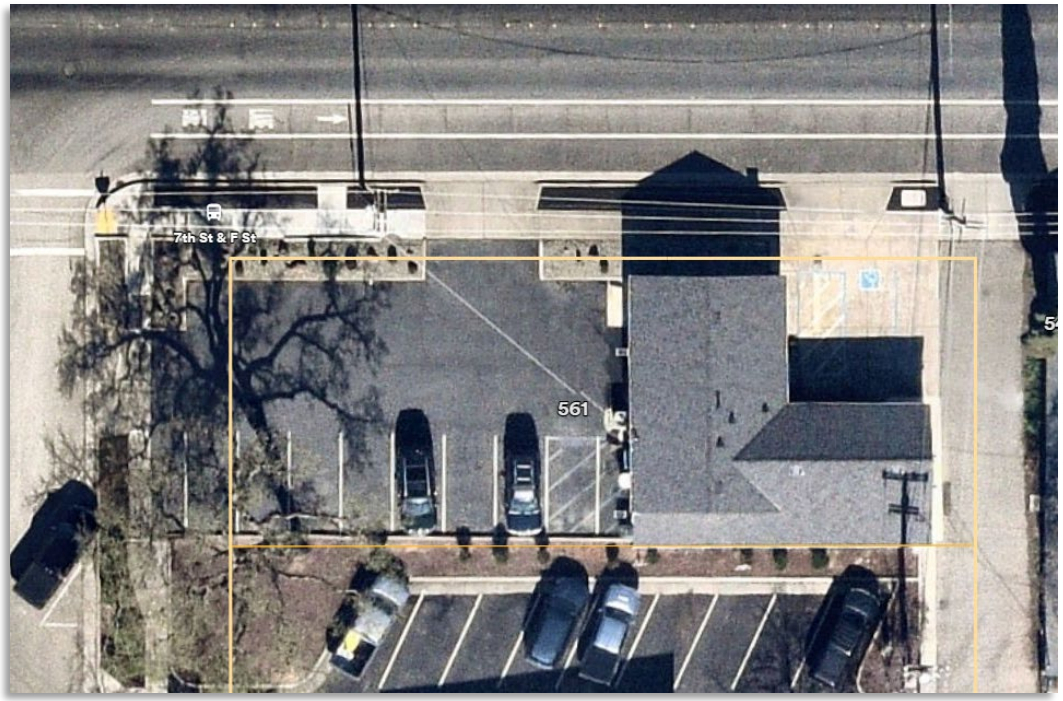
Background

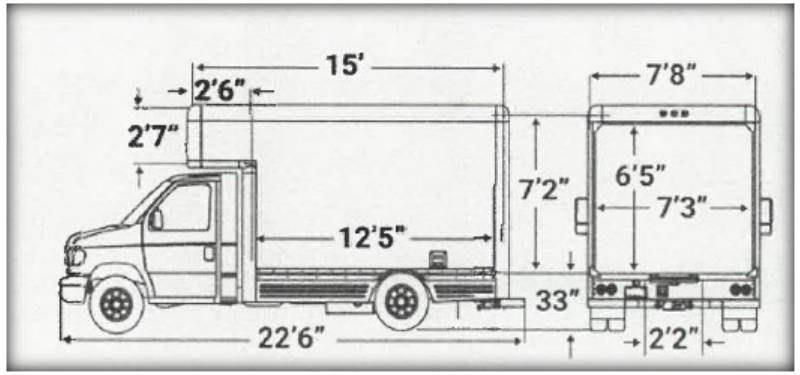
- July 19, 2024 → CUP to operate rental car service
  - Resolution 2024-17 (Freedom Rent a Car)
- July 15, 2025 → Modify CUP to operate U-Haul rental service business

Site Plan/Operations









Findings/Analysis

- Economic Development Policy ED-6.1 – Downtown Commercial Area
- Transportation & Circulation Element Policy T-3.2 Adequate Off-Street Parking
- Land Use Element Policy LU-3.3 - Parking
- Consistent with Title 18 (Zoning)

Recommendation

1. Determine that the project is exempt from the California Environmental Quality Act under Section 15301 (Existing Facilities), because the project will involve operation of a U-Haul rental business out of an existing commercial building and parking lot. Therefore, no further environmental analysis is required for the requested Conditional Use Permit.

2. Adopt a Resolution to revoke the existing CUP previously approved under Resolution 2024-17 and approve the Conditional Use Permit application for Freedom Rentals based on the Findings, and subject to the Conditions of Approval as presented (Attachment 1).

9.B. Brar Pre-Annexation



Brar Pre-Annexation Proceedings

Item 9B / Planning Commission / March 18, 2026/Mel Pabalinas, Planning Manager

Project Request

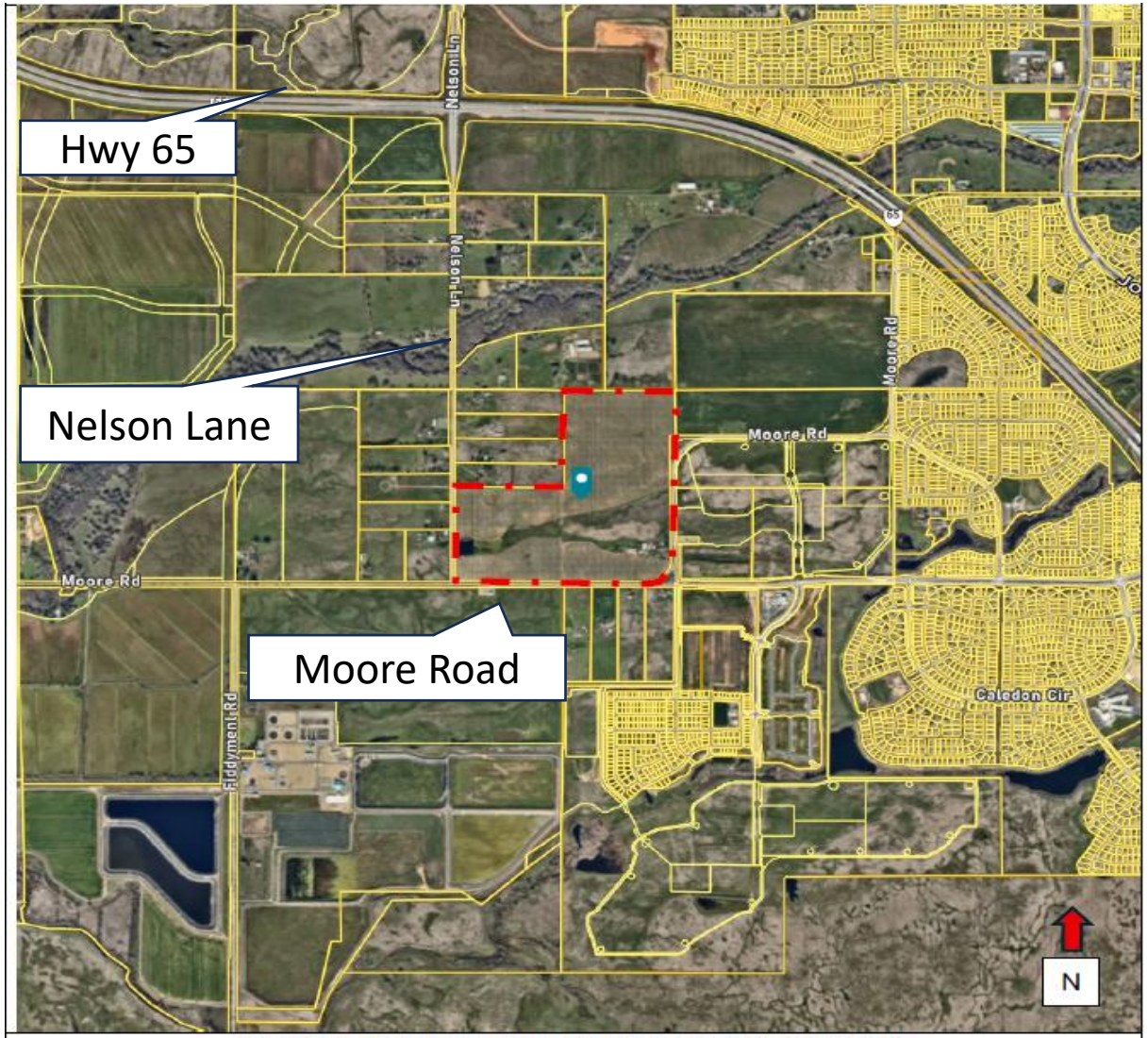
- Approval of Pre-Annexation request for formal filing of an application for annexation with Placer County LAFCo

-115-acre property unincorporated area of Lincoln in Placer County

- Part of the “Island B” area of encompassing Village 5/7 Specific Plan areas
- No development proposed with Pre-annexation request
- Property Owner/Applicant: Steve Brar, SSB Ventures

Project Request- Property Information

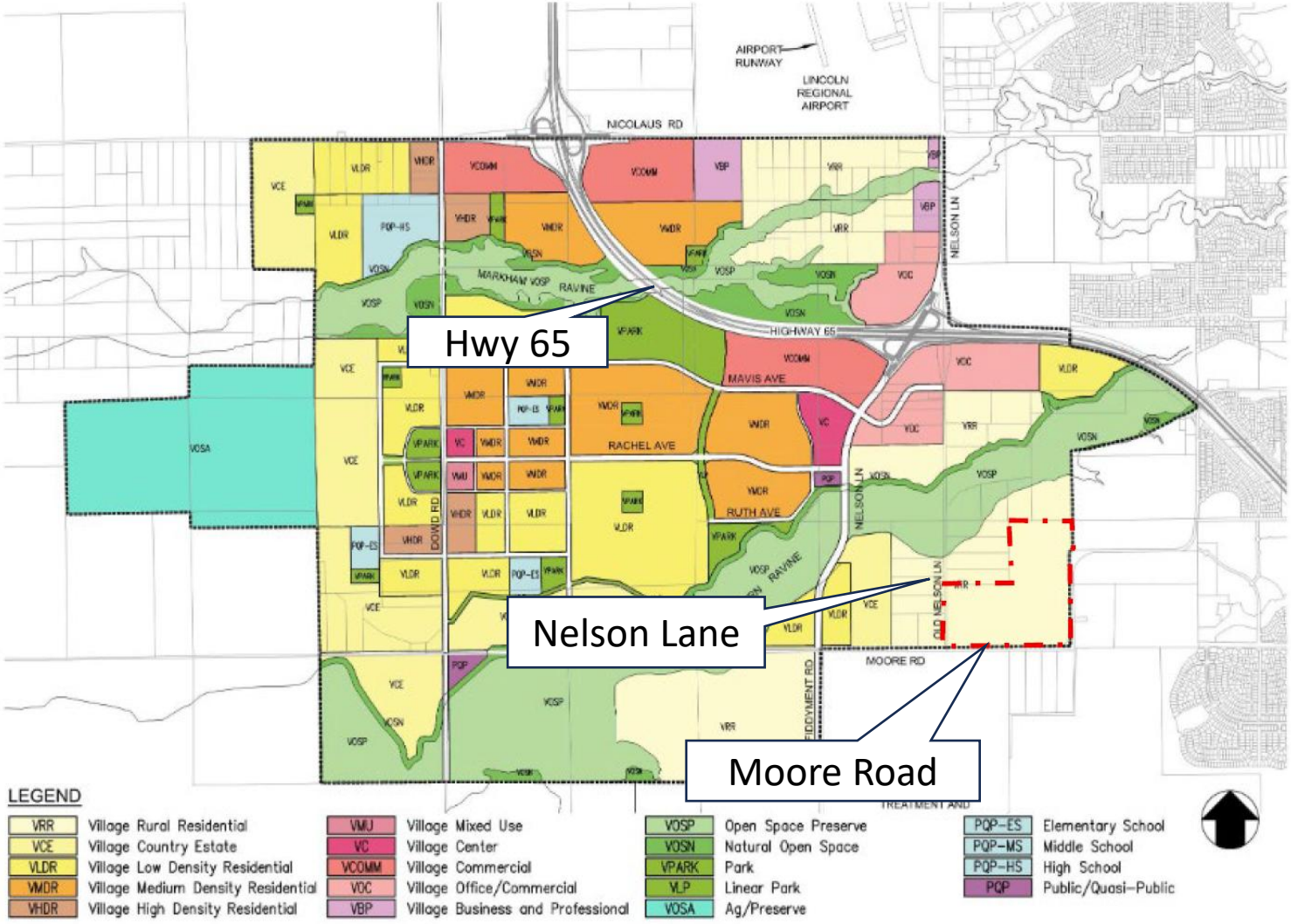
- 115-acre parcel
  - contains a house and almond orchard
- Within the:
  - unincorporated area of Lincoln (Placer County); **NOT** within the City of Lincoln
  - Village 5 Specific Plan Area



Location Map- Brar Property (in red dashes outline)

Project Request- Property Information

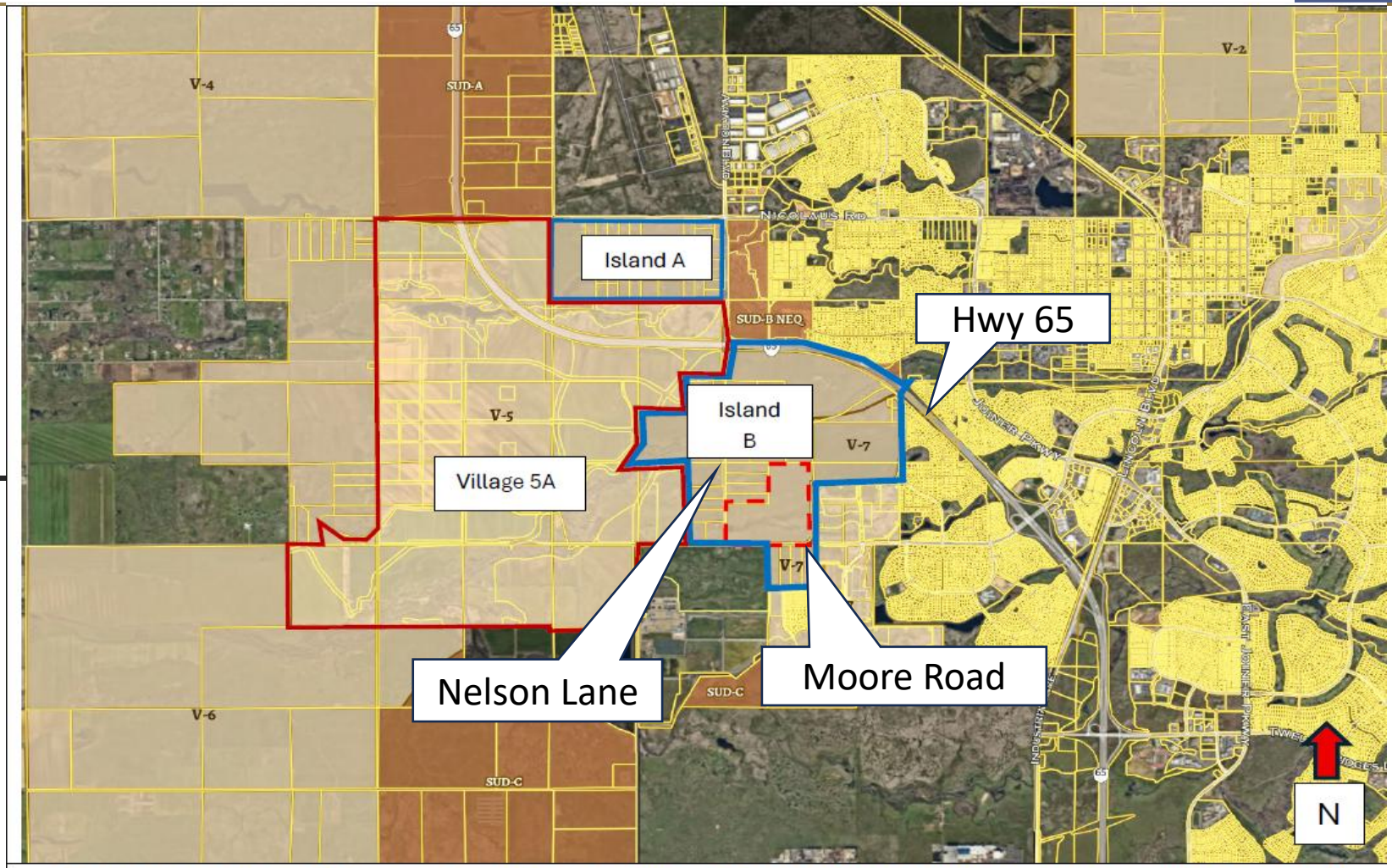
- Village 5 Specific Plan Area
  - Land Use Designation of Village Rural Residential (VRR-2 to 5 units/gross acre)



Village 5 Specific Plan Land Use Map (Brar Property in red dashes outline)

Project Request- Property Information

- Within “Island B” area
  - Created with Village 5A Annexation in 2024
  - properties NOT in the City of Lincoln, subject to Placer County jurisdiction



Overview Map- Villages and Special Use District (SUD) Areas, Village 5 “Islands” Area, and Brar Property (in red dashes outline)

Analysis

- Approval of Pre-Annexation request for formal filing of an application for annexation with LAFCo
  - Subject to City Council approval
  - Authorizing City Manager to initiate annexation filing
- If approved, more of “Island B” area gets filled and developed
  - Promote and further policies of the Village 5 Specific Plan and General Plan

Next Steps

- Authorizing City Manager to formally file an annexation application with Placer County LAFCo
- City of Lincoln (Applicant) will coordinate with Property Owner (Steve Brar) on formal annexation application processing

Recommendation

- Planning Commission:
  - Deem the project exempt from further environmental review under California Environmental Quality Act (CEQA) Section 15183
  - Forward approval of Brar Pre-Annexation Request

  the to City Council for formal annexation application filing with Placer County LAFCo

End of Presentation

9.B. Brar Pre-Annexation

Public Comment Read at meeting

Rommel (Mel) Pabalinas, Lincoln Planning Mgr. March 18, 2026

600 Sixth Street

Lincoln, CA 95648

Dear Mr. Pabalinas,

Thank you for taking the time this morning to discuss the upcoming Public Hearing this evening related to the proposed property annexation of the Brar Ventures Property, located directly across Moore Road from my property and residence. Although considered to be within Village 7, we ourselves remain unincorporated. We have not been annexed within the city limits. As we discussed, my parents built my home here almost 50 years ago. I have lived here in this home for over 35 years. Our family has raised livestock on this property for four generations. I have seen many changes since graduating from Lincoln High School, but it has always been our wish to continue this tradition in agriculture here on this place.

With the annexation of property around us, I wonder when, or if we might be required to be annexed within the city limits. Is there a protection in place that guarantees us the right to continue to be involved in agriculture; to raise cattle, horses, chickens, goats and other various livestock, work and mow in our fields, maintain, repair or build new barns/fences, as we have for close to 50 years? Is that right transferable to another family member down the road? Additionally, will we be required to connect to the city water and sewage?

How will traffic be addressed on these local connecting county roads? How will they be maintained, not only as it relates to this annexation, but to the proposed development on Nelson Lane. Several years ago, when they proposed the installation of the landfill facilities on Athens Road, one road over, we were promised constant monitoring and pick up of the connecting roads, as well as regular maintenance of the connecting roads themselves. Moore Road has become one of the most traveled roads for the landfill trucks, both private and city owned. And unfortunately, it is rarely monitored for garbage dumping and is notably one of the worst maintained.

Again, I want thank you for your time this morning and the opportunity to voice my concerns. I appreciate your offer to forward this letter to the commission council members and any related staff.

Sincerely,

Chris Davis

2775 Moore Road, Lincoln, 95648

9.C. Stardust 12



STARDUST 12 PROJECT

Specific Plan and General Development Plan Amendments, Tentative Subdivision Map

Item 9C / March 18, 2026 / Adrienne Graham, Consulting Planner

STAFF PRESENTATION - OVERVIEW

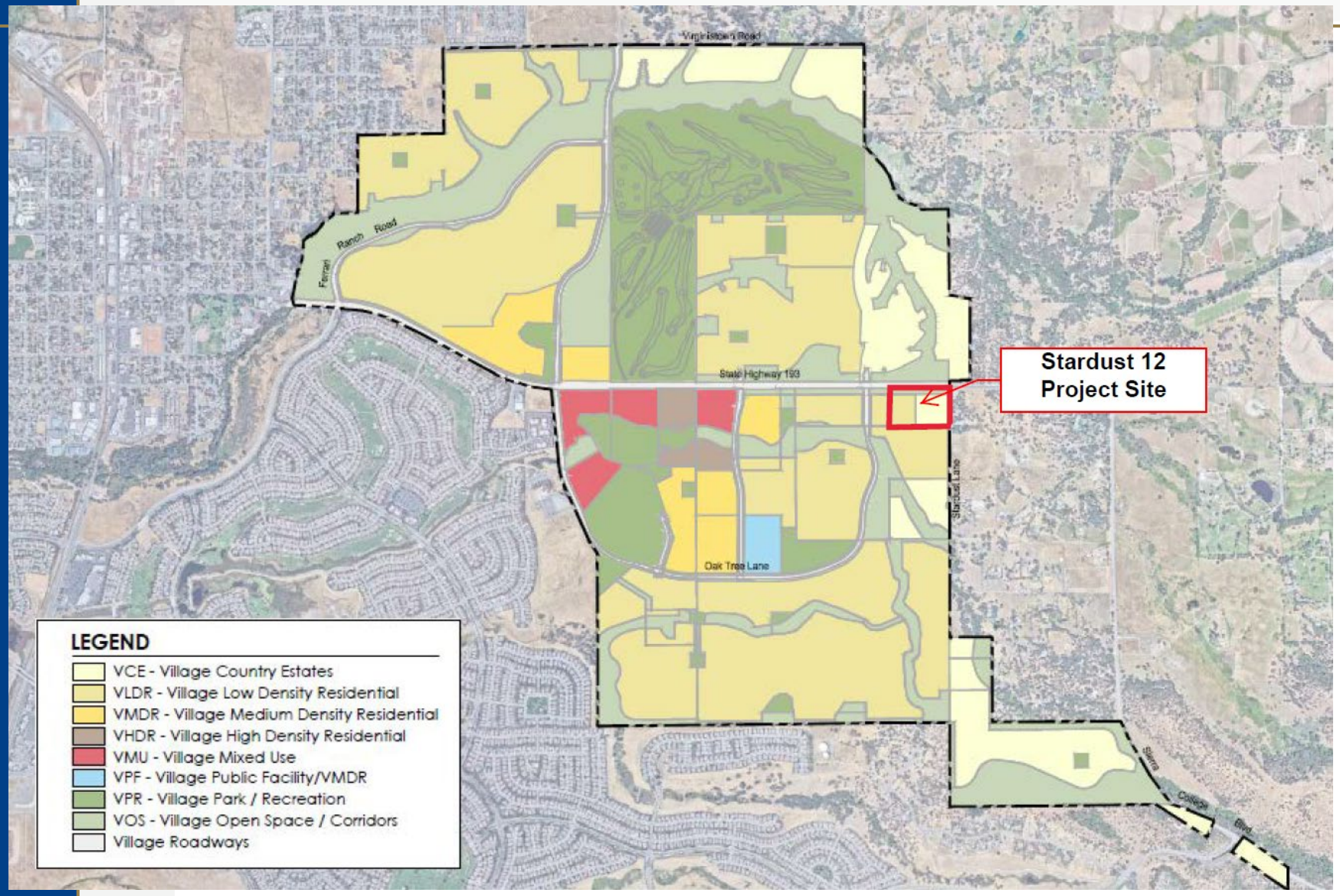
- Requested Entitlements
- Project Components
- Findings
- Environmental Determination
- Recommendations

REQUESTED ENTITLEMENTS

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

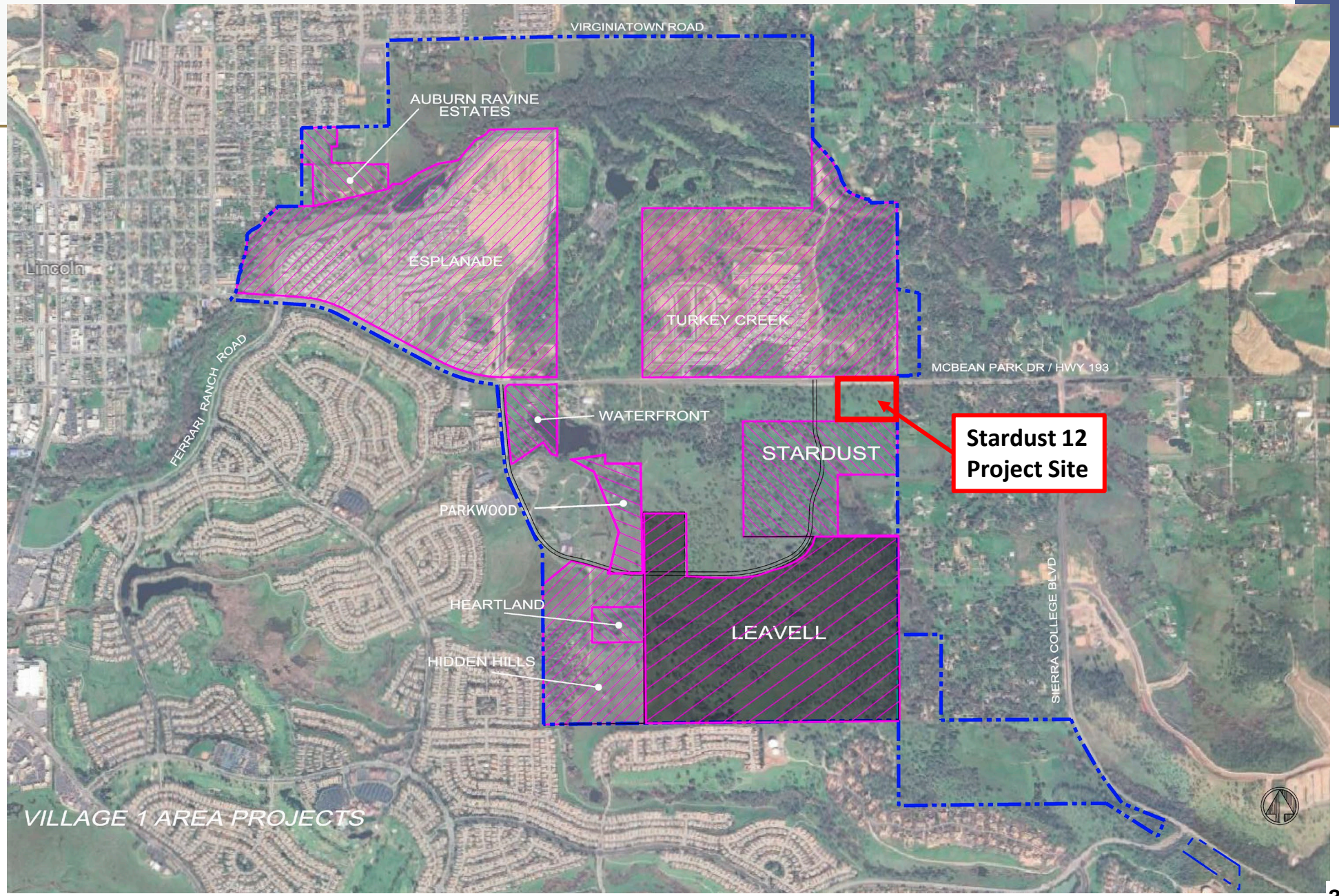
- PC role: project recommendation to City Council

PROJECT SITE

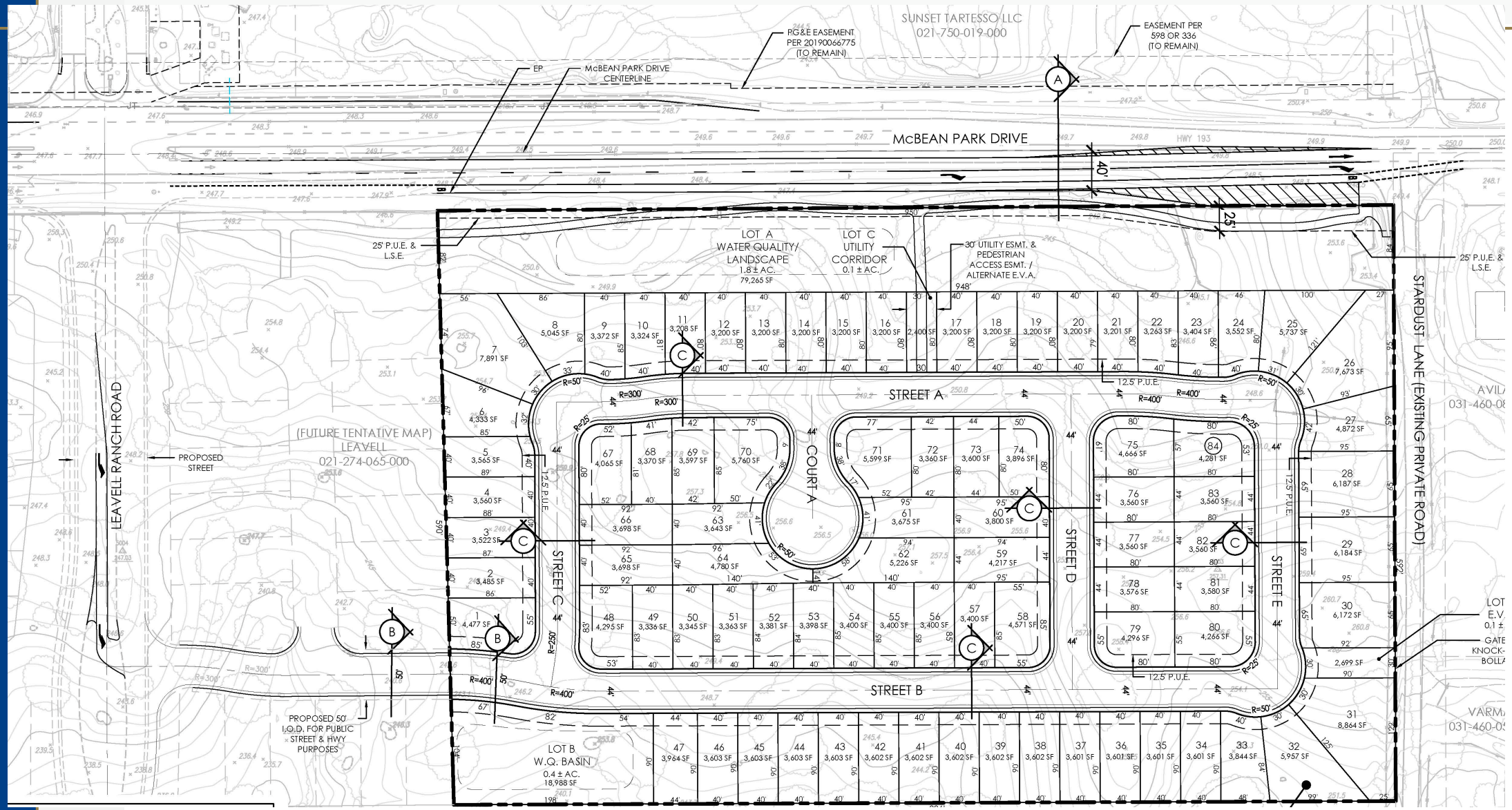


- 12.8 acres
- Northeast corner of Village 1

VILLAGE 1 SPECIFIC PLAN APPROVED PROJECTS



SMALL LOT TENTATIVE SUBDIVISION MAP



PROJECT SUMMARY: KEY COMPONENTS

- Amendment to land use designation and rezone from VCE and VLDR to VMDR
- 84 VMDR Units
  - Average density: 7.6 units/acre
    - Consistent with the VMDR designation
  - Remainder units (36) from Parkwood re-allocated to Stardust 12
- 1.8 acres of Open Space
  - Water quality features
- Emergency Vehicle Access
- Pedestrian access
- Frontage Improvements

PROJECT ZONING CONSISTENCY

Land Use Comparison			
Land Use/Zone	Adopted Specific Plan Acreage	Proposed Acreage	Difference
Village Country Estate (VCE)	5.7	0	-5.7
Village Low Density Residential (VLDR)	5.3	0	-5.3
Village Medium Density Residential (VMDR)	0	11.0	+11.0
Village Open Space	1.8	1.8	0
Total	12.8	12.8	0

LAND USE REDESIGNATION/ZONING

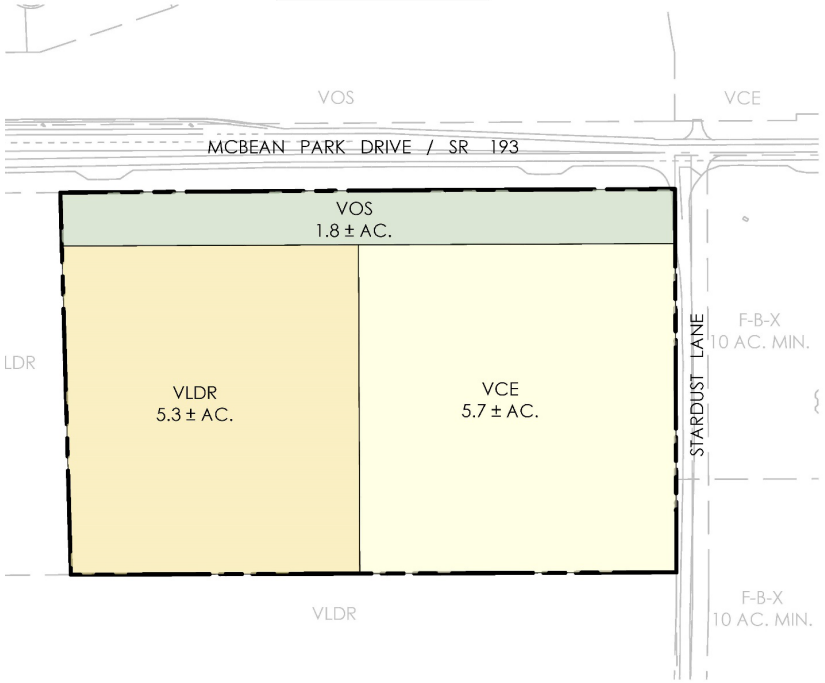
REZONE EXHIBIT

STARDUST 12

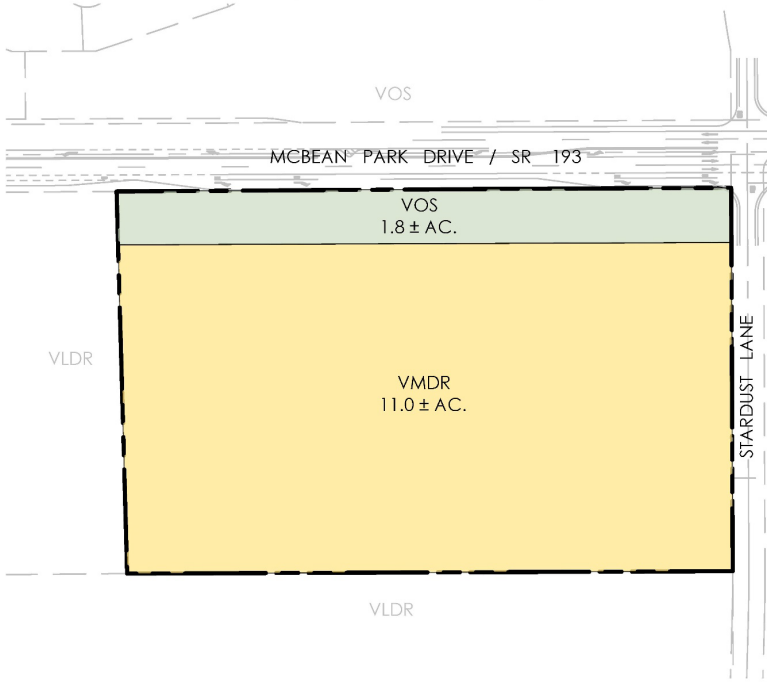
CITY OF LINCOLN, CALIFORNIA

DECEMBER 13, 2024

EXISTING ZONING



PROPOSED ZONING



ZONING SUMMARY

ZONING DESIGNATION	EXISTING AC.	PROPOSED AC.	DIFFERENCE
VILLAGE COUNTRY ESTATES (VCE)	5.7	0.0	-5.7
VILLAGE LOW DENSITY RESIDENTIAL (VLDR)	5.3	0.0	-5.3
VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR)	0.0	11.0	11.0
VILLAGE OPEN SPACE (VOS)	1.8	1.8	0
TOTAL	**12.8 ± AC.**	**12.8 ± AC.**	**0.0**

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 support range of densities provided within City
  - Village 1 Specific Plan
    - Ex: Would provide frontage improvements to McBean Park Drive, consistent with Village 1 Chapter 5 and facilities plans
  - Village 1 General Development Plan
  - Title 17 – Subdivision Ordinance

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

ENVIRONMENTAL DETERMINATION

- Addendum prepared to address specific environmental effects of Stardust 12 Project.
- Addendum concluded that project would not result in new significant or more severe impacts.
- Therefore, the proposed Stardust 12 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).

RECOMMENDATION

- Staff recommends PC:
  - Adopt the following resolutions, recommending that the City Council:
    - Adopt proposed Addendum to certified 2012 Village 1 Specific Plan EIR
    - Amend the Village 1 Specific Plan land use designations and zoning for the project site
    - Approve the Village 1 General Development Plan
    - Approve Small Lot Tentative Subdivision Map for the Stardust 12 Project

END OF PRESENTATION

9.D. West LincoIn Square Presentation



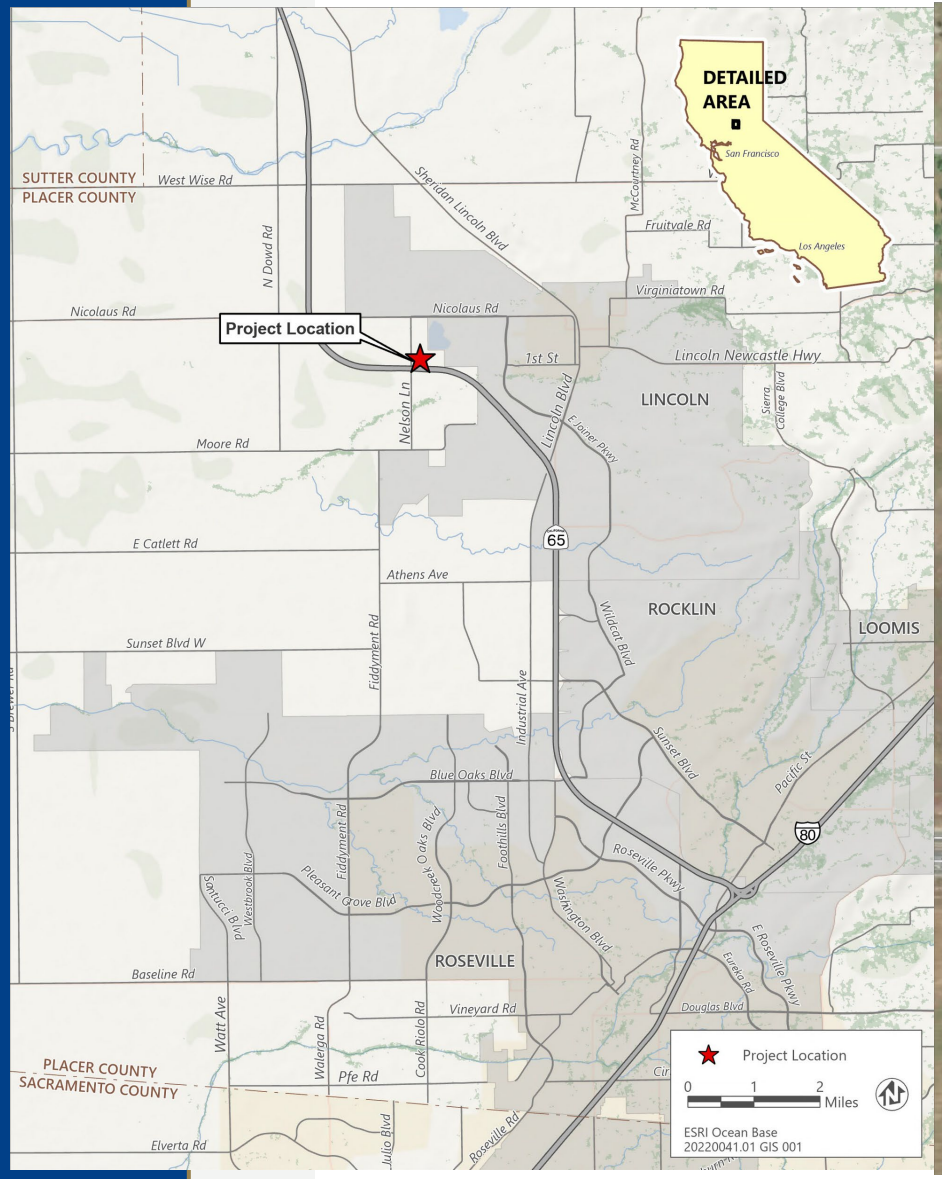
West Lincoln Square Commercial Project

Item 9D / Planning Commission / March 18, 2026/Thomas Cruickshank, Associate Planner

Overview

- Project Location
- Requested Entitlements
- Findings & Environmental Determination
- Staff Recommendations

Location – Regional and Site





- 40-acre vacant lot at the northeast corner of Highway 65 and Nelson Lane (Assessor's Parcel Number 021-262-044)
- Located within the approved Special Use District-B Northeast Quadrant (SUD B) Specific Plan
- Development of a new 40-acre commercial center with totaling approximately 245,000 square feet

Requested Entitlements

- Zone Text Amendment to the Special Use District B (SUD B) General Development Plan
- Amended Commercial portion of an approved Tentative Parcel Map
- Specific Development Plan/Development Permit
- Conditional Use Permits

Zone Text Amendment

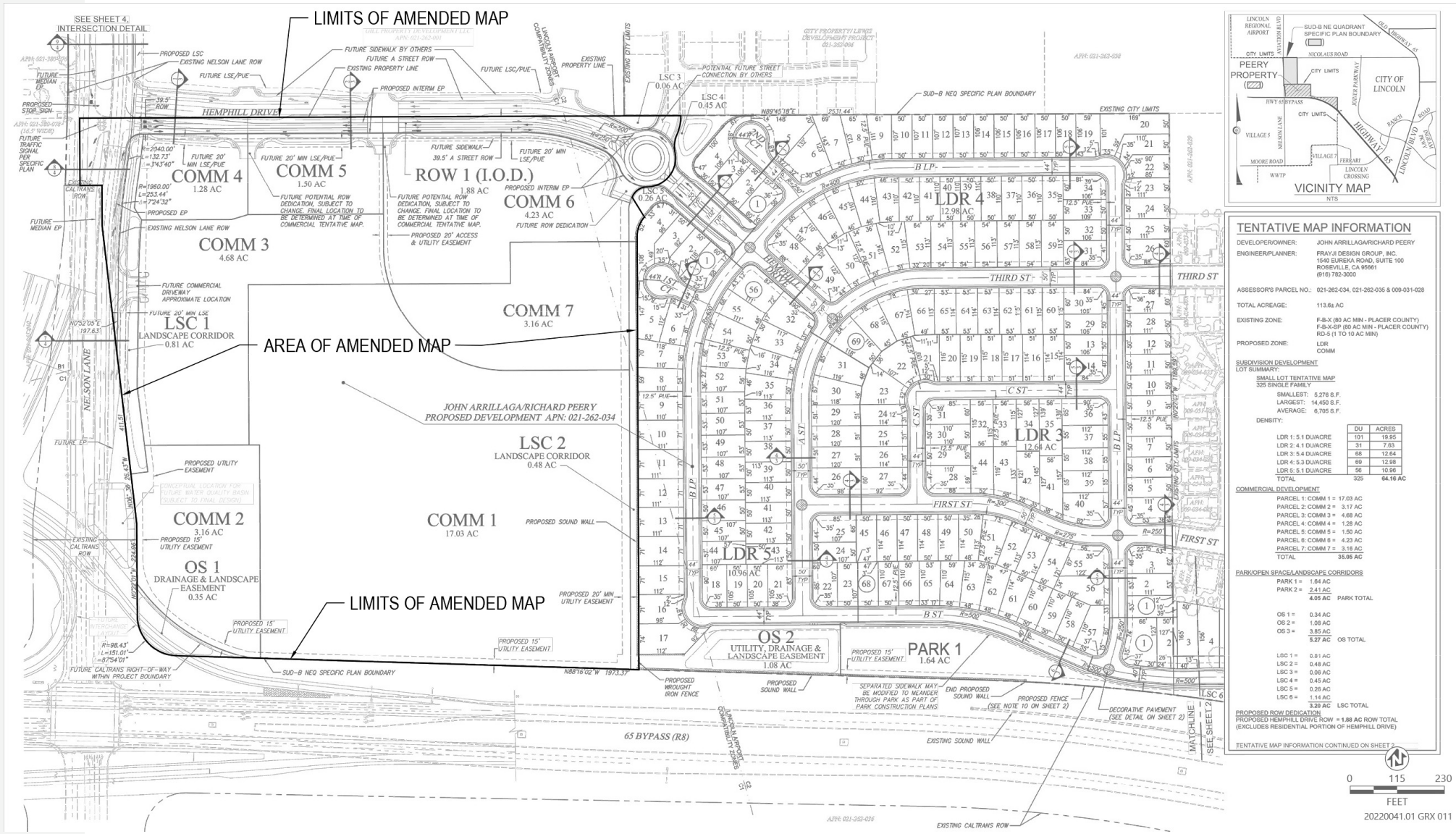
SUD-B NEQ

General Development Plan

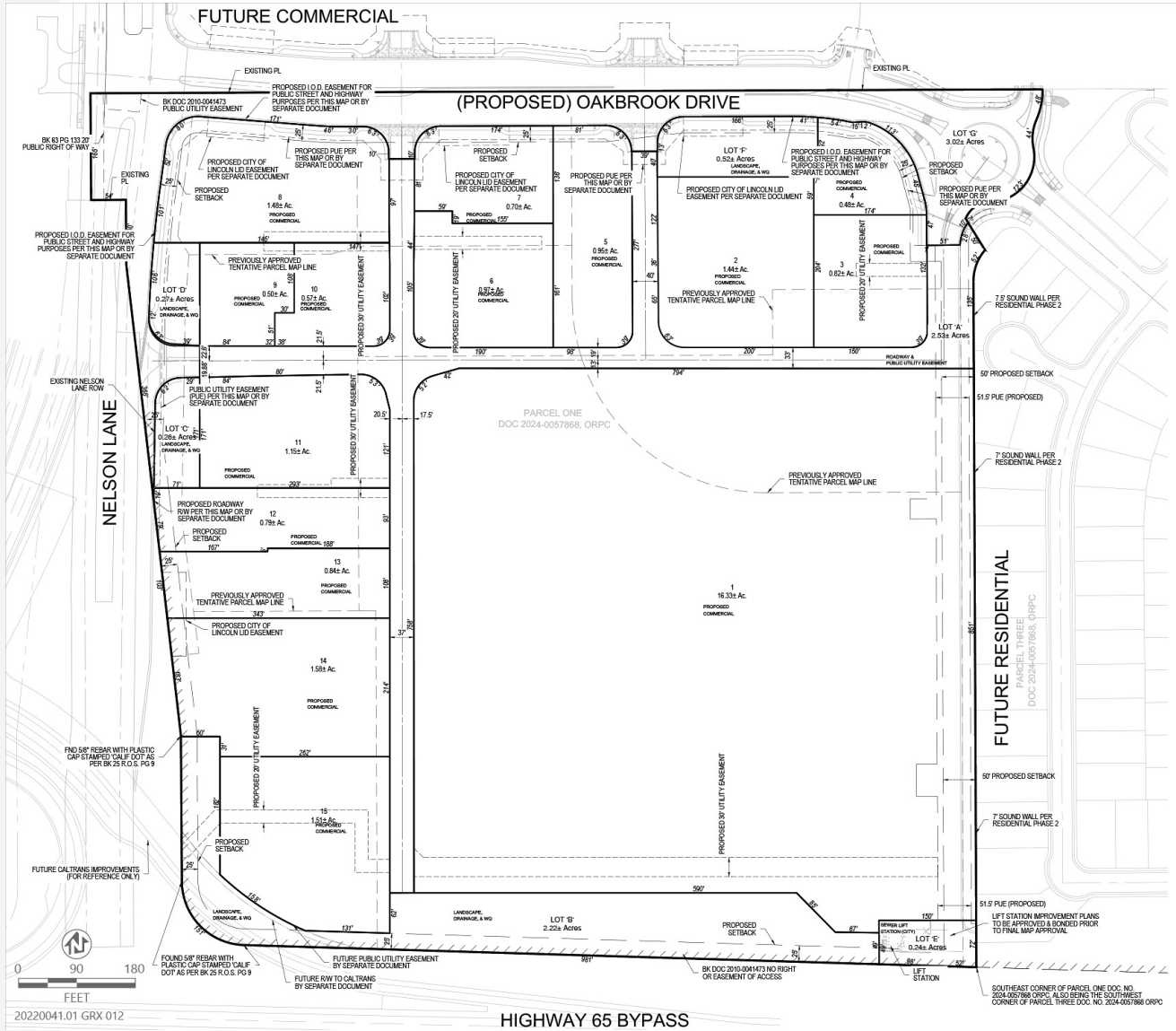
2 | Development Regulations and Standards

P = Permitted by Right C = Conditional Use Permit Required X = Prohibited Use	Zoning Categories			
	RESIDENTIAL ZONE	COMMERCIAL ZONE	PUBLIC/OPEN SPACE ZONES	
Land Uses	LDR	COMM	PARK	OS
Schools, K-12, private	C	X	X	X
Schools, K-12, public	C	X	X	X
Schools, vocational	X	X	X	X
Office and Health Care Uses				
Business and professional offices	X	P	X	X
Hospitals	X	X	X	X
Medical and dental offices	X	P	X	X
Research and development; provided, however, that such uses must occur entirely within an enclosed building	X	P	X	X
Indoor veterinary clinics and animal hospitals	X	P	X	X
Outdoor veterinary clinics and animal hospitals	X	C	X	X
Commercial Uses				
Apparel and jewelry stores	X	P	X	X
Alcohol Sales (greater than 10k sf)	X	P	X	X
Automobile body, paint, maintenance and/or repair shops (w/ dealership)	X	P	X	X
Automobile parts stores, retail only	X	P	X	X
Automobile and motorcycle sales and rentals	X	P	X	X
Automobile service stations, Smog Centers, not including major repair or overhaul	X	~~X~~ C	X	X
Bakeries and delicatessens	X	P	X	X
Bars, taverns and cocktail lounges	X	C	X	X
Barber shops, beauty, nail and tanning salons and similar uses	X	P	X	X

Existing Tentative Parcel Map



Amended Tentative Parcel Map

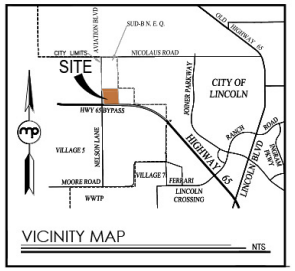


AMENDED TENTATIVE MAP STATEMENT

I HEREBY STATE THAT THIS AMENDED TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO 9820/6430-982-SK-JM DATED APRIL 28, 2025. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUIT CLAIMED, IF PRIVATE ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

SIGN_____ DATE_____

THIS MAP ACCURATELY CONFORMS TO SECTION LMC 17.18.040 & 17.16.020/030 AND 16.48.060 OF THE LINCOLN CITY CODE.



APPLICANT

LINCOLN 100, LLC
221 WALNUT CREEK CT.
DANVILLE, CA 94526
CONTACT: AMAR SIDHU
PHONE: (510) 579-3326
EMAIL: amarsidhu@yahoo.com

ENGINEER/PLANNER

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, STE. 140
FOLSOM, CA 95630
CONTACT: GREG BARDINI
PHONE: (916) 927-2400
EMAIL: gbardini@mpengr.com

UTILITY PROVIDERS

WATER:	CITY OF LINCOLN
SEWER:	CITY OF LINCOLN
GAS AND ELECTRIC:	PG&E
TELEPHONE:	CONSOLIDATED COMMUNICATIONS
CABLE TV:	WAVE

SERVICE PROVIDERS

SCHOOL DISTRICT:	WESTERN PLACER UNIFIED
PARKS & RECREATION:	CITY OF LINCOLN
FIRE PROTECTION:	CITY OF LINCOLN
POLICE PROTECTION:	CITY OF LINCOLN
STORM DRAINAGE:	CITY OF LINCOLN
SOLID WASTE:	CITY OF LINCOLN

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 021-262-044

USE:	VACANT, COMMERCIAL
EXISTING ZONING:	COMMERCIAL (C)
PROPOSED ZONING:	COMMERCIAL (C)
EXISTING GENERAL PLAN:	COMMUNITY COMMERCIAL (CC)
PROPOSED GENERAL PLAN	COMMUNITY COMMERCIAL (CC)

EXISTING	#	ACRES	PROPOSED	#	ACRES
EXISTING NUMBER OF PARCELS	1	40 ± AC	PROPOSED NUMBER OF PARCELS	21	40.0 ± AC

PROJECT INFORMATION

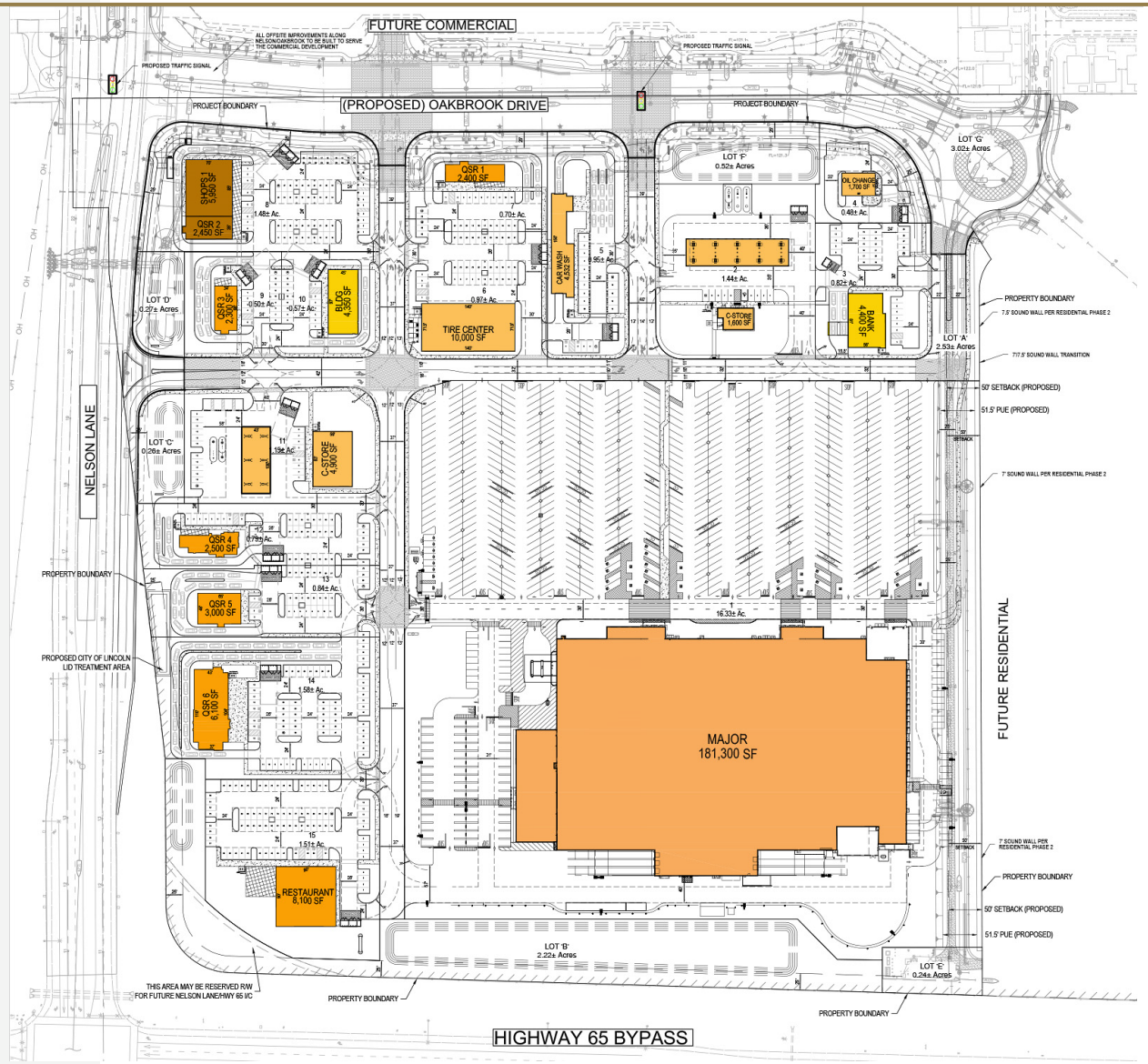
1. LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
2. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
3. LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LINCOLN COMMUNITY DEVELOPMENT RESOURCE AGENCY.
4. MINOR ADJUSTMENT TO THE DEPICTED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF LINCOLN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. LOTS TO BE CONVEYED TO, AND MAINTAINED BY, THE CITY OF LINCOLN LISTED BELOW.
   7.1. LOT E IS A SEWER LIFT STATION PARCEL TO BE DEDICATED TO THE CITY OF LINCOLN AND TO BE APPROVED AND BONDED PRIOR TO FINAL MAP RECORDATION.
8. LOT A TO BE PRIVATELY MAINTAINED, WITH PUBLIC EASEMENT FOR WATER AND SEWER PURPOSES.
9. PROPOSED EASEMENT WIDTHS AND ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN, AND SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN.
10. THIS TENTATIVE MAP CONTAINS 4 SHEETS. SEE INCLUDED PRELIMINARY PLANS FOR MORE DETAILS ON THE PROPOSED PROJECT.
11. ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED.
12. OFFSITE & ONSITE IMPROVEMENTS SHALL BE REQUIRED PRIOR TO ANY BUILDING PERMIT TO THE SATISFACTION OF THE CITY ENGINEER.
13. ALL ONSITE INFRASTRUCTURE, UNLESS AS NOTED ON THE PARCEL MAP, SHALL BE PRIVATE.
14. ALL ONSITE LANDSCAPING SHALL BE PRIVATELY MAINTAINED.
15. DEVELOPMENT SHALL BE SUBJECT TO REQUIREMENTS OF THE APPROVED SUD-B IFP & SPECIFIC PLAN REQUIREMENTS.
16. ALL SIDEWALKS TO BE CONTAINED IN PUBLIC ACCESS EASEMENT.
17. DEDICATIONS OF OFFSITE EASEMENTS AND CONSTRUCTION OF OFFSITE INFRASTRUCTURE SHALL BE REQUIRED PRIOR TO ANY BUILDING PERMIT ISSUANCE AND PARCEL MAP ACCEPTANCE.

TENTATIVE MAP NOTES

Specific Development Plan / Development Permit (Design Review)

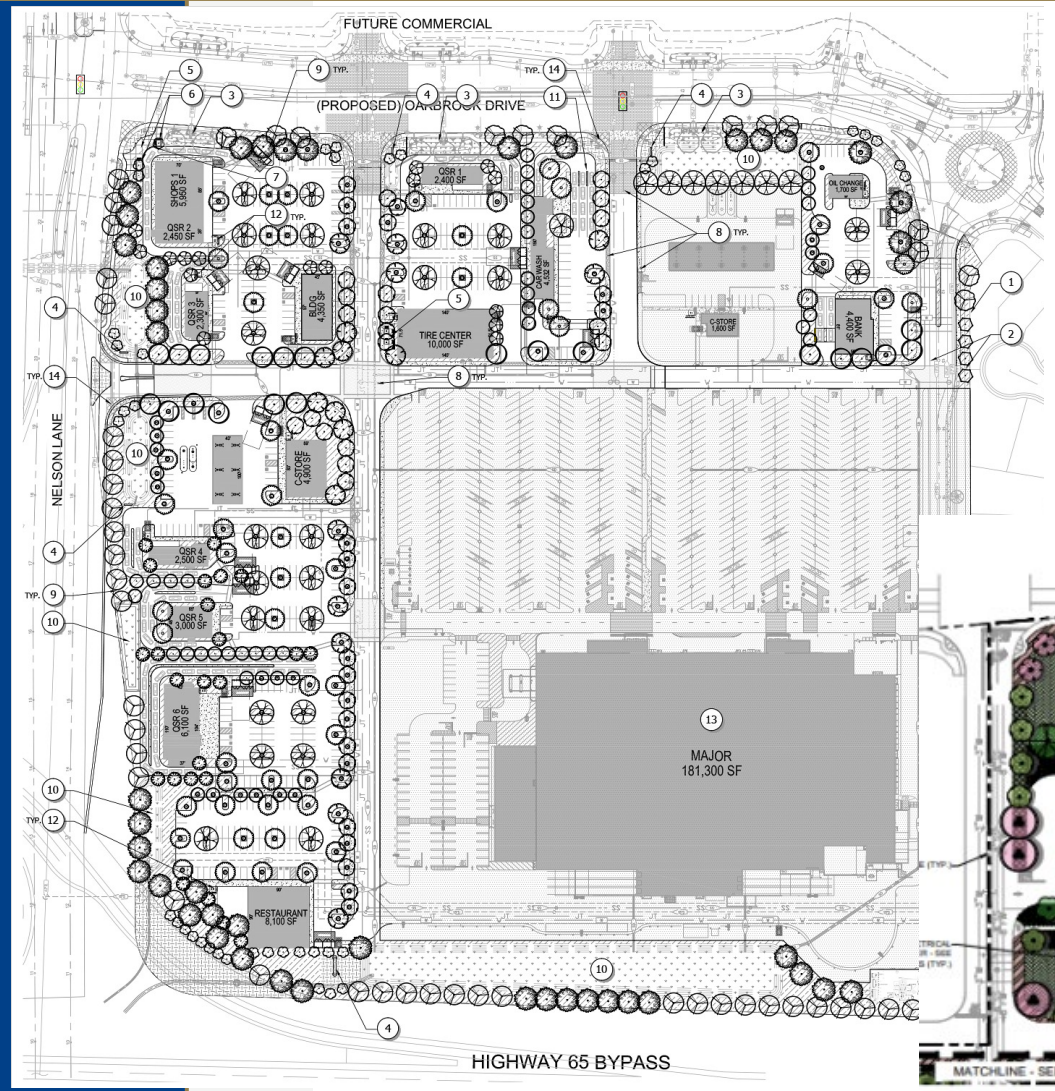
- Design Review Board November 20, 2025
- Design Review Board January 30, 2026
- Recommended for approval to Planning Commission

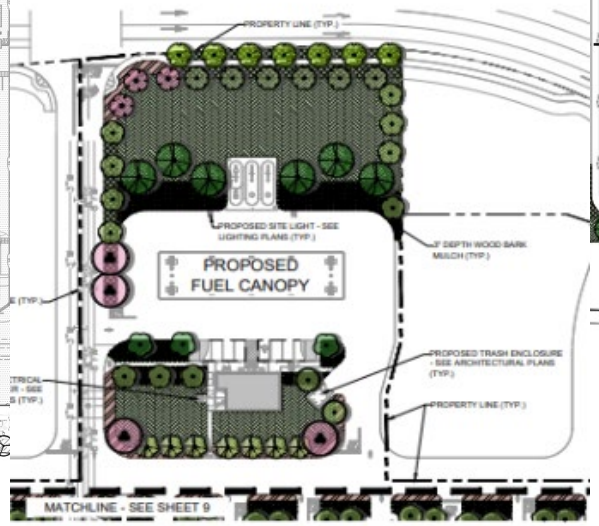
Project Details – Site Plan

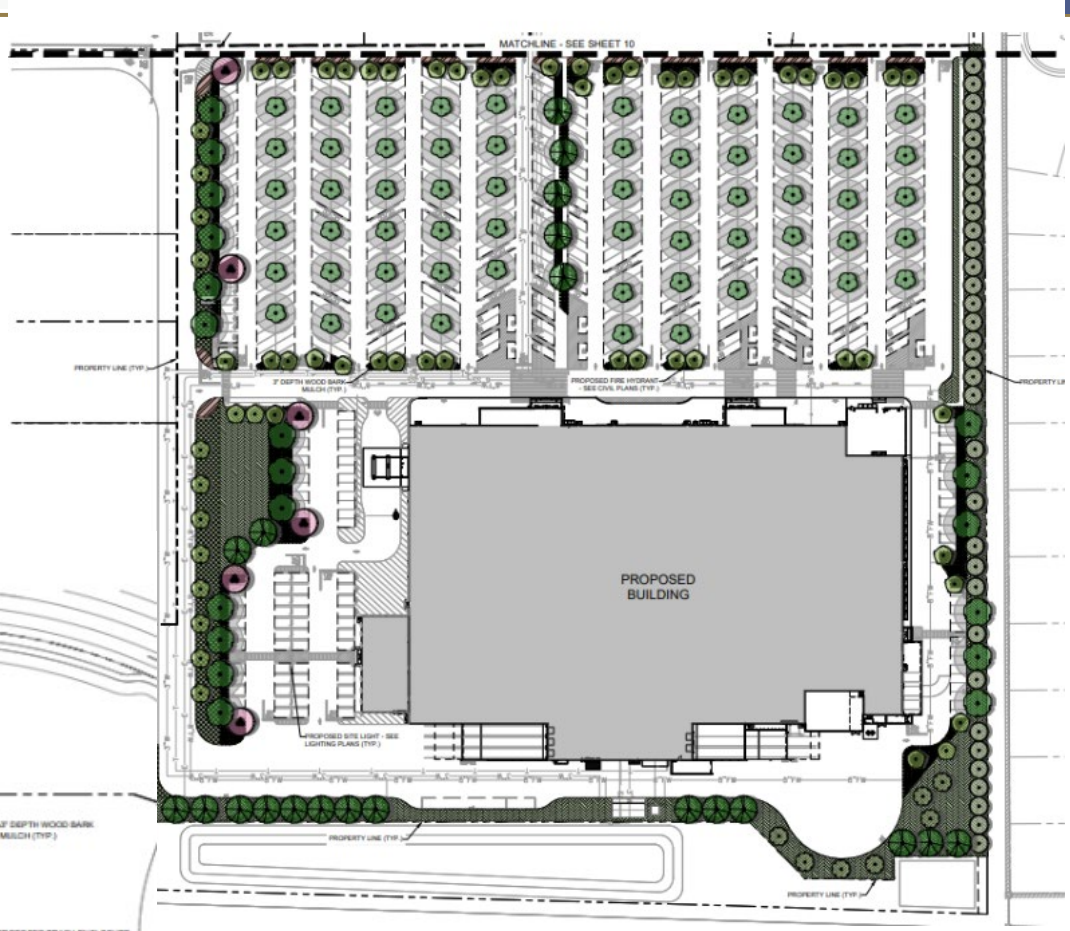


- 181,300 sf major retail anchor w/ fuel station
- Banks, Commercial retail space, automotive uses, fuel station, carwash, six quick service restaurants, and one sit-down restaurant

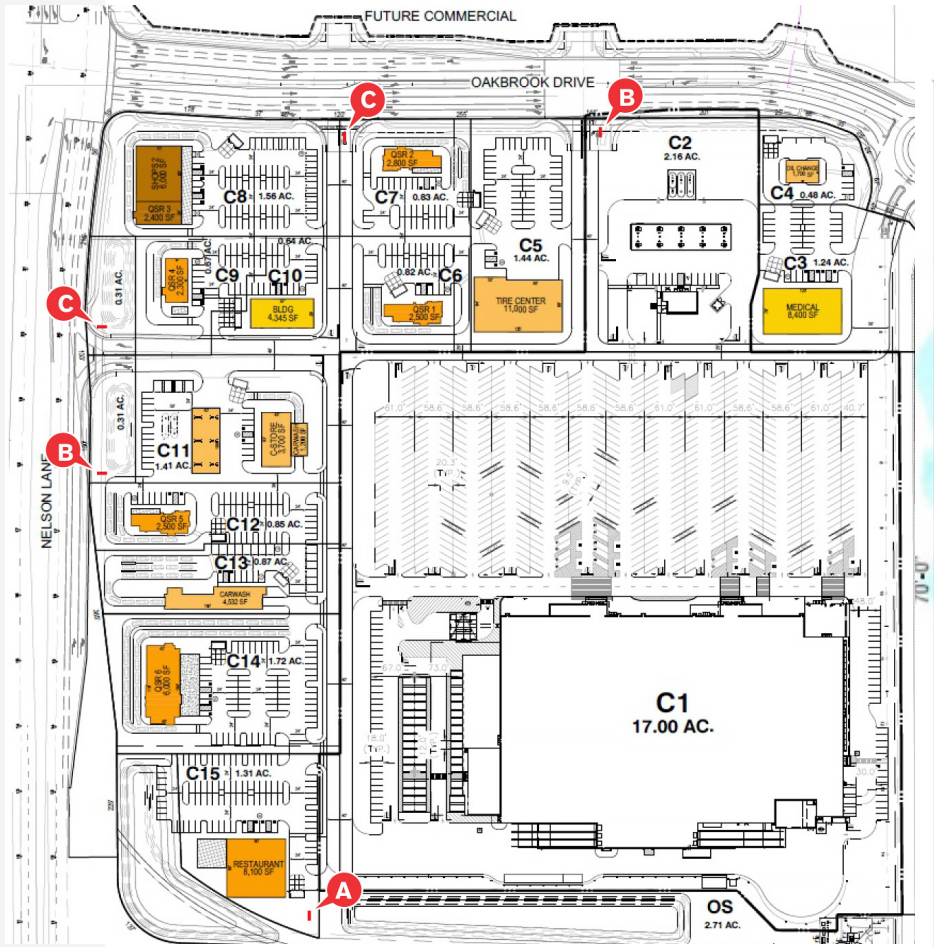
Project Details - Landscaping



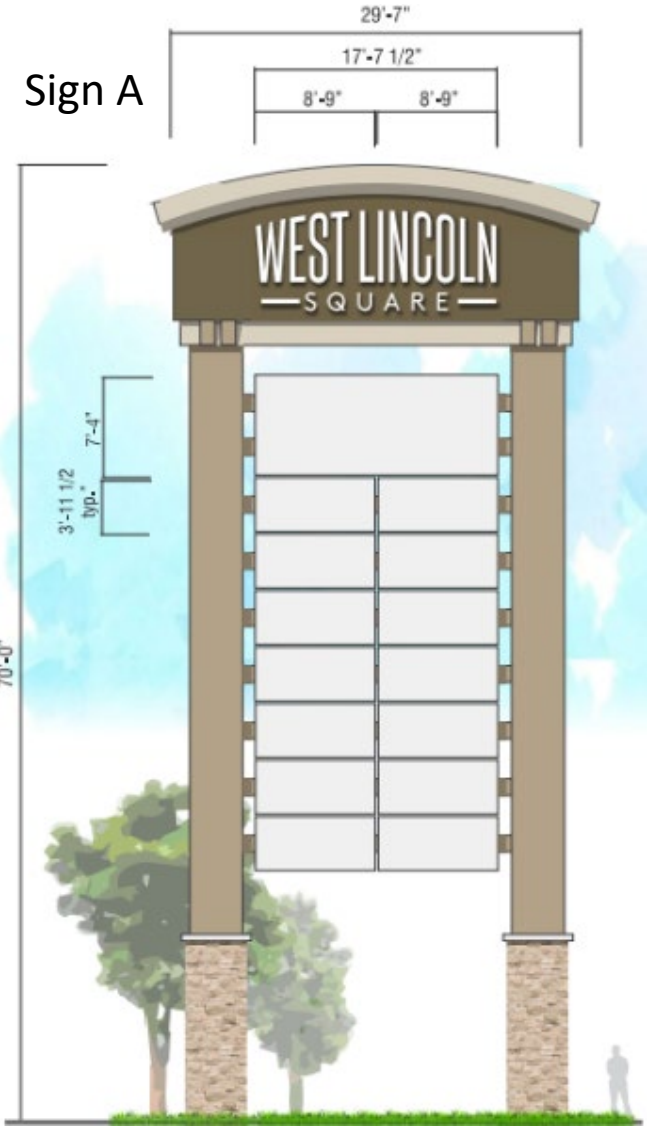




Project Details – Master Sign Program & Design Review Board



Sign A





Sign B

WEST LINCOLN SQUARE

Sign C

Conditional Use Permits

1. Drive-Thru Facilities
   - In accordance with LMC Section 18.22.030-26 and Findings under LMC Section 18.56.020
2. Alcohol Sales and/or Consumption
   - Required consistent with LMC Section 18.22.030.(21) for proposed fuel stations on Pad 2 and Pad 11 (Gasoline/Convenience Store) and Pad 15 (Restaurant).
3. Fuel Station
   - Required for the proposed Fuel Station with extended hours consistent with SUD-B NEQ General Development Plan for the proposed fuel stations at Pad 2 and Pad 11.
4. Automobile Service Stations
   - Required for proposed automobile service stations consistent with SUD-B NEQ GDP for the Oil Change Station at Pad 4 with the approval of the Zone Text Amendment to the adopted SUD-B NEQ GDP to change these uses from prohibited to allowed with approval of a Conditional Use Permit.

Findings

- Project is consistent with:
  - City of Lincoln General Plan
  - Airport Land Use Compatibility Plan (ALUCP)
  - SUD B NEQ Specific Plan, General Development Plan (GDP)
  - LMC Title 17 (Subdivisions)
  - LMC Title 18 (Zoning)
- California Environmental Quality Act (CEQA) Addendum
  - Project site previously evaluated for commercial development and project would not result in any new or substantially more severe impacts than those identified in the SUD B NEQ Specific Plan EIR.
  - SUD B Specific Plan EIR SCH No. 2015032102

Public Comments

- One public commenter has made multiple comments. Received by staff, addressed in the Staff Report
- Same commenter sent similar comments once Staff Report was published.

Recommendation

1. Adopt a resolution determining the Addendum to the certified EIR for the SUD B NEQ Specific Plan as the appropriate level of documentation to satisfy the requirements of CEQA
2. Adopt a resolution recommending City Council adopt an Ordinance to approve a Zone Text Amendment to the SUD B NEQ General Development Plan
3. Adopt a resolution recommending City Council approve an amendment to the commercial portion of the original approved Peery/Arrillaga Large Lot Tentative Parcel Map
4. Adopt a resolution approving the Specific Development Plan/Development Permit (Design Review)
5. Adopt a Resolution approving a Conditional Use Permit for alcohol sales and/or consumption
6. Adopt a Resolution approving a Conditional Use Permit for fuel stations with extended hours
7. Adopt a Resolution approving a Conditional Use Permit for automobile drive-throughs
8. Adopt a Resolution approving a Conditional Use Permit for the automotive service station use with associated automobile drive-through

End of Presentation

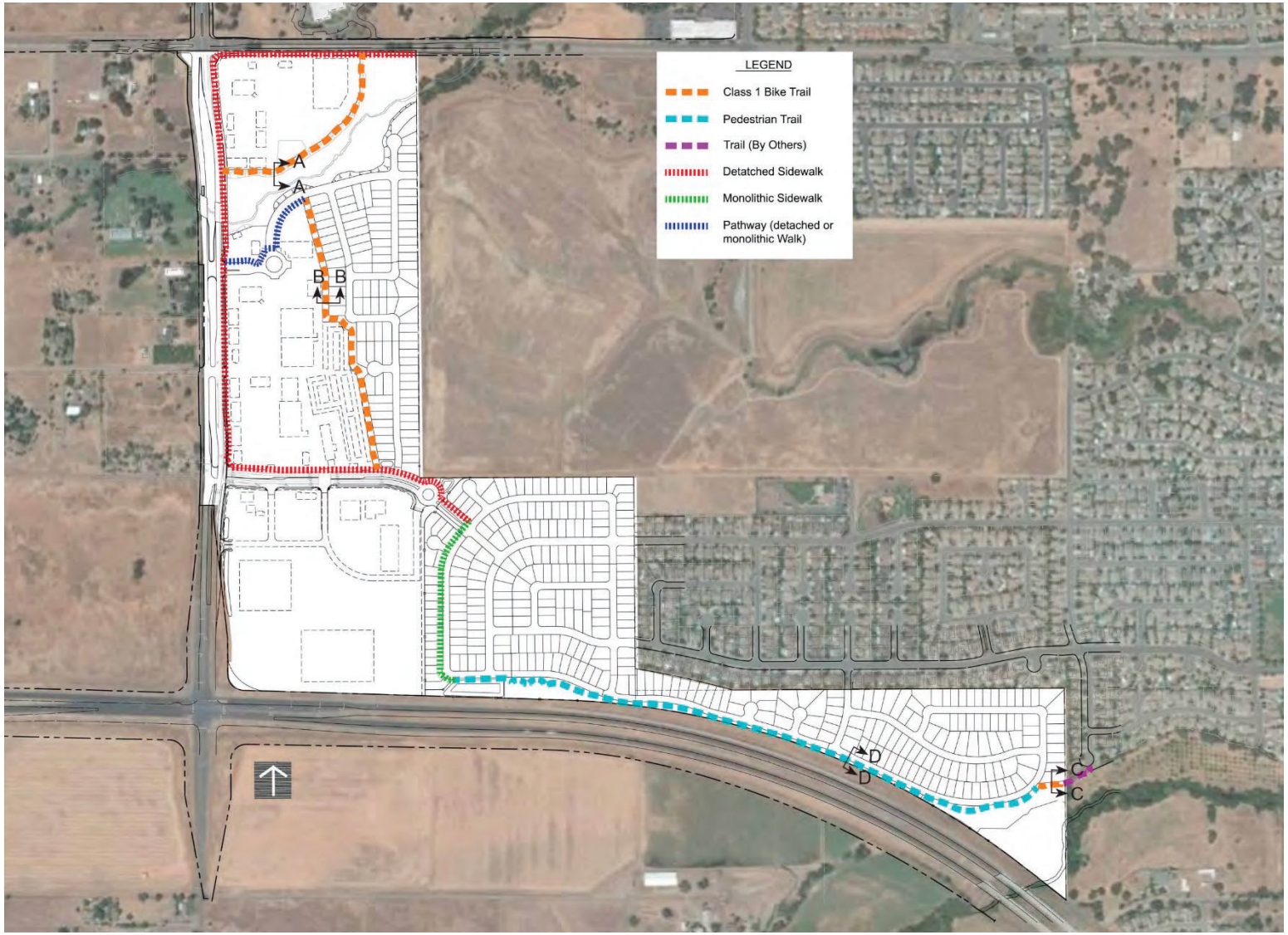
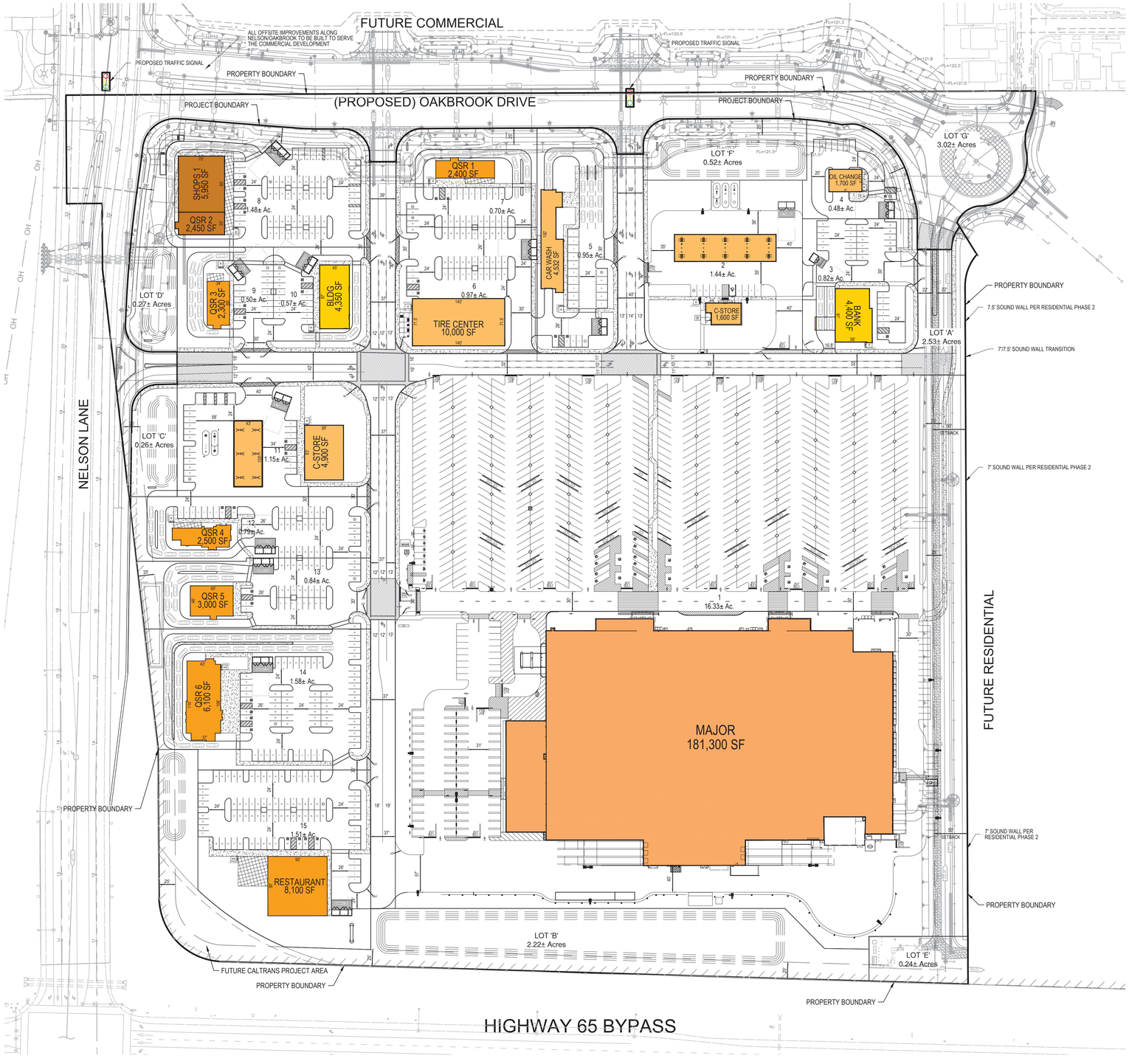
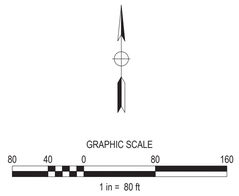
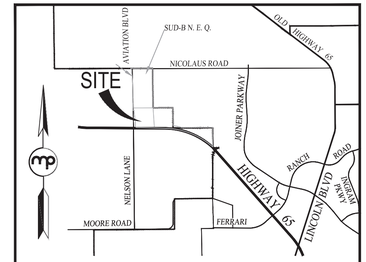


Exhibit 3.17 Pedestrian Connectivity Plan

SUD-B Northeast Quadrant General Development Plan 3-143







LETTERED LOT PARCELS

LOT A: 2.44 ± AC
ROADWAY & UTILITIES
LOT B: 2.38 ± AC
LANDSCAPE, DRAINAGE, & WQ
LOT C: 0.27 ± AC
LANDSCAPE, DRAINAGE, & WQ
LOT D: 0.27 ± AC
LANDSCAPE, DRAINAGE, & WQ
LOT E: 0.24 ± AC
SEWER LIFT STATION
(TO BE DEDICATED TO THE CITY OF LINCOLN)
LOT F: 0.44 ± AC
LANDSCAPE, DRAINAGE, & WQ
LOT G: 3.02 ± AC
ROADWAY, IOD, & R/W

SHEET INDEX

CIVIL / SITE DRAWINGS	
1	Cover Sheet
2	Conceptual Site Plan
3	Preliminary Grading Plan
4	Preliminary Utility Plan
5	Truck Turning Exhibit
6	Conceptual Site Lighting Plan 1
7	Conceptual Site Lighting Plan 2
ARCHITECTURAL RENDERINGS / DRAWINGS	
1	Parcel 8 - Perspectives
2	Parcel 8 - Elevations
3	Parcel 8 - Elevations
4	Parcel 8 - Sections
5	Parcel 8 - Floor Plan
6	Parcel 8 - Roof Plan
7	Parcel 4 - Perspectives
8	Parcel 4 - Elevations
9	Parcel 4 - Elevations
10	Parcel 15 - Perspectives
11	Parcel 15 - Elevations
12	Parcel 15 - Elevations
13	Site Amenities
LANDSCAPE DRAWINGS	
PL1	Preliminary Landscape Plan
PL2	Preliminary Landscape Plan
SIGNS	
1	Title
2	Project Directory
3	Submittals & Approvals
4	Construction Requirements
5	Signage Specifications
6	Signage Specifications
7	Prohibited Signs
8	Letter Types
9	Pylon Sign
10	Monument Sign
11	Channel Logo Sign
12	Anchor Tenants
13	In-Line Tenants
14	Pad Tenants
15	Building Elevation
16	Building Elevation
17	Site Plan
MAJOR PACKAGE	
1	Major Architectural Elevations
2	Major Architectural Elevations
3	Major Architectural Elevations
4	Major Architectural Elevations
5	Major Architectural Elevations
6	Major Architectural Elevations
7	Major Landscape Plans
8	Major Landscape Plans
9	Major Landscape Plans
10	Major Site Lighting Plans
11	Major Site Lighting Plans

PROJECT TEAM

LOCAL JURISDICTION
CITY OF LINCOLN
600 6TH STREET
LINCOLN, CALIFORNIA 95648
PHONE: (916) 434-2400

LANDSCAPE ARCHITECT
FUHRMAN LEAMY LAND GROUP
3400 DOUGLAS BLVD, STE. 275
ROSEVILLE, CALIFORNIA 95661
PHONE: (916) 783-5263

ARCHITECTURAL
VMI ARCHITECTURE
637 5TH AVENUE
SAN RAFAEL, CALIFORNIA 94901
PHONE: (415) 451-2500

SIGN CONSULTANT
UNITED SIGN SYSTEMS
5201 PENTECOST DRIVE
MODESTO, CALIFORNIA 95356
PHONE: (916) 804-9000

SCALE:
HORIZ. 1" = PER PLAN
VERT. 1" = N/A

BENCH MARK LINCOLN GPS - STATION ID 110
ELEV = 134.988' NGVD 1929
3" REBAR WITH PLASTIC CAP STAMPED "WOOD RODGERS LS5854" AT CENTERLINE INTERSECTION OF FIRST ST., DOUGLAS DR., & CHAMBERS DR.

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom * Fresno
600 Cooldige Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

SPECIAL USE DISTRICT B NORTHEAST QUADRANT SPECIFIC PLAN
WEST LINCOLN SQUARE
COVER SHEET
LINCOLN, CALIFORNIA

DATE 02/11/2026
SHEET CS
OF 1 7

JOB NO. 25-0014-00

Dwg: X:\2025\25-0014-00 (LINCOLN WEST COMMERCIAL)\DWG\PLAN\WORKING\250014-PP1-CVR01.DWG | Saved: 02-11-26 01:11pm AURIBE

9.D. West Lincoln Square Handout

MEMORANDUM

TO: Planning Commission

FROM: Thomas Cruickshank, Associate Planner

DATE: March 18, 2026

RE: **Agenda Item 9D: West Lincoln Square Commercial Project Public Comment**

A public comment was received after the public posting of the West Lincoln Square Commercial Project materials on the City. The comment is from a resident of the Independence Community located north of the project site and is the same resident that previously commented, which are included as Attachment 14 of the Staff Report. The comments in the letter, attached to this memo, are summarized below followed by staff responses based on the project information.

Comment 1: *Roundabout proximity to America Drive. Separation of community from proposed retail development.*

Response: Future improvements along Oakbrook Drive, including a new proposed roundabout, would be implemented under a separate City infrastructure project that is part of the planned backbone infrastructure for the SUD-B Northeast Quadrant Specific Plan that can be found on the City's website - SUD-B Northeast Quadrant Specific Plan. There is an approved residential tentative subdivision map for the property located west of the commenter's residence that would include future single-family residential units that would provide visual and noise buffer the existing residential uses from the Project site's commercial uses.

Comment 2: *Delivery truck use of roundabout and the future Oakbrook Drive.*

Response: As shown in Attachment 4, Exhibit D, trucks serving the Project would use Nelson Lane and would access the site through proposed driveways and the proposed signalized intersection on Oakbrook Drive, located west of the future Oakbrook Drive roundabout. Given this routing, trucks are not expected to use the planned roundabout on Oakbrook Drive. In addition, adopted Mitigation Measure MM-NOI-2 limits truck deliveries to the Project site to the hours of 7:00 a.m. to 10:00 p.m.

Attachments:

1. Emily Roberts Comment Letter, dated March 16, 2026

Attachment 1

From: [redacted]
To: Thomas Cruickshank
Subject: Re: West Lincoln Square Community Comments
Date: Monday, March 16, 2026 11:14:57 AM

Good morning Tom,

Comment 1

I had a chance to review the agenda packet for the 3/18 meeting. My concerns still stand. Mainly, the roundabout in close proximity to America Dr; however, the City's response is that the roundabout is part of a separate infrastructure project. Is there any information you can provide, or an updated plan showing the details for that project? All I can find is the March 2019 general plan.

As stated in my previous email, there is nothing separating our community to this major retail project but a flimsy wood fence. City's Response on page 14 with respect to Noise Impacts provides that masonry sound walls are not needed along the project frontage of the planned Oakbrook Drive but its not just noise that concerns me but also privacy, safety, and aesthetics. Given rumors this is potentially a Walmart site, I would hope that noise is not the only factor for whether masonry walls are required and to ask for the Board's reconsideration of this requirement. I am hoping a masonry wall is at least included in the separate infrastructure project referenced on the residential side if nots requiring the Developer to include in the project at hand.

I see on Page 4 (Attachment 4, Exhibit D) that delivery trucks will have access to the Oakbrook roundabout. The City's response provides, "...trucks are not expected to use the planned roundabout on Oakbrook." I would like to see "no commercial trucks" signage to eliminate the possibility.

Comment 2

I would also like to add the requirement and signage for no overnight parking in the center and on the streets (given proximity to 65 and that this is potentially a Walmart site that allows overnight parking on some sites). There is also a concern that connecting the Independence community to this large retailer could have vehicles parking on the residential streets overnight as well. Given California homeless population concerns and natural disaster concerns, like the Paradise fire, you could very well see overnight parking.

Again, I understand the roundabout is part of a separate project but taking this commercial development as a whole, I would again like to express my concern with connecting the Independence Community to the commercial development as currently drawn and with the types of business proposed - office use and light restaurant/retail would be a different story.

Thank you for your time and for the City Staff Response to my previous comments.

Emily Roberts

On Thu, Feb 26, 2026 at 1:10 PM Emily Roberts [redacted]> wrote:

> Thank you for your confirmation of receipt.
>
> Emily
>
> Sent from my iPhone

STAFF REPORT

Item Number 8.A

SUBJECT:	**Chevron at Joiner Parkway** - Adopt a Resolution Approving a Conditional Use Permit for Type 21 Full Liquor application and determination of Public Convenience or Necessity (Efren Sanchez)
SUBMITTED BY:	Efren Sanchez
DEPARTMENT:	Community Development
DATE:	April 15, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following 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 for alcohol sales (Type 21 – Off-Sale General), and determination of Public Convenience or Necessity (PCN) within an existing building located at 151 Joiner Parkway in Lincoln (PLN25-00032) with project specific and typical conditions of approval (Attachment 1).

BACKGROUND/INTRODUCTION:

The project site is developed with an existing Chevron gas station, convenience store, and car wash facility. The convenience store currently sells alcohol under a Type 20 (Off-Sale Beer & Wine) ABC license at 151 Joiner Parkway (Attachment 2).

On November 6, 2025, the City received an application for a Conditional Use Permit (CUP) and a Determination of Public Convenience or Necessity (PCN) to upgrade the existing Type 20 (Off-Sale Beer & Wine) license to a Type 21 (Off-Sale General) license for the Chevron convenience store and gas station located at 151 Joiner Parkway on Assessor's Parcel Number (APN) 021-321-076 in Lincoln (Attachment 3). The application was submitted by applicant Lincoln Station, Inc. on behalf of the property owner Gill Property Development, LLC (PLN25-00032). The property has a General Plan Land Use Designation of Neighborhood Commercial (NC) and is zoned Neighborhood Commercial/Business Professional (NC/BP) within the Joiner Ranch General Development Plan.

The applicant is seeking a Type 21 (Off-Sale General) license from the California Department of Alcoholic Beverage Control Board (ABC). According to the License Types on the ABC website, "Issued to retail stores. Authorizes the sale of beer, wine and distilled spirits for

consumption off the premises where sold. Minors are allowed on the premises." 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. No other modifications to the interior or exterior of the existing 2,700 square-foot Chevron convenience store and gas station are proposed. The existing hours of operation will remain at 5am to 11pm seven days a week.

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, Chapter 18.56 – Conditional Use Permit, and Chapter 18.60 – Alcohol Sales). 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 sale 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 6 active alcohol licenses within the one-mile radius of the project site, broken down as follows:

1. Type 21 – Off-Sale General (Chevron at Tower Market Center [Nicolaus Road])
2. Type 41 – On-Sale Beer & Wine – Eating Place (La Villa Cocina Mexicana and Via Roma Pizzeria Con Cuccina)
3. Type 42 – On-Sale Beer & Wine – Public Premises (Brothers Taphouse)
4. Type 75 – Brewpub-Restaurant (Brick & Barrel Kitchen + Bar)
5. Type 77 – Event Permit (Brick & Barrel Kitchen + Bar)

There is only one active Type 21 (Off-Sale General) within the one-mile radius from the project site, which is the other Chevron on Nicolaus Rd. For the proposed Chevron project, ABC will conduct background checks, investigations, and will not issue a license if there are issues that may arise during their review process.

The Chevron project site is located approximately 0.5 miles from the nearest place of worship (The Church of Jesus Christ of Latter-day Saints), 0.24 miles from the nearest park (Creekside Park), and 0.14 miles from the nearest school (Creekside Oaks Elementary School).

Furthermore, the Chief of Police Matt Alves conducted a review of records from the past five years at or around the project site. The Chief stated that there have been no chronic police concerns at this location. Therefore, the Chief has no heightened concerns about the facility's proposed use.

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 proposed project 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-2.3 – Business Expansion and Attraction, emphasizes that the City shall facilitate zoning and permit activities related to the expansion of existing businesses and the location of new businesses. The proposed project aligns with this policy by expanding the services of this existing alcohol retailer for both local residents and visitors of 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 off-site sale of alcohol is consistent with other uses commonly found in commercial districts. Within a 1-mile radius, there are existing restaurants or brewpubs offering on-site alcohol service, including Brick & Barrel Kitchen + Bar, La Villa Cocina Mexicana, Via Roma Pizzeria Con Cuccina, and Brothers Taphouse. The other Chevron located at 2330 Nicolaus Rd has an active Type 21 (Off-Sale General) liquor license. The proposed CUP and PCN Determination would be the second Type 21 (Off-Sale General) liquor license within a mile radius as outlined in Attachment 4. A total of 6 alcohol licenses were captured within the 1-mile radius of the project site. There is another CUP application for the alcohol sales land use being processed for the property at the southeast corner of Joiner Parkway and 1st Street (Circle K); however, this development is not yet constructed. The sale of alcoholic beverages are existing land uses throughout the commercial district of Lincoln.

Operating Hours – The existing hours of operation will remain at 5am to 11pm seven days a week.

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

The proposed use would be appropriate in the Neighborhood Commercial/Business Professional (NC/BP) zone with issuance of a Conditional Use Permit (CUP). The nearest Type 21 ABC license to the project site is the other Chevron at Tower Market Center located at 2330 Nicolaus Rd, which is approximately 0.92 miles away.

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 off-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 Police Chief reviewed records pertaining to the alcohol related issues and found no chronic police concerns in the area. The Police Chief takes no issue with the proposed upgrade with the alcohol license. 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.

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 off-site alcohol sales under a Type 21 (Off-Sale General) liquor license for the retail store to sell beer, wine, and distilled spirits for consumption off the premises. The retail store is an existing 2,700 square-foot Chevron convenience store and gas station located at 151 Joiner Parkway. The 2,700 square-foot convenience store 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.

LEVINE ACT COMPLIANCE:

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

The applicant submitted a Levine Act Statement to the City and cited no contributions to a City elected or appointed officer totaling more than $500 within the reporting period.

ATTACHMENTS:

8.A. Attachment 1 PC Resolution 2026-xx draft

8.A. Attachment 2 Plan and Elevations

8.A. Attachment 3 Application and Narrative

8.A. Attachment 4 ABC Licenses Map

PLANNING COMMISSION
RESOLUTION NO. 2026 – XX

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT / DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO UPGRADE EXISTING TYPE 20 (OFF-SALE BEER & WINE) LICENSE TO A TYPE 21 (OFF-SALE GENERAL) LICENSE FOR THE CHEVRON CONVENIENCE STORE AND GAS STATION LOCATED AT 151 JOINER PARKWAY, LINCOLN ON APN 021-321-076 (PROPERTY OWNER: GILL PROPERTY DEVELOPMENT, LLC / APPLICANT: LINCOLN STATION, INC.)

WHEREAS, Chapter 18.56 of Title 18 of the Lincoln Municipal Code (LMC) 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; and

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission to consider the proposed Chevron at Joiner Parkway Conditional Use Permit (CUP)/Public Convenience or Necessity request and consider the proposed CEQA Exemption on April 15, 2026; 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 Chevron at Joiner Parkway Project as follows:

Section 1. LMC: 18.56.020 – Findings required. The Planning Commission hereby finds and determines that:

1. *A finding by the planning commission that the use is substantially similar in characteristic to other uses currently within the district;*

   The proposed off-site sales of alcoholic beverages are a use substantially similar in characteristic to the use or uses typically found within the Neighborhood Commercial/Business Professional (NC/BP) zone within the Joiner Ranch General Development Plan; and

2. *A finding by the planning commission that the use would be appropriate in the district applicable to the property as a permitted or conditional use;*

   The proposed use would be appropriate in the Neighborhood Commercial/Business Professional (NC/BP) zone district with issuance of a CUP. The nearest Type 21 State of California Department of Alcoholic Beverage Control (ABC) licenses to the project site is the Chevron at Power Market Center located at 2330 Nicolaus Rd, which is approximately 0.92 miles away; and

3. *A finding by the planning commission that the proposed use, with the appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and*

DRAFT

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;

The proposed off-site sale of beer, wine, and liquor with the appropriate conditions will not be detrimental to the health, safety, peace, comfort, and general welfare of the City. The Police Chief reviewed records pertaining to the alcohol related issues and found no chronic police concerns in the area. The Police Chief takes no issue with the proposed upgrade with the alcohol license. Furthermore, ABC reviews the background of the applicant and conducts inspections of the site to ensure their requirements are being addressed; and

4. *A finding that at least one of the findings in Section 15.32.250 of the municipal code is satisfied*.

LMC Chapter 15.32 addresses Flood Damage Prevention. LMC Section 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.

Section 2. The Planning Commission of the City of Lincoln does hereby approve the Conditional Use Permit for the operation of off-site sale of alcohol, for the Chevron at Joiner Parkway, located at 151 Joiner Parkway, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 15th day of April, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

DRAFT

EXHIBIT A

A Conditional Use Permit/Public Convenience or Necessity to upgrade existing Type 20 (off-sale beer & wine) license to a Type 21 (off-sale general) license for the Chevron convenience store and gas station located at 151 Joiner Parkway, Lincoln on APN: 021-321-076, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its councilmembers, 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. Pursuant to the applicable Sections of 18.54.070 of the Lincoln Municipal Code (LMC), if the Conditional Use Permit (CUP) 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 Planning Commission. Nothing herein shall limit the City's ability to modify or revoke the CUP in accordance with the LMC Section 18.54.080.

3. 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 CUP 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 State of California Department of Alcoholic Beverage Control (ABC).

4. The applicant to comply with all requirements of the State of California ABC and successfully obtain a Type 21 or other applicable ABC License prior to the sale of alcoholic beverages on site.

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

6. 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.

7. 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.

8. 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.

9. 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.

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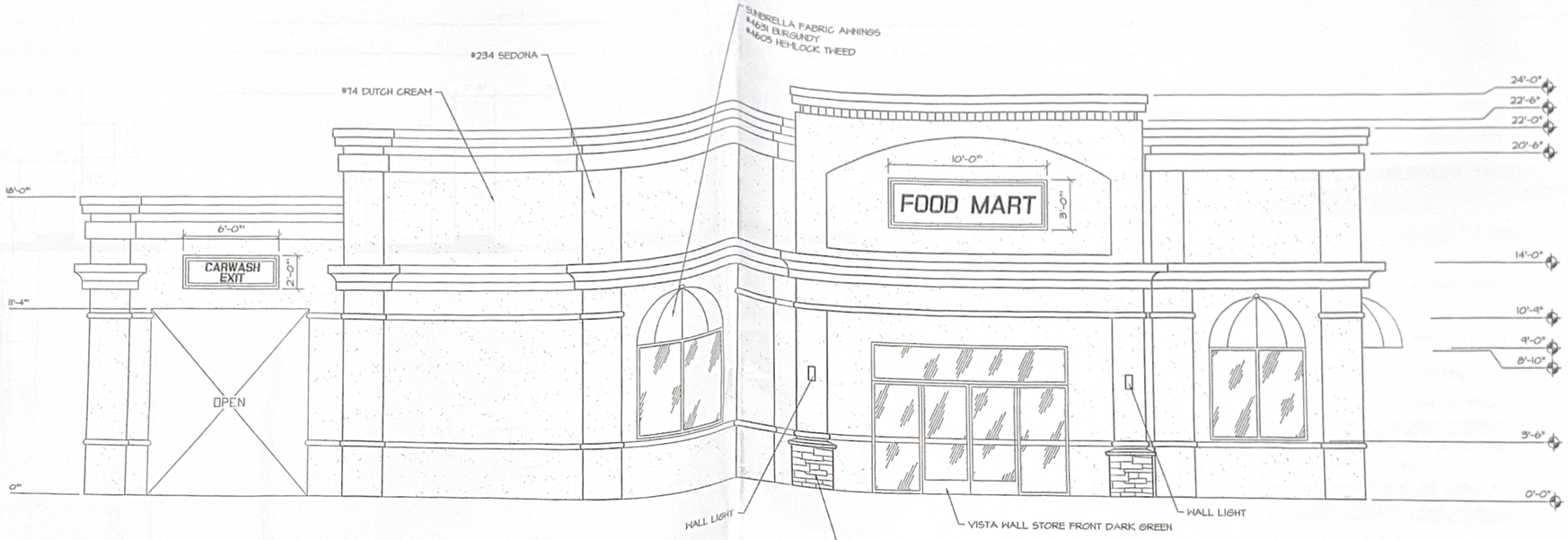
10. The proposed improvements will be reviewed by the building official as part of the building permit (post entitlement).

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

12. The terms and conditions of this CUP shall be perpetual to all future owners and successors in interest to fee title of the subject property shall be bound hereunder.

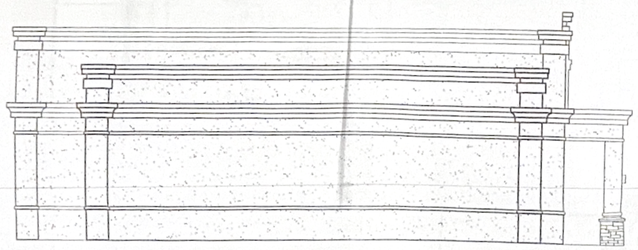
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DRAFT

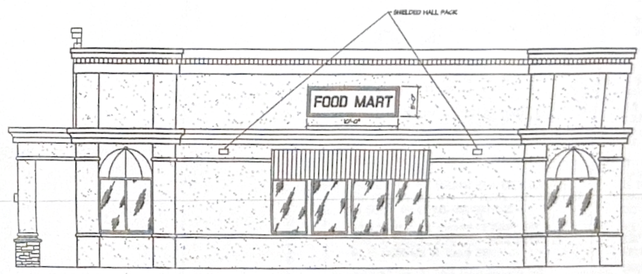


NOTE:
WINDOWS TO BE LOW "E"
DOUBLE PANE THOUGHOUT

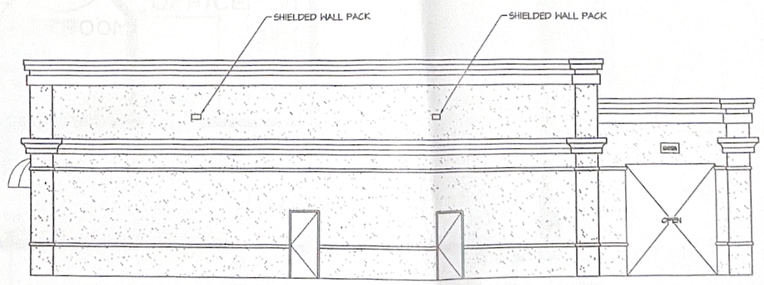
1 FRONT ELEVATION
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2 LEFT ELEVATION
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SCALE: 1/8" = 1'-0"



3 RIGHT ELEVATION
FILE: ELEV_RIGHT.DWG
SCALE: 1/8" = 1'-0"



4 REAR ELEVATION
FILE: ELEV_REAR.DWG
SCALE: 1/8" = 1'-0"

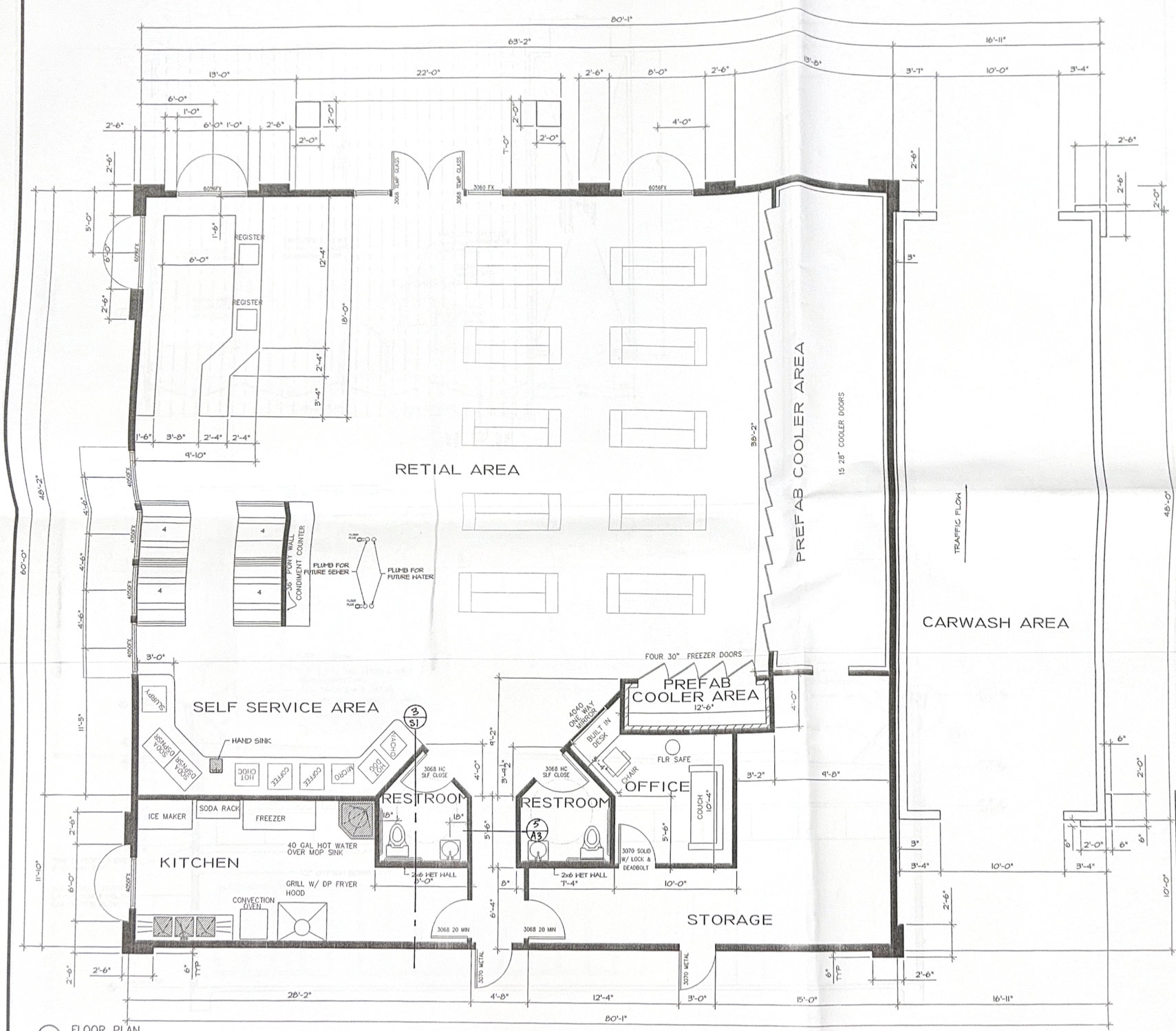
REVISIONS	BY

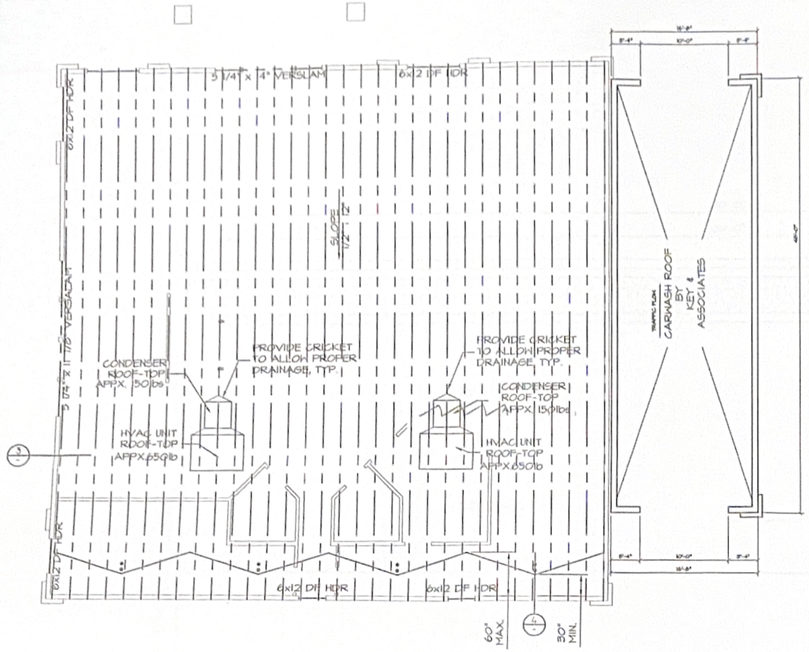
ELEVATION VIEWS

PROPOSED C-STORE FOR
GILL
LINCOLN, CA

KEY AND ASSOCIATES
CIVIL ENGINEERS
1646 POOLE BLVD.
YUBA CITY, CA 95993
TEL: 530-674-1565

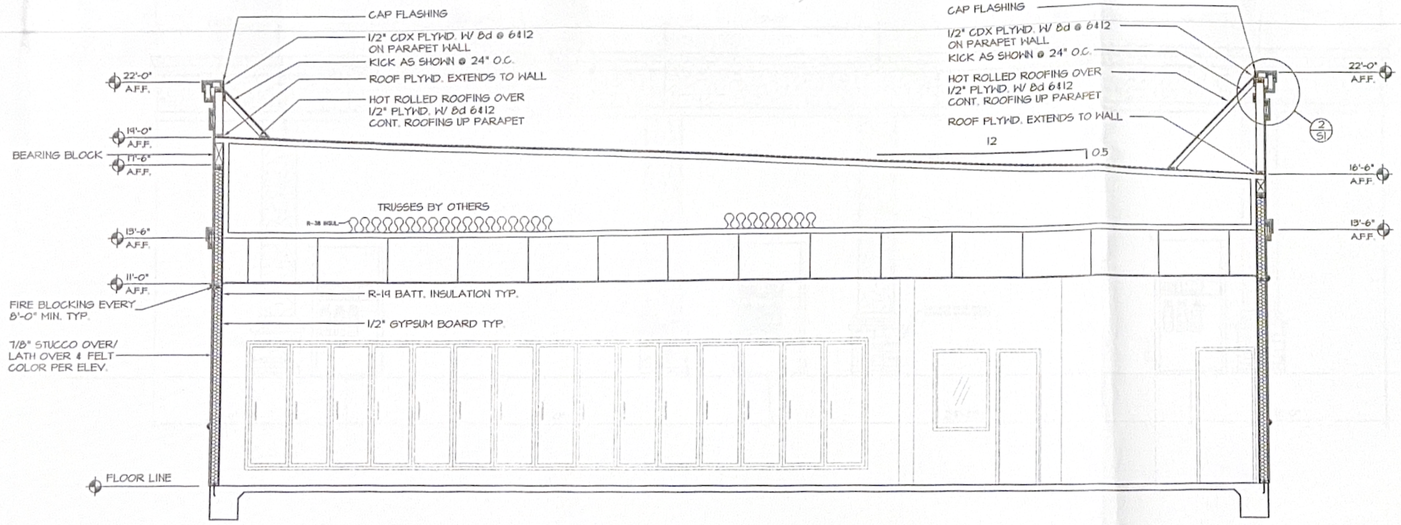
DATE:	8-01-01
SCALE:	AS SHOWN
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JOB:	01-3134
SHEET	A1
OF	SHEETS


80'-1"
63'-2"
16'-11"
13'-0"
22'-0"
2'-6"
8'-0"
2'-6"
13'-8"
3'-7"
10'-0"
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6'-0"
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2'-0"
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2'-6"
2'-6"
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2'-6"
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3068 TEMP GLASS
3068 TEMP GLASS
3068 FIX
6068FIX
6068FIX
5'-0"
6'-0"
6068FIX
1'-6"
REGISTER
6'-0"
REGISTER
12'-4"
18'-0"
2'-6"
2'-4"
3'-4"
1'-6"
3'-8"
2'-4"
2'-4"
9'-10"
RETIAL AREA
PREFAB COOLER AREA
15 28" COOLER DOORS
38'-2"
CARWASH AREA
TRAFFIC FLOW
48'-0"
4068FIX
4068FIX
4068FIX



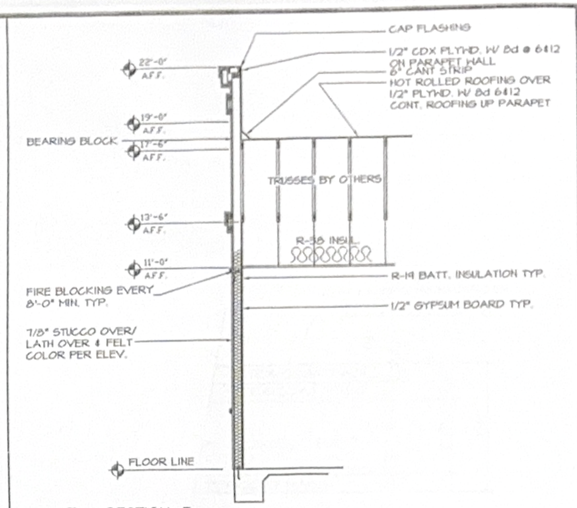
1 ROOF PLAN

FILE: ROOF.DWG SCALE: 1/8" = 1'-0"



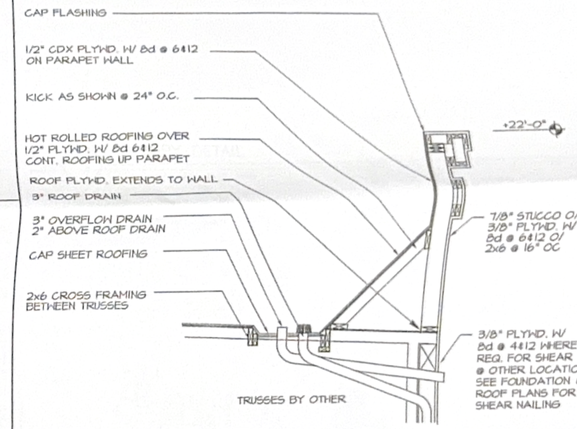
A SECTION

FILE: SEC_2.DWG SCALE: 3/16" = 1'-0"



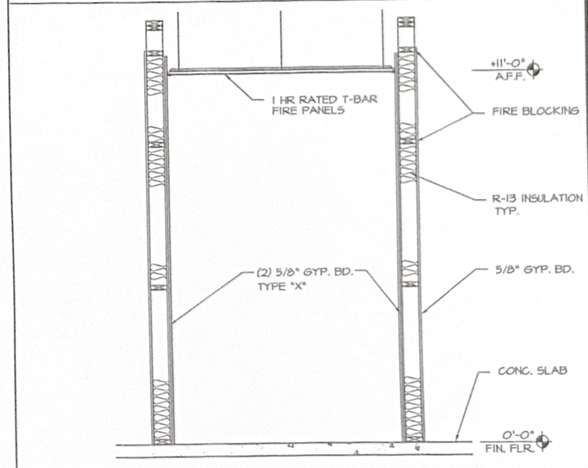
3 SECTION 3

FILE: SECTION_3.DWG SCALE: 1/2" = 1'-0"



4 ROOF DRAIN DETAIL

FILE: ROOFDRAIN.DWG SCALE: 1/2" = 1'-0"



5 FIRE CORRIDOR

FILE: DTL_FIRECORR.DWG SCALE: 1/2" = 1'-0"

REVISIONS	BY

SECTION PLAN –

PROPOSED C-STORE FOR

GILL

LINCOLN, CA

KEY AND ASSOCIATES
CIVIL ENGINEERS
1646 POOLE BLVD.
YUBA CITY, CA 95993
TEL: 530-674-1565

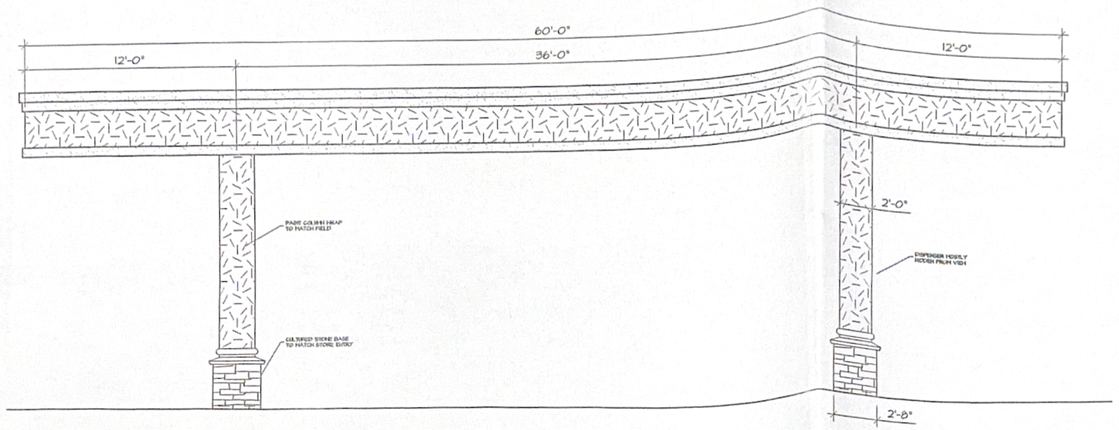
DATE: 8-01-01

SCALE: AS SHOWN

DRAWN: CANNADA

JOB: 01-3134

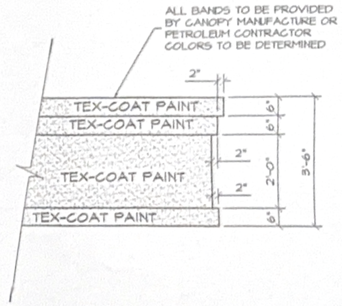
SHEET A3 OF SHEETS



1 CANOPY ELEVATION FIRST STREET VIEW

FILE: CANOPY_R-L.DWG

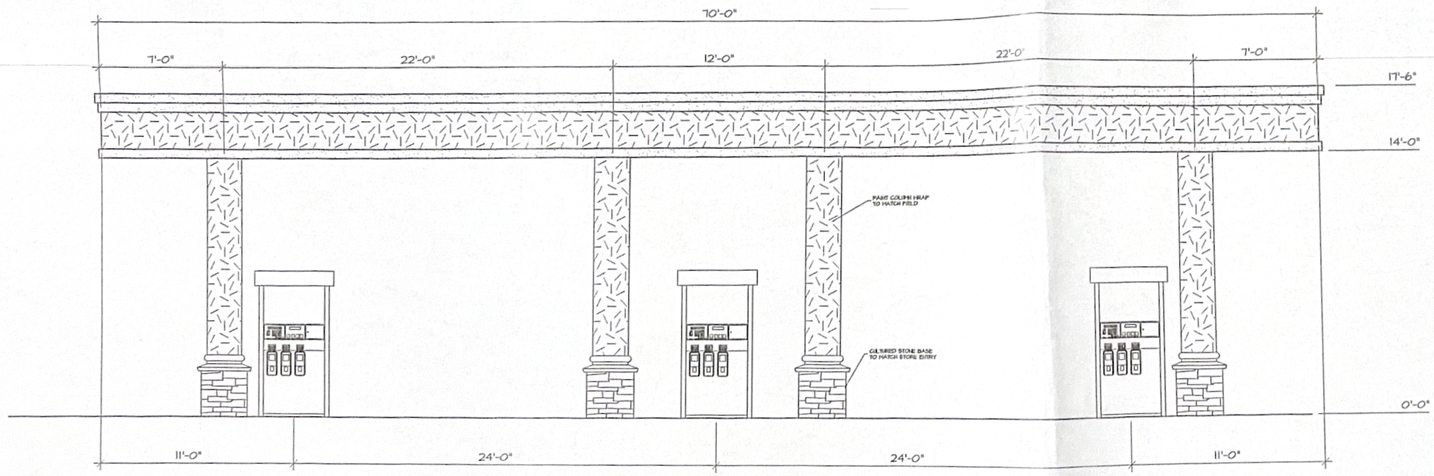
SCALE: 1/4" = 1'-0"



3 CANOPY DETAIL

FILE: CANOPY_R-L.DWG

SCALE: 1/2" = 1'-0"



2 CANOPY ELEVATION JOINER PARKWAY VIEW

FILE: CANOPY_R-L.DWG

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

REVISIONS	BY

CANOPY ELEVATION

PROPOSED C-STORE FOR

GILL

LINCOLN, CA

KEY AND ASSOCIATES
CIVIL ENGINEERS
1646 POOLE BLVD.
YUBA CITY, CA 95993
TEL: 530-674-1565

DATE: 8-01-01

SCALE: AS SHOWN

DRAWN: CANNADA

JOB: 01-3134

SHEET A1.1

OF SHEETS

City of Lincoln

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

PLN25-00032

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 PCN

NAME OF PROJECT: Upgrade Type 20 beer & wine to Type 21 full Liquor

Location & Address of Project: Chevron - 151 E Joiner Pkwy, Lincoln CA 95648

Assessor's Parcel Number: 021-321-076-000

Existing Use of Property: Gas station / convenience store with carwash

General Plan Designation:

Zoning Designation: Commercial

Property Size: Acres and/or square feet, 1 Acre

Dimensions of Property:

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

Date Received: 11/4/2025 **Fees Paid:** $4,811.00 **Received By:** M. Noble

Receipt #: 75401

fixed fee

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.

Upgrade Type 20 Beer & Wine License to Type 21 full liquor license. No other modifications to the interior or exterior of the building / property.

Property Owner LANDLORD

Name Gill property development LLC

Mailing Address 424 D Street, Marysville CA 95901

E-mail Address Chrisgill67@yahoo.com

Telephone Number 530-301-0485 **Fax Number**

Applicant (if different from owner) Business Owner

Name Lincoln Station Inc

Mailing Address 151 E Joiner Pkwy, Lincoln CA 95648

E-mail Address Lincolnstationinc@gmail.com

Telephone Number 916-765-3584 **Fax Number**

Architect/Engineer

Name

E-mail Address

Mailing Address

Telephone Number **Fax Number**

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: 11/06/2025

TYPE OR PRINT NAME HERE: CHRIS GILL / GILL PROPERTY DEVELOPMENT, LLC

APPLICANT: _____ DATE: 11/5/2025

TYPE OR PRINT NAME HERE: DALBIR Randhawa / Lincoln Station Inc

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

APPLICANT: _____ DATE: 11/5/2025

TYPE OR PRINT NAME HERE: DALBIR Randhawa

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:

DALBIR Randhawa – Lincolnstationinc@gmail.com

CEQA: CALIFORNIA ENVIRONMENTAL QUALITY ACT

Supplementary Document D

ENVIRONMENTAL INFORMATION FORM

(To be Completed by Applicant)

General Information

1. Name and address of developer or project sponsor:

   Dalbir Randhawa - 151 E Joiner Pkwy, Lincoln CA 95648

2. Address of project: 151 E Joiner Pkwy, Lincoln CA 95648

3. Assessor's Block and Lot Number: 021-321-076-000

4. Name, address, and telephone number of person to be contacted concerning this project:

   Dalbir Randhawa - 151 Joiner Pkwy, Lincoln CA 95648 - 916-765-3584

5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

   N/A

6. Existing zoning district:

   Commercial

7. Proposed use of site (Project for which this form is filed):

   151 E Joiner Pkwy, Lincoln CA 95648

Project Description

8. Site size: 1 Acre

9. Square footage:

10. Number of floors of construction: No construction

11. Amount of off-street parking provided: N/A

12. Attach plans.

13. Proposed scheduling: TBD

14. Associated project: N/a

15. Anticipated incremental development: N/a

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. 5000

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. Upgrade Beer License to Liquor License

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 07/20/2025 Signature _____

For Dalbir Randhawa



Project Location Map

ABC Licenses - 151 Joiner Parkway

APN: 021-321-076-000

STAFF REPORT

Item Number 8.B

SUBJECT: Starbucks and Circle K at First Street and Joiner Parkway

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: April 15, 2026

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing, consider the information contained in the staff report, and testimony of the public, and take the following actions:

1. Adopt a Resolution determining the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 – Infill Development Projects and is substantially consistent with the Joiner Ranch Certified Final Environmental Impact Report (SCH NO 1983041102) (Attachment 1 and Exhibit);
2. Adopt a Resolution recommending City Council approve the Joiner Parkway and First Street Commercial Tentative Parcel Map. The tentative parcel map would subdivide the 2-acre parcel into a total of two commercial parcels (Attachment 2 and Exhibits);
3. Adopt a Resolution approving the Specific Development Plan/Development Permit (Master Plan) for the proposed Starbucks and Circle K Commercial Project in conformance with the design and development standards of the Joiner Ranch General Development Plan (Attachment 3 and Exhibits);
4. Adopt a Resolution making a determination of Findings of Consistency with the General Plan for summary vacation of public landscape easement along the frontage of Joiner Parkway and First Street (Attachment 4 and Exhibit);
5. Adopt a Resolution approving a Conditional Use Permit for alcohol sales and/or consumption consistent with Lincoln Municipal Code (LMC) Section 18.22.030 for Parcel 1 (Circle K) (Attachment 5 and Exhibit);
6. Adopt a Resolution approving a Conditional Use Permit for automobile drive-through consistent with LMC 18.22.030 for Parcel 2 (Starbucks) (Attachment 6 and Exhibit);
7. Adopt a Resolution approving a Conditional Use Permit to allow development on a commercial property with a nonconforming parcel size consistent with the Joiner Ranch General Development Plan for Parcel 2 (Starbucks) (Attachment 7).

BACKGROUND/INTRODUCTION:

The 2-acre project site (Assessor's Parcel Number: 021-321-089, PLN23-00025 Applicant:

Callie Huff, Green River Properties LLC / Owner: Joiner Limited Partnership) is zoned Neighborhood Commercial and designated as Neighborhood Commercial in the General Plan. The site is situated at the southeast corner of Joiner Parkway and First Street. It is bordered by both vacant and developed commercial parcels to the west, north and east; and a vacant residential parcel to the south (Attachment 8).

The site is primarily subject to the commercial development standards of the Joiner Ranch General Development Plan. The project site consists of one existing 2-acre vacant parcel, which the applicant proposes to divide into two separate commercial parcels. The project site has a relatively gentle slope topography with ruderal vegetation and routinely mowed for vegetation management.

Project Description

The Starbucks and Circle K Commercial Project involves the construction and operation of 6,312 square feet of commercial development on 2 acres of commercial zone designated property located within the Joiner Ranch General Development Plan area. The development consists of 2,338-square-foot Starbucks and 3,974-square-foot Circle K gas station convenience store with five gas pumps under a canopy. The Circle K is intended to operate 24 hours a day, 365 days a year and sell a variety of food, beverage and tobacco products. The Starbucks intends to operate from 4am to 10pm and sell a variety of food and beverages. The Starbucks would be positioned on the southern parcel and the Circle K gas station located on the northern parcel southeast of Joiner Parkway and First Street.

The project is subject to a Specific Development Plan/Development Permit (Master Plan) to ensure that the overall architectural and site improvements designs are consistent with the adopted Joiner Ranch General Development Plan (GDP). Additionally, Conditional Use Permits are required for the regulation of the proposed on-site facilities consistent with the provisions of the Commercial Zone standards, with reference to Section 18.22.030, Title 18 (Zoning) of Lincoln Municipal Code (LMC) (Attachment 10).

The project includes a Tentative Parcel Map that proposes subdividing the project site into two commercial parcels (Attachment 2, Exhibit B). The project proposes to include reciprocal ingress and egress on to Joiner Parkway.

Joiner Ranch Specific Development Plan / Development Permit (Master Plan)

Consistent with the applicable requirements of Chapter 18.32 (Planned Development District), the Specific Development Plan and Development Permit for the proposed project has been submitted to implement the policies and standards of the Joiner Ranch GDP. Details of the proposed commercial development are graphically shown in the exhibits referenced in the sections below.

Site Design: The Starbucks Circle K Commercial Development is designed such that the proposed buildings are strategically placed to be accessible and visually engaging to customers and general public.

Access to the site would be available through one driveway along Joiner Parkway and one driveway along First Street. Site access points are outlined below and illustrated in project site plan (Attachment 3, Exhibit B):

- Driveway A includes an access point situated on Joiner Parkway, approximately 1,000 feet south of First Street, which would allow for right-in/right-out movement only.
- Driveway B includes an access point to the project site that would allow for right-in/right-out movement and left-in movement from First Street.

The project site circulation has been designed to accommodate the required turning ratio for various types of patron and service vehicles (including fuel delivery trucks and emergency vehicles) accessing the site (Attachment 3, Exhibit B).

Parking requirements for the Starbucks portion of the project are governed by the LMC Section 18.44.070 – Restaurants, which regulates that one parking space shall be provided for each five seats and one additional parking space for every two employees. As a result, the project would require 13 parking stalls for the proposed Starbucks. As shown in Attachment 3, Exhibit B, the project would include 16 parking spaces, yielding 3 surplus parking stalls beyond the City's requirements. The parking requirements for the Circle K portion of the project are governed by the LMC Section 18.44.080 – Commercial Uses, which regulates that one parking space shall be provided for each 250 square feet of floor area. As a result, the project would require 16 parking stalls for the proposed Circle K. As shown in Attachment 3, Exhibit B, the project would include 16 parking stalls for the proposed Circle K. Other site features of the project include trash enclosures, bicycle racks/lockers, exterior lighting, and landscaping.

Site Improvements: The proposed project includes the following preliminary plans: Grading Plan, Utility Plan, Site Lighting Plan, and Landscape Plan (Attachment 3, Exhibit B), detailing the proposed improvements necessary to prepare the site for construction. Grading and earthwork activities involve necessary cut and fill to balance the site and achieve the desired finished elevation pads for the construction of the buildings, maintain appropriate drainage flow, and ensure connections to existing public utility stubs adjacent or near the project site. The project would connect to existing water and sewer lines along Joiner Parkway and First Street. The development proposes building pad elevations that maintain positive drainage away from structures and direct stormwater runoff toward the project's proposed drainage facilities. These improvements will ensure that stormwater is conveyed to the storm drain system without increasing downstream impacts (Attachment 3, Exhibit B).

Based on the results of the DKS Traffic Impact Analysis analyzing the potential project impacts along First Street and Joiner Parkway, the project is required to extend the northbound left turn lane to accommodate anticipated traffic (Attachment 9).

Landscaping and Buffering: Attachment 3, Exhibit B details the proposed site landscaping that includes numerous trees, shrubs, and groundcover. These select tree species and ground cover, which provides a natural appearance and visual screenings along the site perimeters and frontage roads, would provide for a comprehensive coordinated landscaping plan consistent with the landscape provisions of the GDP.

Section IV, General Development Standards (5), of the Joiner Ranch GDP indicates that landscaping and a wall may be required to buffer a commercial site when it is located adjacent to a future residential site. The vacant parcel to the immediate south is zoned Medium Density Residential. An existing 50 foot access easement is recorded on the property with 25 feet located on the future Starbucks Parcel 2 and 25 feet on the residential parcel to the south

(Attachment 2, Exhibit B). This easement provides road and utility access to the parcel to the south and parcel to the east and cannot be blocked. The Starbucks building has been shifted north to accommodate the drive through and required landscape buffer, which encompasses approximately 25 feet. If a wall were required, it would need to be placed within the access easement. The City has determined that the proposed layout and landscaping of the Starbucks parcel, along with the existing roadway/utility easement provide sufficient buffering, and therefore a wall is not required.

Signage: A Master Sign Program is included as part of the application to accommodate uniform project signage design throughout the proposed project (Attachment 3, Exhibit B). In accordance with the Joiner Ranch GDP, the Master Sign Program proposes two 14-foot tall internally illuminated monument signs along Joiner Parkway (Sign A1) and First Street (Sign A2) ingress/egress points, non-illuminated logo signs on the fuel canopy (Sign C1), parking area (Sign D2), and light pole (Sign D3). Internally illuminated building mounted signs (Sign B1 and B2) at the fuel station and internally illuminated building mounted signs (Sign E21, E22 and E23) at the Starbucks.

Design and Architecture: Details of the proposed buildings design and architecture are shown in the Starbucks Circle K Exterior Elevations (Attachment 3, Exhibit B). Site building designs would include varying decorative materials, accent colors, and architectural features. The commercial buildings would have a maximum height of approximately twenty feet (20’-0”) for the Starbucks building, approximately twenty-two feet (22’-0”) for the gas station convenience store, and eighteen feet six inches (18’-6”) for the fuel canopy.

The project buildings would feature a cohesive and visually appealing palette of materials and finishes that blend contemporary architectural elements with durable, long-lasting products suitable for commercial use. The proposed materials and color selection include the following:

1. Starbucks:
    - Cement plaster finishes would be applied and painted in the following hues: Iron Ore, Porpoise, and Anew Gray. Building would also include stacked stone accents.

2. Circle K:
    - Fiber cement cladding finishes would be applied and painted in the following hues: Morning Fog, Drift of Mist and Web Gray. Buildings would also include metal coping in the following colors: Snowbound and Web Gray. Nichiha Canyon Brick is also included.

This comprehensive mix of textures, tones, and materials creates a balanced and visually dynamic design suitable for the development.

All applicable development standards including minimum setbacks, lot area and dimensions, parking spaces, and drive-through facilities have been verified for compliance with the GDP and City design and improvement standards. Statement of findings of consistency with these standards are discussed below.

The proposed project’s design would be generally consistent with the existing land uses in the surrounding area, including the commercial development located directly north across First Street.

Conditional Use Permits

The following details the specific features of the proposed commercial development subject to a Conditional Use Permit. See Attachments 5, 6 and 7 for additional details.

Drive-Thru Facilities: A Conditional Use Permit is required for the proposed Quick Service Restaurant (QSR) drive-thru at Parcel 2 (Starbucks), in accordance with LMC Section 18.22.030-26 ("All uses with an automobile "drive-thru") and Findings under LMC Section 18.56.020. A traffic study was prepared by DKS Associates which evaluated project design to determine if proposed project would create traffic issues (See Attachment 9).

Alcohol Sales and/or Consumption: A Conditional Use Permit is required, consistent with Lincoln Municipal Code (LMC) Section 18.22.030.(21), for the proposed fuel station on Parcel 1 (Gasoline/Convenience Store).

Nonconforming Commercial Parcel: A Conditional Use Permit is required, consistent with Section 7(IV.)(C.) of the Joiner Ranch GDP, for the proposed Parcel 2 (Quick Serve Restaurant/Starbucks).

Joiner Parkway and First Street Tentative Parcel Map

As outlined above, the project proposes a Tentative Parcel Map that would subdivide the existing two acre property into two separate parcels measuring approximately 1.04 acres (Parcel 1) and 0.94 acres (Parcel 2), respectively. Parcel 1 meets the minimum lot size established in the Joiner Ranch GDP of 1.0 acres. The proposed Parcel 2 is 0.94 acres and is below the 1.0 acre minimum. Pursuant to the GDP, the project includes a Conditional Use Permit to allow creation of a nonconforming lot. The project proposes a total coverage of 8.7 percent on Parcel 1 and 5.6 percent on parcel 2 (Attachment 3, Exhibit B). Upon review, the project has been found consistent with the provisions of Title 17 (Subdivisions) of the Lincoln Municipal Code. Additionally, the proposed project conforms to the applicable standards outlined in Section 17.20 Parcel Maps.

Abandonment of Easement: The project proposes the abandonment of existing 25' wide public landscape easements. The public landscape easement was not used by the City for the purpose that it was intended for a period of five years prior to this vacation and can be summarily vacated under Division 9, Part 3, Chapter 4, Article 1, Section 8333 (a) of the California Streets and Highway Code. The vacation of the public landscape easement is necessary in eliminating conflicts with the private maintenance and management of landscaping within the Starbucks and Circle K Commercial Development. This summary vacation is consistent with applicable policies of the City of Lincoln General Plan and can occur in accordance with Section 8333 (a) of the California Streets and Highway Code.

FINDINGS/ANALYSIS:

The Starbucks and Circle K project has been reviewed and verified for consistency with the applicable policies and standards of the City of Lincoln General Plan, Joiner Ranch General Development Plan, LMC Title 17 (Subdivisions), and Title 18 (Zoning Code). Justification for consistency with the findings are provided below. Attachment 11 provides a consistency analysis of applicable policies and standards.

General Plan

The project implements and is consistent with numerous policies of the City of Lincoln General Plan[1]. This is primarily achieved through project compliance with the adopted Joiner Ranch General Development Plan. Below are the applicable policies with supporting rationale for consistency.

Economic Development Element Policy ED-2.3 - Business Expansion and Attraction

The City shall facilitate zoning and permit activities related to the expansion of existing businesses and the location of new businesses.

Rationale: Consistent. The project is consistent with the zoning for the site and would obtain the appropriate permits required for development of the site as a new commercial center and businesses.

Economic Development Element Policy ED-4.5 - Retail Market

The City shall identify a range of retail development sites and opportunities in order to promote a stronger local and regional retail market which meets the needs of the growing Lincoln population and complements the Lincoln downtown.

Rationale: Consistent. The project is commercial retail in nature and provides a fueling station and quick serve restaurant for local residents and visiting patrons.

Land Use Element Policy LU 1.12 - Quality Design

Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage and amenities. The City will continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and a functional relationship between adjacent developments.

Rationale: Consistent. The project has been appropriately designed consistent with the commercial architectural design theme guidelines and standards of the Joiner Ranch General Development Plan. The proposed designs will incorporate a variety of modern decorative elements, accent colors, and architectural features to establish a cohesive and marketable thematic identity for the retail development.

Land Use Element Policy LU 3.3 - Parking & Transportation and Circulation Element Policy T-3.2 - Adequate Off-Street Parking

LU 3.3: The City shall ensure that adequate parking and access are included in approved commercial development plans. T-3.2: The City shall require the provision of adequate off-street parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessible from the street system.

Rationale: Consistent. The project has been designed with the appropriate amount and type of parking stalls consistent with the standards of the General Development Plan and LMC Title 18 Section 18.44.080 – Commercial Use and Section 18.44.070 Theaters, Restaurants and

Bars. As discussed above, the project would be consistent with the number of required parking stalls.

Transportation and Circulation Element Policy T-2.3 - Level of Service for Local Streets and Intersections

T-2.3: Strive to maintain a LOS C at all signalized intersections in the City during the p.m. peak hours. Exceptions to this standard may be considered for intersections where the city determines that the required road improvements are not acceptable (i.e., due to factors such as the cost of improvements exceeding benefits achieved, results are contrary to achieving a pedestrian design, or other factors) or that based upon overriding considerations regarding project benefits, an alternative LOS may be accepted. For purposes of this policy, City intersections along McBean Park Drive between East Avenue and G Street, and G Street between First Street and Seventh Street, are excluded from the LOS C standard, and will operate at a lower LOS.

Rationale: Consistent. The project retained the professional transportation planning services of DKS Associates that studied the traffic impacts of this proposed design and determined that it would meet the LOS standard in this policy (Attachment 9).

Transportation and Circulation Element Policy T-5.9 - Pedestrian Access

During the development review process, the City shall not approve new development unless the following conditions are met:

- *The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed;*
- *Infrastructure improvements are consistent with City infrastructure plans; and*
- *Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement.*

Rationale: Consistent. The project would include installation of new required infrastructure and interconnect with existing infrastructure in the project area consistent with City regulations.

Public Facilities & Services Element PFS-2.3 - Adequate Water Supply for New Development

The City shall require the availability of an adequate water supply to be demonstrated before approving new development.

Rationale: Consistent. The project is designed and conditioned to connect to existing water facility connections adjacent to the site.

Public Facilities & Services Element Policy PFS-3.10 - Sewer Lines for New Development

The City shall require new development to be responsible for construction of all sanitary sewer lines serving such development. Provision will be made allowing reimbursement from Third Parties, or credits against City wastewater fees (as approved by the Director of Public Works) should such lines result in an "over-sizing" for a particular development.

Rationale: Consistent. The project is designed and conditioned to connect to existing sewer facility connections adjacent to the site.

Public Facilities & Services Element Policy PFS-4.1 - Adequate Storm Drainage Facilities, Policy PFS 4.2 - Development Requirements, and Policy PFS-4.7 - Stormwater Runoff

PFS-4.1: The City shall provide storm drainage facilities with sufficient capacity to protect the public and private property from storm water damage. The facilities will also be implemented in a manner that reduces all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required drainage improvements (i.e., drainage basins, etc.).

PFS-4.2: The City shall encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, be designed to provide a natural water course appearance.

Policy-4.7: The City shall require new development to provide stormwater-retention sufficient for the incremental runoff from an eight-day 100 year storm.

Rationale: Consistent. The project would be designed to connect to existing storm water infrastructure and would include on-site drainage basins for stormwater flows.

Public Facilities & Services Element Policy PFS-5.1 - Solid Waste Collection and Policy PSF-5.2 - Waste Reduction

PSF 5.1: The City shall require solid waste collection services for existing and new developments to ensure the maintenance of health standards.

PSF 5.2: The City shall promote maximum use of solid waste reduction, recycling, and composting of wastes for a reduction in residential, commercial, and industrial waste disposal.

Rationale: Consistent. The project would include onsite solid waste and recycling disposal and collection.

Joiner Ranch General Development Plan

The Starbucks and Circle K Project implements and is consistent with the applicable standards of the Joiner Ranch General Development Plan (GDP). Section VII Industrial, Commercial and Business Professional Design Criteria of the GDP cites specific commercial development standards including the proposed use type, minimum setbacks, lot area dimensions, as well as landscaping.

Section XIV Architectural Guidelines, of the GDP is intended to guide site planning, and architectural design within the Joiner Ranch GDP Plan area. Section XIV includes specific design standards for commercial development, including those related to architectural materials, pedestrian spaces, decorative features and lighting requirements. The proposed project has been designed and verified for compliance with these GDP standards.

Lincoln Municipal Code Title 18 (Zoning)

Specific Development Plan/Development Permit (Master Plan): Findings for consistency with the Specific Development Plan/Development Permit are regulated under Section 18.32.130 - Development permit hearing-Planning Commission, citing that development complies with the General Development Plan. As discussed above, the project has been designed and verified for compliance with the applicable standards of the GDP.

Conditional Use Permits: As discussed above, the following project uses are subject to issuance of Conditional Use Permit based on the required Findings per LMC Section 18.56.020 - *Findings Required*.

- Alcohol sales and/or consumption consistent with Lincoln Municipal Code (LMC) Section 18.22.030.(21) for fuel station at Parcel 1 (Circle K Gasoline/Convenience Store);

- Automobile Drive Through consistent with LMC 18.22.030(26) for proposed Quick Service Restaurants (Starbucks) at Parcel 2;

- Development on a commercial property with a nonconforming parcel size consistent with the Joiner Ranch General Development Plan for Parcel 2.

Findings required in LMC 18.52.020 are described below.

1) A finding by the Planning Commission that the use is substantially similar in characteristic to a use or uses currently within the district;

The proposed drive-thru facilities and alcohol sales and/or consumption use associated with convenience stores would be accessory in nature and substantially similar to existing uses at comparable commercial shopping centers within the City of Lincoln. Similar uses exist on nearby commercially-zoned districts, including the Twelve Bridges shopping center, drive-through facilities at Sterling Pointe Shopping Center, and Lincoln Crossings Marketplace, all southeast of the project, and recently approved West Lincoln Square Commercial Development within the Special Use District-Area B Northeast Quadrant (SUD-B NEQ) Specific Plan.

Similar uses exist on nearby commercially zoned districts, including the Twelve Bridges Shopping Center, drive through facilities at Sterling Pointe Shopping Center, and Lincoln Crossings Marketplace, all southeast of the project, as well as the recently approved West Lincoln Square Commercial Development within the Special Use District Area B Northeast Quadrant (SUD B NEQ) Specific Plan area.

In addition, while the project includes a request for a Conditional Use Permit (CUP) to address a nonconforming lot size, this request is consistent with other projects the City has approved under similar circumstances. For example, the existing Starbucks located within the Lincoln Hills Town Center off Lincoln Boulevard operates on a parcel of less than one acre. That site lies within the Sun City Lincoln Hills General Development Plan area, which does not establish a minimum lot size for commercial properties. Furthermore, Section 18.22.050 of the City of Lincoln Municipal Code identifies a minimum commercial lot size of 2,500 square feet, demonstrating that the City's regulatory framework accommodates a range of parcel sizes for commercial uses. The project's lot size is therefore comparable to existing conditions within

the City, illustrating that a reduced lot size does not impede the site's ability to function effectively within a commercial setting.

2) A finding by the Planning Commission that the use would be appropriate in the district applicable to the property as a permitted or conditional use;

As designed, the proposed elements within the project requiring a CUP are appropriate in the commercially zoned district as they would economically support the primary retail center and would provide additional services to select patrons of the future retail center.

3) A finding by the Planning Commission that the proposed use, with the 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;

Given that the project would be developed consistent with the site's land use and zoning designation and would be appropriately designed in conformance with applicable standards, it would 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.

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

The project site is not located within a Special Flood Hazard Area or a 100-year flood zone. Consistent with Section 15.32.250 - Permits and Entitlements, the project would comply with urban level of flood protection measures to ensure protection from potential area flooding.

Findings of Consistency

A vacation of public landscape easement would be needed subject to a Findings of Consistency to the General Plan as determined ultimately by the City Council with recommendation from the Planning Commission. The 25-foot-wide landscape easement (established in 2008) extends the length of the property frontage on First Street and Joiner Parkway. Given the easement is no longer needed, its vacation would eliminate potential conflict with the private maintenance and management of the project's landscape.

Design Review

The Design Review Board (DRB) reviewed the project on November 20, 2025. After presentations from both staff and the applicant, the DRB expressed support for the project's design and architectural direction. The DRB recommended refinements adding the brick veneer from the Circle K building to the proposed fuel canopy columns and adjustments to the color of the bollards at the gas station from red to black. Following this review, the DRB issued a recommendation for approval of the project to the Planning Commission.

Lincoln Municipal Code Title 17 (Subdivision)

This application is being heard pursuant to Title 17 (Subdivisions) of the LMC regulating Subdivisions and the Joiner Ranch General Development Plan (GDP). The tentative parcel

map will subdivide the project site parcel of approximately 2 acres into 2 commercial parcels of 1.04 acres and 0.94 acres. As proposed, the tentative parcel map complies with LMC Section 17.20 – Parcel Maps. A Conditional Use Permit is required per Section 7(IV.)(C.) of Joiner Ranch GDP for a parcel less than 1.0 acre in size. The proposed parcels anticipate inclusion of existing improvements with access off Joiner Parkway and First Street. Connections to existing public utilities (e.g., water, sewer, etc.) would occur both off Joiner Parkway, west of the project and First Street, north of the project. Conditions of approval will include provisions for the property owner to provide necessary access, parking, and maintenance agreements to the satisfaction of the City.

Based on the review of the proposed map, staff recommends the Planning Commission take action to adopt a resolution recommending that the City Council approve the Joiner Parkway and First Street Tentative Parcel Map. Mapping conditions of approval will require the above-mentioned agreements to the satisfaction of the City Attorney, City Engineer, and the Community Development Director, via the Final Map. Standard and project-specific map conditions have been recommended for the project.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed Starbucks and Circle K Project is subject to specific and standard conditions of approval. The conditions are included, corresponding with the specific entitlement and attached resolutions.

Comments Received on the Project

As of the preparation of this staff report, staff have not received comments on the project.

Public Noticing

The project was noticed in accordance with the requirements of the California Government Code for public hearings. Mailed notices were sent to all property owners and occupants within a 400 foot radius, which exceeds the Government Code minimum requirement of 300 feet. All surrounding property owners within 400 feet received timely information regarding the proposed project and the opportunity to participate in the public hearing process.

Conclusion

Supported by the analysis provided above, the Starbucks and Circle K Project has been found to be consistent with applicable General Plan, Lincoln Municipal Code standards, and the Joiner Ranch GDP. Staff has determined that the proposed request is appropriate for the project site and surrounding area, based upon these findings, thus recommending approval of the proposed project subject to the Conditions of Approval.

ENVIRONMENTAL REVIEW:

A Categorical Exemption Memorandum has been prepared for the proposed project pursuant to CEQA Guidelines Section 15332 - In-Fill Development Projects. The memorandum evaluates the project in the context of the previously adopted Joiner Ranch General Development Plan (GDP) and its associated environmental review.

Based on the analysis contained in the Categorical Exemption Memorandum (Attachment 1,

Exhibit A), the proposed project is consistent with the development intensity and land use assumptions evaluated in the Joiner Ranch GDP. The memorandum concludes that the project would not result in new or more severe environmental impacts than those previously considered, and that the project meets all criteria for application of CEQA Section 15332.

The project has been reviewed and determined to be in compliance with the applicable mitigation measures outlined in the Joiner Ranch Final Environmental Impact Report (EIR) (SCH NO. 1983041102).

Because the project qualifies for a Class 32 Categorical Exemption, the Joiner Ranch EIR mitigation measures have been met and no unusual circumstances or other exceptions apply, no further environmental review is required under CEQA. Note, the Categorical Exemption exhibit only describes the design review and drive through component of the project. Despite this, the exemption under Section 15332 and the Joiner Ranch EIR sufficiently covers the CEQA requirement for the entire project.

ATTACHMENTS:
Attachment 1_Resolution No 2026_XX_CEQA - DRAFT.pdf

Attachment 2_Resolution No 2026_XX_TPM - DRAFT.pdf

Attachment 3_Resolution No 2026_XX_SDP DR - DRAFT.pdf

Attachment 4_Resolution No 2026_XX_FINDINGS OF CONSISTENCY - DRAFT.pdf

Attachment 5_Resolution No 2026_XX_CUP - Alcohol Sales-DRAFT.pdf

Attachment 6_Resolution No 2026_XX_CUP - Drive Throughs-DRAFT.pdf

Attachment 7_Resolution No 2026_XX_CUP - Lot Size - DRAFT.pdf

Attachment 8 - Project Location.pdf

Attachment 9 - DKS TIS Memo 9-26-2024_Final.pdf

Attachment 10 - Starbucks Circle K Land Use Summary.pdf

Attachment 11 - Policies and Stds Consistency Matrix.pdf

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN APPROVING AND ADOPTING A CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION UNDER SECTION 15332 (IN-FILL DEVELOPMENT PROJECTS) FOR THE STARBUCKS AND CIRCLE K COMMERCIAL PROJECT. LOCATED AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, ON APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, the City of Lincoln received an application for the Starbucks and Circle K Commercial Project, which includes: (1) a Commercial Tentative Parcel Map (Joiner Parkway and First Street Tentative Parcel Map) for the subdivision of the 2-acre parcel into a total of 2 commercial parcels; (2) a Specific Development Plan/Development Permit (Master Plan) for the proposed Project in conformance with the design and development standards of the Joiner Ranch General Development Plan; (3) Conditional Use Permits for alcohol sales and/or consumption, and automobile drive-through for a Quick Service Restaurant; and Findings of Consistency with the General Plan for the vacation of landscape easement;

WHEREAS, the Project proposes the construction and operation of a new commercial development on 2 acres of land with a total commercial development potential of approximately 6,312 square feet across 2 individual buildings of various sizes on separate parcels, and associated onsite improvements; and

WHEREAS, the Planning Commission of the City of Lincoln find that the proposed project is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, In-Fill Development Projects, as it is consistent with the applicable General Plan designation and policies, is located within city limits on a site of less than five acres surrounded by urban development, contains no habitat for special-status species, and would not result in significant impacts related to traffic, noise, air quality, or water quality. The project site is fully served by existing utilities and public services; and

WHEREAS, the City of Lincoln duly noticed and held a public hearing for the Planning Commission to consider the proposed Project and CEQA on April 15, 2026.

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

Section 1. The Planning Commission finds and determines that:

The analysis prepared for the proposed Starbucks and Circle K Project, together with the Categorical Exemption Memorandum (Exhibit A), demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332.

DRAFT

The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the Categorical Exemption Memorandum substantiates that no additional CEQA documentation is warranted.

Section 2.

The Starbucks and Circle K Commercial Project is subject to the conditions set forth in associated resolutions. These conditions support the findings made by the Planning Commission set forth herein.

Section 3.

Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Planning Commission hereby approves and adopts a CEQA exemption for the proposed Starbucks and Circle K Commercial Project.

PASSED AND ADOPTED this 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

City of Lincoln
Community Development Department

Starbucks and Circle K at 1st Street/Joiner Parkway Project

Categorical Exemption Memorandum

June 2025

Prepared by

RANEY PLANNING & MANAGEMENT, INC. | 25 years
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TABLE OF CONTENTS

A. Introduction and Summary 1
B. Project Description 1
C. Discussion 7
D. Conclusion 20

FIGURES

Figure 1 Regional Project Location 2
Figure 2 Project Site Boundaries 3
Figure 3 Proposed Site Plan 5

TABLES

Table 1 FICON Noise Exposure Increases for Determining Level of Significance 11
Table 2 PCAPCD Operational Criteria Pollutant Screening Threshold (sf) 14
Table 3 PCAPCD Operational GHG Screening Threshold (sf) 15

APPENDICES

Appendix A: Biological Evaluation
Appendix B: Traffic Study
Appendix C: Technical Memorandum for Water Quality Analysis
Appendix D: Phase I Environmental Site Assessment

A. INTRODUCTION AND SUMMARY

In March 2008, the City of Lincoln adopted the 2050 General Plan,[1] as well as an associated Environmental Impact Report (EIR) for the updated General Plan.[2] The General Plan EIR is a program EIR, prepared pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations, Sections 15000 ***et seq***.). The General Plan EIR analyzed full implementation of the 2050 General Plan and identified measures to mitigate the significant adverse impacts associated with the 2050 General Plan.

Section 21084 of the Public Resources Code requires the CEQA Guidelines to include a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary of the Natural Resources Agency has found that several classes of projects listed in Article 19 do not have a significant effect on the environment and, thus, are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The purpose of this Memorandum is to evaluate the Starbucks and Circle K at 1st Street and Joiner Parkway Project (proposed project) to determine whether the proposed project is exempt from review under CEQA. As will be demonstrated below, the proposed project can be considered exempt from CEQA, consistent with CEQA Guidelines Section 15332, In-Fill Development Projects. In addition, none of the exceptions to categorical exemptions specified by CEQA Guidelines Section 15300.2 are applicable to the proposed project.

B. PROJECT DESCRIPTION

The following provides a description of the project site's current location and setting, as well as the proposed project components and the discretionary actions required for the project.

Project Location and Setting

The project site consists of an approximately two-acre parcel located southeast of the intersection of 1st Street and Joiner Parkway in the City of Lincoln, California. (see Figure 1 and Figure 2). The site, identified by Assessor's Parcel Number (APN) 021-321-089, is currently undeveloped, consisting of regularly disced ruderal grasses, and a drainage ditch running east to west in the southern portion of the site. The 2050 General Plan designates the site as Neighborhood Commercial (NC) and the site is zoned NC. In addition, the project site is located within the Joiner Ranch General Development Plan (GDP).[3] The Joiner Ranch GDP designates the site as Commercial.

The site is bounded by undeveloped land to the to the east and south, as well as Joiner Parkway to the west and 1st Street to the north. Surrounding existing land uses include a multi-family residential apartment complex to the east, beyond the undeveloped land; the Lincoln Fire Station No. 34 and a self-storage facility to the west, across Joiner Parkway; and commercial and multi-family residential uses to the north, across 1st Street.

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1 City of Lincoln. *2050 General Plan.* Adopted March 2008.
2 City of Lincoln. *City of Lincoln General plan Update Final Environmental Impact Report State Clearinghouse No. 2005112003.* Adopted February 2008.
3 City of Lincoln. *Joiner Ranch Development Standards.* 1985. Amended May 4, 2021.

Figure 1
Regional Project Location



Figure 2
Project Site Boundaries



Project Components

The proposed project includes the development of a 2,338-square-foot (sf) Starbucks with a drive-thru and outdoor patio, in the southern portion of the project site, as well as a 3,974-sf Circle K convenience store and gas station with five fueling islands (i.e., ten fueling pumps), in the northern portion of the project site (see Figure 3).

Development of the Starbucks building would include an outside patio area, north of the building, and a fire control room, south of the building. Development of the Circle K convenience store would include two underground storage tanks, which would be installed west of the fueling islands, along the western boundary of the Circle K convenience store parking lot. One of the fuel tanks located northeast of the new driveway adjoining Joiner parkway would contain 20,000 gallons of regular gasoline. The tank north of that would be a split tank containing 12,000 gallons of super unleaded gasoline and 8,000 gallons of "CK Choice" gasoline. Additionally, a chain link fence would be constructed along the southeast corner of the Circle K convenience store building, along the eastern boundary of the project site. Trash enclosures, crosswalks, and signage would be included as part of the proposed project. In addition, a total of four landscape setback areas and six bio-retention swales would be located on-site, as well as a public utility easement along the project site's western boundary.

The proposed project would require approval of a Conditional Use Permit and Design Review. The following sections describe details regarding the site access and circulation, landscaping, and utility infrastructure associated with the proposed project.

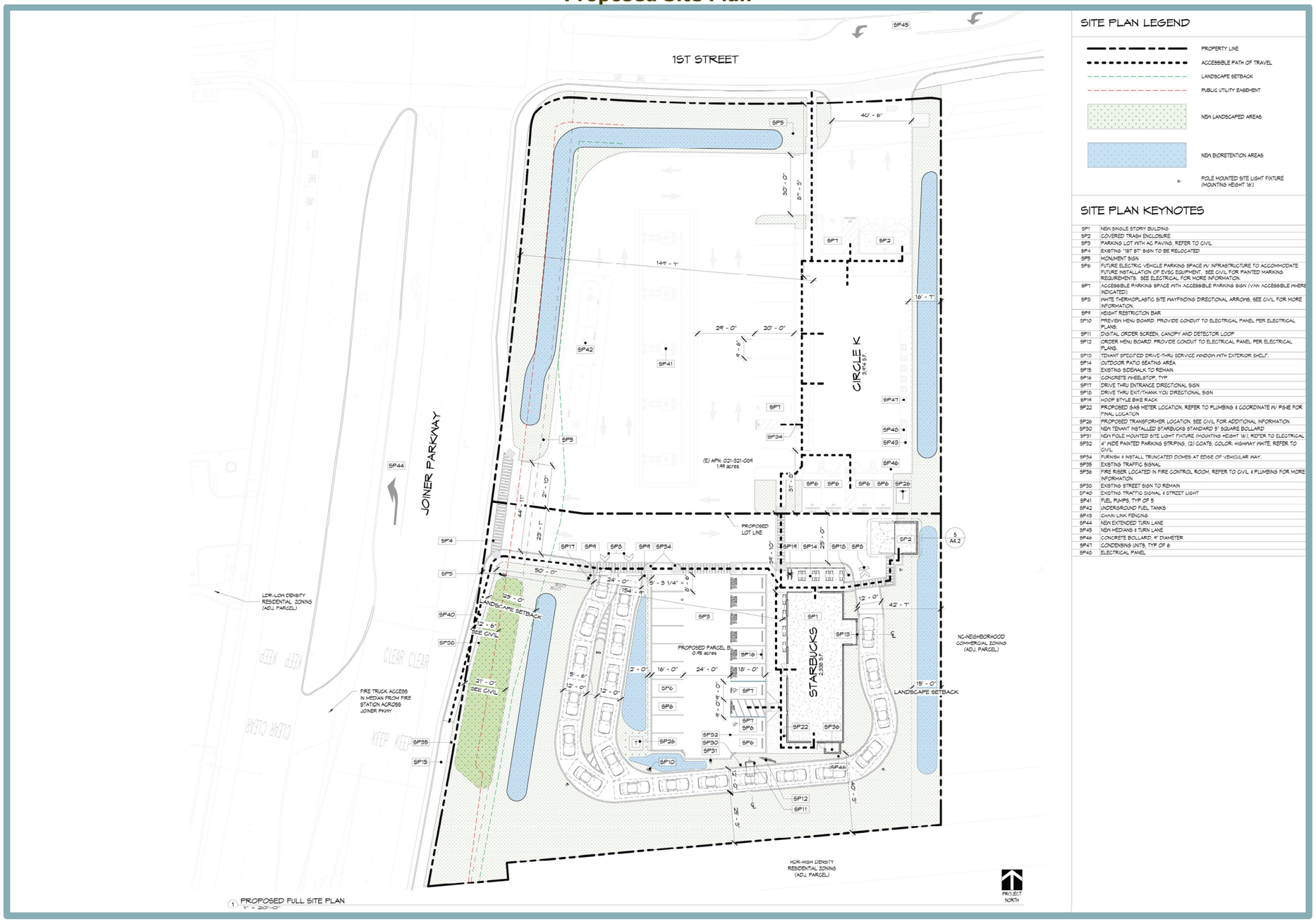
Site Access and Circulation

Primary site access would be provided by one new driveway off 1st Street to the north and one new driveway off of Joiner Parkway to the west. The driveway off 1st Street would be 40.5 feet wide and would allow traffic to enter the Circle K convenience store parking lot in from the north. From the new driveway off 1st street, on-site traffic would travel west through a 30-foot wide internal driveway to access the two lane circulation area around all sides of the five fuel islands and the Circle K convenience store parking stalls. The south side of the Circle K parking lot would be open to the north side of the new driveway off Joiner Parkway. The new approximately 45-foot driveway off Joiner Parkway would be comprised of two 21 to 23-foot wide lanes and would bisect the Circle K convenience store parking lot and the entrances to the Starbucks drive-thru and parking lot in an east to west direction, through the center of the project site. The southern side of the new driveway off Joiner Parkway would contain the Starbucks drive-thru entrance and exit as well as a vehicle entrance to the Starbucks parking lot.

The Starbucks drive-thru entrance would be located west of the Starbucks parking lot, and the drive-thru lane would encircle the Starbucks parking lot and building, ultimately connecting to the east terminus of the new driveway off Joiner Parkway, where traffic would exit east of the Starbucks patio. The drive-thru would be comprised of a split-lane driveway, and contain a drive-thru entrance directional sign; 24-foot tall height restriction bar; pre-menu; menu board, Digital Order Screen (DOC), drive-thru service window; and drive-thru exit directional sign.

The proposed project would include a total of 36 parking stalls, including 17 stalls associated with the proposed Circle K convenience store and 19 stalls associated with the proposed Starbucks building.

Figure 3
Proposed Site Plan



The proposed Circle K convenience store parking stalls would be located to the north, west, and south of the Circle K convenience store building and would be comprised of 11 standard parking stalls, two spaces compliant with the Americans with Disabilities Act (ADA), and four Electric Vehicle (EV) stalls. The Starbucks parking lot would include six standard parking stalls, two compact stalls, six mobile order parking stalls, three standard parking EV stalls, and one ADA-compliant space, and one ADA compliant EV stall. A hoop-style bike rack would be located on the west side of the Starbucks outdoor patio for bicycle parking.

Existing sidewalks located along the 1st Street and Joiner Parkway frontages would remain. Cross walks would be provided across both proposed driveways, as well as through the site, to facilitate pedestrian access to the proposed uses.

The proposed project would also include frontage improvements along Joiner Parkway and 1st Street. Frontage improvements would include installation of a monument sign and relocation of the existing "1st Street" sign along Joiner Parkway, as well as the extension of an existing left turn lane on Joiner Parkway, and a new median and left turn lane on 1st Street, in line with the new proposed on-site driveways.

Landscaping

As shown in Figure 3, the proposed project would include landscaping throughout the project site. A 25-foot wide landscape setback would be provided along the Joiner Parkway frontage, south of the new driveway adjoining Joiner Parkway. The proposed project would also include 15- and 16-foot wide landscape setbacks on the eastern side of the Starbucks and Circle K convenience store buildings, respectively. Pursuant to City of Lincoln Municipal Code Section 15.28.160 at least five percent of the parking lot is required to be landscaped, and all unused areas in the parking lot design would be designated for landscaping purposes. All on-site landscaping would comply with City of Lincoln Municipal Code Section 15.28, Landscaping, including the landscape and irrigation development standards provided therein. In addition, all landscaping would comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

Utilities

Water and sewer service would be provided to the proposed project by the City of Lincoln, through connections to existing City infrastructure located in the site vicinity.

The project site would be divided into eight Drainage Management Areas (DMAs) containing six bio-swales which would be located around the project site: one north and east of the Circle K convenience store parking lot; one between the west side of the Starbucks drive through and the 25-foot landscaping setback; two between the Starbucks drive-thru and the Starbucks parking lot; and two east of the Circle K convenience store and Starbucks buildings. Stormwater runoff on the project site would be directed to the on-site landscaped areas and bio-swales, before flowing into the new on-site curbs and gutters, and connecting to existing stormwater infrastructure within the project vicinity.

Gas and Electrical services would be provided by Pacific Gas and Electric company (PG&E). Gas and electricity service for the proposed development would be provided through new connections to existing City infrastructure in the project site vicinity.

Requested/Required Entitlements

The project will require City approval of the following entitlements:

- Design Review; and
- Conditional Use Permit.

Design Review

The proposed project would require approval of Design Review associated with the proposed project for conformance with City standards. As detailed in City of Lincoln Code Chapter 18.64, the purpose of the Design Review is to ensure that the physical aspects of development projects are consistent with the 2050 General Plan as well as with any applicable design guidelines. In addition, the purpose of the permit is to ensure a development is of high quality and is compatible with and complementary to surrounding development; to ensure streets and other public access ways and facilities, parking facilities, and utility and other infrastructure, both on-site and off-site, are adequate and available to support a development and conform to City development standards; to promote energy efficiency and water conservation; and to avoid or minimize, to the extent feasible, adverse environmental effects of development.

It should be noted that the project site is located within the Joiner Ranch GDP area. Pursuant to City of Lincoln Municipal Code Ordinance 473B, the proposed project would be subject to the design guidelines contained within the Joiner Ranch GDP.

Conditional Use Permit

According to the 2050 General Plan, City of Lincoln Municipal Code Section 18.22.030, and the Joiner Ranch GPD, a variety of neighborhood and locally-oriented retail businesses including restaurants, food establishments, and supermarkets are allowed uses within the Commercial district, as well as other similar uses which the planning commission have determined are of the same general character as those permitted in the Commercial district. However, approval of a Conditional Use Permit would be required to ensure that the operations of the proposed project would comply with the surrounding land uses. Thus, the proposed project would require approval of a Conditional Use Permit, pursuant to City of Lincoln Municipal Code Section 18.56.010.

C. DISCUSSION

The following section contains substantial evidence showing that the proposed project can be considered exempt from CEQA and is not subject to any of the exceptions set forth in Section 15300.2 of the CEQA Guidelines. As demonstrated in the analysis below, the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32.

In-Fill Development Project Exemption

Article 19 of the CEQA Guidelines, Sections 15300 through 15333, includes a list of classes of projects that have been determined not to have a significant effect on the environment, and are therefore exempt from CEQA. Section 15332 of the CEQA Guidelines provides a categorical exemption for infill development projects that meet the following criteria:

(a) The project is consistent with the applicable general plan designation and all applicable general plan polices as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

The applicability of the above criteria to the proposed project is described in the following sections.

Criterion 15332(a): General Plan and Zoning Consistency

The 2050 General Plan designates the site as NC and the site is zoned NC. The NC land use designation is intended for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. The proposed commercial development would be consistent with the types of uses allowed within the NC designation, and anticipated for the project site pursuant to the 2050 General Plan. The non-residential intensity, measured by Floor Area Ratio (FAR), allowed for the NC land use designation shall not exceed 35 percent. The project would result in the development of approximately 6,312 total sf of floor space on an approximately two-acre parcel, resulting in an FAR of 7.2 percent, which is compatible with the FAR allowed under the NC land use designation.

With regard to zoning, pursuant to City of Lincoln Municipal Code Section 18.22.030, as well as the Joiner Ranch GDP, a wide range of uses are allowed under the commercial zoning district, including, but not limited to, shopping centers, and quick-food establishments, or other uses which the planning commission has determined are of the same general character as the permitted uses listed under the City of Lincoln Municipal Code Section 18.22.030. As discussed above, the proposed project would include the development of a 2,338-sf Starbucks with a drive-thru and outdoor patio, as well as a 3,974-sf Circle K convenience store and gas station. The proposed project would be consistent with the NC zoning designation and would comply with the development standards established for the district pursuant to City of Lincoln Municipal Code Section 18.22.030.

Based on the above, the proposed project meets Criterion 15332(a).

Criterion 15332(b): Project Location, Size, and Context

The project site consists of a two-acre parcel (APN 021-321-089) located within the Lincoln City limits, and therefore, meets the criterion to be less than five acres and located within the City limits. The project site is located on an undeveloped field, consisting of regularly disced ruderal grasses, and is surrounded by residential and commercial uses. Thus, the project site meets the criterion to be substantially surrounded by urban uses. Based on the above, the proposed project meets Criterion 15332(b).

Criterion 15332(c): Endangered, Rare, or Threatened Species

Endangered, rare, or threatened species include those plant and wildlife species that have been formally listed, are proposed as endangered or threatened, or are candidates for such listing under the federal and State Endangered Species Acts. Both acts afford protection to listed and proposed species.

The City of Lincoln is located within the boundaries of the Placer County Conservation Program (PCCP) permit area, and the project site is located within PCCP Plan Area A, Component/Plan Area A1 “Valley Potential Future Growth”. The PCCP provides a list of 14 covered species based on their potential to be affected by covered activities, their occurrence in the plan area, the adequacy of the data, and plan-specific factors.

A Biological Evaluation was prepared for the proposed project by Live Oak Associates, Inc. (Live Oak) (see Appendix A). As part of the Biological Evaluation, a query of the California Natural Diversity Database (CNDDB) was conducted in February 2025 for the nine U.S. Geological Survey (USGS) topographic quadrangle project region to identify if any endangered, rare, or threatened species have the potential to exist within the project site. The intent of the database review was to identify documented occurrences of endangered, rare, or threatened species in the vicinity of the project area, to determine their locations relative to the project site, and to evaluate whether the site meets the habitat requirements of such species. In addition, a field survey of the site was conducted by Live Oak on January 22, 2025.

Based on the results of the CNDDB search and field survey results, the potential exists for two special-status plant species (Ahart's dwarf rush and red bluff dwarf rush) to occur on the project site. However, the project site is currently surrounded by existing development to the west, north, and east. In addition, the site is regularly disced for weed abatement. Due to regular disturbance from discing, lack of suitable habitat and soil types, and high occurrence of invasive plant species on-site, Live Oak concluded that the site would not support habitat for either of the identified special-status plant species. Additionally, all documented occurrences of the endangered, rare, or threatened species identified in the CNDDB search have occurred outside of the immediate project vicinity, and special-status plants were not observed on-site during the Biological Evaluation prepared for the proposed project.

In addition, according to the Biological Evaluation, the potential exists for six special-status wildlife species (Swainson's hawk, burrowing owl, white-tailed kite, northern harrier, pallid bat, and Townsend's big-ear bat) to use the project site for foraging or breeding. However, while pallid bat and Townsend's big-eared bat could forage on or over the site, the project site would not provide regionally important foraging habitat or breeding habitat for the aforementioned bat species. Thus, Live Oak concluded impacts would not occur related to special-status bat species.

Regarding Swainson's hawk, although suitable nest trees are absent from the project site, Live Oak concluded that suitable nesting habit occurs in the vicinity of the project site. Similarly, while Live Oak did not observe burrowing owl burrows on the project site, potentially suitable habitat occurs on the project site and, thus, burrowing owl could occur on the project site. However, as discussed above, the project site is located within the PCCP boundaries. Pursuant to the PCCP, the proposed project would be subject to the PCCP regulations pertaining to PCCP Covered Species, including Swainson's hawk and burrowing owl. Specifically, PCCP Species Condition 1 and PCCP Species Condition 3 required implementation of pre-construction surveys, avoidance measures, mitigation measures, buffer zones, construction monitoring, and training of construction personnel for Swainson's Hawk and burrowing owl, respectively. Implementation of all PCCP policies would ensure that impacts to Swainson's hawk and burrowing owl would not occur.

The project site also contains suitable foraging habitat for raptors and migratory birds protected under the Migratory Bird Treaty Act (MBTA) of 1918, as well as breeding habitat for ground-nesting birds protected under the MBTA. Specifically, bird species identified in the CNDDB results that were absent on the site during the field survey, but have the potential to occur in the project region include, but are not limited to, white-tailed kite, northern harrier, purple martin, yellow-breasted chat, and grasshopper sparrow. Under the MBTA, destroying active nests, eggs, and young is illegal. However, as part of the City's standard conditions of approval, a preconstruction survey for migratory birds would be required prior to any ground disturbing activities, which would ensure that impacts to nesting birds and raptors protected under MBTA would not occur.

Moreover, this section of the categorical exemption criteria focuses narrowly on whether the project site has value as habitat for endangered, rare, or threatened species. Thus, the relevant inquiry is not whether any endangered, rare, or threatened species could occur on-site due to the habitat types present, but, more specifically, whether on-site habitats provide value to endangered, rare, or threatened species. As stated above, the project site does not contain any valuable habitat for endangered, rare, or threatened species. Thus, the proposed project meets Criterion 15332(c).

Criterion 15332(d): Traffic, Noise, Air Quality, and Water Quality

The following sections present analysis regarding potential effects related to traffic, noise, air quality, and water quality resulting from implementation of the proposed project.

Traffic

Pursuant to the Governor's Office of Land Use and Climate Innovation (LCI), certain projects are presumed to have a less-than-significant effect on Vehicle Miles Travelled (VMT) due to project size, project location, or project type.[4] Specifically, according to LCI, local-serving uses may generally be presumed to have a less-than-significant VMT impact and can generally be screened from further VMT analysis. LCI based the presumption on substantial research demonstrating that adding local-serving uses typically improves destination accessibility to residents, often reducing trip distances because residents need to travel shorter distances than they previously did, as adding new local-serving uses typically shifts trips away from another use rather than adding entirely new trips to the region.

The LCI Technical Advisory notes that projects less than 50,000 sf can generally be considered local-serving. The proposed Starbucks and Circle K convenience store would contain approximately 6,312 sf total. Thus, the project would be well below 50,000 sf, and, as a result, would be considered local-serving. In addition, given the nature of the proposed project and the multi-family residential uses located in the direct vicinity of the project site, a reasonable assumption can be made that the majority of patrons visiting the proposed project would be travelling from the immediately surrounding area. As such, the proposed project would be classified as local-serving, and, based on guidance provided by LCI, may be presumed to result in a less-than-significant VMT impact. Additionally, the land use designation for the site is consistent with the 2050 General Plan, and therefore traffic impacts associated with the proposed project have been previously analyzed citywide by the City.

The proposed project would also not result in substantial modification or the removal of any existing or planned bicycle or pedestrian facilities or preclude the implementation of any proposed or existing off-street trails in the project vicinity of the project. As such, the proposed project would not conflict with a program plan, ordinance or policy addressing roadway, bicycle, and pedestrian facilities beyond what has been determined in the General Plan EIR.

Based on the above, the proposed project meets Criterion 15332(d) regarding traffic.

Noise

Some land uses are considered more sensitive to noise than others, and, thus, are referred to as sensitive noise receptors. Land uses often associated with sensitive noise receptors generally include residences, schools, libraries, hospitals, and passive recreational areas. Noise sensitive

[4] Governor's Office of Planning and Research. *Technical Advisory on Evaluating Transportation Impacts In CEQA* [pg. 10]. Available at: https://www.opr.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf. Accessed March 2025.

land uses are typically given special attention in order to achieve protection from excessive noise. Sensitive noise receptors in the vicinity of the project site include multi-family residences to the east, across an undeveloped field. The nearest sensitive receptors to the project site are the multi-family residences located approximately 278 feet to the northeast of the project site.

The proposed project consists of operation of a Starbucks with drive-thru services and a Circle K convenience store and gas station. In addition to increased traffic on nearby roadways, and intermittent traffic to and from the site, the primary noise source associated with project on-site operations would be amplified noise from the menu board speaker, as discussed below.

Traffic Noise on Nearby Roadways

The City of Lincoln has not established a threshold for significant increases in traffic noise. However, the Federal Interagency Commission on Noise (FICON) has developed a graduated scale for use in the assessment of project-related noise level increases. The criteria shown in Table 1 was developed by FICON as a means of developing thresholds for impact identification for project-related noise level increases. FICON's significance thresholds are used to identify the significance of an incremental increase in noise levels.

Table 1
FICON Noise Exposure Increases for Determining Level of Significance

Noise Exposure without Project	Potential Significant Impact
< 60 dB CNEL	5 dB or more
60-65 dB CNEL	3 dB or more
>65 dB CNEL	1.5 dB or more

Source: Federal Interagency Committee on Noise (FICON), 2000.

The use of the FICON standards is considered conservative relative to thresholds used by other agencies in the State. For example, Caltrans requires a project-related traffic noise level increase of 12 decibels (dB or dBA) for a finding of significance, and the California Energy Commission (CEC) considers project-related noise level increases between 5 to 10 dBA significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding of significant noise impacts as low as 1.5 dBA, provides a conservative approach to the impact assessment for the proposed project.

The 2050 General Plan Background Report identifies the noise environment along 1st Street, directly north of the project, as 60 dBA between 398 and 858 feet away from the roadway centerline and 65 dBA between 86 and 185 feet from the roadway centerline.[5] The noise levels in the project area are generally anticipated to be between 60 dBA to 65 dBA. Thus, according to Table 1, a noise level increase of 3 dBA or more would create a potentially significant impact.

According to the Traffic Study prepared by DKS Associates for the proposed project (see Appendix B), the proposed project could generate a maximum of 1,257 total daily trips, including 270 AM peak hour trips per day.[6] Figure 5-1 of the City of Lincoln Background Report presents the existing daily traffic volumes for major roadways in the City. The nearest roadway segments in the vicinity of the project site are 1st Street, north of the project site, and Joiner Parkway, west of the project site. At the intersection of 1st Street and Joiner Parkway, Figure 5-1 presents daily

[5] City of Lincoln. *City of Lincoln General Plan Background Report* [Table 8-12]. March 2008.
[6] DKS Associates. *Traffic Impact Study for Circle K Service Station and Starbucks at Project #19114-006 Joiner Parkway and 1st Street.* September 26, 2024.

traffic volumes of 3,400 vehicle trips along 1st Street and 10,700 vehicle trips along Joiner Parkway.

As previously discussed, a +3.0 dBA increase in roadway noise levels at outdoor activity areas of noise sensitive uses would be considered significant. A doubling in traffic volumes is required to increase traffic noise levels by 3.0 dBA. Based on the existing daily trips for the nearby roadway segments and the comparatively minor contribution of project-generated traffic, the increase in traffic associated with project-generated trips would not result in a doubling vehicle trips along project area roadways, and, thus, is not anticipated to increase ambient noise levels to over 65 dBA at the existing nearby residential uses. Additionally, given that the project is consistent with the site's existing land use and zoning designations, traffic noise level increases associated with commercial development on the project site have been previously anticipated by the City. As such, the proposed project would not result in noise level increases beyond what has been analyzed in the General Plan EIR.

Noise from Menu Board Speaker

The closest existing noise receptors to the proposed menu board speaker are the multi-family residences, which are located approximately 278 feet northeast of the project area, and approximately 450 feet from the proposed speaker board location. Pursuant to Policy HS-8.2 of the City's 2050 General Plan, the City shall strive to achieve exterior noise levels for existing and future dwellings in residential areas that do not exceed of 60 dBA CNEL (community noise equivalent level) and interior noise levels that do not exceed 45 dBA CNEL. Speakers typical of the drive-thru speaker that would be used at the proposed project are estimated to produce noise levels of approximately 65 dBA at a distance of four feet from the center of the speaker.[7] Sound diminishes at the rate of six dBA every time the distance from the sound source is doubled. For example, the sound level of the speaker at a distance of eight feet would be 59 dBA and the sound level at a distance of 64 feet would be 41 dBA. Therefore, at a distance of approximately 450 feet, the speaker's noise level at the property line of the multi-family residences would be below the exterior noise levels of 60 dBA CNEL or interior noise levels of 45 dBA CNEL required pursuant to Policy HS-8.2 of the City's 2050 General Plan. In addition, given that the proposed project is consistent with the site's existing land use and zoning designations, operational noise level increases associated with commercial development on the project site have been previously anticipated by the City.

Construction Noise

During construction, the proposed project would result in short-term noise level increases in the project vicinity. However, construction activity would occur over a relatively short period of time and would be anticipated to occur during normal daytime hours, consistent with Lincoln Noise regulations. The City's 2050 General Plan Policy HS-8.8 and HS-8.15 state that the City shall provide guidelines to developers for reducing potential noise impacts on surrounding land uses, and establish restrictions regarding hours and days of construction activities throughout the City.

The project would be required to comply with the standards listed above, which would ensure that construction noise levels at the nearest sensitive receptors would be minimized to the maximum extent feasible.

Based on the above, the proposed project meets Criterion 15332(d) regarding noise.

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[7] 3M. *3M Wireless Communication System Model XT-1 Technical Data.* Available at: https://multimedia.3m.com/mws/media/1373037O/td131-volume-control-features.pdf. Accessed August 2023.

Air Quality

The City of Lincoln is located in the Sacramento Valley Air Basin (SVAB), which is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter ($PM_{2.5}$) and the State particulate matter 10 microns in diameter (PM_{10}) standards, as well as for both the federal and State ozone standards. The Federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the federal ambient air quality standards (AAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them.

In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the federal and State AAQS, including control strategies to reduce air pollutant emissions through regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the project area is the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (Ozone Attainment Plan), updated October 17, 2023, and adopted by the California Air Resources Board (CARB) on October 26, 2023. The Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the Federal Clean Air Act requirements, including the Federal AAQS.

The screening methodology provided in the PCAPCD CEQA Handbook provides a conservative indication of whether a development project could result in potentially significant air quality impacts. According to PCAPCD, if a project is below the screening level identified for the applicable land use type, emissions from operation of the project would be below the thresholds of significance and, thus, would result in a less-than-significant impact on air quality.

It should be noted that the PCAPCD has not developed screening criteria to aid in determining if construction emissions from development projects would exceed the PCAPCD thresholds of significance. However, a nearby air district, the Sacramento Metropolitan Air Quality Management District (SMAQMD), which has authority over a portion of the SVAB, has developed screening criteria using default construction inputs in CalEEMod to determine if emissions from project construction would exceed the SMAQMD construction significance thresholds.[8] Such SMAQMD construction screening criteria are also used herein.

Construction Criteria Pollutant Threshold

According to SMAQMD, projects that would result in less than 35 acres of ground disturbance and would implement all SMAQMD Basic Construction Emissions Control Practices (BCECPs) would be considered to result in construction emissions below the applicable SMAQMD significance thresholds, unless construction would involve any of the following:

- Construction of buildings more than four stories tall;
- Demolition activities;
- Major trenching activities;
- A construction schedule that is unusually compact, fast-paced, or involves more than two phases (i.e., grading, paving, building construction, and architectural coatings) occurring simultaneously;

[8] Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment, Chapter 3: Construction-Generated Criteria Air Pollutant and Precursor Emissions.* April 2020.

- Cut-and-fill operations (moving earth with haul trucks and/or flattening or terracing hills); or
- Import or export of soil materials that would require a considerable amount of haul truck activity.

The proposed project would involve development on a two-acre parcel and does not meet any of the aforementioned construction parameters. In addition, the proposed project would be required to comply with the PCAPCD rules and regulations, which include similar requirements as the BCECPs. Therefore, based on SMAQMD's screening criteria and the implementation of PCAPCD rules and regulations, the proposed project's construction emissions would be expected to be below the applicable thresholds of significance.

Operational Criteria Pollutant Threshold

The proposed project would involve the development of a total of 6,312 building sf. As shown in Table 2, the PCAPCD preliminary screening threshold for the land use type General Commercial is 249,099 sf. While the proposed project would incorporate a drive-through and gas station, according to the PCAPCD Air District, use of the General Commercial screening criteria is appropriate.[9] Thus, the screening criterion for operational criteria pollutants associated with a General Commercial land use was used for the purposes of this analysis.

Table 2
PCAPCD Operational Criteria Pollutant Screening Threshold (sf)

Preliminary Screening Threshold	Proposed Project	Preliminary Screening Threshold Exceeded?
249,099	6,312	**NO**

Source: PCAPCD CEQA Handbook. Chapter 2: Thresholds of Significance. 2017

Given that the proposed project would result in development well below the 249,099 sf screening criteria, the proposed project's operational criteria pollutant emissions would not be expected to exceed the PCAPCD's thresholds of significance.

Gas Dispensing Facilities (GDF) Emissions

Gas dispensing facilities (GDFs) are considered sources of various types of toxic air contaminants (TACs). However, the CARB's Handbook provides recommended setback distances for sensitive land uses from GDFs. The CARB Handbook recommends that further study be conducted if sensitive land uses would be located within 50 feet of a typical GDF, or within 300 feet of a large GDF (i.e., a facility with a throughput of 3.6 million gallons per year or greater). The throughput of the proposed GDF would be below 3.6 million gallons per year.[10] As such, the proposed GDF would be considered a typical GDF, and a setback distance of 50 feet would apply. The distance to the nearest sensitive land use is approximately 278 feet. Additionally, the distance to a vacant lot south of the site, which is currently zoned residential, is approximately 251 feet. Therefore, the nearest sensitive land uses would be well over 50 feet away from the proposed project, and further study is not required to be conducted related to TAC emissions associated with the proposed GDF.

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9 Yu-Shuo Chang, Planning and Monitoring Section Supervisor, Placer County Air Pollution Control District. Personal Communication [email] with Rod Stinson, Vice President, Raney Planning and Management. March 7, 2025.

10 Callie Huff, Entitlements and Design Manager, Engstrom Properties, Inc. Personal Communication [email] with Rod Stinson, Vice President, Raney Planning and Management. March 14, 2025.

Greenhouse Gas (GHG) Emissions

Other projects within the PCAPCD have used screening criteria similar to the SMAQMD's adopted screening criteria for construction GHG emissions to determine if emissions from project construction would exceed the PCAPCD construction significance threshold for GHG emissions. According to SMAQMD, projects below the GHG operational screening levels would not exceed the district's construction GHG threshold of significance of 1,100 $MTCO_2e$/yr if the project also meets the parameters for the construction criteria pollutant emissions screening level listed above. As discussed above, the proposed project would meet the SMAQMD construction screening criteria, and as discussed in further detail below, the proposed project would meet the PCAPCD operational GHG screening criteria. Thus, the proposed project would be considered to result in GHG emissions below the applicable construction GHG emissions threshold of significance of 10,000 $MTCO_2e$/yr.

Additionally, the PCAPCD operational GHG screening thresholds present the approximate project size where operational emissions would be equal to the PCAPCD's screening level of 1,100 $MTCO_2e$/yr, therefore providing a conservative indication of whether a development project could result in potentially significant impacts. According to PCPACD, if a project is below the screening level identified for the applicable land use type, GHG emissions from operation of the project would be below the preliminary screening threshold and thus would result in a less-than-significant impact related to GHG emissions. The PCAPCD operational preliminary screening threshold for General Commercial land use is presented in Table 3 below.

Table 3
PCAPCD Operational GHG Screening Threshold (sf)

Preliminary Screening Threshold	Proposed Project	Preliminary Screening Threshold Exceeded?
35,635	6,312	**NO**

Source: PCAPCD CEQA Handbook. Chapter 2: Thresholds of Significance. 2017

As shown above in Table 3, the proposed project would develop 6,312 building sf, thus the proposed project remains well under the preliminary screening threshold of 35,635 sf for operation of a General Commercial land use. Accordingly, the proposed project would not violate any air quality standard or regulation adopted for the purpose of reducing the emissions of GHGs.

Air Quality/Greenhouse Gas Conclusion

As discussed above, due to the use of preliminary screening thresholds, the proposed project is not anticipated to result in short-term construction-related or long-term operational emissions of air quality pollutants or GHGs that would be considered to have the potential to result in significant effects on the environment.

Water Quality

Water quality degradation is regulated by the federal National Pollutant Discharge Elimination System (NPDES) Program, established by the Clean Water Act, which controls and reduces pollutants to water bodies from point and non-point sources. In California, the NPDES permitting program is administered by the State Water Resources Control Board (SWRCB) through nine Regional Water Quality Control Boards (RWQCBs). Chapter 13.30.010 of City of Lincoln Municipal Code adopts by reference the standards of the State of California's NPDES General Permit for Stormwater Discharges Associated with Construction Activity. New development within the City that disturbs one or more acres of land is required to comply with the NPDES General Construction Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP) incorporating

Best Management Practices (BMPs) to control sedimentation, erosion, and hazardous materials contamination of runoff during construction. The proposed project would disturb approximately two acres, and, thus, would be subject to the State NPDES General Permit conditions and would be required to prepare a SWPPP. As part of compliance with said permit, the applicant would be required by the State to obtain a General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit), which pertains to pollution from grading and project construction. Compliance with the Permit requires the applicant to file a Notice of Intent (NOI) with the SWRCB and prepare a SWPPP prior to construction. The SWPPP would incorporate BMPs in order to prevent, or reduce to the greatest feasible extent, adverse impacts to water quality from point sources and erosion and sedimentation. With implementation of the required SWPPP and BMPs included therein, the proposed project would not result in a violation of water quality standards and/or degradation of water quality.

Furthermore, the project applicant would be required to submit and implement an erosion and sediment control plan prior to issuance of a grading or building permit pursuant to City of Lincoln Municipal Code Section 13.30.100. The plan would include erosion and sediment control measures that would be implemented during grading and would be approved by the City Engineer. Given the required submittal and approval of a SWPPP and erosion and sediment control plan, the proposed project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality during construction.

The proposed project would be subject to all regional and local water quality regulations. Permanent stormwater quality treatment control measures (TCMs) for development in the City of Lincoln must be designed in accordance with the State's Phase II Small Municipal Separate Stormwater System (MS4) General Permit, the development standards of which have been adopted by reference in City of Lincoln Municipal Code Chapter 13.34.010. The Phase II Small MS4 General Permit requires that permanent stormwater control measures be incorporated into the proposed project to ensure that new development does not result in the discharge of polluted water or the increase in sources of polluted runoff. Regulated Projects, under the Phase II Small MS4 General Permit, are required to divide the project area into Drainage Management Areas (DMAs) and implement and direct water to appropriately-sized TCMs consistent with the sizing standards of the General Permit. Because the proposed project would replace more than one acre of impervious surfacing, each DMA must be shown through calculations that all stormwater is treated and detained consistent with of the General Permit. Regulated Projects must additionally include Source Control BMPs where possible. The West Placer Storm Water Quality Design Manual was developed to establish a consistent approach to address storm water quality management within the West Placer Region and includes storm water design requirements for the City of Lincoln.[11]

Pursuant to the aforementioned policies, the project site would be divided into eight DMAs and six bio-swales would be located around the project site as part of the proposed project. One bio-swale would be located north and east of the Circle K convenience store parking lot; one would be located between the west side of the Starbucks drive through and the 25-foot landscaping setback; two would be located between the Starbucks drive-thru and the Starbucks parking lot; and two would be located east of the Circle K convenience store and Starbucks buildings. Stormwater runoff on the project site would be directed to the on-site landscaped areas and bio-swales, before flowing into the new on-site curbs and gutters, and connecting to existing stormwater infrastructure within the project vicinity.

[11] West Placer. *Storm Water Quality Design Manual [pg. 1-1].* April 2016, Revised August 2022.

A technical memorandum was prepared for the proposed project by Baker-Williams Engineering Group (see Appendix C) to assess if the proposed project would be compliant with the aforementioned water quality regulations. The West Placer Storm Water Quality Design Manual was used to analyze the eight proposed DMAs. According to the technical memorandum, the bio-swales were designed in accordance with the West Placer Stormwater Quality Design Manual Fact Sheet SDM-6 (SDM-6) including the requirements for water quality depth of flow and stormwater velocity design standards therein. Thus, all drainage components included in the proposed project would be designed in accordance with the State's Phase II Small MS4 General Permit, pursuant to City of Lincoln Municipal Code Chapter 13.34.010, SDM-6, as well as any other design requirements.

Based on the above, the proposed project would not result in any significant effects related to water quality; thus, the project would meet Criterion 15332(d).

Criterion 15332(a): Utilities and Public Services

Water and sewer service for the proposed development would be provided by the City through new connections to existing infrastructure within 1st Street and Joiner Parkway (see Figure 3). According to the City of Lincoln Wastewater Collection System Master Plan, the closest sewer main is located within the 1st Street and Joiner Parkway intersection northwest of the project site.[12] Similarly, according to the City of Lincoln Urban Water Management Plan (UWMP), the closest water main to the proposed project site are 16-inch mains located in both 1st Street and Joiner Parkway north and west of the project site.[13] Given the presence of existing water and sewer utilities in the immediate project vicinity, the proposed project would not require substantial off-site utility improvements.

In addition, the proposed project would be served by the Lincoln Fire Department and the Lincoln Police Department. The closest fire station is the Lincoln Fire Station No. 34 located approximately 200 feet southwest of the project site, across Joiner Parkway, at 126 Joiner Parkway. The closest police Station is the Lincoln Police Department located at 770 7th Street, approximately 1.17-miles northeast of the project site. Because the proposed project is consistent with the site's current 2050 General Plan land use and zoning designations, increases in demand on existing utilities and public services associated with the project have been previously anticipated in the 2050 General Plan and accounted for in local planning efforts. Thus, the site would be adequately served by all required utilities and public services.

Exceptions to Categorical Exemptions analysis

Even if a project is ordinarily exempt under any of the potential categorical exemptions, CEQA Guidelines Section 15300.2 provides specific instances where exceptions to otherwise applicable exemptions apply. Exceptions to a categorical exemption apply in the following circumstances:

> (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

[12] City of Lincoln. *Appendix A Master Plan Summary Tables (Planning).* May 16, 2018.

[13] City of Lincoln. *2020 Urban Water Management Plan.* June 2021.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The following analysis addresses whether any of the exceptions to the CEQA exemption apply to the proposed project.

Criterion 15300.2(a): Location

CEQA exemptions 3, 4, 5, 6, or 11, are qualified by consideration of where the project is to be located. Given that the proposed project qualifies for exemption under CEQA Guidelines Section 15332, Class 32, and would not occur within a sensitive environment, or an environment mapped or designated as hazardous or of critical concern, as substantiated throughout this categorical exemption, an exception to the exemption under CEQA Guidelines Section 15300.2(a) does not apply to the proposed project.

Criterion 15300.2(b): Cumulative Impact

Pursuant to CEQA Section 15300.2(b), in applying this exception, the cumulative impact must result from "successive projects of the same type in the same place." Both the "same type" and "same place" limitations restrict the scope of this exception.[14] The project site is located within a an urbanized area, with a variety of multi-family residential, commercial, and public facility uses in the vicinity. The City of Lincoln designates the site as NC, which allows commercial uses. The project site is zoned as NC.

Because the proposed project is consistent with the project site's 2050 General Plan land use and zoning designations, cumulative impacts associated with buildout of the project site have been previously anticipated by the City and analyzed in the General Plan EIR. As discussed above, the project would not require substantial off-site utility upsizing or other related improvements with the potential to result in cumulatively considerable impacts. Thus, the project does not include any unique features that would result in new or more severe cumulative impacts beyond what has been analyzed in the General Plan EIR, and an exception to the exemption pursuant to CEQA Guidelines Section 15300.2(b) does not apply to the proposed project.

Criterion 15300.2(c): Significant Effect

In listing a class of projects as exempt, the Secretary has determined that the environmental changes typically associated with projects in that class are not significant effects within the meaning of CEQA, even though an argument might be made that they are potentially significant.

[14] Stephen L. Kostka and Michael H. Zischke. *Practice Under the California Environmental Quality Act, Second Edition* [pg. 5-68]. March 2019 Update.

The plain language of *Guidelines Section 15300.2, subdivision (c)*, requires that a potentially significant effect must be "due to unusual circumstances" for the exception to apply.

The determination as to whether there are "unusual circumstances" (*Guidelines, § 15300.2, subd. (c)*) is reviewed under PRC *Section 21168.5*'s substantial evidence prong. Whether a particular project presents circumstances that are unusual for projects in an exempt class is an essentially factual inquiry. As to this question, the lead agency serves as "the finder of fact".

As the courts have noted, local conditions are relevant in determining whether the environmental effects of a proposed project are unusual or typical. The project site consists of an undeveloped lot and is similar to other infill residential parcels in the immediate vicinity of the site. However, the project site contains a drainage ditch running east to west in the southern portion of the site. According to the Biological Evaluation prepared for the proposed project, while it is unlikely, the drainage ditch could contain jurisdictional wetland areas. As such, Live Oak recommended that a Preliminary Wetland Evaluation be prepared to determine if the drainage ditch would be considered a wetland. On May 29, 2025 Live Oak performed an Aquatic Resources Assessment including assessment of topography, vegetation, and the digging of test pits to determine soil characteristics on the project site in the project site area. Overall, Live Oak concluded that the drainage ditch did not qualify as a wetland, and as such, a wetland delineation and permitting related to wetland impacts would not be required.

Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(c) does not apply to the proposed project.

Criterion 15300.2(d): Scenic Highway

According to the California Department of Transportation (Caltrans) Scenic Highway Mapping System, officially designated State Scenic Highways do not occur in the project vicinity.[15] The closest highway eligible for designation as a State Scenic Highway is State Route (SR) 49 located approximately 12.76-miles west of the project site. SR 233 is the closest officially designated State Scenic Highway, located approximately 29.42-miles southwest of the project site. Neither SR 49 or SR 233 are visible from the project area. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(d) does not apply to the proposed project.

Criterion 15300.2(e): Hazardous Waste Sites

The California Environmental Protection Agency provides a list of data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements, pursuant to Government Code 65962.5. Pursuant to the Phase I Environmental Site Assessment (ESA) prepared for the proposed project by Allerion Consulting Group, Inc. (Allerion) (see Appendix D)[16], the project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

It should be noted that two underground storage tanks would be constructed under the western side of the Circle K convenience store parking lot as part of the proposed project. One of the fuel tanks would contain 20,000 gallons of regular gasoline. The other tank north of the 20,000-gallon fuel tank would be a split tank containing 12,000 gallons of super unleaded gasoline, and 8,000

[15] California Department of Transportation. *Scenic Highways.* Available at: https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways. Accessed January 2025.

[16] Allerion Group, Inc. *Phase I Environmental Site Assessment, Sec of Joiner Parkway and Fist Street, Lincoln, California (APN: 021-321-089).* March 17, 2023.

gallons of "CK Choice" gasoline. However, the underground storage tanks would be constructed pursuant to City of City of Lincoln Municipal Code Section 8.36.020. Additionally, a permit for petroleum gas storage would be required for the underground storage tanks pursuant to City of Lincoln Municipal Code Section 8.40.050.

As stated above, the project site is not located on any list compiled pursuant to Section 65962.5 of the Government Code. Thus, an exception to the exemption under CEQA Guidelines Section 15300.2(e) does not apply to the proposed project.

Criterion 15300.2(f): Historical Resources

Historical resources are features that are associated with the lives of historically important persons and/or historically significant events, that embody the distinctive characteristics of a type, period, region or method of construction, or that have yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation. Examples of typical historical resources include, but are not limited to, buildings, farmsteads, rail lines, bridges, and trash scatters containing objects such as colored glass and ceramics. Currently, the project site is undeveloped, consisting of regularly disced grasses, and does not contain any structures which could be considered historical resources pursuant to Section 15064.5 of the CEQA Guidelines.

A records search of the California Historic Resources Information System (CHRIS) was performed by the North Central Information Center (NCIC) for historical resource site records and survey reports within the project area.[17] Based on the results of the records search of the CHRIS, two previous cultural resources studies have been conducted within a portion of the project site, and known cultural resources are not present on the project site. According to the CHRIS, the potential for locating cultural resources within the project site is low. In addition, a Native American Heritage Commission (NAHC) Sacred Lands File (SLF) search was conducted for the proposed project and the results were negative.

Therefore, the proposed project would not result in a substantial adverse change in the significance of a historical resource, and an exception to the exemption under CEQA Guidelines Section 15300.2(f) does not apply to the proposed project.

D. CONCLUSION

This Memorandum demonstrates that the proposed project can be considered exempt from CEQA under Section 15332, and does not meet any of the exceptions to categorical exemptions set forth in Section 15300.2 of the CEQA Guidelines.

[17] California Historical Resources Information System. *Record search results for Starbucks and Circle K at 1st Street/Joiner Parkway Project.* January 3, 2025.

Appendix A

Biological Evaluation

LIVE OAK
ASSOCIATES, INC.

STARBUCKS/CIRCLE K
BIOLOGICAL EVALUATION
CITY OF LINCOLN, PLACER COUNTY, CALIFORNIA

Prepared by

LIVE OAK ASSOCIATES, INC.

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February 25, 2025 PN 2941-01

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TABLE OF CONTENTS

1 INTRODUCTION 2
1.1 PROJECT DESCRIPTION 2
1.2 REPORT OBJECTIVES 2
1.3 STUDY METHODOLOGY 4

2 EXISTING CONDITIONS 5
2.1 PROJECT SITE 5
2.2 BIOTIC HABITATS/LAND USES 5
2.2.1 Ruderal Grassland 5
2.2.2 Drainage 5
2.3 WILDLIFE MOVEMENT CORRIDORS 8
2.4 SPECIAL STATUS PLANTS AND ANIMALS 8
2.5 JURISDICTIONAL WATERS 14

3 REGULATORY FRAMEWORK 15
3.1 SIGNIFICANCE CRITERIA 15
3.2 RELEVANT GOALS, POLICIES, AND LAWS 15
3.2.1 Threatened and Endangered Species 15
3.2.2 Migratory Birds 16
3.2.3 Birds of Prey 16
3.2.4 Jurisdictional Waters and Wetlands 16
3.2.5 Local Policies or Habitat Conservation Plans 18
3.3 POTENTIALLY SIGNIFICANT PROJECT IMPACTS/MITIGATION 21
3.3.1 Loss of Habitat for Special Status Plants 21
3.3.2 Loss of Habitat for Special Status Animals 21
3.3.3 Disturbance to Active Raptor and Migratory Bird Nests 21
3.3.4 Impacts to Burrowing Owls 22
3.3.5 Impacts to Swainson's Hawk 22
3.3.6 Impacts to Wildlife Movement Corridors 24
3.3.7 Disturbance to Native Wildlife Nursery Sites 24
3.3.8 Potential Impacts to Jurisdictional Waters, Riparian Habitat and Other Sensitive Natural Communities, Including Federally and State Protected Wetlands 24
3.3.9 Degradation of Water Quality in Seasonal Drainages, Stock Ponds and Downstream Waters 25
3.3.10 Local Policies: City of Lincoln Tree Ordinance 25
3.3.11 Local Policies: City of Lincoln General Plan 25
3.3.12 Local Policies or Habitat Conservation Plans 25

4 LITERATURE CITED 27

1 INTRODUCTION

Live Oak Associates, Inc. (LOA) has prepared the following report. This report describes the biotic resources of the proposed approximately 2-acre Starbucks/Circle K project site ("Project Site, site") in the City of Lincoln, and evaluates likely impacts to biological resources resulting from the construction of this project.

The Project Site (APN 021-321-070) generally located in an undeveloped field in the City of Lincoln on the southeast corner of 1st Street and Joiner Parkway and is bounded by undeveloped field to the east and south, an open field and firehouse to the west, and a gas station and residential development to the north (Figure 1). The Project Site is located within the Lincoln U.S. Geological Survey (USGS) 7.5-minute quadrangle in Section 16, Township 12 north, Range 6 east.

The project site is nearly level with elevations ranging from 146 feet (44 meters) above mean sea level (amsl) to 148 feet amsl (45 meters) closer to the railroad tracks.

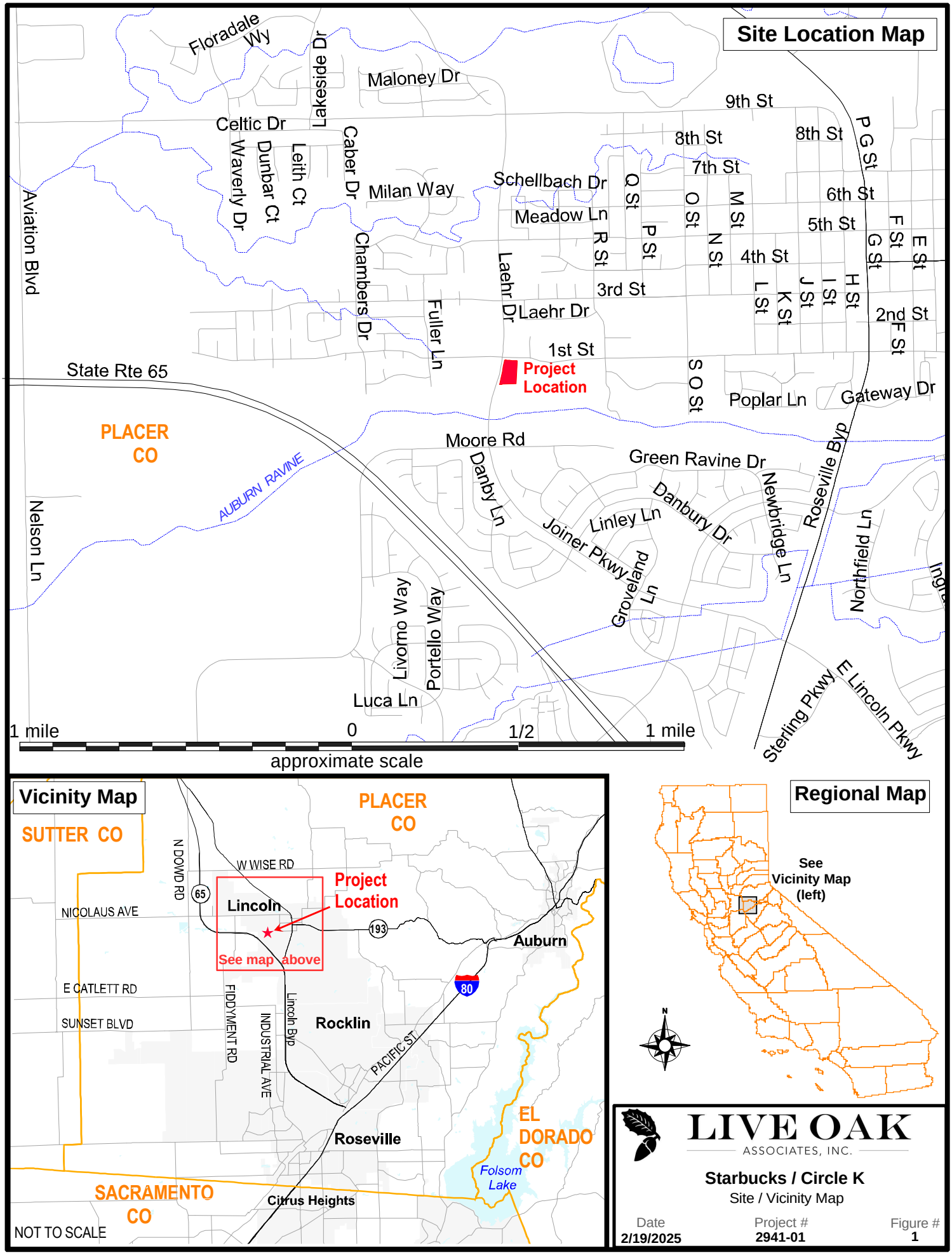
1.1 PROJECT DESCRIPTION

The project plans to build a Starbucks and Circle K gas station and convenience store.

1.2 REPORT OBJECTIVES

The development of land can damage or modify biotic habitats used by sensitive plant and wildlife species. In such cases, site development may be regulated by state or federal agencies, subject to provisions of the California Environmental Quality Act (CEQA), and/or covered by policies and ordinances of Santa Clara County. This report addresses issues related to: 1) sensitive biotic resources occurring within the Project Site, 2) the federal, state, and local laws regulating such resources, and 3) mitigation measures which may be required to reduce the magnitude of anticipated impacts and/or comply with permit requirements of state and federal resource agencies, and the requirements of the California Environmental Quality Act (CEQA). As such, the objectives of this report are to:

- Summarize all site-specific information related to existing biological resources, based on a review of the literature, a search of species databases, and field surveys conducted by LOA over the entire Project Site;
- In addition to species observed to be present within the Project Site, make reasonable inferences about the other biological resources that could occur onsite based on habitat suitability and the proximity of the Project Site to a species' known range;
- Summarize all state and federal natural resource protection laws that may be relevant to development of project within the Project Site;
- Identify and discuss project impacts to biological resources likely to occur within the Project Site within the context of CEQA or any state or federal laws; and
- Identify avoidance and mitigation measures that would reduce impacts to a less-than-significant impact (as identified by CEQA) and are generally consistent with recommendations of the resource agencies for affected biological resources.


Site Location Map
Floradale Wy
Lakeside Dr
Maloney Dr
Celtic Dr
Waverly Dr
Dunbar Ct
Leith Ct
Caber Dr
Milan Way
Schellbach Dr
Meadow Ln
9th St
8th St
7th St
6th St
5th St
4th St
3rd St
2nd St
1st St
P St
Q St
O St
M St
N St
R St
L St
K St
J St
I St
H St
G St
F St
E St
Aviation Blvd
Chambers Dr
Fuller Ln
Laehr Dr
Project Location
State Rte 65
PLACER CO
AUBURN RAVINE
Nelson Ln
Moore Rd
Danby Ln
Green Ravine Dr
Danbury Dr
Linley Ln
Joiner Pkwy
Groveland Ln
Newbridge Ln
Roseville Byp
Northfield Ln
Poplar Ln
Gateway Dr
Livorno Way
Portello Way
Luca Ln
Sterling Pkwy
E Lincoln Pkwy
1 mile
0
1/2
1 mile
approximate scale
Vicinity Map
SUTTER CO
PLACER CO
N DOWD RD
W WISE RD
NICOLAUS AVE
65
Lincoln
Project Location
See map above
193
Auburn
E CATLETT RD
SUNSET BLVD
FIDDYMENT RD
INDUSTRIAL AVE
Lincoln Byp
Rocklin
80
PACIFIC ST
Roseville
EL DORADO CO
Folsom Lake
SACRAMENTO CO
Citrus Heights
NOT TO SCALE
Regional Map
See Vicinity Map (left)
N
LIVE OAK
ASSOCIATES, INC.
Starbucks / Circle K
Site / Vicinity Map
Date
2/19/2025
Project #
2941-01
Figure #
1

1.3 STUDY METHODOLOGY

The analysis of impacts, as discussed in Section 3.0 of this report, is based on the known and potential biotic resources of the Project Site discussed in Section 2.0. Sources of information used in the preparation of this analysis included: (1) the *California Natural Diversity Data Base* (CDFW 2025), (2) the *Online Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2025), and (3) manuals, reports, and references related to plants and animals of the San Francisco Bay area and Solano County region. A field survey of the Project Site was conducted on January 22, 2025, by LOA wildlife ecologist Robert Shields and LOA plant ecologist Amy Patten. During this site visit, the principal land uses of the site were identified, and the constituent plants and animals were noted. Detailed surveys for sensitive biological resources were not conducted during the site visit.

2 EXISTING CONDITIONS

2.1 PROJECT SITE

The Project Site is generally located in an undeveloped field on the southeast corner of 1st Street and Joiner Parkway in the City of Lincoln and is bounded by undeveloped field to the east and south, an open field and firehouse to the west, and a gas station and residential development to the north.

Two soil types occur onsite: 1) San Joaquin sandy loam, 1 to 5 percent slope (predominantly non-hydric; well and moderately well drained poorly drained, medium to very high runoff, and very slow permeability) and 2) Cometa-Fiddyment complex, 1 to 5 percent slopes (predominantly non-hydric; Moderately well or well drained; slow to medium runoff; very slow permeability) (NRCS Web Soil Survey 2025; Figure 2). Hydric soils are defined as saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions such that under sufficiently wet conditions they support hydrophytic vegetation. Predominantly non-hydric "means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric" (NRCS 2025).

2.2 BIOTIC HABITATS/LAND USES

The Project Site consists of two biotic habitats: 1) Ruderal Grassland and 2) Drainage (Figure 3).

2.2.1 Ruderal Grassland

The site is entirely composed of ruderal grassland dominated by non-native species such as slender wild oat (*Avena barbata*), storksbill (*Erodium* sp.), and barley (*Hordeum* sp.). Some native species present includes doveweed (*Croton setiger*), peppergrass (*Lepidium nitidum*), and tarweed (*Holocarpha* sp.). The site has been repeatedly mowed, and due to the mowing along with the time of year, most vegetation was not identifiable. Several utility boxes are present in the northeast corner of the parcel, but no other structures exist on the site.

The site has been heavily impacted due to mowing, vehicle use, foot traffic, and trash. It is surrounded by residential and commercial development to the west, north and east. Auburn Ravine Park, a city park and natural area, is located to the southern side of the parcel, with more grassland between the project site and Auburn Ravine Park, which features a riparian corridor and oak woodland. It's possible sheet flow from this site may drain into Auburn Ravine.

Avian species observed during the site visit include the mourning dove (*Zenaida macroura*), Say's phoebe (*Sayornis saya*), horned lark (*Eremophila alpestris*), house finch (*Haemorhous mexicanus*), and yellow-rumped warbler (*Setophaga coronata*). Mammals observed was limited to domestic dog (*Canis familiaris*) tracks and scat. Burrows were not observed on the site.

2.2.2 Drainage

A mesic drainage holding shallow standing water runs west to east across the site. Vegetation observed in this habitat type includes Douglas's meadowfoam (Limnanthes douglasii), which is a



Source:
U.S. Dept. of Agriculture, Natural Resources Conservation Service

LIVE OAK ASSOCIATES, INC.

Starbucks / Circle K
Soils

Date	Project #	Figure #
2/19/2025	**2941-01**	**2**



Source:
Aerial photo courtesy of Google Earth 2/2024

LIVE OAK
ASSOCIATES, INC.

Starbucks / Circle K
Habitats / Land Cover

Date	Project #	Figure #
2/19/2025	**2941-01**	**3**

wetland obligate, as well as some invasive species including yellow star thistle (*Centauria solstitalis*), sheep sorrel (*Rumex crispis*), and vetch (*Veccia* sp.).

2.3 WILDLIFE MOVEMENT CORRIDORS

Wildlife movement corridors are areas where regional wildlife populations regularly and predictably move during dispersal or migration. Movement corridors in California are typically associated with valleys, rivers and creeks supporting riparian vegetation, and ridgelines. The site is located in the vicinity of Auburn Ravine, which is to the south of the site with an open field between the site and the stream. Auburn Ravine is identified as Linkage 6 in the Placer County Conservation Program (PCCP; Figure 5-1 of the PCCP). Although local wildlife may move through the region using the riparian corridor of Auburn Ravine, the project site is at the edge of the environs of the City of Lincoln, therefore, any animals moving through the site from this feature would not have suitable habitat on the other side. The site is not within a defined wildlife linkage. The Project Site likely supports local species movement, which use the site for foraging or dispersal.

2.4 SPECIAL STATUS PLANTS AND ANIMALS

Several species of plants and animals within the state of California have low populations and/or limited distributions. Such species may be considered "rare" and are vulnerable to extirpation as the state's human population grows and the habitats these species occupy are converted to agricultural and urban uses. As described more fully in Section 3.2, state and federal laws have provided the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS) with a mechanism for conserving and protecting the diversity of plant and animal species native to the state. A sizable number of native plants and animals have been formally designated as "threatened" or "endangered" under state and federal endangered species legislation. Others have been designated as candidates for such listing. Still others have been designated as "species of special concern" by the CDFW. The California Native Plant Society (CNPS) has developed its own set of lists of native plants considered rare, threatened, or endangered (CNPS 2025). Collectively, these plants and animals are referred to as "special status species".

A number of special status plants and animals could occur in the vicinity of the Project Site and are listed in the CNDDB tables included in Appendix A. Tables 1A and 1b show animal species which may have potential to occur on the Project Site in the following pages. Sources of information for this table include *California Amphibian and Reptile Species of Special Concern* (Thomson et.al. 2016), *California Bird Species of Special Concern* (Shuford and Gardall 2008), *California Natural Diversity Data Base* (CDFW 2025), *Endangered and Threatened Wildlife and Plants* (USFWS 2025), *Annual Report on the Status of California State Listed Threatened and Endangered Animals and Plants* (CDFW 2025), and *The California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2025). This information was used to evaluate the potential for special status plant and animal species to occur within the Project Site. It is important to note that the California Natural Diversity Data Base (CNDDB) is a volunteer database.

Lincoln USGS 7.5-minute quadrangle within which the Project Site is located, and for the eight surrounding quadrangles (Wheatland, Camp Far West, Wolf, Sheridan, Gold Hill, Pleasant Grove, Roseville, and Rocklin) using the California Natural Diversity Data Base Rarefind 5 (2025).

Alkaline and serpentine soils are absent from the site, therefore, those species occurring on these soils are not present on the site and plant species with ranges outside of the project site and well above the project site's elevation well above 148 feet (45 meters) or occur in habitats not present on the site, including chaparral, cismontane woodland, vernal pools, marshes, and swamps, including Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeae*), pincushion navarretia (*Navarretia myersii* ssp. *myersii*), and Brazilian watermeal (*Wolffia brasiliensis*).

The site is outside the range of the California black rail (*Laterallus jamaicensis coturniculus*). Additionally, the site does not support suitable habitat for fish, including the green sturgeon (*Acipenser medirostris* pop. 1), steelhead (*Oncorhynchus mykiss irideus* pop. 11).

TABLE 1A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the study area
Boggs Lake hedge-hyssop *Gratiola heterosepala*	FE, CRPR 1B.2	Habitat: Occurs in Marshes and swamps (lake margins) and vernal pools on clay soils. Elevation: 10-2,375 meters. Blooms: April-August.	**Absent.** No vernal pools or suitable clay soils are present on the site.

TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the study area
Big-scale balsamroot *Balsamorhiza macrolepis var. macrolepis*	CRPR 1B.2	Habitat: Occurs in chaparral, cismontane woodland, valley and foothill grassland, sometimes on serpentine. Elevation: 45-1,555 meters. Blooms: March-June.	**Absent.** This species typically occurs in the foothills rather than on the valley floor. Also, no suitable habitat occurs within the study area and serpentine soils are absent from the site.
Valley brodiaea *Brodiaea rosea ssp. vallicola*	CRPR 4.2	Habitat: Occurs in valley and foothill grasslands and vernal pools with silty soils and a microhabitat of alluvial terraces, gravelly, and/or sandy conditions. Elevation: 10-335 meters. Blooms: Perennial bulbiferous herb. April-May (June).	**Absent.** Vernal pools and suitable soils and microhabitat are absent from the site.
Spicate calycadenia *Calycadenia spicata*	CRPR 1B.3	Habitat: Occurs in Cismontane woodland and valley and foothill grassland with a microhabitat of adobe, clay, disturbed areas, dry, gravelly openings, roadsides, and/or rocky. Elevation: 40-1,400 meters. Blooms: May-September.	**Absent.** Suitable soils are absent from the site.

TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

PLANTS (adapted from CNPS 2025 and CDFW 2025)

Other Plants

Common and scientific names	Status	General habitat description	*Occurrence in the study area
Hispid salty bird's-beak *Chloropyron molle ssp. hispidum*	CRPR 1B.1	Habitats: Occurs in alkaline soils in meadows and seeps, playas, and valley and foothill grassland. Elevation: 1-155 meters. Blooms: June-September.	**Absent.** Alkaline soils are absent from the site.
Dwarf downingia *Downingia pusilla*	CRPR 2B.2	Habitat: Occurs in mesic Valley and foothill grasslands and vernal pools. Elevation: 1-445 meters Blooms: March-May.	**Absent.** Vernal pools and mesic grassland do not occur in the study area.
Stinkbells *Fritillaria agrestis*	CRPR 4.2	Habitats: Occurs in chaparral, valley grassland, foothill woodland, wetland, and riparian habitats, and can be associated with serpentine soils. Elevation: 10-1555 meters. Blooms: March-June.	**Absent.** Suitable habitat for stinkbells is absent from the site. Any suitable habitat that may have once been present has been highly modified for human use, mainly by discing. Furthermore, serpentine soils do not occur on the site. The nearest recorded occurrence is more than 13 miles to the northeast of the site.
Ahart's dwarf rush *Juncus leiospermus var. ahartii*	CRPR 1B.3	Habitat: Occurs in mesic valley and foothill grasslands. Elevation: 30-229 meters Blooms: March-May.	**Unlikely.** Marginal quality mesic grassland is present on the site, but it is highly impacted by invasive species.
Red Bluff dwarf rush *Juncus leiospermus* var. *leiospermus*	CRPR 1B.1	Habitat: Occurs in vernally mesic habitats, including chaparral, cismontane woodland, meadows and seeps, valley and foothill grasslands, and vernal pools. Elevation: 35-1,250 meters Blooms: March-June.	**Unlikely.** Marginal quality mesic grassland is present on the site, but it is highly impacted by invasive species.
Legenere *Legenere limosa*	CRPR 1B.1	Habitat: Occurs in vernal pools. Elevation: 1-880 meters. Blooms: April–June.	**Absent.** Vernal pools are absent from the site.

TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the study area
Valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	FT	Lives in mature elderberry shrubs of California's Central Valley and Sierra Foothills.	**Absent.** Suitable habitat in the form of elderberry shrubs is absent from the site.
Vernal pool tadpole shrimp *Lepidurus packardi*	FE	Occurs in vernal pools of California. Vernal pools and swales in the Sacramento Valley containing clear to highly turbid water.	**Absent.** Suitable habitat in the form of vernal pools is absent from the project site.
Conservancy fairy shrimp *Branchinecta conservatio*	FE	Occurs in large, deep vernal pools and lakes of California with water into June at elevations from 5 to 145 meters.	**Absent.** Suitable habitat in the form of deep vernal pools and lakes is absent from the project site.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT	Occurs in vernal pools of California.	**Absent.** Suitable habitat in the form of vernal pools is absent from the project site.
Western spadefoot *Spea hammondii*	CC	Primarily occurs in grasslands, but also occurs in valley and foothill hardwood woodlands. Requires vernal pools or other temporary wetlands for breeding.	**Absent.** Vernal pools required for breeding are absent from the study area.
Northwestern pond turtle *Actinemys marmorata*	FPT, CSC	Intermittent and permanent waterways including streams, marshes, rivers, ponds and lakes. Open slow-moving water of rivers and creeks of central California with rocks and logs for basking.	**Absent.** Aquatic habitat is too isolated and ephemeral to support this species.
Swainson's hawk *Buteo swainsonii*	CT	Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah. Requires adjacent suitable foraging areas such as grasslands or alfalfa fields supporting rodent populations.	**Possible.** Although nesting habitat is absent from the site, trees in the vicinity of the site may support Swainson's hawk nesting and the site may be used for foraging.
Burrowing owl *Athene cunicularia*	CC, CSC	Frequently open, dry annual or perennial grasslands, deserts, and scrublands characterized by low growing vegetation. Dependent upon burrowing mammals, most notably the California ground squirrel, for nest burrows.	**Unlikely.** Although burrows were not observed on the site, ground squirrels may move onto the site before construction begins, creating potentially suitable burrows onsite for burrowing owls are not known to occur in the vicinity of the site, and potentially suitable habitat is marginal on the site. As this species is sensitive, although unlikely to occur onsite, to be prudent, preconstruction surveys should be conducted for the site.
Bank Swallow *Riparia riparia*	CT	Occurs in open areas near flowing water, nests in steep	**Absent.** Suitable habitat is absent from the site for this species.

TABLE 2A: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

Species Listed as Threatened or Endangered under the State and/or Federal Endangered Species Acts

Common and scientific names	Status	General habitat description	*Occurrence in the study area
		banks along inland water or coast. State-wide.	
Tricolored blackbird *Agelaius tricolor*	CT, CSC	Breeds near fresh water, primarily emergent wetlands, with tall thickets. Forages in grassland and cropland habitats.	**Absent.** Breeding habitat is absent from the site for this species.

TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

California Species of Special Concern and Protected Species

Common and scientific names	Status	General habitat description	*Occurrence in the study area
White-tailed kite *Elanus leucurus*	CP	Rolling foothills and valley margins with scattered oaks & river bottomlands or marshes next to deciduous woodland. Prefers open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	**Possible.** Although breeding habitat is absent from the site, suitable foraging habitat is present onsite.
Northern harrier *Circus cyaneus*	CSC	Frequents meadows, grasslands, open rangelands, freshwater emergent wetlands; uncommon in wooded habitats.	**Possible.** Suitable breeding and foraging habitat is present onsite.
Purple martin *Progne subis*	CSC	Inhabits woodlands, low elevation coniferous forest of Douglas fir, ponderosa pine, and Monterey pine. Nests in old woodpecker cavities, also in human-made structures and nests widely in human-made birdhouses. Nests often located in tall, isolated trees or snags.	**Absent.** Suitable habitat for this species is absent from the site.
Yellow-breasted chat *Icteria virens*	CSC	Frequently breeds in dense shrubs and blackberry thickets and uses areas of dense vegetation during migration.	**Absent.** Suitable habitat for this species in the form of dense vegetation and blackberry thickets is absent from the site.
Grasshopper sparrow *Ammodramus savannarum*	CSC	Occurs in California during spring and summer in open grasslands with scattered shrubs.	**Absent.** Suitable habitat for this species in the form of grasslands with scattered shrubs is absent from the site.

TABLE 1B: SPECIAL STATUS SPECIES THAT COULD OCCUR IN THE PROJECT VICINITY

ANIMALS (adapted from CDFW 2025 and USFWS 2025)

California Species of Special Concern and Protected Species

Common and scientific names	Status	General habitat description	*Occurrence in the study area
Song sparrow ("Modesto" population) *Melospiza melodia*	CSC	Nests in riparian and dense vegetation fairly near water and along sparsely vegetated irrigation canals.	**Absent.** The site does not support suitable habitat in the form of riparian habitat, dense vegetation, or vegetated irrigation canals.
California yellow warbler *Dendroica petechia brewsteri*	CSC	Migrants move through many habitats of Sierra and its foothills. This species breeds in riparian thickets of alder, willow, and cottonwoods.	**Absent.** The site does not support suitable habitat in the form of riparian thickets.
Pallid bat *Antrozous pallidus*	CSC	Occurs in grasslands, chaparral, woodlands, and forests; most common in dry rocky open areas providing roosting opportunities. Roost sites include caves, mines, rock crevices, and large cavities of trees.	**Possible.** Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.
Townsend's big-eared bat *Corynorhinus townsendii*	CSC	Primarily a cave-dwelling bat that may also roost in buildings, bridges, rock crevices, and hollow trees. Occurs in a variety of habitats.	**Possible.** Although suitable roosting habitat is absent from the site, bats may forage on or over the site from time to time.

*Explanation of Occurrence Designations and Status Codes

Present: Species observed within the Project Site at time of field surveys or during recent past.
Likely: Species not observed within the Project Site, but it may reasonably be expected to occur there on a regular basis.
Possible: Species not observed within the Project Site, but it could occur there from time to time.
Unlikely: Species not observed within the Project Site, and would not be expected to occur there except, perhaps, as a transient.
Absent: Species not observed within the Project Site and precluded from occurring there because habitat requirements not met.

STATUS CODES

FE	Federally Endangered
FT	Federally Threatened
FPE	Federally Endangered (Proposed)
FC	Federal Candidate
CSC	California Species of Special Concern
CC	California Candidate

CE	California Endangered
CT	California Threatened
CR	California Rare
CP	California Fully Protected
None	Species included in the CNDDB results which are not listed under the CDFW or USFWS

CRPR	California Rare Plant Rank Listing
1A	Plants Presumed Extinct in California
1B	Plants Rare, Threatened, or Endangered in California and elsewhere
2	Plants Rare, Threatened, or Endangered in California, but more common elsewhere
3	Plants about which we need more information – a review list
4	Plants of limited distribution – a watch list

2.5 JURISDICTIONAL WATERS

Jurisdictional waters include rivers, creeks, and drainages that have a defined bed and bank and which, at the very least, carry ephemeral flows. Jurisdictional waters also include lakes, ponds, reservoirs, and wetlands. Such waters may be subject to the regulatory authority of the U.S. Army Corps of Engineers (USACE), the California Department of Fish and Wildlife (CDFW), and the California Regional Water Quality Control Board (RWQCB). See Section 3.2.4 of this report for additional discussion of these agencies' roles and responsibilities.

A mesic drainage holding shallow standing water runs west to east across the site. Auburn Ravine, a Water of the U.S. and state, does occur just off-site, and although it is possible sheet flow from the site may drain into, Auburn Ravine, there is no identifiable waterway or wetland connecting the site with Auburn Ravine.

3 REGULATORY FRAMEWORK

3.1 SIGNIFICANCE CRITERIA

General plans, area plans, and specific projects are subject to the provisions of the California Environmental Quality Act. The purpose of CEQA is to assess the impacts of proposed projects on the environment before they are constructed. For example, site development may require the removal of some or all of its existing vegetation. Animals associated with this vegetation could be destroyed or displaced. Animals adapted to humans, roads, buildings, pets, etc., may replace those species formerly occurring on a site. Plants and animals that are state and/or federally listed as threatened or endangered may be destroyed or displaced. Sensitive habitats such as wetlands and riparian woodlands may be altered or destroyed. These impacts may be considered significant. According to 2024 CEQA Status and Guidelines (2024), "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic interest. Specific project impacts to biological resources may be considered "significant" if they will:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; and
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.2 RELEVANT GOALS, POLICIES, AND LAWS

3.2.1 Threatened and Endangered Species

State and federal "endangered species" legislation has provided the CDFW and USFWS with a mechanism for conserving and protecting plant and animal species of limited distribution and/or low or declining populations. Species listed as threatened or endangered under provisions of the state and federal Endangered Species Acts, candidate species for such listing, state species of

special concern, and some plants listed as endangered by the California Native Plant Society are collectively referred to as "species of special status." Permits may be required from both the CDFW and USFWS if activities associated with a proposed project will result in the take of a listed species. To "take" a listed species, as defined by the state of California, is "to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill" said species (California Fish and Game Code, Section 86). "Take" is more broadly defined by the federal Endangered Species Act to include "harm" of a listed species (16 USC, Section 1532(19), 50 CFR, Section 17.3). Furthermore, the CDFW and the USFWS are responding agencies under CEQA. Both agencies review CEQA documents to determine the adequacy of their treatment of endangered species issues and to make project-specific recommendations for their conservation.

3.2.2 Migratory Birds

State and federal laws also protect most bird species. The State of California signed Assembly Bill 454 into law in 2019, which clarifies native bird protection and increases protections where California law previously deferred to Federal law. The Federal Migratory Bird Treaty Act (FMBTA: 16 U.S.C., scc. 703, Supp. I, 1989) prohibits killing, possessing, or trading in migratory birds, except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

3.2.3 Birds of Prey

Birds of prey are protected in California under provisions of the State Fish and Game Code, Section 3503.5, which states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Construction disturbance during the breeding season could result in the incidental loss of fertile eggs or nestlings, or otherwise lead to nest abandonment. Disturbance that causes nest abandonment and/or loss of reproductive effort is considered "taking" by the CDFW.

Additionally, the Bald and Golden Eagle Protection Act (16 U.S.C., sec. 668-668c) prohibits anyone from taking bald or golden eagles, including their parts, nests, or eggs, unless authorized under a federal permit. The act prohibits any disturbance that directly affects an eagle or an active eagle nest as well as any disturbance caused by humans around a previously used nest site during a time when eagles are not present such that it agitates or bothers an eagle to a degree that interferes with or interrupts normal breeding, feeding, or sheltering habits, and causes injury, death or nest abandonment.

3.2.4 Jurisdictional Waters and Wetlands

Section 404 of the federal Clean Water Act (CWA) regulates the discharge of dredged or fill material into "navigable waters" (33 U.S.C. §1344), defined in the CWA as "the waters of the United States, including the territorial seas" (33 U.S.C. §1362(7)). The CWA does not supply a definition for waters of the U.S., and that has been the subject of considerable debate since the CWA's passage in 1972. A variety of regulatory definitions have been promulgated by the two federal agencies responsible for implementing the CWA, the Environmental Protection Agency (EPA) and USACE. These definitions have been interpreted, and in some cases, invalidated, by federal courts.

Waters of the U.S. are presently defined by the EPA and USACE's joint 2023 Revised Definition of 'Waters of the U.S.' Rule (2023 WOTUS Rule), with certain interpretive modifications imposed by the U.S. Supreme Court's May 25, 2023, decision in the case of Sackett v. Environmental Protection Agency. These waters include:

- Waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide.
- The territorial seas.
- Interstate waters, including interstate wetlands.
- Impoundments of waters otherwise defined as waters of the United States under the definition.
- Tributaries to other waters of the U.S. that are relatively permanent, standing or continuously flowing bodies of water.
- Wetlands adjacent to other waters of the U.S. that have a continuous surface connection to those waters.

The 2023 WOTUS Rule also defines a number of exclusions from the definition of waters of the U.S., many of which are longstanding exclusions from earlier regulatory regimes. These generally include:

- Waste treatment systems.
- Prior converted cropland.
- Ditches excavated wholly in and draining only dry land that do not carry a relatively permanent flow of water.
- Certain artificial features, e.g., irrigation basins, swimming pools, borrow pits, and artificially irrigated areas.
- Swales and erosional features characterized by low volume, infrequent, or short duration flow.

All activities that involve the discharge of dredge or fill material into waters of the U.S. are subject to the permit requirements of the USACE. Such permits are typically issued on the condition that the applicant agrees to provide mitigation that results in no net loss of wetland functions or values.

Under the Porter-Cologne Water Quality Control Act of 1969, the State Water Resources Control Board has regulatory authority to protect the water quality of all surface water and groundwater in the State of California ("waters of the State"). Nine RWQCBs oversee water quality at the local and regional level. The RWQCB for a given region regulates discharges of fill or pollutants into waters of the State through the issuance of various permits and orders. Discharges into waters of the State that are also waters of the U.S. require a Section 401 Water Quality Certification from the RWQCB as a prerequisite to obtaining a Section 404 Clean Water Act permit. Discharges into waters of the State that are not also waters of the U.S. require Waste Discharge Requirements (WDRs), or waivers of WDRs, from the RWQCB.

The RWQCB also administers the Construction Storm Water Program and the federal National Pollution Discharge Elimination System (NPDES) program. Projects that disturb one or more acres of soil must obtain a Construction General Permit under the Construction Storm Water Program. A prerequisite for this permit is the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer. Projects that discharge wastewater, storm water, or other pollutants into a water of the U.S. may require a NPDES permit.

CDFW has jurisdiction over the bed and bank of natural drainages and lakes according to provisions of Section 1601 and 1602 of the California Fish and Game Code. Activities that may substantially modify such waters through the diversion or obstruction of their natural flow, change or use of any material from their bed or bank, or the deposition of debris require a Notification of Lake or Streambed Alteration. If CDFW determines that the activity may adversely affect fish and wildlife resources, a Lake or Streambed Alteration Agreement will be prepared. Such an agreement typically stipulates that certain measures will be implemented to protect the habitat values of the lake or drainage in question.

3.2.5 Local Policies or Habitat Conservation Plans

3.2.5.1 Tree Ordinances.

The City of Lincoln has an Oak Tree Preservation Ordinance (Chapter 18.69) which provides guidelines and enforcements to protect oak trees within the City limits.

3.2.5.2 General Plan.

The City of Lincoln has a General Plan 2050 document, General Development Plans, and Specific Plans. The site is not within any General Development Plan areas or any Specific Plan area.

The City of Lincoln General Plan 2050 has several Goals and Policies, and Goal OSC-1 relates to natural resources. Goal OSC-1 in the City of Lincoln's General Plan 2050 is to "designate, protect, and encourage natural resources, open space, and recreation lands in the city, protect and enhance a significant system of interconnected natural habitat areas, and provide opportunities for recreation activities to meet citizen needs." This goal includes several policies as well.

- *"Policy OSC-1.1 Protect Natural Resources.* The City shall strive to protect natural resource areas, fish and wildlife habitat areas, scenic areas, open space areas and parks from encroachment or destruction by incompatible development.
- *Policy OSC-1.2 Coordinate with Placer County for Open Space Preservation.* The City shall coordinate with Placer County and their Placer Legacy program to ensure City issues are incorporated into future plans.
- *Policy OSC-1.3 Creation of Buffers.* In new development areas, the City shall encourage the use of open space or recreational buffers between incompatible land uses.
- *Policy OSC-1.4 100-year Floodplains.* The city will apply open space designations to all lands located within the l00 year floodway as shown on the FIRM panel or as determined by a project drainage plan and approved by the City Engineer/Director of Public Works; The City will also apply open space designations to all 100-year floodplain fringe areas, and/or remaining

floodplain fringe areas as determined by a project drainage plan identifying floodplain fringe encroachment areas, and quantifying their impact along with other improvements to show a zero (0) net impact to the upstream, downstream and adjacent properties. Open space designations will apply to all land located within a minimum of 50 feet from the center channel of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. In designating these areas as open space, the city is preserving natural resources and protecting these areas from development.

- *Policy OSC-1.5 Protection of Minerals*. The City will protect mineral resources such as groundwater, clay deposits, as well as groundwater recharge areas from urban development.
- *Policy OSC-1.6 Soil Erosion*. The City shall require new development to implement measures that minimize soil erosion from wind and water related to construction. Measures may include, but not be limited to the following: Grading requirements that limit grading to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, or other intended uses; and/or Construction techniques that utilize site preparation, grading, and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving development sites and polluting local waterways.
- *Policy OSC-1.7 Soil Erosion and Site Planning*. The City shall require all development to minimize soil erosion by maintaining compatible land uses suitable building designs and appropriate construction techniques. Contour grading, where appropriate, and revegetation shall be required to mitigate the appearance of engineered slopes and to control erosion."

3.2.5.3 Habitat Conservation Plans.

The Placer County Conservation Program Habitat Conservation Plan (PCCP) and includes 14 Covered Species, including Swainson's hawk, California black rail, western burrowing owl, tricolored blackbird, giant gartersnake, western pond turtle, Foothill yellow-legged frog, California red-legged frog, Central Valley fall-/late fall-run Chinook salmon, Central Valley steelhead, valley elderberry longhorn beetle, vernal pool fairy shrimp, vernal pool tadpole shrimp, and conservancy fairy shrimp. Fees are assessed per Plan Area, development size, and type of construction; a land in lieu of fee option is available.

Chapter 5 of the PCCP includes four Conservation Measures: 1) Establish Reserve System; 2) Manage and Enhance the Reserve System; 3) Restore and Create Natural Communities and Covered Species' Habitat; and 4) Plan Area-wide Actions.

Chapter 6 of the PCCP includes the evaluation and application process as well as Conditions on Covered Activities. Conditions on Covered Activities include:

General Conditions:

General Condition 1, Watershed Hydrology and Water Quality

General Condition 2, Conservation Lands: Development Interface Design Requirements

General Condition 3, Land Conversion

General Condition 4, Temporary Effects

General Condition 5, Conduct Worker Training

Conditions to Avoid and Minimize Effects on Specific Natural Communities:

Community Condition 1, Wetland Avoidance and Minimization (Vernal Pool and Aquatic/Wetland Complex)

Community Condition 2, Riverine and Riparian Avoidance and Minimization

Community Condition 3, Valley Oak Woodland Avoidance, Minimization, and Mitigation

Conditions to Avoid, Minimize, and Mitigate Effects on the Stream System:

Stream System Condition 1, Stream System Avoidance and Minimization

Stream System Condition 2, Stream System Mitigation: Restoration

Regional Public Programs:

Regional Public Projects Condition 1, Transportation and Other Infrastructure Projects Design Requirements

Regional Public Projects Condition 2, Transportation and Other Infrastructure Projects Construction BMPs

Regional Public Projects Condition 3, Operation and Maintenance BMPs

Conditions to Minimize Effects on Covered Species:

Species Condition 1, Swainson's Hawk

Species Condition 2, California Black Rail

Species Condition 3, Western Burrowing Owl

Species Condition 4, Tricolored Blackbird

Species Condition 5, Giant Garter Snake

Species Condition 6, California Red-legged Frog, Foothill Yellow-legged Frog, and Western Pond Turtle

Species Condition 7, Central Valley Steelhead and Central Valley Fall-/Late Fall-Run Chinook Salmon (Salmonids)

Species Condition 8, Valley Elderberry Longhorn Beetle

Species Condition 9, Conservancy Fairy Shrimp

Species Condition 10, Vernal Pool Fairy Shrimp and Vernal Pool Tadpole Shrimp

Reserve Management Conditions:

Reserve Management Condition 1, Public Access and Recreation on Future Reserve Lands

Reserve Management Condition 2, Recreation Component of Reserve Unit Management Plans

Reserve Management Condition 3, Jump Start Lands

3.3 POTENTIALLY SIGNIFICANT PROJECT IMPACTS/MITIGATION

The project involves the conversion of approximately two acres of grassland habitat into a Starbucks and Circle K.

3.3.1 Loss of Habitat for Special Status Plants

Potential Impacts. Of the ten special-status plant species potentially occurring in the region, none of the species which have the potential to occur on the project site.

Mitigation. No mitigation warranted.

3.3.2 Loss of Habitat for Special Status Animals

Potential Impacts. Of the 18 special-status animal species potentially occurring in the region, 13 species would be absent or unlikely to occur within the Project Site due to unsuitable habitat conditions. These include the Valley elderberry longhorn beetle, vernal pool tadpole shrimp, conservancy fairy shrimp, vernal pool fairy shrimp, western spadefoot, northwestern pond turtle, burrowing owl, purple martin, yellow-breasted chat, grasshopper sparrow, song sparrow ("Modesto" population), California yellow warbler, and tricolored blackbird. Construction of the project would have no effect on loss of habitat for these species because there is little or no likelihood that they are present.

Although the burrowing owl is unlikely to be present onsite, to be prudent, we recommend preconstruction surveys be conducted.

An additional five species may regularly or occasionally utilize the Project Site for foraging or breeding, including the Swainson's hawk, white-tailed kite, northern harrier, pallid bat, Townsend's big-eared bat.

However, the Project Site does not provide regionally important foraging habitat for these species. Therefore, development of the project would result in a less-than-significant impact on these species.

Although bat species listed above would forage on or over the site, roosting habitat is absent from the site.

Although impacts to habitat for these species are not significant, impacts to individuals of these species would be potentially significant. Therefore, development of the project would result in a less-than-significant impact on these species.

Mitigation. For species that are subject to potentially significant impacts to individuals due to construction of the project, mitigation measures are identified below for each as follows: raptors and migratory birds (Mitigation 3.3.3); burrowing owls (Mitigation 3.3.4); and Swainson's hawk (Mitigation 3.3.5).

3.3.3 Disturbance to Active Raptor and Migratory Bird Nests

Potential Impacts. In addition to the white-tailed kite, northern harrier, and Swainson's hawk, several other raptor species may nest onsite. Additionally, the Project Site area could provide nesting habitat for a number of migratory bird species. Nearly all native bird species are protected by the federal Migratory Bird Treaty Act. Additional surveys are required for the burrowing owl

(See Section 3.3.4) and Swainson's hawk (See Section 3.3.5). Construction activities that adversely affect the nesting success of raptors or result in mortality of individual birds constitute a violation of state and federal laws (see Section 3.2.2 and 3.2.3) and would be considered a significant impact under CEQA.

Mitigation. To minimize construction disturbance to active raptor and other bird nests, the following measure(s) will be followed:

***Mitigation 3.3.3a* (*Pre-construction surveys*).** If vegetation removal, site preparation, grading, or construction is planned to occur within the breeding period (i.e., between February 1 and August 31), a qualified biologist will conduct pre-construction surveys for active nests of migratory birds within seven days prior to the onset of these activities. If construction activity is planned to commence outside the breeding period, no pre-construction surveys are required for nesting birds and raptors.

***Mitigation 3.3.3b* (*Establish Buffers*).** Should any active nests be discovered in or near proposed construction zones, the biologist will establish a suitable construction-free buffer around the nest. This buffer will be identified on the ground with flagging or fencing and will be maintained until the biologist has determined that the young have fledged.

3.3.4 Impacts to Burrowing Owls

Potential Impacts. Although this species is unlikely to occur on the project site, moderate-poor habitat exists onsite, as this species is a sensitive species, to be prudent, to reduce the potential to result in a significant impact to burrowing owls, the below surveys should be conducted.

Mitigations. Implementation of the following measures prior to the construction of the project will reduce impacts to burrowing owls from direct mortality to a less-than-significant level.

Mitigation Measure 3.3.5a (Pre-construction Surveys). A qualified biologist would conduct a preconstruction survey for burrowing owls following the 2012 CDFW Guidelines, or a more recent Guideline if the 2012 document is updated before start of construction, which includes two surveys, one within 14 days prior to the start of construction and the second within 24 hours prior to the start of construction.

Mitigation Measure 3.3.5b (Avoidance and Monitoring). Identified burrowing owls should be avoided until the burrow has been abandoned.

3.3.5 Impacts to Swainson's Hawk

Potential Impacts. Although potentially suitable nest trees are absent from the project site, suitable nesting habitat occurs in the near vicinity of the site, therefore, species-specific surveys should be conducted to avoid impacts to nesting Swainson's hawks according to Section 6.3.5.6 of the PCCP Species Condition 1, Swainson's Hawk.

Mitigations. Implementation of the following measures prior to the construction of the project will reduce impacts to Swainson's hawks from direct mortality to a less-than-significant level.

Mitigation 3.3.5a (Pre-construction Surveys). Survey Requirements: "Surveys for Swainson's hawk nests are required on the following communities in the Valley, within 0.25 mile (1,320 feet) of the project site:

- Valley oak woodland
- Grassland (if trees are present)
- Riparian
- Semi-natural (if trees are present)
- Other agricultural (if trees are present)
- Rural residential (if trees are present)
- Urban (if trees are present)

In addition, a CNDDB record search is required to determine whether any active nests are present within 1,320 feet of the project site. A nest is assumed active if it has been used within the previous 5 years.

Swainson's Hawk 1. Swainson's hawk surveys and CNDDB record searches are required well in advance of project construction to determine whether Swainson's hawk is nesting on or within 1,320 feet of the project site. If the project cannot be designed to avoid active Swainson's hawk nest trees and the construction must occur during the nesting season (approximately February 1 to September 15), a preconstruction survey must be conducted no more than 15 days prior to ground disturbance. Surveys will be conducted consistent with current guidelines (Swainson's Hawk Technical Advisory Committee 2000), with the following exceptions:

- Surveys will be required within a 1,320-foot radius around the project site. In instances where an adjacent parcel is not accessible to survey because the qualified biologist was not granted permission to enter, the qualified biologist will scan all potential nest tree(s) from the adjacent property, road sides, or other safe, publicly accessible viewpoints, without trespassing, using binoculars and/or a spotting scope to look for Swainson's hawk nesting activity;
- Surveys will be required from February 1 to September 15 (or sooner if it is found that birds are nesting earlier in the year); and
- If a Swainson's hawk nest is located and presence confirmed, only one follow-up visit is required (to avoid disturbance of the nest due to repeated visits)."

Mitigation 3.3.5b (Minimization). Applicable Measures: "If surveys determine that a Swainson's hawk nest is occupied, the project must adopt the minimization measure listed below:

Swainson's Hawk 2. During the nesting season (approximately February 1 to September 15 or sooner if it is found that birds are nesting earlier in the year), ground-disturbing activities within 1,320 feet of occupied nests or nests under construction will be prohibited to minimize the potential for nest abandonment. While the nest is occupied, activities outside the buffer can take place provided that they do not stress the breeding pair. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the PCA for a reduction in the buffer distance or waiver of this avoidance measure. A qualified biologist would be required to monitor the nest and determine that the reduced buffer does not cause nest abandonment. If a qualified biologist determines nestlings have fledged, Covered Activities can proceed normally.

Swainson's Hawk 3. Active (within the last 5 years) nest trees on a project site will not be removed during the nesting season. If a nest tree must be removed (as determined by the PCA), tree removal shall occur only between September 15 and February 1, after any young have fledged and are no longer dependent on the nest and before breeding activity begins.".

Mitigation Measure 3.3.5c (Construction Monitoring). "*Swainson's Hawk 4.* Construction monitoring will be conducted by a qualified biologist and will focus on ensuring that activities do not occur within the buffer zone. The qualified biologist performing the construction monitoring will ensure that effects on Swainson's hawks are minimized. If monitoring indicates that construction outside of the buffer is affecting nesting, the buffer will be increased if space allows (e.g., move staging areas farther away). If space does not allow, construction will cease until the young have fledged from the nest (as confirmed by a qualified biologist). The frequency of monitoring will be approved by the PCA and based on the frequency and intensity of construction activities and the likelihood of disturbance of the active nest. In most cases, monitoring will occur at least every other day, but in some cases, daily monitoring may be appropriate to ensure that direct effects on Swainson's hawks are minimized. The qualified biologist will train construction personnel on the avoidance procedures and buffer zones."

Implementation of the above measure would reduce impacts to Swainson's hawks to a less-than-significant level.

3.3.6 Impacts to Wildlife Movement Corridors

Potential Impacts. The site is located in the vicinity of Auburn Ravine, which is to the south of the site with an open field between the site and the stream. Auburn Ravine is identified as Linkage 6 in the Placer County Conservation Program (PCCP; Figure 5-1 of the PCCP)). Although local wildlife may move through the region using the riparian corridor of Auburn Ravine, the project site is at the edge of the environs of the City of Lincoln, therefore, any animals moving through the site from this feature would not have suitable habitat on the other side. The site is not within a defined wildlife linkage. The Project Site likely supports local species movement, which use the site for foraging or dispersal.

Impacts to movement corridors for local wildlife are less-than-significant.

Mitigations. Mitigation for impacts to wildlife movements is not warranted.

3.3.7 Disturbance to Native Wildlife Nursery Sites

Potential Impacts. There is no aquatic habitat associated with the Project Site which could provide nursery sites for native wildlife. Measures are already listed above for potential impacts to nesting birds. Therefore, potential impacts to wildlife nursery sites would be less-than-significant.

Mitigation. No mitigation is warranted.

3.3.8 Potential Impacts to Jurisdictional Waters, Riparian Habitat and Other Sensitive Natural Communities, Including Federally and State Protected Wetlands

Potential Impacts. A mesic drainage holding shallow standing water runs west to east across the site. Auburn Ravine, a Water of the U.S. and state, does occur just off-site, and although it is possible sheet flow from the site may drain into, Auburn Ravine, there is no identifiable waterway

or wetland connecting the site with Auburn Ravine. A Wetland Delineation is recommended for the project site to determine jurisdiction of the drainage.

Mitigation. A Wetland Delineation should be conducted to determine jurisdiction of the drainage. If it is a wetland, it should be avoided, or the appropriate permits will be obtained and all measures followed.

3.3.9 Degradation of Water Quality in Seasonal Drainages, Stock Ponds and Downstream Waters

Potential Impact. Eventual site development and construction may require grading that leaves the soil of construction zones barren of vegetation and, therefore, vulnerable to sheet, rill, or gully erosion. Eroded soil is generally carried as sediment in surface runoff to be deposited in natural creek beds, canals, and adjacent wetlands. Furthermore, urban runoff is often polluted with grease, oil, pesticide and herbicide residues, heavy metals, etc. These pollutants may eventually be carried to sensitive wetland habitats used by a diversity of native wildlife species. The deposition of pollutants and sediments in sensitive riparian and wetland habitats would be considered a potentially significant adverse environmental impact. The project would comply with the City's grading requirements. Therefore, the project buildout would result in a less-than-significant impact to water quality.

Mitigation. No mitigation is warranted.

3.3.10 Local Policies: City of Lincoln Tree Ordinance

Potential Impacts. Ordinance-sized trees do not occur on the site.

Mitigation. No mitigations are warranted.

3.3.11 Local Policies: City of Lincoln General Plan

Potential Impacts. The project is within the Neighborhood Commercial land use and is in agreement with the City of Lincoln's General Plan.

Mitigation. No mitigations are warranted.

3.3.12 Local Policies or Habitat Conservation Plans

Potential Impacts. The City of Lincoln is within the Placer County Conservation Program (PCCP) and the site itself is within Plan Area A, Component/Plan Area A1 "Valley Potential Future Growth" (Figure 2-4 of the PCCP) where all activities are covered with a land conversion fee of: 1) Any Existing Parcel up to 20,000 square feet (no fee-not a covered activity); 2) Total covered activity on existing parcel greater than 20,000 square feet up to 1.0 acre - $5,976/acre; 3) Single family residential on existing parcel greater than 1.0 acre or on any parcel created by subdivision of an existing parcel into four or fewer total parcels ($4,482/dwelling unit plus $1,493/acre up to a maximum of $14,938); and 4) All other development ($30,440/acre)(fees shown for the 2024-2025 fee schedule). As this project is approximately 2 acres, we assume fees would be $30,440/acre. The PCCP also offers a land in lieu of fee option.

The site currently appears to be classified as “Rangeland” (Figure 2-2 of the PCCP), although livestock was absent from the site during LOA’s site visit.

Mitigation. An application for impacts under the PCCP should be prepared, appropriate fees should be paid, and appropriate Condition Measures of the PCCP should be followed, including measures relating to Swainson’s hawks (See Section 3.3.5).

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Appendix B

Traffic Report

TRAFFIC IMPACT STUDY

DATE: September 26, 2024

TO: Rommel Pabalinas | City of Lincoln

FROM: David Tokarski | DKS Associates
Daniel Block | DKS Associates

SUBJECT: Traffic Impact Study for Circle K Service Station and Starbucks at Joiner Parkway and 1st Street — Project #19114-006

INTRODUCTION

This memo presents a near-term Traffic Impact Study for the proposed Starbucks drive-through coffee shop and Circle K Service Station on the southeast corner of Joiner Parkway and 1st Street. The location of the project and study intersections are shown in **Figure 1**.

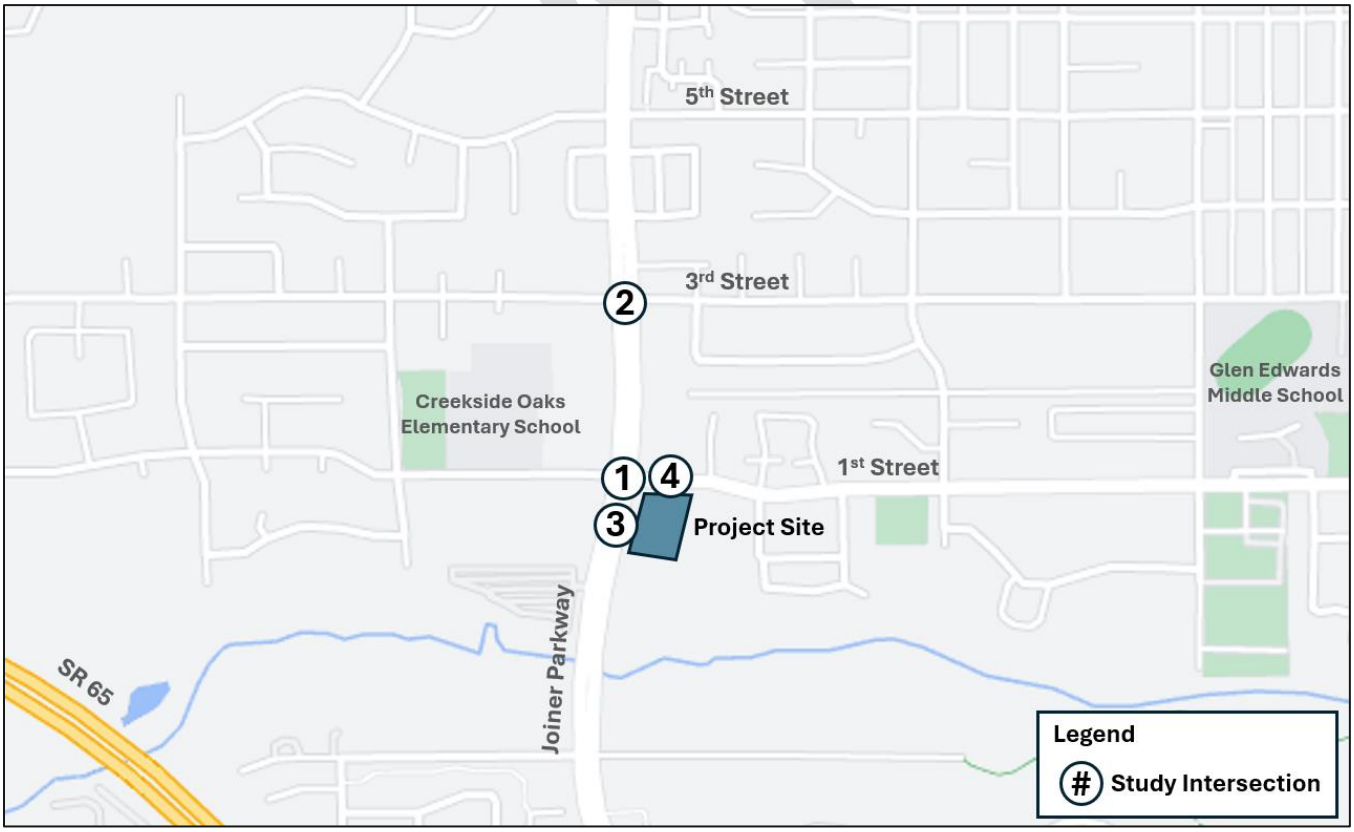


FIGURE 1: PROJECT AREA AND STUDY INTERSECTIONS

EXISTING CONDITIONS

ROADWAY SYSTEM

The two key roadways in the project vicinity that will serve project traffic are Joiner Parkway and 1st Street.

JOINER PARKWAY

Joiner Parkway is a major north-south arterial in the City of Lincoln, running roughly parallel to SR 65 through most of the city limits. In the project area, it is a 4-lane arterial with a posted speed limit of 45 miles per hour (mph) and a continuous raised median with landscaping. Joiner Parkway has sidewalks and Class II bicycle lanes that allow the use of neighborhood electric vehicles (NEV) near the project site.

1ST STREET

1st Street is an east-west collector in the City of Lincoln, running from the western city limits to Auburn Ravine. In the project area, it is a 2-lane collector with a posted speed limit of 25 mph. 1st Street has sidewalks and Class II bicycle lanes and is posted as an NEV route. Just west of Joiner Parkway, westbound 1st Street has a linear passenger loading zone separated by a raised median for Creekside Oaks Elementary School.

TRAFFIC COUNTS

AM and PM peak period (7:00-9:00 AM and 4:00-6:00 PM) traffic counts were collected at the Joiner Parkway/1st Street intersection on May 2, 2024 and at the Joiner Parkway/3rd Street intersection on August 29, 2024. The peak hours were 7:30 to 8:30 AM and 4:15 to 5:15 PM. Counts included cars, heavy vehicles, bicycles, and pedestrians. Heavy vehicles were less than 2% of the traffic volume. Only a few bicycles and pedestrians were counted except for 46 pedestrians using the north-leg crosswalk at Joiner Parkway/1st Street in the AM peak hour, this is likely associated with school arrivals at Creekside Oaks Elementary School.

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TABLE 1: PEAK HOUR TURNING MOVEMENT COUNTS

Intersection	Turning Movement Volume (veh/hr)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM Peak Hour												
1. JOINER PKWY/1ST ST	0	108	291	78	34	451	156	37	57	183	143	90
2. JOINER PKWY/3RD ST	0	17	245	59	74	500	29	84	83	73	94	24
PM Peak Hour												
1. JOINER PKWY/1ST ST	105	535	100	53	362	32	35	37	71	109	44	50
2. JOINER PKWY/3RD ST	36	528	56	25	396	23	18	11	32	52	21	39

COLLISION DATA

Total traffic collision data was provided by the City for a 5-year period (August 2019 through July 2024). Additional detail about injury or fatal collisions was obtained from the Statewide Integrated Traffic Records System (SWITRS) using the Transportation Injury Mapping System (TIMS). There were 12 total collisions at the study intersections with 7 at Joiner Parkway/1st Street and 5 at Joiner Parkway/3rd Street. There was 1 severe injury collision at each of the two intersections, 3 minor injury collisions at Joiner Parkway/1st Street, and 4 minor injury collisions at Joiner Parkway/3rd Street. Broadside collisions were most common with 5. There were 2 collisions involving pedestrians, one at each intersection.

INTERSECTION OPERATIONS

DKS applied the Highway Capacity Manual (HCM) 7th Edition methodology to calculate LOS at the study intersections under Existing conditions. A summary of LOS results is shown in **Table 2**.

TABLE 2: EXISTING CONDITIONS INTERSECTION OPERATIONS

		AM PEAK HOUR		PM PEAK HOUR	
INTERSECTION	CONTROL TYPE	LOS	DELAY	LOS	DELAY
JOINER PKWY/1ST ST	Signal	C	32.3	B	18.0
JOINER PKWY/3RD ST	Signal	B	18.9	B	13.5

Both existing study intersections meet the City standard of LOS "C" under Existing conditions.

EXISTING PLUS PROJECT CONDITIONS

TRIP GENERATION

DKS estimated trip generation of the project based on rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*.

ITE Land Use 945: Convenience Store/Gas Station was used for the Circle K Service station. The convenience store has a gross floor area (GFA) of approximately 4.1KSF (1,000 square feet) and there are 10 vehicle fueling positions proposed. As both floor area of the convenience store and vehicle fueling positions affect trip generation, the ITE manual has this category split into subcategories to provide a multi-variable evaluation of sites with single-variable data plots. There are subcategories based on vehicle fueling position and based on the GFA of the convenience store. After testing both approaches, the GFA 4.0-5.5k subcategory (independent variable: vehicle fueling positions) was selected as it produces the highest peak hour trip generation and thus is the most conservative. A pass-by rate of 75% was selected based on ITE 945 for sites with between 9 and 20 vehicle fueling positions. Pass-by trips are trips that would stop at Circle K but are existing trips with a different primary destination and/or purpose.

ITE Land Use 937: Coffee/Donut Shop with Drive-Through Window is the category that best represents a Starbucks with seating and a drive-through. A pass-by rate of 50% was assumed for Starbucks based on ITE Land Use 934: Fast-Food Restaurant with Drive Through Window. ITE does not have pass-by trip data for ITE Land Use 937, and Land Use 934 is the most analogous category with data. Note that diverted trips are included as non-pass-by trips for this analysis.

Trip generation and pass-by trips are summarized **Table 3**.

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TABLE 3. VEHICLE TRIP GENERATION

	Week-day	AM Peak Hour			PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
CONVENIENCE STORE/GAS STATION (GFA: 4-5.5K) (LU 945) - 10 VEHICLE FUELING POSITIONS							
Total Trips	2,571	135	135	270	114	114	228
Pass-by[1]	1,928	102	102	204	85	85	170
Non-Pass-By (new Trips)	643	33	33	66	29	29	58
COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW (LU 937) - 2.3 KSF							
Total Trips	1,227	101	97	198	45	45	90
Pass-by[1]	613	49	49	98	22	22	44
Non-Pass-By (New Trips)	614	52	48	100	23	23	46

[1] Pass-by trips represent vehicle trips that would have traveled past the project site whether the project exists or not and stop at the site due to new availability of product or service.

SHORT-TERM VS LONG-TERM ANALYSIS

The proposed project generates more than 50 trips in the PM peak hour so this traffic impact study is required under the City's Traffic Impact Study guidelines in the Design Criteria and Procedures. The project is consistent with the general plan zoning for neighborhood commercial plan, so only short-term traffic analysis is required.

TRIP DISTRIBUTION

DKS utilized the South Placer South Sutter travel demand model (SPSS) travel demand model developed for Placer County in 2024 to estimate the potential distribution of vehicle trips to/ from the proposed development. In order to do this, a "select zone" run was created where trips within the project traffic analysis zone (TAZ) were isolated in order to estimate the travel patterns of project trips. Trip distribution estimated using the model is shown in **Figure 2** below.

The figure shows that the highest percentage of trips travel to/ from Joiner Parkway to the north, with approximately 8% going east or west from Joiner Parkway and approximately 27% continuing further north. Next highest is travel to/ from eastbound 1st Street (with approximately 8% heading into the neighborhood north of 1st Street and approximately 29% heading further east of 1st Street. Additionally, approximately 23% travel to/ from Joiner Parkway south and approximately 5% travel to/ from 1st Street to the west.

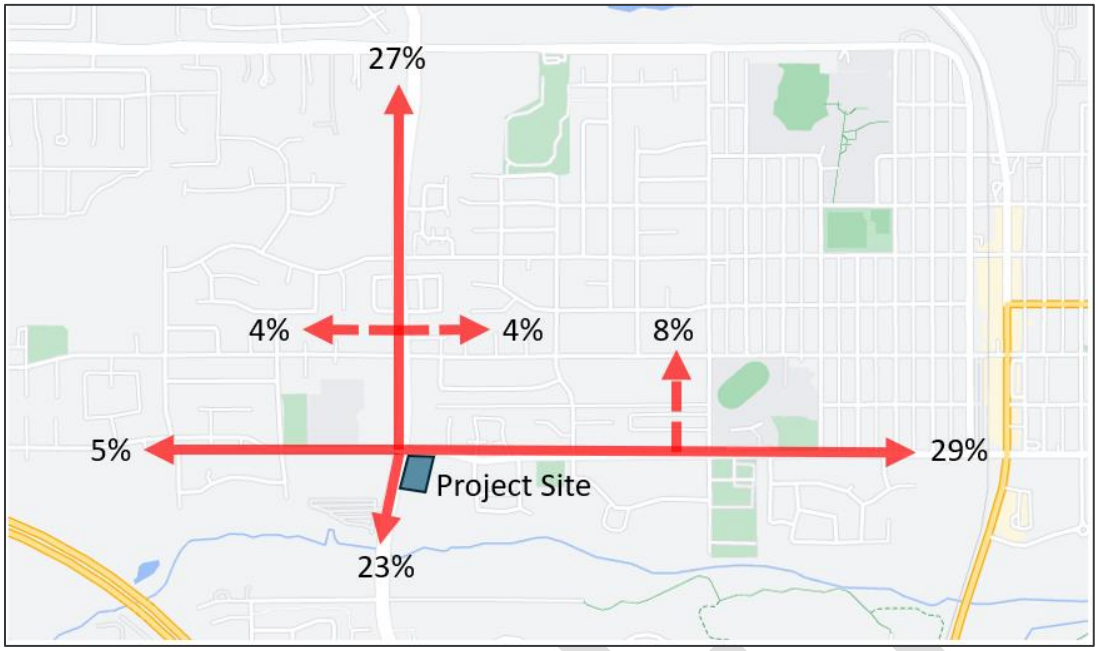


FIGURE 2: PROJECT TRIP DISTRIBUTION

EXISTING PLUS PROJECT FORECAST

Project trips were distributed to intersection turning movements and added to existing traffic counts to produce existing plus project forecasts for the AM and PM peak hours. The intersections of Joiner Pkwy at 1st and 3rd Streets were included as well as the project driveways. Based on the trip distribution, other nearby intersections would have fewer than 50 project trips. First, the new project trips (non-pass-by) were applied to the distribution discussed in the previous section. Then, pass-by trips were allocated to turning movements based on the existing traffic counts since pass-by trips divert existing traffic rather than following a distribution for new trips. The corresponding movements were reduced resulting in some turning movements with negative project-only trips at Joiner Pkwy/1st St. For example, southbound-through vehicles divert to make the southbound left. Then the project-only delta was added to existing counts to produce the existing plus project forecast, shown **Table 4**.

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TABLE 4. EXISTING PLUS PROJECT PEAK HOUR TURNING MOVEMENT VOLUMES

Intersection	Turning Movement Volume (veh/hr)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM Peak Hour												
1. JOINER PKWY/1ST ST	224[1]	325	101	118	411	141	34	55	167	130	81	24
2. JOINER PKWY/3RD ST	20	267	62	74	523	29	84	83	76	97	24	54
3. JOINER PKWY DRIVEWAY		449	48		796							201
4. 1ST ST DRIVEWAY			31					143	131	57	235	
PM Peak Hour												
1. JOINER PKWY/1ST ST	162[2]	560	123	97	338	30	32	37	66	101	41	46
2. JOINER PKWY/3RD ST	38	542	58	25	410	23	18	11	34	54	21	39
3. JOINER PKWY DRIVEWAY		710	42		554							135
4. 1ST ST DRIVEWAY			24					174	83	34	188	

[1] This northbound left-turn volume includes 88 northbound U-turns in the AM peak hour.

[2] This northbound left-turn volume includes 49 northbound U-turns in the PM peak hour.

The project has no driveways that allow for left-out movements and U-turns are not allowed on 1st Street resulting in heavy use of the Joiner Parkway right-out driveway with many vehicles needing to make a northbound U-turn on Joiner Pkwy at 1st Street.

EXISTING PLUS PROJECT TRAFFIC OPERATIONS

The study intersections were analyzed for Existing Plus Project conditions following the same methodology as for Existing conditions. LOS for Existing Plus Project meets the City's LOS "C" policy except for Joiner Parkway/1st Street in the AM peak hour which would operate at LOS E with no modification to the existing intersection or traffic signal timing.

Increasing the cycle length to 120 seconds could improve the LOS at Joiner Parkway/1St Street to LOS C (34.8 sec/veh). However, even with the increased cycle length, the 95th percentile queue for the northbound left-turn lane extends approximately 300-ft, exceeding the current 100-ft lane storage. This estimated 95th percentile queue would extend south of the project driveway on Joiner Parkway, blocking vehicles attempting to exit the site to travel south on Joiner Parkway.

Consequently, these motorists would have to wait in the driveway for the queue to clear or block the right lane waiting to merge into the left-turn queue.

Alternatively, if a left turn out of the project site onto Joiner Parkway could be provided (with median storage), that would reduce almost all the demand for northbound U-turns, and both Joiner Parkway/1st Street and the Joiner Parkway Driveway would operate acceptably. The median acceleration lane would conflict with the current fire station northbound egress, making this option not likely to be feasible.

A summary of LOS results is shown in **Table 5**.

TABLE 5: EXISTING CONDITIONS INTERSECTION OPERATIONS

INTERSECTION	CONTROL TYPE	EXISTING				EXISTING PLUS PROJECT			
		AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR	
		LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY
JOINER PKWY/1ST ST	Signal	C	32.3	B	18.0	**E**	**75.9**	B	19.0
JOINER PKWY/3RD ST	Signal	B	18.9	B	13.5	B	19.2	B	13.6
JOINER PKWY DRIVEWAY	SSSC[1]	-	-	-	-	B	13.9	B	12.8
1ST ST DRIVEWAY	SSSC	-	-	-	-	A	< 10	A	< 10

[1] SSSC is side-street-stop control. LOS and average delay are reported for the worst movement at the intersection.

VMT ANALYSIS

The County of Placer Transportation Study Guidelines (2021) provide guidelines for VMT analysis include screening criteria for projects that can be presumed to have a less than significant VMT impact. This project meets the screening criteria of Local-Serving Retail Development, as it is less than 50,000 square feet and does not contain retail with a regional draw. Therefore, this project has a less than significant VMT impact, and no further VMT analysis is warranted.

SUMMARY

The Starbucks drive-through coffee shop and Circle K Service Station on the southeast corner of Joiner Parkway and 1st Street will generate about 643 new daily trips. The development is expected to generate more traffic at study intersections in the AM peak hour with 270 total trips (including pass-by trips). Currently, study intersections operate at or below the City's LOS standard of LOS C.

The intersections and traffic signals would operate acceptably with no modifications in the PM peak hour. The intersection of Joiner Parkway/1St Street would operate unacceptably in the AM peak hour at LOS E unless modifications are made to the intersection signal timing or geometry. This is driven largely by the increase in demand for northbound U-turns from vehicles exiting the site to travel south on Joiner Parkway. LOS can be reduced to acceptable operation (LOS C) by increasing

the cycle length to 120 seconds, but queuing for the northbound left-turn is expected to exceed storage and occasionally create blockages for northbound through and right turn vehicles even with signal retiming.

The project driveways are expected to accommodate traffic demand as side-street-stop controlled intersections with LOS A or B in AM and PM peak hours.

DRAFT

BAKER-WILLIAMS ENGINEERING GROUP

TECHNICAL MEMORANDUM



June 10, 2025

To: Development Engineering
Community Development
City of Lincoln
600 Sixth Street
Lincoln, CA 95648

From Michael Robertson, PE 39875

SUBJECT: Joiner Pkwy and First Street –
Technical Memorandum for Water Quality Analysis
Our file no. 23-03-008

To Whom it may concern,

The Joiner Pkwy and First Street project is a proposed commercial site is split into two uses. The northern portion will be a fuel station/convenience store while the southern portion will be a drive through coffee site. This Technical Memorandum (TM) is provided to show that the water quality requirements for the project can be met in accordance with the West Placer Stormwater Quality Design Manual.

Proposed surface drainage will be directed to planter areas incorporating vegetated swales which are designed to reduce pollutants, sediment, and erosion. This approach minimizes the potential degradation of water quality resulting from post-development runoff generated by the project. The West Placer Storm Water Quality Design Manual was used to analyze proposed drainage management areas (DMA). Vegetated swales are proposed for each DMA which are upstream of the proposed underground drainage system. The proposed impervious surfaces include parking areas, drive aisles, walks and buildings. The run-off will be treated with the vegetated swales then conveyed to the proposed underground drainage system which outfalls to existing swales south of the site which then drains toward Auburn Ravine. Vegetated swales were designed in accordance with the West Placer Stormwater Quality Design Manual Fact Sheet SDM-6 (SDM-6). An excel spreadsheet was created to aid in the design of the vegetated swales. The spreadsheet utilizes Manning's equation per SDM-6 with a Manning's "n" value of 0.25 and a minimum slope of 0.0050 ft/ft. An iterative trial and error method was used to determine the water quality depth of flow for the vegetated swale. SDM-6 requires that the velocity of the design storm must not exceed 1 foot per second, the length of the vegetated swale must be long enough for a treatment contact time of 10 minutes, and the water quality depth of flow must not exceed 2/3rds of the height of the grass or 4 inches, whichever is less. See Table 1 below for water quality swale data.

Appendix C

Technical Memorandum for Water Quality Analysis

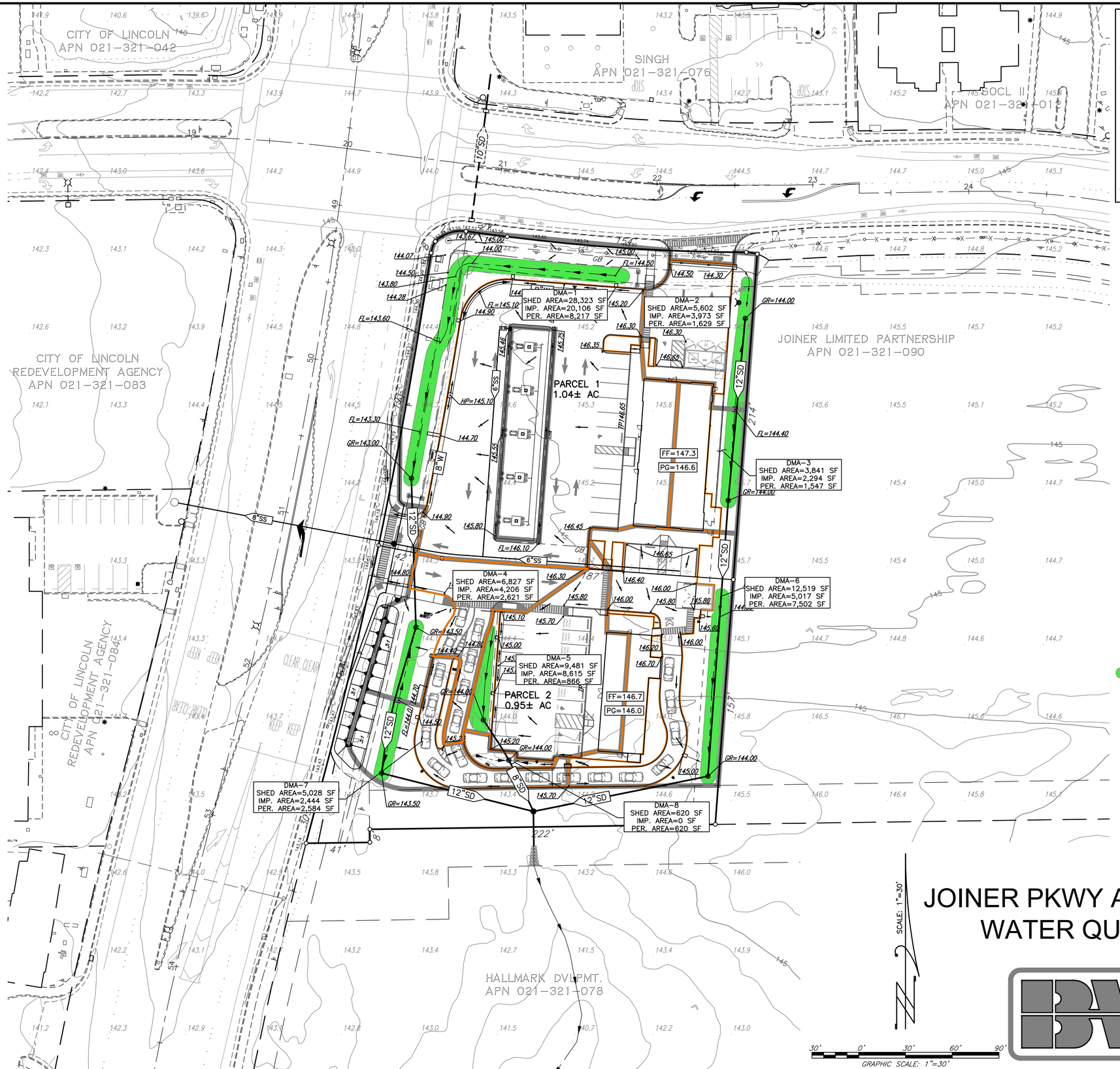
Table 1. Water Quality Swale Data						
DMA No.	Water Quality Flow (cfs)	Minimum Length (ft)	Actual Length (ft)	Water Quality Depth (ft)	Slope (ft/ft)	Velocity (fps)
DMA 1	0.098	82	210	0.20	0.0057	0.14
DMA 2	0.019	44	59	0.08	0.0070	0.07
DMA 3	0.012	38	59	0.06	0.0070	0.06
DMA 4	0.022	45	48	0.09	0.0050	0.07
DMA 5	0.043	59	59	0.13	0.0050	0.10
DMA 6	0.031	56	102	0.10	0.0078	0.09
DMA 7	0.014	37	48	0.07	0.0050	0.06
DMA 8	0	N/A	N/A	N/A	N/A	N/A

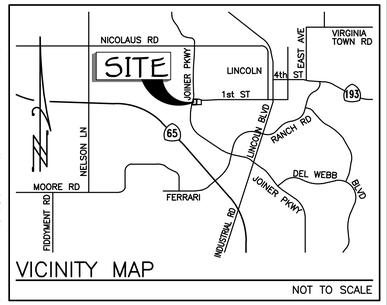
The proposed vegetated swales meet all design parameters outlined in SDM-6. See attached exhibits for water quality calculations and details:

- Exhibit A – Water Quality Exhibit
- Exhibit B – Post Construction Storm Water Quality Plan
- Exhibit C – Water Quality Swale Calculations
- Exhibit D – Water Quality Swale Detail

Exhibit A

Water Quality Exhibit





LEGEND:

- DRAINAGE SHED BREAK
- PROPOSED BUILDING ENVELOPE
- VEGETATED SWALE

JOINER PKWY AND FIRST STREET
WATER QUALITY EXHIBIT

SCALE: 1"=30'

GRAPHIC SCALE: 1"=30'

BAKER WILLIAMS
ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com

JOB NO.: 23-03-008

2303008: IMPERVIOUS-EXHIBIT

S:\BWEG Jobs\2023 Jobs\23-03-008 Joiner Parkway & First Street\Engineering\Drainage\2303008-WQ-SHED MAP.dwg, Layout1, 6/10/2025 3:30:23 PM, NasonM

Exhibit B

Post Construction Storm Water Quality Plan

Docusign Envelope ID: 313C2650-ED1F-4AB0-B74D-D1B57E69F1D0

Post-Construction
Storm Water Quality Plan

For:

Joiner Pkwy & First Street
City of Lincoln

Planning Number
021-321-089

Prepared for:

Callie Huff
Owner
Green River Holdings, LLC
837 Jefferson Blvd.
West Sacramento, CA 95691
916-754-7400

Prepared by:

Baker Williams Engineering Group
6939 Sunrise Boulevard, Suite 112
Citrus Heights, CA 95610
916-331-4336

Preparation Date:__6/5/2025__

PLACER COUNTY Approval Date:_____

Docusign Envelope ID: 313C2650-ED1F-4AB0-B74D-D1B57E69F1D0

Section 1 General Project Information

The undersigned owner of the subject property, is responsible for the implementation of the provisions of this Storm Water Quality Plan (SWQP), including ongoing operations and maintenance (O&M), consistent with the requirements of the West Placer Storm Water Quality Design Manual and the State of California Phase II Small MS4 General Permit (Order No: 2013-0001-DWQ). If the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement the SWQP.

For all Regulated Projects (As identified in Form 1-2 below), the undersigned owner hereby grants access to all representatives of the Jurisdictional Agency for the sole purpose of performing O&M inspections of the installed treatment system(s) and hydromodification control(s) if any.

A copy of the final signed and fully approved SWQP shall be available on the subject site for the duration of construction and then stored with the project approval documentation and improvement plans in perpetuity.

Form 1-1 Project Identification and Owner's Certification

Project Site Address:	Joiner Pkwy & First Street		
Owner Name:	Callie Huff		
Title	Owner Entitlements and Design Manager		
Company	Green River Holdings, LLC		
Address	837 Jefferson Blvd.		
City, State, Zip Code	West Sacramento, CA 95691		
Email	callie@epropinc.com		
Telephone #	916-754-7400 415-987-9044		
Signature	DocuSigned by: Callie Huff 68BE8283FE4E486...	Date	6/10/2025
Engineer:*	Michael Robertson	PE Stamp* (Required for all Regulated Projects)	
Title	President		
Company	Baker Williams Engineering Group		
Address	6939 Sunrise Boulevard, Suite 112		
City, State, Zip Code	Citrus Heights, CA 95610		
Email	miker@bwengineers.com		
Telephone #	916-331-4336		
Signature			
Brief Description of Project: (Attach additional sheets as necessary)	Commercial development containing a gas station and drive through coffee shop.		

REGISTERED PROFESSIONAL ENGINEER ★ MICHAEL T. ROBERTSON No.39875 Exp.12-31-25 CIVIL ★ STATE of CALIFORNIA

* Not required for Small Projects as determined in Form 1-2 below. Project owners are responsible for ensuring that all storm water facilities are designed by an appropriately licensed and qualified professional.

Docusign Envelope ID: 313C2650-ED1F-4AB0-B74D-D1B57E69F1D0

Form 1-2 Project Category	
Development Category (Select all that apply)	
[1]**Small Project** – All projects, except LUPs, that create and/or replace between 2,500-5,000 ft^2 of impervious surface or detached single family homes that create and/or replace 2,500 ft^2 or more of impervious surface and are not part of a larger plan of development.	
[2]Enter total new and/or replaced impervious surface (ft^2)	
[3]**Regulated Project** – All projects that create and/or replace 5,000 ft^2 or more of impervious surface.	X
[4]**Regulated Redevelopment Project** with equal to, or greater than 50 percent increase in impervious area	
[5]**Regulated Redevelopment Project** with less than 50 percent increase in impervious area	
[6]Enter total pre-project impervious surface (ft^2)	0
[7]Enter total new and/or replaced impervious surface (ft^2)	46,696
[8]**Regulated Road or linear underground/overhead project (LUP)** creating 5,000 ft^2 or more of newly constructed contiguous impervious surface.	
[9]Enter total new and/or replaced impervious surface (ft^2)	
[10]**Regulated Hydromodification Management Project** – Regulated projects that create and/or replace 1 acre or more of impervious surface. A project that does not increase impervious surface area over the pre-project condition is not a hydromodification management project.	
[11]Enter total new and/or replaced impervious surface (ft^2)	

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Section 3 Regulated Projects

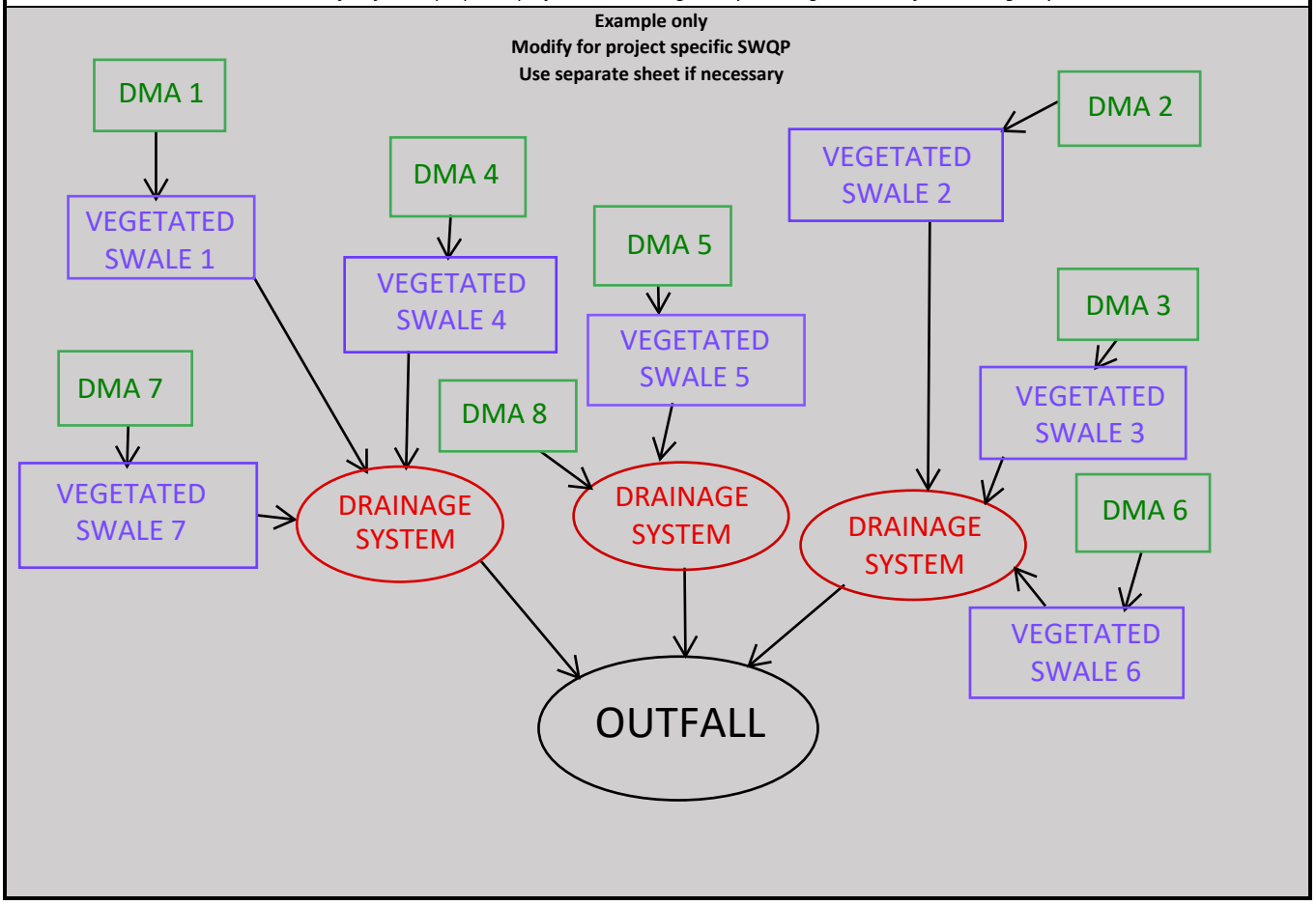
Section 3 forms are to be completed for all Regulated Projects.

Form 3-1 Site Location and Hydrologic Features

Site coordinates: *Take GPS measurement at approximate center of site*	[1] Latitude	[2] Longitude	[3] Elevation (ft. above sea level)	[4] 85th Percentile, 24 Hour Design Storm Depth (in):
	38°53'11"N	121°18'47"W	145	0.9

[5] Receiving waters *Name of stream, lake or other downstream waterbody to which the site runoff eventually drains*	Auburn Ravine
[6] 303(d) listed pollutants of concern *Refer to State Water Resources Control Board website* www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired	Indicator Bacteria
[7] Is Project going to be phased? *If yes, ensure that the SWQP evaluates each phase with distinct DMAs, requiring LID BMPs to address runoff at time of completion.*	No

[8] *Use this form to show a conceptual schematic depicting DMAs and conveyance features connecting DMAs to the site outlet(s). An example is provided below that can be modified for the proposed project or a drawing clearly showing DMAs and flow routing may be attached.*



Docusign Envelope ID: 313C2650-ED1F-4AB0-B74D-D1B57E69F1D0

Form 3-2 Site Assessment and Layout Documentation

	Has this Item been considered in the Site Layout and depicted in the Site Plan?	
	Yes	**Not Applicable (Include brief explanation)**
Define the development envelope and protected areas, identifying areas that are most suitable for development and areas to be landscaped, or left undisturbed, and used for infiltration.	X	
Concentrate development on portions of the site with less permeable soils and preserve areas that can promote infiltration.	X	
Limit overall impervious coverage of the site with paving and roofs.	X	
Set back development from creeks, wetlands, and riparian habitats.	X	
Preserve significant trees.	X	
Conform site layout along natural landforms.	X	
Avoid excessive grading and disturbance of vegetation and soils.	X	
Replicate the site's natural drainage patterns.	X	
Detain and retain runoff throughout the site.	X	

Attach a Site Plan that incorporates the applicable considerations above. Ensure that the following items are included in the Site Plan:

Site Boundary
Soil types and areal extents, test pit and infiltration test locations
Topographic data with 1 ft. contours
Existing natural hydrologic features (depressions, watercourses, wetlands, riparian corridors)
Environmentally sensitive areas and areas to be preserved.
Proposed locations and footprints of improvements creating new, or replaced, impervious surfaces
Potential pollutant sources and locations
Entire site divided into separate DMAs with unique identifiers
Existing and proposed site drainage network with flow directions and site run-on and discharge locations
Proposed design features and surface treatments used to minimize imperviousness and reduce runoff
Proposed locations and footprints of treatment and hydromodification management facilities
Design features for managing authorized non-stormwater discharges
Areas of soil and/or groundwater contamination
Existing utilities and easements
Maintenance areas

Docusign Envelope ID: 313C2650-ED1F-4AB0-B74D-D1B57E69F1D0

Form 3-3 Source Control Measures			
Potential Pollutant Generating Activity or Source	Check One		Describe the source control measures to be implemented for each potential pollutant generating activity or source present on the project as listed in Appendix C and in the CASQA Fact Sheets. Include any special features, materials, or methods of construction that will be used.
	Present	Not Applicable	
Accidental spills or leaks	☑	☐	A SWPPP will be in place during construction.
Interior floor drains	☑	☐	Interior floor drain will drain to sewer system.
Parking/storage areas and maintenance	☑	☐	Drainage from parking will be conveyed to proposed water quality features.
Indoor and structural pest control	☐	☑	
Pools, spas, ponds, decorative fountains, and other water features	☐	☑	
Landscape/outdoor pesticide use	☑	☐	Landscape areas will be conveyed to proposed water qulaity features.
Restaurants, grocery stores, and other food service operations	☑	☐	
Refuse areas	☑	☐	Drainage from trash enclosures will be conveyed to the sewer system.
Industrial Processes	☐	☑	
Outdoor storage of equipment or materials	☑	☐	Equipment and materials stored during construction will be contained in a controlled environment
Vehicle and equipment cleaning	☑	☐	Vehicles and equipment will be cleaned in a controlled environment during construction.
Vehicle and equipment repair and maintenance	☑	☐	Vehicles and equipment repair and maintenance to be contained in a controlled environment during construction.
Fuel dispensing areas	☑	☐	Drainage from fuel dispensing areas will be conveyed to the sewer system.
Loading docks	☐	☑	
Fire sprinkler test water	☐	☑	
Drain or wash water from boiler drain lines, condensate drain lines, rooftop equipment, drainage sumps, and other sources	☐	☑	
Unauthorized non-storm water discharges	☑	☐	A SWPPP will be in place during construction
Building and grounds maintenance	☑	☐	Buildings and grounds to be maintained by occupants

The source control measures identified in this table shall be designed consistent with recommendations from the CASQA Stormwater BMP Handbook for New Development and Redevelopment[1], or from another equivalent manual.

[1] California Stormwater BMP Handbook New Development and Redevelopment. California Stormwater Quality Association (CASQA). January 2003.

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Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

[1]DMA ID No.			1		2		3		4	
Site Design Measure	**Runoff Reduction Parameters**			**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**
[2] Adjacent/On-Site Stream Setbacks and Buffers	A_{imp} (ft^2)	*impervious drainage area*		0		0		0		0
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8		0.8	
[3] Soil Quality Improvement and Maintenance	A_{pond} (ft^2)	*ponding area*		0		0		0		0
	D_{pond} (ft)	*ponding depth*								
	A_{sa} (ft^2)	*soil amendment area*								
	D_{sa} (ft)	*depth of amended soil*								
	n	*porosity of amended soil*								
[4] Tree Planting and Preservation	n_e	*number of new evergreen trees*		0		0		0		0
	n_d	*number of new deciduous trees*								
	A_{tc} (ft^2)	*canopy area of existing trees to remain on the property*								
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8		0.8	
[5] Rooftop and Impervious Area Disconnection	A_{imp} (ft^2)	*impervious drainage area*		0		0		0		0
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8		0.8	
[6] Porous Pavement	A_{res} (ft^2)	*area of gravel storage layer*		0		0		0		0
	D_{res} (ft)	*depth of gravel storage layer*								
	n_{agg}	*porosity of aggregate*								
	C	*efficiency factor*								
[7] Vegetated Swales	A_{imp} (ft^2)	*impervious drainage area*	20106	1357	3973	268	2294	155	4206	284
	V_{85} (in)	*runoff volume from 85th percentile, 24-hour storm*	0.8		0.8		0.8		0.8	
[8] Rain Barrels and Cisterns	N	*number of rain barrels and/or cisterns*		0		0		0		0
	V_a (ft^3)	*volume of each rain barrel and/or cistern*								
[9] Do all Site Design Measures meet the design requirements outlined in the Fact Sheets?					Yes	X	No			
[10] Total Volume Reduction (ft^3)			1357		268		155		284	
[11] Effective Treated Impervious Area (ft^2)			20106		3973		2294		4206	

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Form 3-4 Runoff Reduction Calculator for Site Design Measures on Regulated Projects

DMA ID No.	5		6		7		8		9		10		11		12	
Runoff Reduction Parameters		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**		**Runoff Reduction (ft^3)**
impervious drainage area		0		0		0		0		0		0		0		0
runoff volume from 85th percentile, 24-hour storm	0.8		0.8		0.8		0.8		0.8		0.8		0.8		0.8	
ponding area		0		0		0		0		0		0		0		0
ponding depth																
soil amendment area																
depth of amended soil																
porosity of amended soil																
number of new evergreen trees		0		0		0		0		0		0		0		0
number of new deciduous trees																
canopy area of existing trees to remain on the property																
runoff volume from 85th percentile, 24-hour storm	0.8		0.8		0.8		0.8		0.8		0.8		0.8		0.8	
impervious drainage area		0		0		0		0		0		0		0		0
runoff volume from 85th percentile, 24-hour storm	0.8		0.8		0.8		0.8		0.8		0.8		0.8		0.8	
area of gravel storage layer		0		0		0		0		0		0		0		0
depth of gravel storage layer																
porosity of aggregate																
efficiency factor																
impervious drainage area	9481	640	5017	339	2444	165	0	0		0		0		0		0
runoff volume from 85th percentile, 24-hour storm	0.8		0.8		0.8		0.8		0.8		0.8		0.8		0.8	
number of rain barrels and/or cisterns		0		0		0		0		0		0		0		0
volume of each rain barrel and/or cistern																
Total Volume Reduction	**640**		**339**		**165**		**0**		**0**		**0**		**0**		**0**	
Effective Treated Impervious Area	**9481**		**5017**		**2444**		**0**		**0**		**0**		**0**		**0**	

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Form 3-5 Computation of Water Quality Design Criteria for Stormwater Treatment and Baseline Hydromodification Measures																						
DMA ID No.	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**
[1]Total impervious area requiring treatment	20106	3973	2294	4206	9481	5017	2444	0														
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
[3]Additional pervious area draining to BMP (ft^2)	8217	1629	1547	2621	866	7502	2584	620														
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*	0.75	0.75	0.67	0.68	0.89	0.53	0.59	0.25														
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

[5, 6] Values will equal zero if all impervious area has been treated by Site Design Measures.

DMA ID No.	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**	**33**	**34**	**35**	**36**	**37**	**38**	**39**	**40**	**41**	**42**	**43**	**44**
[1]Total impervious area requiring treatment																						
[2] Impervious area untreated by Site Design Measures (ft^2) *Item 1 – Form 3-4 Item 11*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
[3]Additional pervious area draining to BMP (ft^2)																						
[4] Composite DMA Runoff Coefficient (Rc) *Enter area weighted composite runoff coefficient representing entire DMA*																						
[5] Water Quality Volume (WQV) (ft^3) *WQV = 1/12 * [Item 2 + Item 3) *Item 4] * Unit WQV*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
[6] Water Quality Flow (WQF) (cfs) *WQF = 1/43,200 * [0.2* (Item 2 + Item 3) * Item4]*	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

[5, 6] Values will equal zero if all impervious area has been treated by Site Design Measures.

Exhibit C

Water Quality Swale Calculations

Vegetated Swale - Water Quality Flow - Shed 1
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b = 3 ft

Manning roughness, n = 0.25

Channel bottom slope, S = 0.0057 ft/ft

Side Slope, z = 3
(horiz:vert = z:1)

Volumetric Flow Rate,WQF = 0.098 cfs

Area, A = 0.72 ft^2

Velocity, V = 0.14 ft/s

Length (min), L = 82 ft

Length (actual) = 210 ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2}) =$ 0.218 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.19	0.201
0.20	0.220

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 2
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b = 3 ft

Manning roughness, n = 0.25

Channel bottom slope, S = 0.0070 ft/ft

Side Slope, z = 3
(horiz:vert = z:1)

Volumetric Flow Rate,WQF = 0.019 cfs

Area, A = 0.26 ft^2

Velocity, V = 0.07 ft/s

Length (min), L = 44 ft

Length (actual) = 59 ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2}) =$ 0.038 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.07	0.036
0.08	0.046

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 3
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b = 3 ft

Manning roughness, n = 0.25

Channel bottom slope, S = 0.0070 ft/ft

Side Slope, z = 3
(horiz:vert = z:1)

Volumetric Flow Rate,WQF = 0.012 cfs

Area, A = 0.19 ft^2

Velocity, V = 0.06 ft/s

Length (min), L = 38 ft

Length (actual) = 59 ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2})$ = 0.024 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.05	0.021
0.06	0.028

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 4
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b =	3	ft
Manning roughness, n =	0.25	
Channel bottom slope, S =	0.0050	ft/ft
Side Slope, z = (horiz:vert = z:1)	3	
Volumetric Flow Rate,WQF =	0.022	cfs
Area, A =	0.29	ft^2
Velocity, V	0.07	ft/s
Length (min), L =	45	ft
Length (actual) =	48	ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2}) =$ 0.052 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.08	0.046
0.09	0.056

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 5
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b =	3	ft
Manning roughness, n =	0.25	
Channel bottom slope, S =	0.0050	ft/ft
Side Slope, z = (horiz:vert = z:1)	3	
Volumetric Flow Rate,WQF =	0.043	cfs
Area, A =	0.44	ft^2
Velocity, V	0.10	ft/s
Length (min), L =	59	ft
Length (actual) =	59	ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2})$ = 0.102 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.12	0.091
0.13	0.104

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 6
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b = 3 ft

Manning roughness, n = 0.25

Channel bottom slope, S = 0.0078 ft/ft

Side Slope, z = 3
(horiz:vert = z:1)

Volumetric Flow Rate,WQF = 0.031 cfs

Area, A = 0.33 ft^2

Velocity, V = 0.09 ft/s

Length (min), L = 56 ft

Length (actual) = 102 ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2}) =$ 0.059 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.09	0.056
0.10	0.067

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Vegetated Swale - Water Quality Flow - DMA 7
Using the Manning Equation

1. Trapezoidal Channel Calculations:

Inputs

Bottom width, b =	3	ft
Manning roughness, n =	0.25	
Channel bottom slope, S =	0.0050	ft/ft
Side Slope, z = (horiz:vert = z:1)	3	
Volumetric Flow Rate,WQF =	0.014	cfs
Area, A =	0.22	ft^2
Velocity, V	0.06	ft/s
Length (min), L =	37	ft
Length (actual) =	48	ft

Calculations

Manning's Equation:

$Q=1.49/n*(A*R^{2/3}*S^{1/2})$

$A*R^{2/3} = Q*n/(1.49*S1/2)$

$Q*n/(1.49*S^{1/2})$ = 0.033 ft^2

$A*R^{2/3} = (b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

Iterative (trial & error) Solution:

y_o ,ft = $(b*y_o + z*y_o^2)*\{(b*y_o + z*y_o^2)/[b + 2y_o(1 + z^2)]^{1/2}\}^{2/3}$

y_o	$A*R^{2/3}$
0.06	0.028
0.07	0.036

$A = b*y_0 + z*y_0^2$

$V = WQF/A$

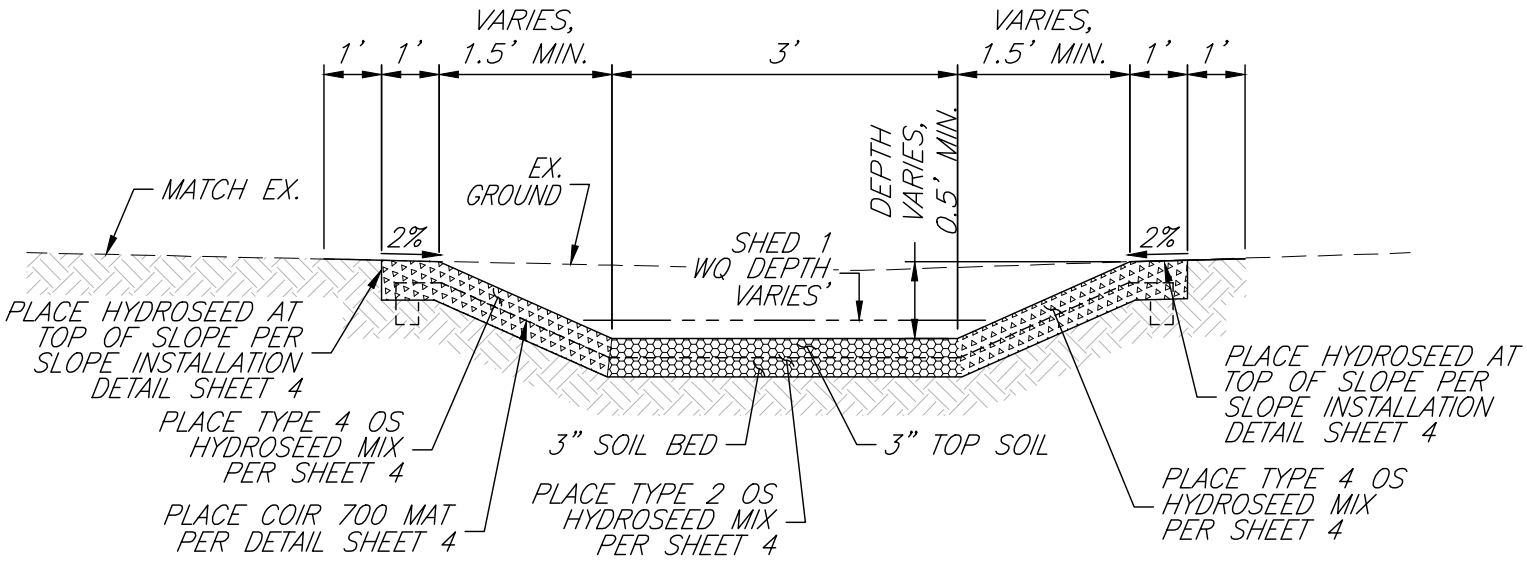
$L = t_c*V*60s/min$ t_c = 10 mins $V = WQF/A$

NOTES:

- The value of y_o, correct to 2 significant figures
- For a trapezoidal channel: $A*R^{2/3} =(byo + zy_o^2)*\{(by_o + zy_o^2)/[b + 2y_o(1 + z^2)^{1/2}\}^{2/3}$
- Manning n from SDM-6 Fact Sheet
- t_c (treatment contact time) is 10 mins from SDM-6 Fact Sheet
- Velocity must be less than 1 ft/s per SDM-6

Exhibit D

Water Quality Swale Detail



WATER QUALITY SWALE DETAIL

NO SCALE

Appendix D

Phase I Environmental Site Assessment

Allerion
Consulting Group, Inc.

Services	Environmental Site Assessment Phase I
Project	SEC of Joiner Parkway and 1st Street
Location	Lincoln, California
Client	Green River Partners, LLC and Starbucks Corp.
Project No.	05-23006E
Date	March 17, 2023



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PHASE I ENVIRONMENTAL SITE ASSESSMENT

SEC OF JOINER PARKWAY AND FIRST STREET

LINCOLN, CALIFORNIA

(APN: 021-321-089)

PREPARED FOR:

GREEN RIVER PARTNERS, LLC. AND STARBUCKS CORP.
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ALLERION JOB NO. 05-23006E MARCH 17, 2023

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TABLE OF CONTENTS

SECTION	PAGE
1.0 EXECUTIVE SUMMARY	1
2.0 INTRODUCTION	1
2.1 Purpose	1
2.2 Scope of Services	2
2.3 Significant Assumptions	3
2.4 Limitations and Exceptions	3
2.5 Special Terms and Conditions	4
2.6 User Reliance	5
3.0 SITE DESCRIPTION AND CONDITIONS	5
3.1 Location and Description	5
4.0 USER PROVIDED INFORMATION	6
4.1 User Questionnaire	6
4.2 Preliminary Title Report	6
5.0 RECORDS REVIEW	6
5.1 Regulatory Data Base Review	6
5.2 General Setting	7
5.2.1 Geologic Conditions	7
5.2.2 Surface Water	7
5.2.3 Groundwater	7
5.3 Historical Use Information on the Target property and Adjoining Properties	8
5.3.1 Sanborn Fire Maps	8
5.3.2 Historic Aerial Photographs	8
6.0 SITE RECONNAISSANCE	10
6.1 Methodology and Limiting Conditions	10
6.2 General Site Setting	10
6.3 Site Observations	10
6.4 Vicinity Observations	12
7.0 INTERVIEWS	12
8.0 FINDINGS AND OPINIONS	12
9.0 CONCLUSIONS	13
11.0 ADDITIONAL SERVICES	14
12.0 REFERENCES	14

FIGURES

FIGURE 1	SITE VICINITY MAP

APPENDICES

APPENDIX A	DUE DILIGENCE ENVIRONMENTAL QUESTIONNAIRE
APPENDIX B	ENVIRONMENTAL DATA RESOURCES (EDR) RECORDS REPORT
APPENDIX C	HISTORICAL CITY DIRECTORIES
APPENDIX D	HISTORICAL AERIAL PHOTOGRAPHS
APPENDIX E	HISTORICAL TOPOGRAPHIC MAPS
APPENDIX F	SANBORN FIRE MAPS
APPENDIX G	SITE RECONNAISSANCE PHOTOGRAPHS

1.0 EXECUTIVE SUMMARY

This Phase I Environmental Site Assessment (ESA) was prepared in accordance with Allerion Consulting Group's (ACG) proposal/agreement (February 17, 2023, Proposal No. 05-0707, executed February 21, 2023) regarding the subject site that is located at the southeastern corner of the intersection between Joiner Parkway and First Street, in Lincoln, California. The subject site is a combined 1.99+/- acres with Placer County APN: 021-321-089-000.

This PESA report substantially follows the Standard Practice for Environmental Site Assessments (ASTM E 1527-21) guidelines, reconnaissance level observations of the subject site, drive by of nearby areas, regulatory document review, and review of reasonably, readily available historic documents.

At the time of our site reconnaissance on February 24, 2023, the vacant site was relatively flat lying and partially covered with seasonal grasses. The site sloped and drained generally southerly toward the Auburn Ravine.

A review of records provided by EDR and Geotracker, as well as site reconnaissance of the subject site and drive by of adjacent properties were conducted. ACG did not observe any Potential and/or Recognized Environmental Conditions (RECs) at the subject site. The findings are summarized below in the Findings section of this report.

2.0 INTRODUCTION

2.1 Purpose

The purpose of this PESA was to assess the subject property for recognized environmental conditions relating to CERCLA hazardous substances (including petroleum products) utilizing the ASTM E 1527-21 standard as a guideline. This PESA does not include screening tests for asbestos, lead based paint, radiological (e.g., radon), biological and/or air quality or other contaminants.

This report was authorized by Mr. John Monley of Green River Partners, LLC. The purpose of this PESA is to provide an assessment of obvious environmental conditions on the site or adjoining properties that could potentially impact the subject property in substantial conformance with the ASTM E 1527-21 guidelines.

Information collected and referenced by this report is included in the attached Appendices that are organized as follows.

- Appendix A Due Diligence Environmental Questionnaire
- Appendix B Environmental Data Resources (EDR) Records Report
- Appendix C Historical City Directories
- Appendix D Historical Aerial Photographs
- Appendix E Historical Topographic Maps
- Appendix F Sanborn Fire Insurance Maps
- Appendix G Site Reconnaissance Photos

2.2 Scope of Services

The scope of services for this PESA generally follows the ASTM guidelines for Phase I Environmental Site Assessments (ASTM E 1527-21). A summary of ACG's scope of services included:

- **Site Reconnaissance** included observations from public vantages of adjacent and nearby properties. Photographs were taken of the site and adjacent properties.
- **Document Review** included review of regulatory agency file and list summaries completed in general conformance with the guidelines of ASTM E 1527-21 as provided by EDR, a commercial vendor. Review of readily available public records and client provided documents that might include previous Phase I and Phase II Environmental Site Assessments, title reports, owner surveys, city and/or county records.
- **Site History** included review of readily and reasonably accessible historical documents (includes historic aerial photographs and historic topographic maps) as presented in ASTM E 1527-21 to evaluate past uses of the site and selected adjacent or nearby properties.

- **Report Preparation** summarizing the accumulated data and opinions / conclusions.

2.3 Significant Assumptions

This PESA was conducted in substantial conformance with ASTM E 1527-21 PESA guidelines. No other warranties, expressed or implied, are made by Allerion Consulting Group (ACG). ACG's evaluations, analyses, conclusions, and opinions should not be taken as representations regarding surface and subsurface conditions at the subject site. Conditions may differ from the conditions implied by superficial observations and review of documents/information provided by others.

This PESA report was prepared in general accordance with the standard of practice for reputable environmental consultants practicing in the site area at this time. It makes no other representations or qualifications. ACG should be notified of any variations in the data or findings presented in this report. ACG may re-evaluate this report depending upon changed conditions, or further supplied information.

Documentation provided by Environmental Data Resources Inc. (EDR), third parties and public domain, as referred to in this report, are assumed to be complete and correct, and have been used and referenced with the understanding that ACG assumes no responsibility or liability for their accuracy. ACG's conclusions and opinions are based upon such information and documentation, and ACG's observations of site conditions, as they existed on the date of site observations. Because site conditions may change significantly over a short period of time and additional data may become available, data reported and conclusions/opinions in this report are limited to current conditions and may not be relied upon after 180 days of the report date and/or following property use changes, whichever occurs first.

2.4 Limitations and Exceptions

Reasonable efforts have been made during this assessment to uncover *Recognized Environmental Conditions* (REC's) through "reasonable efforts" which are limited to information

gathered from visual observations of unobstructed areas, recorded database information held in public record, and available information gathered from interviews and selected historic documents and may not identify all environmental conditions pertinent to the site. Limitations and exceptions for this site include the following:

- This assessment is not an environmental compliance audit or report. Some observations and discussion in this report may address regulated conditions, operations, or activities; however, compliance with those conditions, operations, or activities is outside the scope of this report. This report does not constitute a legal opinion or legal advice, which should be obtained from independent legal counsel, if considered necessary by any interested party.

- This report does not address non-scope ASTM considerations outside the stated scope, including, but not limited to, asbestos containing materials (ACMs), radiological (e.g., radon), lead-based paint (LBP), contaminants (e.g., metals, etc.) in drinking water, biological (e.g., wetlands, protected environments, habitats, and etc.), industrial hygiene, indoor air quality, vapor intrusion, regulatory permitting requirements, high voltage power lines, wind turbines, transformers, or any other structures that may be on the site.

- California GeoTracker and EnviroStor records were accessed for this report (the records include those of the Placer County Environmental Health Department).

2.5 Special Terms and Conditions

No special terms or conditions exist between ACG and ACG's clients, Green River LLC and Starbucks Corp. ACG does not have a financial interest in this site, other than ACG's fee for preparation of this report.

2.6 User Reliance

This report is prepared solely for Green River Partners, LLC and Starbucks Corp. No other parties may rely on this report without express written permission of both ACG and ACG's clients (Green River Partners, LLC and Starbucks Corp). The report is not for use or benefit of another person or entity without advance written consent of ACG and ACG's clients. This report is prepared using currently accepted standard of care per ASTM E 1527-21 for conducting such assessments in this area at this time.

The findings and opinions presented herein are relative to the date of the site assessment and should not be relied upon to represent future dates. This report may be utilized for not more than 180 days from the date of the report. Additionally, this report may not be utilized should the subject site usage or use of adjacent sites change.

3.0 SITE DESCRIPTION AND CONDITIONS

3.1 Location and Description

Per the information provided by the client, the subject site is a 1.99+/- acre lot (APN: 021-321-089), located at the southeastern corner of the intersection between Joiner Parkway and First Street, Lincoln, Placer County, California. The site is bounded by Joiner Parkway to the west, First Street to the north, vacant land and an apartment complex to the east, and vacant land and Auburn Ravine to the south. The site is indicated by the attached EDR report and Google Earth to have an approximate, average elevation of 151 feet above MSL and to drain generally southerly.

At the time of our site reconnaissance on February 24, 2023, the vacant site was relatively flat lying and partially covered with seasonal grasses. Concrete sidewalks were along Joiner Parkway and First Street. Pole-mounted streetlights, a pole-mounted traffic light, and in-ground utility boxes were along Joiner Parkway. Three utility boxes supported on concrete mats were in the northwestern portion of the site, near the intersection between Joiner Parkway and First Street.

4.0 USER PROVIDED INFORMATION

4.1 User Questionnaire

A User Questionnaire was e-mailed to the client to be forwarded to and filled out by the person most knowledgeable about the site. Mr. John Monley (Green River, LLC) completed the User Questionnaire on March 14, 2023 (Appendix A). Mr. Monley answered "No" to all questions, except for number 4, in which he stated, "Yes", indicating the purchase price for the property reasonably reflects the fair market value of the property.

4.2 Preliminary Title Report

A Preliminary Title Report by Placer Title Company (Order No. P-576647) for the site was provided by the client and reviewed by ACG. No environmental liens were disclosed in the report.

5.0 RECORDS REVIEW

5.1 Regulatory Data Base Review

ACG reviewed federal, state, and local environmental databases for information regarding documented and suspected releases of regulated materials at the subject site and vicinity based upon reference to a standard ASTM E1527-21 environmental database search that was performed by EDR, an environmental database search firm. EDR performed the search at recommended distances from the approximate center of the site at 38.8859770 degrees north latitude and -121.3128700 degrees west longitude. ACG summarized the findings of the EDR report with respect to site proximity from listed sites and position with respect to regional groundwater flow direction estimated to be generally northeasterly with some variability. The groundwater gradient was estimated based on data of Groundwater Elevations from the GeoTracker website (http://geotracker.waterboards.ca.gov), as well the Department of Water Resources SGMA Data Viewer (https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer - gwlevels). A copy of the EDR report is included in Appendix B and should be referenced for detailed information.

The EDR report showed listings for the subject site, adjacent properties, and properties within a 1/2-mile radius that could have potential environmental impact at the subject site. The subject site was not listed on the GeoTracker website. Nearby sites were listed in the EDR report. However, all sites were listed as follows: no violations, returned to compliance, inactive, or case closed.

5.2 General Setting

The vacant subject site is in a rural area in the western portion of Placer County and has an average elevation of approximately 151+/- feet above MSL. Surface topography generally slopes gently down southerly toward the Auburn Ravine.

5.2.1 Geologic Conditions

Based on our review of readily available published geologic literature/maps (CGS "Preliminary Geologic Map of the Sacramento 30' X 60' Quadrangle, California", 2011; scale 1:100,000) the site is mapped to be underlain by Quaternary alluvial sand, silt, and gravel of the Riverbank Formation (Map Symbol: Qr_2). The total thickness of the formation was not determined and is beyond the scope of this study.

5.2.2 Surface Water

Surface water at the site is indicated on topographic maps to flow generally southerly, toward Auburn Ravine.

5.2.3 Groundwater

A review of reports in the GeoTracker website (http://geotracker.waterboards.ca.gov), as well as Department of Water Resources "Groundwater Elevations 2021" (https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels) map indicate that the first groundwater in the general area was at depth of approximately 35 feet below existing ground surface with gradient generally southwesterly.

The words up-gradient, cross-gradient and down-gradient refer to the groundwater gradient in relation to the site. The groundwater flow direction and the depth to shallow groundwater would likely vary depending upon seasonal variations in rainfall and the depth to an aquifer and/or the soil/bedrock interface. Without the benefit of access to on-site groundwater monitoring wells surveyed to a datum, groundwater depth and flow direction beneath the site cannot be directly ascertained by ACG.

5.3 Historical Use Information on the Target property and Adjoining Properties

The following historical sources were utilized to prepare this Phase I ESA:

- Due Diligence Environmental Questionnaire in Appendix A
- Environmental Data Resources (EDR) Records Report in Appendix B
- Historical aerial photographs, attached in Appendix C
- Historical topographic maps, attached in Appendix D
- Sanborn Fire Insurance Maps, attached in Appendix E
- Site Reconnaissance Photos, attached in Appendix F

5.3.1 Sanborn Fire Maps

Sanborn Fire Insurance Maps were accessed, and the Sanborn fire insurance map report is provided in Appendix F. The report indicates the site address was unmapped.

5.3.2 Historic Aerial Photographs

Historic aerial photographs dating back to 1938 were provided by EDR (refer to Appendix C). Historical aerial photographs were also accessed from Google Earth.

TABLE 1 SUMMARY NOTES - HISTORIC AERIAL PHOTOGRAPHS	
Aerial Photograph Dates	Observations
1938, 1952	The site and immediately surrounding area appear as vacant rural range and agricultural land.
1957, 1962, 1975	The site is vacant range land. Man-made ponds appear westerly of the subject site.
1984	A residential housing development appears easterly of the vacant subject site. The man-made ponds appear to be dry.
1993	The residential development easterly of the site has expanded. A residential development appears under construction northwesterly of the subject site. Joiner Parkway and 1st Street are under construction.
2006, 2009, 2012, 2016, 2020	The vacant subject site and immediately surrounding area appear as described in the Location and Description sections of this report.

5.3.3 Historic Topographic Maps

Historic topographic maps dating back to 1891 were accessed by EDR, and are attached in Appendix D.

TABLE 2 SUMMARY NOTES - TOPOGRAPHIC MAPS	
Topographic Map Dates	Observations
1891, 1892, 1893, 1910, 1941, 1942, 1953	The site and immediately surrounding areas are depicted as undeveloped land with scattered structures depicted as black squares.
1973, 1975, 1981,	The man-made ponds and an access road westerly of the site are depicted in pink.
1992	Joiner Parkway and 1st Street are depicted. The site remains undeveloped.
2012, 2015, 2018,	The site and immediately surrounding area are depicted as described in the Location and Description section of this report.

6.0 SITE RECONNAISSANCE

Reconnaissance of the property was conducted on February 24, 2023, by Christopher Hall, Staff Geologist, as a representative of Allerion Consulting Group, Inc., who made observations of the site and nearby properties. Selected pictures taken during the site reconnaissance are in Appendix G.

6.1 Methodology and Limiting Conditions

The site reconnaissance consisted of walking through the subject site to observe apparent uses of the site and making a drive by of surrounding areas. The site location is shown on Figure 1, which also shows the approximate subject site limits.

6.2 General Site Setting

The subject site is in the western portion of Placer County, approximately 1 mile northeasterly of State Highway 65. The site is in an urban area primarily used for residential land with some commercial property clustered along Joiner Parkway. Surface drainage was generally southerly toward Auburn Ravine.

6.3 Site Observations

At the time of our site reconnaissance on February 24, 2023, the vacant site was relatively flat lying and partially covered with seasonal grasses. Concrete sidewalks were along Joiner parkway and First Street. Pole-mounted streetlights, a pole-mounted traffic light, and in-ground utility boxes were along Joiner Parkway. Three utility boxes supported on concrete mats were in the northwestern portion of the site, near the intersection between Joiner Parkway and First Street.

6.3.1 Summary of Observations

TABLE 3 **SUMMARY OF SUBJECT SITE OBSERVATIONS**			
CONDITIONS	NOT OBSERVED OR NOTED	OBSERVED OR NOTED	SIGNIFICANT CONCERN?
Hazardous Substances/Petroleum Products	X		
Waste Generation/Storage/Disposal	X		
ASTs	X		
USTs	X		
PCB Containing Equipment	X		
Chemical/Petroleum Odors	X		
Pools of Liquid	X		
Floor Drains/Sumps/Wells	X		
Drums	X		
Stains or Corrosion	X		
Unidentified Substance Containers	X		
Stained Soil or Pavement	X		
Stressed Vegetation	X		
Pits, Ponds, or Lagoons	X		
Wastewater Discharges/Disposal Systems	X		
Septic Systems/Cesspools	X		
Non-Hazardous Solid Waste Disposal Areas	X		
Drinking Water Systems	X		
Wells (Includes groundwater monitoring and extraction wells)	X		

6.4 Vicinity Observations

Drive-by site reconnaissance was performed on February 24, 2023, to assess readily apparent potential environmental impacts to the subject site from adjacent and nearby properties. ACG's site observations are summarized in the following table.

TABLE 4
SUMMARY OF VICINITY OBSERVATIONS

General Direction from Site	Observations
North	1st Street, Commercial Property, Residential Property
Easterly	Vacant Land, Residential Property
Southerly	Vacant Land, Auburn Ravine
Westerly	Joiner Parkway, Commercial Property, Lincoln Fire Station No.34

7.0 INTERVIEWS

No interviews were conducted. Mr. John Monley (Green River Partners, LLC) completed the User Questionnaire that is attached in Appendix A. Mr. Monley answered "No" to all questions, except for number 4, in which he stated, "Yes", indicating the purchase price for the property reasonably reflects the fair market value of the property.

8.0 FINDINGS AND OPINIONS

ACG performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-21 guidelines for the property identified as the subject site. Exceptions to this practice are described in Section 2.4 and Section 10.0. Followings are ACG's findings and opinions regarding potential Environmental Conditions at the subject site:

- Several nearby sites were reported on the Records Report provided by EDR. The EDR Report listed all sites as follows: no violations, returned to compliance, inactive, or case closed and are not considered a REC.

Based on the scope of services, limitations, and findings of this assessment, it is ACG's opinion that the subject site contains no apparent RECs, potential RECs, or *de minimis* conditions.

9.0 CONCLUSIONS

ACG has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E 1527-21 guidelines regarding the property identified as the subject site. Any exceptions to or deviations from this practice are described in Sections 2.4 and 10.0 of this report.

The presence of environmental issues at the subject site was considered with respect to guidelines of the ASTM 1527-21 "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". *ASTM E 1527-21* defines a *Recognized Environmental Condition (REC) as "—the presence or likely presence of any hazardous substances or petroleum products in, on or at a property: (1) due to release to the environment: (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not Recognized Environmental Conditions."*

ACG has conducted a *Phase I Environmental Assessment* in general conformance with the scope and limitations of ASTM Practice E1527-21 guidelines for the property identified as the subject site. Any exceptions to, or deletions from this practice, are described in Section 2.4 and 10.0 of this report. Based on the scope of services, limitations, and findings of this assessment, it is ACG's opinion that the subject site contains no RECs, Potential RECs, or *de minimis* conditions.

10.0 DEVIATIONS

The subject site and adjacent sites could be traced to 1938 based on historic aerial photographs and on topographic maps dating back to 1891. Consequently, we consider that data failures have not occurred.

11.0 ADDITIONAL SERVICES

No additional services were conducted by ACG related to this Phase I ESA.

12.0 REFERENCES

1. ASTM (2021) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process,* Designation E 1527-21.
2. California State Water Resources Control Board website, *Geotracker.*
3. California Department of Toxic Substances Control, *Envirostor*.
4. Environmental Data Resources, Inc., *EDR.*
5. CGS “Preliminary Geologic Map of the Sacramento 30’ X 60’ Quadrangle, California”, 2011, Scale 1:250,000. Compilation and Digital Preparation by Carlos I Gutierrez
6. California Department of Water Resources, *Groundwater Information Center Interactive Map Application*.

13.0 Signatures and Qualifications of Environmental Professionals

This report is prepared by appropriately credentialed professionals with experience in preparing environmental site assessments in accordance with ASTM E1527-21 guidelines. Per ASTM E1527-21 guidelines "We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in § 312.10 of 40 C.F.R. § 312. We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the *subject property.* We have developed and performed *all appropriate inquiries* in conformance with the standards and practices set forth in 40 C.F.R. Part 312." This report is prepared in accordance with the standard of practice utilized by reputable consultants practicing in this area at the time of this report. No other warranties are expressed or implied. This report is prepared for Green River LLC and Starbucks Corp. No other parties may rely on this report without express written permission of ACG, and ACG's clients (Green River LLC and Starbucks Corp).

Respectfully submitted,
Allerion Consulting Group, Inc.

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Senior Staff Engineer

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Distribution: (1) Addressee via email



NOTES:

Location of site (designated by yellow border) is approximate.
Source for base map: Imagery from Google Earth 2023©.

ALLERION CONSULTING GROUP, INC. 1050 Melody Lane, Suite 160 Roseville, CA 95678 Phone: 916-742-5096	**VICINITY MAP** **Phase I Environmental Site Assessment** **SEC Joiner Parkway and 1st Street** **Lincoln, California**	**ACG JOB NO.** 05-23006E **DATE** 3/17/2023 **FIGURE** 1

APPENDIX A:

DUE DILLIGENCE ENVIRONMENTAL QUESTIONNAIRE

ASTM E1527-21 USER QUESTIONNAIRE

When the "user" (the party for whom the assessment is being prepared) of the Phase I is required to help the environmental professional identify recognized environmental conditions at the property, a "User Questionnaire" is completed by the user to help gather information that may identify recognized environmental conditions at the property.

We ask that you answer the questions below to the best of your knowledge. We understand that, in some circumstances, you may have little or no information. Still, we encourage you to complete and return the questionnaire as soon as possible. This will allow us to reflect the fact that the Questionnaire was completed when we issue our report as is required. Completion of the assessment to the new standard, when conducted in connection with the asset purchase of a real property, may entitle the user to certain federal liability protections that result from conducting "All Appropriate Inquiries" into the previous ownership and uses of a property.

On the second page of this form is a list of documentation. The E1527-21 Standard requires that the User will ensure that the consultant is made aware that any of these materials exist for a site, and if so, that these documents be provided for the consultant's review. Please indicate whether any of these documents are available and ensure that Allerion Consulting Group, Inc. (ACG) will either receive copies or be provided an opportunity to review the relevant materials. We appreciate your assistance. If you have any questions, then please contact us.

1. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? Not to my knowledge

2. Are you aware of any Activity and Use Limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

   Not to my knowledge

3. As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

   Not to my knowledge

4. Does the purchase price/loan amount for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

   Yes

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user:

   (a.) Do you know the past uses of the property?

   No

   (b.) Do you know of specific chemicals that are present or once were present at the property?

   No

   (b.) Do you know of spills or other chemical releases that have taken place at the property?

   No

   (d.) Do you know of any environmental cleanups that have taken place at the property?

   No

6. As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of contamination at the property?

   Not to my knowledge

As part of this study, which of the following are you providing?

1. Previous environmental site assessment reports Yes (No)
2. Environmental compliance audit reports Yes (No)
3. Environmental permits (including but not limited to solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits, underground injection permits) Yes (No)
4. Registrations for underground and aboveground storage tanks Yes (No)
5. Registrations for underground injection systems Yes (No)
6. Material safety data sheets Yes (No)
7. Community Right-to-Know plan Yes (No)
8. Safety plans; preparedness and prevention plans; spill prevention, countermeasure, and control plans; etc. Yes (No)

9. Reports regarding hydrogeologic conditions on the property or surrounding area Yes (No)

10. Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the property or relating to environmental liens encumbering the property Yes (No)

11. Hazardous waste generator notices or reports Yes (No)

12. Geotechnical studies Yes (No)

13. Risk assessments Yes (No)

14. Recorded Activity and Use Limitations (AULs). Yes (No)

Please contact us if you have any questions regarding these ASTM requirements.
Please return the completed document to Allerion Consulting Group, Inc. via US Mail and/or email to chall@allerionconsulting.com .

Company Name: Green River Holdings, LLC

Completed By (Print Name): John Manley

Title: Authorized Signatory

Signature: [signature] Date: 3/14/23

Address: 837 Jefferson Blvd

Phone: (916) 754-7400

Relationship to site (i.e, purchaser, owner, lender): Purchaser

APPENDIX B:

ENVIRONMENTAL DATA RESOURCES (EDR) RECORDS REPORT

Joiner Parkway
SEC of Joiner Parkway and 1st St.
Lincoln, CA 95648

Inquiry Number: 7259947.2s
February 27, 2023

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	9
Orphan Summary	74
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-13
Physical Setting Source Map Findings	A-15
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527-21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

SEC OF JOINER PARKWAY AND 1ST ST.
LINCOLN, CA 95648

COORDINATES

Latitude (North):	38.8859770 - 38ˆ 53' 9.51''
Longitude (West):	121.3128700 - 121ˆ 18' 46.33''
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	646334.0
UTM Y (Meters):	4305268.5
Elevation:	151 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	12021623 LINCOLN, CA
Version Date:	2018
South Map:	12021643 ROSEVILLE, CA
Version Date:	2018

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140713
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
SEC OF JOINER PARKWAY AND 1ST ST.
LINCOLN, CA 95648

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
A1	LINCOLN EXPRESS MART	151 JOINER PKWY	UST	Lower	1 ft.
A2	LINCOLN EXPRESS MART	151 JOINER PKWY	CERS HAZ WASTE, CERS TANKS, HAZNET, CERS, HWTS	Lower	1 ft.
A3	LINCOLN EXPRESS MART	151 JOINER PKWY	RCRA NonGen / NLR	Lower	1 ft.
A4	EXPRESS MART/ LINCOL	151 JOINER PARKWAY	EMI, CA PLACER CO. MS, CERS, HWTS	Lower	1 ft.
A5	EXPRESS MART	151 JOINER PKWY	EDR Hist Auto	Lower	1 ft.
6	CITY OF LINCOLN - #3	126 JOINER PARKWAY	EMI, CA PLACER CO. MS, CERS	Lower	315, 0.060, WSW
7	LINCOLN CROSSING ELE	635 GROVELAND LANE	ENVIROSTOR, SCH	Lower	3593, 0.680, SE
8	LINCOLN CROSSING ELE	371 DANBURY DRIVE	ENVIROSTOR, SCH	Higher	3646, 0.691, SE
9	ROBERT JIMENEZ PARK	778 GROVELAND LANE	ENVIROSTOR, SCH, NPDES, CIWQS	Lower	4513, 0.855, SSE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---------- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-SQG ---------- RCRA - Small Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System

US ENG CONTROLS ..... Engineering Controls Sites List
US INST CONTROLS ..... Institutional Controls Sites List

Federal ERNS list

ERNS ..... Emergency Response Notification System

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE ..... State Response Sites

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF ..... Solid Waste Information System

Lists of state and tribal leaking storage tanks

LUST ..... Geotracker's Leaking Underground Fuel Tank Report
INDIAN LUST ..... Leaking Underground Storage Tanks on Indian Land
CPS-SLIC ..... Statewide SLIC Cases

Lists of state and tribal registered storage tanks

FEMA UST ..... Underground Storage Tank Listing
AST ..... Aboveground Petroleum Storage Tank Facilities
INDIAN UST ..... Underground Storage Tanks on Indian Land

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ..... Voluntary Cleanup Priority Listing
VCP ..... Voluntary Cleanup Program Properties

Lists of state and tribal brownfield sites

BROWNFIELDS ..... Considered Brownfieds Sites Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT ..... Waste Management Unit Database
SWRCY ..... Recycler Database
HAULERS ..... Registered Waste Tire Haulers Listing
INDIAN ODI ..... Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 ..... Torres Martinez Reservation Illegal Dump Site Locations
ODI ..... Open Dump Inventory
IHS OPEN DUMPS ..... Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ..... Delisted National Clandestine Laboratory Register

HIST Cal-Sites	Historical Calsites Database
SCH	School Property Evaluation Program
CDL	Clandestine Drug Labs
Toxic Pits	Toxic Pits Cleanup Act Sites
US CDL	National Clandestine Laboratory Register

Local Lists of Registered Storage Tanks

SWEEPS UST	SWEEPS UST Listing
HIST UST	Hazardous Substance Storage Container Database
CA FID UST	Facility Inventory Database

Local Land Records

LIENS	Environmental Liens Listing
LIENS 2	CERCLA Lien Information
DEED	Deed Restriction Listing

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CHMIRS	California Hazardous Material Incident Report System
LDS	Land Disposal Sites Listing
MCS	Military Cleanup Sites Listing
SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program

UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
FINDS	Facility Index System/Facility Registry System
UXO	Unexploded Ordnance Sites
ECHO	Enforcement & Compliance History Information
DOCKET HWC	Hazardous Waste Compliance Docket Listing
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing
PFAS	PFAS Contamination Site Location Listing
AQUEOUS FOAM	Former Fire Training Facility Assessments Listing
CA BOND EXP. PLAN	Bond Expenditure Plan
Cortese	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings	CUPA Resources List
DRYCLEANERS	Cleaner Facilities
EMI	Emissions Inventory Data
ENF	Enforcement Action Listing
Financial Assurance	Financial Assurance Information Listing
ICE	ICE
HIST CORTESE	Hazardous Waste & Substance Site List
HWP	EnviroStor Permitted Facilities Listing
HWT	Registered Hazardous Waste Transporter Database
HAZNET	Facility and Manifest Data
MINES	Mines Site Location Listing
MWMP	Medical Waste Management Program Listing
NPDES	NPDES Permits Listing
PEST LIC	Pesticide Regulation Licenses Listing
PROC	Certified Processors Database
Notify 65	Proposition 65 Records
UIC	UIC Listing
UIC GEO	UIC GEO (GEOTRACKER)
WASTEWATER PITS	Oil Wastewater Pits Listing
WDS	Waste Discharge System
WIP	Well Investigation Program Case List
MILITARY PRIV SITES	MILITARY PRIV SITES (GEOTRACKER)
PROJECT	PROJECT (GEOTRACKER)
WDR	Waste Discharge Requirements Listing
CIWQS	California Integrated Water Quality System
CERS	CERS
NON-CASE INFO	NON-CASE INFO (GEOTRACKER)
OTHER OIL GAS	OTHER OIL & GAS (GEOTRACKER)
PROD WATER PONDS	PROD WATER PONDS (GEOTRACKER)
SAMPLING POINT	SAMPLING POINT (GEOTRACKER)

WELL STIM PROJ ---------- Well Stimulation Project (GEOTRACKER)
MINES MRDS ---------- Mineral Resources Data System
HWTS ---------- Hazardous Waste Tracking System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP ---------- EDR Proprietary Manufactured Gas Plants
EDR Hist Cleaner ---------- EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF ---------- Recovered Government Archive Solid Waste Facilities List
RGA LUST ---------- Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 10/24/2022 has revealed that there are 3 ENVIROSTOR sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN CROSSING ELE	***371 DANBURY DRIVE***	***SE 1/2 - 1 (0.691 mi.)***	***8***	***63***

Facility Id: 60000616
Status: No Action Required

Lower Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN CROSSING ELE	***635 GROVELAND LANE***	***SE 1/2 - 1 (0.680 mi.)***	***7***	***60***
Facility Id: 31020007 Status: No Action Required				
ROBERT JIMENEZ PARK	***778 GROVELAND LANE***	***SSE 1/2 - 1 (0.855 mi.)***	***9***	***65***
Facility Id: 31020008 Status: No Action Required				

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, has revealed that there is 1 UST site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN EXPRESS MART	151 JOINER PKWY	0 - 1/8 (0.000 mi.)	A1	9
Database: UST, Date of Government Version: 12/02/2022 Facility Id: FA0006709				

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

CERS HAZ WASTE: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

A review of the CERS HAZ WASTE list, as provided by EDR, and dated 01/05/2023 has revealed that there is 1 CERS HAZ WASTE site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN EXPRESS MART	***151 JOINER PKWY***	***0 - 1/8 (0.000 mi.)***	***A2***	***10***

Local Lists of Registered Storage Tanks

CERS TANKS: List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

A review of the CERS TANKS list, as provided by EDR, and dated 01/06/2023 has revealed that there is

1 CERS TANKS site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN EXPRESS MART	***151 JOINER PKWY***	***0 - 1/8 (0.000 mi.)***	***A2***	***10***

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 11/21/2022 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
LINCOLN EXPRESS MART EPA ID:: CAL000453364	151 JOINER PKWY	0 - 1/8 (0.000 mi.)	A3	41

CA PLACER CO. MS: Placer County Master List of Facilities includes Aboveground Hazardous Material tanks, Underground Storage tanks, Site Clean-up sites.

A review of the CA PLACER CO. MS list, as provided by EDR, and dated 08/26/2022 has revealed that there are 2 CA PLACER CO. MS sites within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXPRESS MART/ LINCOL Facility Status: Active Facility Id: FA0006709	***151 JOINER PARKWAY***	***0 - 1/8 (0.000 mi.)***	***A4***	***43***
CITY OF LINCOLN - #3 Facility Status: Active Facility Id: FA0021251	***126 JOINER PARKWAY***	***WSW 0 - 1/8 (0.060 mi.)***	***6***	***50***

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there is 1 EDR Hist Auto

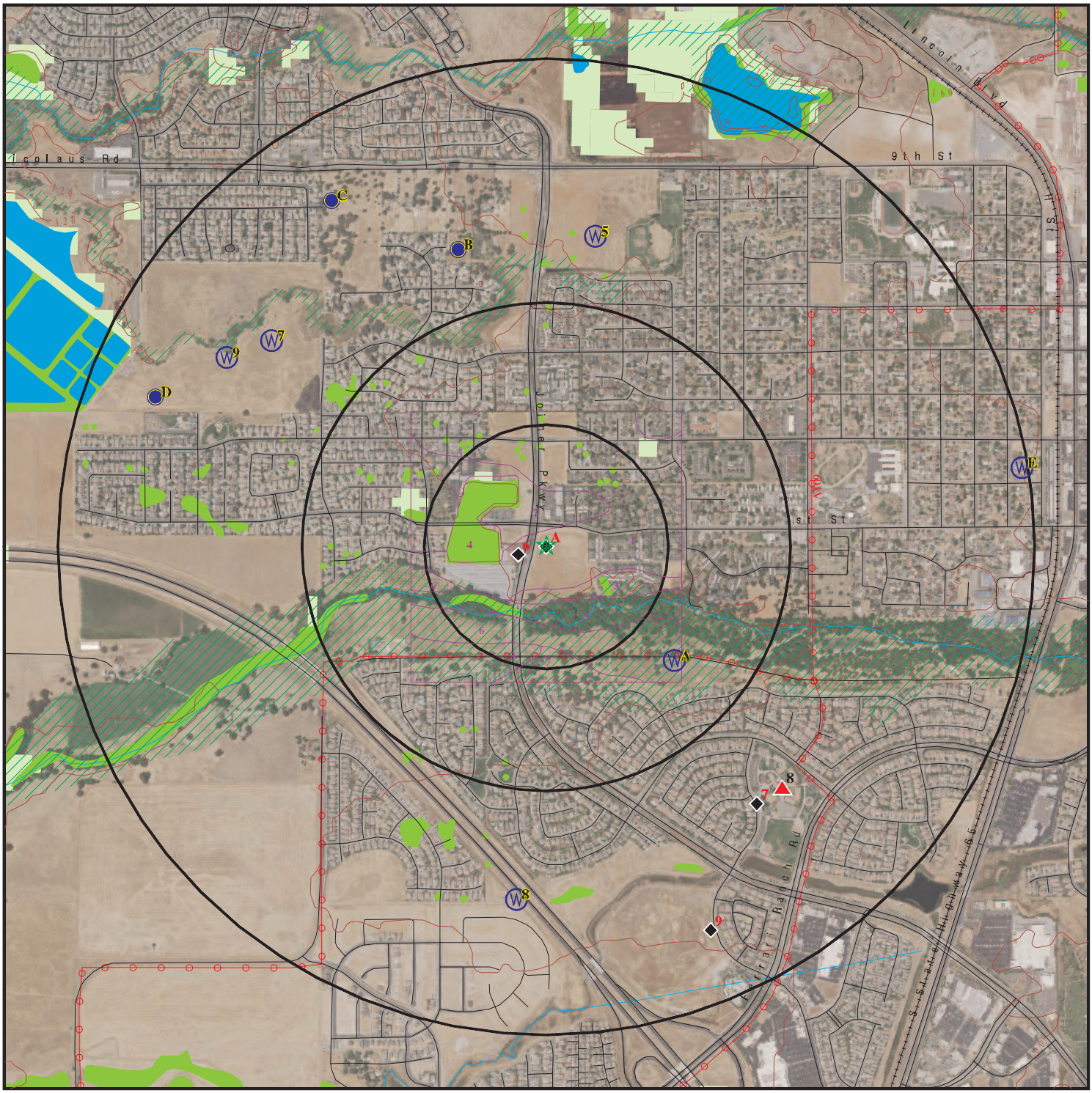
site within approximately 0.125 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
EXPRESS MART	151 JOINER PKWY	0 - 1/8 (0.000 mi.)	A5	50

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7259947.2S



0 1/4 1/2 1 Miles

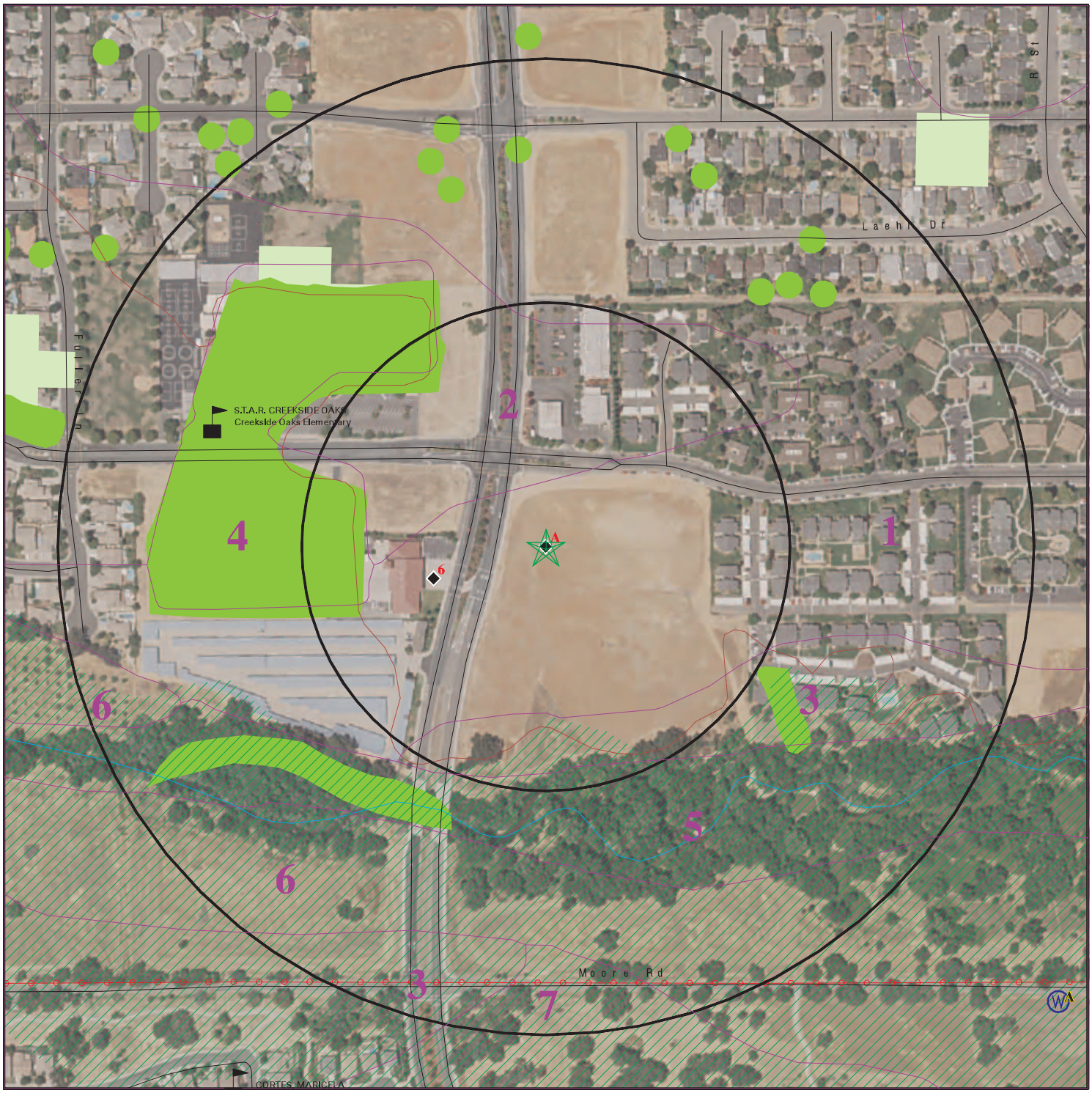
- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Joiner Parkway	CLIENT:	Ace Quality Control
ADDRESS:	SEC of Joiner Parkway and 1st St. Lincoln CA 95648	CONTACT:	Chris Hall
		INQUIRY #:	7259947.2s
LAT/LONG:	38.885977 / 121.31287	DATE:	February 27, 2023 8:11 am

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DETAIL MAP - 7259947.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Joiner Parkway	CLIENT:	Ace Quality Control
ADDRESS:	SEC of Joiner Parkway and 1st St. Lincoln CA 95648	CONTACT:	Chris Hall
		INQUIRY #:	7259947.2s
LAT/LONG:	38.885977 / 121.31287	DATE:	February 27, 2023 8:12 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal (Superfund) equivalent sites								
RESPONSE	1.000		0	0	0	0	NR	0
Lists of state- and tribal hazardous waste facilities								
ENVIROSTOR	1.000		0	0	0	3	NR	3
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
CPS-SLIC	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		1	0	NR	NR	NR	1
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	0	0	NR	NR	0
HAULERS	TP		NR	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
CDL	TP		NR	NR	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
CERS HAZ WASTE	0.250		1	0	NR	NR	NR	1
US CDL	TP		NR	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
SWEEPS UST	0.250		0	0	NR	NR	NR	0
HIST UST	0.250		0	0	NR	NR	NR	0
CERS TANKS	0.250		1	0	NR	NR	NR	1
CA FID UST	0.250		0	0	NR	NR	NR	0
Local Land Records								
LIENS	TP		NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LIENS 2	TP		NR	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
CHMIRS	TP		NR	NR	NR	NR	NR	0
LDS	TP		NR	NR	NR	NR	NR	0
MCS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		1	0	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
Cortese	0.500		0	0	0	NR	NR	0
CUPA Listings	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
ICE	TP		NR	NR	NR	NR	NR	0
HIST CORTESE	0.500		0	0	0	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0
HAZNET	TP		NR	NR	NR	NR	NR	0
MINES	0.250		0	0	NR	NR	NR	0
CA PLACER CO. MS	0.250		2	0	NR	NR	NR	2
MWMP	0.250		0	0	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
PEST LIC	TP		NR	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0
Notify 65	1.000		0	0	0	0	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
UIC GEO	TP		NR	NR	NR	NR	NR	0
WASTEWATER PITS	0.500		0	0	0	NR	NR	0
WDS	TP		NR	NR	NR	NR	NR	0
WIP	0.250		0	0	NR	NR	NR	0
MILITARY PRIV SITES	TP		NR	NR	NR	NR	NR	0
PROJECT	TP		NR	NR	NR	NR	NR	0
WDR	TP		NR	NR	NR	NR	NR	0
CIWQS	TP		NR	NR	NR	NR	NR	0
CERS	TP		NR	NR	NR	NR	NR	0
NON-CASE INFO	TP		NR	NR	NR	NR	NR	0
OTHER OIL GAS	TP		NR	NR	NR	NR	NR	0
PROD WATER PONDS	TP		NR	NR	NR	NR	NR	0
SAMPLING POINT	TP		NR	NR	NR	NR	NR	0
WELL STIM PROJ	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0
HWTS	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR Hist Auto	0.125		1	NR	NR	NR	NR	1
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	7	0	0	3	0	10

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

A1
< 1/8
1 ft.

LINCOLN EXPRESS MART
151 JOINER PKWY
LINCOLN, CA 95648

Site 1 of 5 in cluster A

UST **U004265926**
N/A

Relative:
Lower

Actual:
150 ft.

UST:

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	Not reported
Permitting Agency:	Placer County Environmental Health
CERSID:	Not reported
Latitude:	38.88689
Longitude:	-121.31264
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	FA0006709
Permitting Agency:	Placer County Environmental Health
CERSID:	10205722
Latitude:	38.8868900

LINCOLN EXPRESS MART (Continued) **U004265926**

Longitude:	-121.312640
Owner type:	Not reported
Facility type:	Not reported
Num of inuse ust:	Not reported
Num of closed ust:	Not reported
Num of oos ust:	Not reported
Epa region:	Not reported
Tribal lands:	Not reported
Tank owner name:	Not reported
Tank owner mailing address:	Not reported
Tank owner mailing city:	Not reported
Tank owner mailing zip:	Not reported
Tank owner mailing state:	Not reported
Tank operator name:	Not reported
Tank operator mailing address:	Not reported
Tank operator mailing city:	Not reported
Tank operator mailing zip:	Not reported
Tank operator mailing state:	Not reported
Tankidnumber:	Not reported
Tank status:	Not reported
Tank configuration:	Not reported
Tank closure date:	Not reported
Tank installation date:	Not reported
Tank num of compartments:	Not reported
Tank contents:	Not reported
Tank capacity gallons:	Not reported
Tank type:	Not reported
Tank pc construction:	Not reported
Tank pwpiping construction:	Not reported
Tank piping type:	Not reported
Tank piping construction:	Not reported
Tank sacrificial anode:	Not reported
Tank cp impressed current:	Not reported
Tank cp shutoff:	Not reported
Tank alarms:	Not reported
Tank ball float:	Not reported
Tank spill bucket:	Not reported

A2 **LINCOLN EXPRESS MART** **CERS HAZ WASTE** **S121759851**
151 JOINER PKWY **CERS TANKS** **N/A**
< 1/8 **LINCOLN, CA 95648** **HAZNET**
1 ft. **CERS**
Site 2 of 5 in cluster A **HWTS**

Relative: **Lower**
Actual: **150 ft.**

CERS HAZ WASTE:

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Site ID:	29173
CERS ID:	10205722
CERS Description:	Hazardous Waste Generator

CERS TANKS:

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Site ID:	29173

LINCOLN EXPRESS MART (Continued) **S121759851**

CERS ID: 10205722
CERS Description: Underground Storage Tank

HAZNET:
Name: LINCOLN EXPRESS MART
Address: 151 JOINER PKWY
Address 2: Not reported
City,State,Zip: LINCOLN, CA 95648
Contact: SUKHJINDER SINGH BHULLAR
Telephone: 9167499760
Mailing Name: Not reported
Mailing Address: 151 JOINER PKWY

Year: 2020
Gepaid: CAL000453364
TSD EPA ID: CAD008252405
CA Waste Code: 331 - Off-specification, aged or surplus organics
Disposal Method: H061 - Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.1815

Year: 2020
Gepaid: CAL000453364
TSD EPA ID: CAD008252405
CA Waste Code: 352 - Other organic solids
Disposal Method: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Tons: 0.3

Additional Info:
Year: 2020
Gen EPA ID: CAL000453364

Shipment Date: 3/24/2020
Creation Date: 4/29/2020
Receipt Date: 4/13/2020
Manifest ID: 021323231JJK
Trans EPA ID: CAD044003556
Trans Name: RAMOS ENVIRONMENTAL SERVICES
Trans 2 EPA ID: CAR000245050
Trans 2 Name: ECOTRANS LLC
TSDF EPA ID: CAD008252405
Trans Name: PACIFIC RESOURCE RECOVERY SERVICES INC
TSDF Alt EPA ID: Not reported
TSDF Alt Name: Not reported
Waste Code Description: 352 - Other organic solids
RCRA Code: D001,D018
Meth Code: H141 - Storage, Bulking, And/Or Transfer Off Site--No Treatment/Reovery (H010-H129) Or (H131-H135)
Quantity Tons: 0.3
Waste Quantity: 600
Quantity Unit: P
Additional Code 1: Not reported
Additional Code 2: Not reported
Additional Code 3: Not reported
Additional Code 4: Not reported

LINCOLN EXPRESS MART (Continued) **S121759851**

Additional Code 5:	Not reported
Shipment Date:	3/24/2020
Creation Date:	4/29/2020
Receipt Date:	4/13/2020
Manifest ID:	021323231JJK
Trans EPA ID:	CAD044003556
Trans Name:	RAMOS ENVIRONMENTAL SERVICES
Trans 2 EPA ID:	CAR000245050
Trans 2 Name:	ECOTRANS LLC
TSDF EPA ID:	CAD008252405
Trans Name:	PACIFIC RESOURCE RECOVERY SERVICES INC
TSDF Alt EPA ID:	Not reported
TSDF Alt Name:	Not reported
Waste Code Description:	331 - Off-specification, aged, or surplus organics
RCRA Code:	D001,D018
Meth Code:	H061 - Fuel Blending Prior To Energy Recovery At Another Site
Quantity Tons:	0.1815
Waste Quantity:	55
Quantity Unit:	G
Additional Code 1:	Not reported
Additional Code 2:	Not reported
Additional Code 3:	Not reported
Additional Code 4:	Not reported
Additional Code 5:	Not reported

Detail Two:

Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Shipment Date:	3/24/2020
Receipt Date:	4/13/2020
Manifest Number:	021323231JJK
Generator EPA ID:	CAL000453364
Name:	LINCOLN EXPRESS MART
Address:	JOINER PKWY
Address 2:	Not reported
City:	LINCOLN
Zip:	95648
Telephone:	916-371-5747
Contact:	SUKHJINDER S BHULLAR
Contact Telephone:	916-749-9760
Transporter 1 EPA ID:	CAD044003556
Transporter 1 Emergency Number:	Not reported
Transporter 2 EPA ID:	CAR000245050
Transporter 2 Emergency Number:	Not reported
TSDF EPA ID:	CAD008252405
TSDF Name:	PACIFIC RESOURCE RECOVERY SERVICES INC
TSDF Address 1:	EAST PICO BLVD
TSDF Address 2:	Not reported
TSDF City:	LOS ANGELES
TSDF Zip:	90023-0000
TSDF Telephone:	Not reported

Federal:

Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364

LINCOLN EXPRESS MART (Continued) **S121759851**

Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	1
Method Code:	H061
Quantity Tons:	0.18150
Quantity Waste:	55.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D001
Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364
Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	1
Method Code:	H061
Quantity Tons:	0.18150
Quantity Waste:	55.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
Federal Code:	D018
Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364
Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.30000
Quantity Waste:	600.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
Federal Code:	D001
Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364
Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.30000
Quantity Waste:	600.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
Federal Code:	D018

LINCOLN EXPRESS MART (Continued) **S121759851**

State:

Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364
Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	1
Method Code:	H061
Quantity Tons:	0.18150
Quantity Waste:	55.000000
Quantity Unit:	G
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Gallons
State Code:	331

Year:	2020
EM Manifest ID:	bac66f18-ee7d-46f4-a532-1140fc61cf8c
Generator EPA ID:	CAL000453364
Shipment Date:	2020-03-24
Manifest Number:	021323231JJK
Line Number:	2
Method Code:	H141
Quantity Tons:	0.30000
Quantity Waste:	600.000000
Quantity Unit:	P
Number of Containers:	1
Type of Container:	Metal drums, barrels, kegs
Quantity Type:	Pounds
State Code:	352

CERS:

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Site ID:	29173
CERS ID:	10205722
CERS Description:	Chemical Storage Facilities

Violations:

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	04-22-2019
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 04/22/2019. Maintain an active EPA ID number with the Department of Toxic Substance Control. CORRECTED ON SITE
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART

LINCOLN EXPRESS MART (Continued) **S121759851**

Violation Date:	03-03-2015
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 03/17/2015. Observed three hazardous waste drums in the waste storage area with labels that have faded. Complete all required hazardous waste label fields within 30 days.
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	04-05-2018
Citation:	HSC 6.7 25290.2(c) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.2(c)
Violation Description:	Failure to maintain secondary containment (e.g., failure of secondary containment testing).
Violation Notes:	Returned to compliance on 02/26/2019. 91 STP sump failed hydrostatic testing. Leak appears to be coming from electrical conduit penetration. Fix leaking penetration and re-test sump.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-25-2022
Citation:	HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description:	Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes:	Returned to compliance on 04/20/2022. Facility's Designated Operator (DO) conducts annual employee training regarding the gasoline and diesel underground storage tank (UST) systems, however, annual employee training has not been documented for other reportable hazardous materials on site such as the liquid CO2 tank located in convenience store as well as carwash chemicals located in carwash chemical room. Per owner, owner is the only person that handles the carwash chemicals so employee training is not required. CORRECTIVE ACTION: By 4/25/2022, conduct employee training regarding releases and emergencies related to the CO2 tank. Document the training on the provided sign in sheet and email to inspector as proof of correction. Maintain all training records for 3 years for review.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-25-2022
Citation:	23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23,

LINCOLN EXPRESS MART (Continued) **S121759851**

	Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description:	Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 05/13/2022. This violation text was revised 4-28-2022 to reflect the failed results submitted by the testing company, and to be consistent with LG letter 150-3. Per state guidance, audible/visual (A/V) alarm cannot be used as a mechanism of overfill prevention for multiple tanks at a site due to the Veeder Root manufacturer issue that if tanks were filled simultaneously, the first A/V alarm would mask the second resulting in no overfill prevention for the second tank. Facility has A/V alarm listed as the primary mechanism for the 87, 91, and Diesel tanks in CERS. Technician performed a Triennial Overfill Prevention Equipment Inspection today at all 3 tanks and confirmed that the ball floats at the 87 and 91 are set above 90%. Further, the Diesel tank has a flapper valve, but the valve is positioned above 95%. No ball float is present at the Diesel tank. Based on today's results, the facility does not have compliant overfill at the 87, 91, and Diesel tanks. To return to [Truncated]
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-04-2014
Citation:	23 CCR 16 2636(f)(2) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2636(f)(2)
Violation Description:	Failure of the pressurized piping to meet one or more of the following requirements: monitored at least hourly with the capability of detecting a release of 3.0 gallons per hour, and will restrict the flow of product through the piping or trigger an alarm when a release occurs.
Violation Notes:	Returned to compliance on 03/19/2014. Diesel Line Leak Detector failed; Address this issue within 30 days and retest for a passing result. Submit resullts of a passing test within 30 days.

LINCOLN EXPRESS MART (Continued) **S121759851**

Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-08-2016
Citation:	22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description:	Failure to properly label hazardous waste accumulation containers with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes:	Returned to compliance on 03/17/2016. Observed hazardous waste labels for both 2 x 55 gallon hazardous waste liquid drums and 1 x 55 gallon hazardous waste solids drum without a proper label or a label not properly filled out. Operator will ensure each hazardous waste label is legible and contains all of the required information on it (facility address and content information).
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-26-2021
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of Financial Responsibility or other mechanism of financial assurance.
Violation Notes:	Returned to compliance on 03/26/2021. Certificate of Financial Responsibility was not signed by a witness/notary as required. Letter of Chief Financial Officer was expired. *Corrected at the time of inspection.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-03-2015
Citation:	40 CFR 1 265.173 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.173
Violation Description:	Failure to properly close hazardous waste containers when not in active use.
Violation Notes:	Returned to compliance on 03/17/2015. Observed a hazardous waste drum for hazardous waste liquid with a puncture on top of the lid. replace this lid and ensure all drums are properly closed/sealed within 30 days.
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	22 CCR 12 66262.40(a) - California Code of Regulations, Title 22,

LINCOLN EXPRESS MART (Continued) **S121759851**

Chapter 12, Section(s) 66262.40(a)
Violation Description: Failure to keep a copy of each properly signed manifest for at least three years from the date the waste was accepted by the initial transporter. The manifest signed at the time the waste was accepted for transport shall be kept until receiving a signed copy from the designated facility which received the waste.
Violation Notes: Returned to compliance on 04/08/2018. Facility appears to have had a waste pick-up in December 2017 based on the accumulation start date on drum labels, but does not have a corresponding manifest. Please contact waste hauler and acquire signed copy of all manifests from the past year.
Violation Division: Placer County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Violation Date: 04-22-2019
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 04/22/2019. Update CERS annually. CORRECTED ON SITE
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Violation Date: 04-22-2019
Citation: 23 CCR 16 2712(b)(1)(G) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)(1)(G)
Violation Description: Failure to comply with one or more of the following overfill prevention equipment requirements: Alert the transfer operator when the tank is 90 percent full by restricting the flow into the tank or triggering an audible and visual alarm; or Restrict delivery of flow to the tank at least 30 minutes before the tank overfills, provided the restriction occurs when the tank is filled to no more than 95 percent of capacity; and activate an audible alarm at least five minutes before the tank overfills; or Provide positive shut-off of flow to the tank when the tank is filled to no more than 95 percent of capacity; or Provide positive shut-off of flow to the tank so that none of the fittings located on the top of the tank are exposed to product due to overfilling. Install/retrofit overfill prevention equipment that does not use flow restrictors on vent piping to meet overfill prevention equipment requirements when the overfill prevention equipment is installed, repaired, or replaced on and after October 1, 2018. For USTs installed before October 1, 2018, perform an inspection by October 13, 2018 and every 36 months thereafter. For USTs installed on and after October 1, 2018, perform an inspection at installation and every 36 months thereafter. Inspected within 30 days after a repair to the overfill prevention equipment. Inspected using an applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Inspected by a certified UST service technician. Maintain records of overfill

LINCOLN EXPRESS MART (Continued) **S121759851**

	prevention equipment inspection for 36 months.
Violation Notes:	Returned to compliance on 06/03/2019. Conduct triennial overfill prevention testing and submit report to Environmental Health. Notify EH at least 48 hours in advance of testing.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
Violation Description:	Failure to electronically update business plan within 30 days of any one of the following events: A 100 percent or more increase in the quantity of a previously disclosed material. Any handling of a previously undisclosed hazardous materials at or above reportable quantities. A change of business address, business ownership, or business name. A substantial change in the handler's operations that requires modification to any portion of the business plan.
Violation Notes:	Returned to compliance on 03/26/2018. Facility changed car wash chemical supplier and did not update CERS to reflect change in chemicals. Update CERS material inventory to reflect actual chemical inventory on-site.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-26-2021
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	"Failure to meet one or more of the following requirements: Install or maintain a liquid-tight spill container. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill container. Be resistant to galvanic corrosion. Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container. Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Tested by a certified UST service technician. Maintain records of spill containment testing for 36 months. "
Violation Notes:	Returned to compliance on 03/26/2021. The regular product spill containment bucket failed hydrostatic testing due to a failed drain valve. Technician repaired the valve, retested and was corrected on-site. *Corrected at the time of inspection.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	04-22-2019
Citation:	HSC 6.75 25299.30-25299.34 - California Health and Safety Code, Chapter 6.75, Section(s) 25299.30-25299.34
Violation Description:	Failure to submit and maintain complete and current Certification of

LINCOLN EXPRESS MART (Continued) **S121759851**

Financial Responsibility or other mechanism of financial assurance.
Violation Notes: Returned to compliance on 04/22/2019. CFO Letter has expired as of this date. Maintain up-to-date documentation in CERS. CORRECTED ON SITE
Violation Division: Placer County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Violation Date: 03-08-2016
Citation: 23 CCR 16 2715 - California Code of Regulations, Title 23, Chapter 16, Section(s) 2715
Violation Description: Failure to comply with one or more of the designated operator monthly inspection requirements: failed to inspect the monthly alarm history report; attach a copy of the alarm history; failed to inspect for the presence of liquid or debris in the spill container/spill bucket and under dispenser containment; failed to inspect the under dispenser containment to ensure that monitoring equipment is placed in the proper position; failure to inspect for liquid or debris in the containment sump where an alarm occurred or for which there is no record of a service visit; or failure to check that all testing and maintenance has been completed and documented.
Violation Notes: Returned to compliance on 03/17/2016. Designated Operator did not address L14 alarms dated 3/21/15 and 3/23/15. Operator will ensure that DO reviews these alarms and updates the report within 30 days.
Violation Division: Placer County Environmental Health
Violation Program: UST
Violation Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Violation Date: 03-08-2017
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.
Violation Notes: Returned to compliance on 03/08/2017. REPEAT VIOLATION OBSERVATION: Observed that the hazardous waste solids and liquid drums had worn out labels. CORRECTIVE ACTION: Operator to ensure that container of hazardous waste are marked correctly and legibly. Corrected on site.
Violation Division: Placer County Environmental Health
Violation Program: HW
Violation Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Violation Date: 03-09-2020
Citation: 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
Violation Description: Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation

LINCOLN EXPRESS MART (Continued) **S121759851**

	date.
Violation Notes:	Returned to compliance on 03/09/2020. The operator failed to ensure all containers accumulating hazardous waste had legible hazardous waste labels with all the required information. The liquid and solid waste drums in the garbage enclosure did not have legible hazardous waste labels. The operator put new hazardous waste labels containing all the required information on the drums while onsite.
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	HSC 6.7 25292.1(a) - California Health and Safety Code, Chapter 6.7, Section(s) 25292.1(a)
Violation Description:	Failure to operate the UST system to prevent unauthorized releases including leaks, spills, and/or overfills.
Violation Notes:	Returned to compliance on 04/30/2018. Audible alarm is not sounding when overfill sensor is activated in each of the 87, 91, and Diesel tanks. Correct so that alarm is both visual and audible.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-08-2016
Citation:	23 CCR 16 2711(a)(8) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2711(a)(8)
Violation Description:	Failure to submit, obtain approval, or maintain a complete/accurate plot plan.
Violation Notes:	Returned to compliance on 04/04/2016. Operator has not submitted and accurate plot plan to CERS to this date. Operator will submit a plot plan with monitoring equipment listed within 30 days.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-08-2016
Citation:	22 CCR 12 66262.34(b)(1) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(b)(1)
Violation Description:	Failure to dispose of hazardous waste after the first 100-kilogram threshold amount was accumulated within a 90 day period.
Violation Notes:	Returned to compliance on 03/17/2016. Previous hazardous waste pick up was dated April 2015. Upon arrival, one of the hazardous waste liquid drums appeared to be more than 27 gallons full. Operator will schedule a hazardous waste pick up within 30 days.
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-09-2020

LINCOLN EXPRESS MART (Continued) **S121759851**

Citation:	40 CFR 1 265.174 - U.S. Code of Federal Regulations, Title 40, Chapter 1, Section(s) 265.174
Violation Description:	Failure to inspect hazardous waste storage areas at least weekly and look for leaking and deteriorating containers.
Violation Notes:	Returned to compliance on 03/09/2020. The operator failed to inspect the hazardous waste storage area weekly to ensure all waste containers are properly labeled, kept closed and free of spills/leaks. The operator completed an inspection of the waste storage area while onsite.
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 03/26/2018. Annual CERS update has not been completed as of this date. Update CERS annually.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	HSC 6.7 25290.1(c)(3),25290.2(c)(3) - California Health and Safety Code, Chapter 6.7, Section(s) 25290.1(c)(3),25290.2(c)(3)
Violation Description:	Failure to keep water out of the secondary containment of UST systems installed on or after July 1, 2003.
Violation Notes:	Returned to compliance on 02/26/2019. Observed about 1 inch of water in each spill bucket (87, 91, and Diesel) at the start of inspection. Tester pumped out all liquid from spill buckets. CORRECTED ON SITE Observed drips from a slow leak on the diesel meter in dispenser 5/6. Please repair meter to prevent leaks.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-21-2018
Citation:	22 CCR 12 66262.12 - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.12
Violation Description:	Failure to obtain an Identification Number prior to treating, storing, disposing of, transporting or offering for transportation any hazardous waste.
Violation Notes:	Returned to compliance on 03/21/2018. EPA ID is inactive on this date. Operator filled out EPA ID application to renew number with DTSC while on site. CORRECTED ON SITE
Violation Division:	Placer County Environmental Health
Violation Program:	HW
Violation Source:	CERS,

LINCOLN EXPRESS MART (Continued) **S121759851**

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-26-2021
Citation:	HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description:	Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes:	Returned to compliance on 03/26/2021. CERS was overdue at the time of inspection. Worked with staff to complete a full submittal this date. *Corrected at the time of inspection.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-08-2016
Citation:	23 CCR 16 2712(b) - California Code of Regulations, Title 23, Chapter 16, Section(s) 2712(b)
Violation Description:	Failure to maintain leak detection alarm logs and/or maintain records of appropriate follow-up actions
Violation Notes:	Returned to compliance on 03/17/2016. Operator could not provide a leak detection alarm log or maintenance records for the previous year. Operator will maintain a leak detection alarm log and all maintenance records on site for a minimum of three years.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-08-2016
Citation:	Un-Specified
Violation Description:	UST Program - Administration/Documentation - For use of Local Ordinance only
Violation Notes:	Returned to compliance on 03/17/2016. Currently submitted BOE number 44042077 is for the previous owner and is no longer active. Operator will provide the new BOE number via CERS within 30 days.
Violation Division:	Placer County Environmental Health
Violation Program:	UST
Violation Source:	CERS,
Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Violation Date:	03-25-2022
Citation:	HSC 6.7 25284.2 - California Health and Safety Code, Chapter 6.7, Section(s) 25284.2
Violation Description:	"Failure to meet one or more of the following requirements: Install or maintain a liquid-tight spill container. Have a minimum capacity of five gallons. Have a functional drain valve or other method for the removal of liquid from the spill container. Be resistant to galvanic corrosion. Perform a tightness test at installation, every 12 months thereafter, or within 30 days after a repair to the spill container. Tested using applicable manufacturer guidelines, industry codes, engineering standards, or a method approved by a professional engineer. Tested by a certified UST service technician. Maintain

LINCOLN EXPRESS MART (Continued) **S121759851**

records of spill containment testing for 36 months. "
Violation Notes: Returned to compliance on 03/25/2022. The 91 product fill spill bucket failed testing, service technician diagnosed as a failed drain valve. The service technician replaced the failed drain valve and retested. Observed a passing subsequent test with no measurable loss of liquid after 60 minutes per PEI 1200 test procedures.
Violation Division: Placer County Environmental Health
Violation Program: UST
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-03-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for the Hazardous Materials Business Plan (HMBP) program inspection. Reviewed HMBP forms including: business activities, business owner/operator, facility maps, facility inventory, and the consolidated contingency plan. Operator completed all HMBP forms on this date. Forms are in "Draft" mode pending UST page updates. Reminders: 1. Ensure to resubmit all HMBP forms at the minimum annually.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Underground Storage Tank (UST) Program inspection and to witness the Annual Monitoring Certification, Spill Bucket Test and Line Leak Detection Test. Testing Company on site is Gerondakis and Sons. Verified that testing technician Mike Gerondakis possesses up to date Certifications including VMI Tester (expires 11/29/17), Veeder Root (Lvl 4 expires 8/29/18), ICC CA UST Service Tech (expires 8/31/18) and Contractors License # 393336 (Expires 09/30/2018). Verified BOE # 44051607 is Valid for Owner: GILL PROPERTY DEVELOPMENT LLC Reviewed system set up and alarm history. Overfill alarm is set to 90% for T1 (87), T2 (91) and T3 (Diesel). Observed the following components tested: 1. ATG Probe overfill for T1 (87) and T2 (91). 2. L1: UDC 1/2 3. L2: UDC 3/4 4. L3: UDC 5/6 5. L4: UDC 7/8 6. L5: UDC 9/10 7. L6: UDC 11/12 8. L7: 87 Annular 9. L8: 87 Fill 10. L9: 87 STP 11. L10: 91 Fill 12. L11: 91 STP 13. L12: 91/Die Annular 14. [Truncated]
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-09-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Onsite with CGRS for a routine underground storage tank (UST) inspection. Reviewed the UST Technician’s ICC, Veeder-Root and VMI certification. All certifications were current and appropriate for the monitoring equipment being tested. All undergrounds storage tank (UST)

LINCOLN EXPRESS MART (Continued) **S121759851**

documents are current, accurate and have been submitted to the California Environmental Reporting System (CERS) within the last year. Reviewed the monthly Designated UST Operator inspection reports for the past 12 months. The reports are accurate and complete. All alarms have been documented and the appropriate follow up action was taken. All employees have received the required UST training from the Designated UST Operator within the past year and a training log is maintained onsite. The last full SB989 testing was completed on 4/5/2018 with one component failing. The failed component was repaired, retested and passed on 2/26/2019. The SB989 testing will be due again on or before [Truncated]

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Reviewed HMBP forms (business activities, business owner/operator, facility inventory, facility maps and the consolidated safety plan). Employee training is done by the UST Designated Operator along with the UST training. Annual training conducted on 6/26/17. Operator stated that no reportable releases occurred in the previous year; did not observe obvious signs of a release on this date. Annual submittal was overdue on this date.

Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Reviewed the DTSC EPA ID profile. EPA ID number is currently INACTIVE. Operator filled out an EPA ID application to renew ID. Reviewed hazardous waste manifests. Hazardous waste hauler is Sacramento Waste Oil. Hazardous waste generated includes waste liquids (fuel/water mixture) and solids (used absorbent). Operator generates <220 lbs of UW on average per month. Verified proper management of UW. Fire extinguishers serviced annually.

Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-03-2015
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for the Underground Storage Tank (UST) annual monitoring equipment Certification, spill bucket testing, line leak detection testing and program inspection. Technician on site is Mike Gerondakis - all Certifications are current. Observed the following be tested: 1. 87, 91 and diesel fuel STP sump sensors 2. 87, 91 and diesel fuel Fill sump sensors 3. 87, 91 and diesel fuel annular sensors 4. 87, 91 and diesel fuel ATG's 5. Fail safe, sensor out. 6 87, 91 and diesel fuel spill buckets. 7. 87, 91 and diesel fuel MLLD's. DO records must

LINCOLN EXPRESS MART (Continued) **S121759851**

reflect most current Monitoring Certification Date and SB989 testing date: 3/3/2015 and 3/13/2012 respectively. Ensure these dates are updated as needed. No alarms noted for previous year. Reminders: 1. Ensure to submit a complete UST Monitoring Certification, spill bucket testing and MLLD testing report within 30 days. 2. Make sure to sign and submit the updated Response plan, Financial Certification form [Truncated]

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-04-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for the Hazardous Waste Generator (HWG) inspection. Reviewed waste receipts for the previous year; Facility is a Conditionally Exempt Small Quantity Generator (CESQG) Reviewed the DTSC EPA ID printout; facility has two active EPA ID numbers: CAL000297450 and CAL000380563. Inactivate CAL000297450 and continue using CAL000380563. Remember to keep hazardous waste labels in good shape.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Hazardous Waste Generator (HWG) Program inspection. Reviewed the DTSC EPA ID profile; business applied for a new permanent State ID # (CAL000412950). Reviewed hazardous waste receipts; business generates hazardous waste liquid and solids. HAzardous waste hauler is Reno Drain Oil. Business is a Conditionally Exempt Small Quantity Generator (CESQG). Did not observe any accumulation of Universal Waste on this date.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-09-2020
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: Onsite for a routine hazardous materials business plan (HMBP) inspection. All business plan documents have been submitted to the California Environmental Reporting System (CERS) within the past year and a copy of the plan is maintained onsite. The current plan must be electronically recertified in CERS on or before 3/5/2021. Verified the facility / site maps and the quantity of hazardous materials stored onsite. All employees receive hazardous materials and emergency response training from the Designated UST Operator at least annually and training records are maintained onsite. No violations observed this date.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

LINCOLN EXPRESS MART (Continued) **S121759851**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-25-2022
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site with Tahinder Bhullar and Sukhinder Singh Bhullar from Lincoln Express Mart for the facility's routine Hazardous Waste inspection. Generator EPA ID#CAL000453364 verified and active. Based on disposal records review, facility classification is Conditionally Exempt Small Quantity Generator (<100kg/month). Hazardous waste containers observed accessible, in good condition, and maintained closed when not adding/removing. Currently, hazardous waste containers are empty. Ensure approved labels are provided once hazardous waste accumulation begins. 3 years of uniform hazardous waste manifests were available and reviewed. Spill clean-up materials and emergency response equipment observed available. Emergency contact information is posted. Universal waste not observed at time of inspection. Facility does not handle waste lead acid batteries. Due to COVID, a signature was not captured at time of inspection. Inspection report was emailed to operator.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-25-2022
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site with Tahinder Bhullar and Sukhinder Singh Bhullar from Lincoln Express Mart for the facility's routine Hazardous Materials Business Plan (HMBP) inspection. Facility has submitted a Hazardous Material Business Plan (HMBP) into the California Environmental Reporting System (CERS) annually as required. Assisted facility owner with an annual HMBP in CERS today during inspection. Note: Your next CERS submittal is due on or before 03/25/2023. Owner/operator contact information was verified as submitted in CERS. Hazardous material inventory was verified on site as submitted in CERS. Site map and emergency response/contingency plan were available on site and reviewed. Employee training does not sufficiently cover all reportable materials handled on site, see violation. Due to COVID, a signature was not captured at time of inspection. Inspection report was emailed to operator.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-26-2021
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On-site with Sukhjinder Singh (Sunney) Bhullar for the facility's Hazardous Waste Generator inspection. Review of the hazardous waste tracking system indicates the facility has active EPA ID# at this time: CAL000453364 Verified materials and quantities on-site. Hazardous waste streams on-site include waste test water, used absorbent, and fuel filters/hoses. Reviewed hazardous waste manifests for the last three years. Hazardous waste manifests were present and complete at time of inspection. The facility's hauler is Ramos. The

LINCOLN EXPRESS MART (Continued) **S121759851**

facility's last waste pick-up was on 3/24/2020. Both hazardous waste drums were empty at the inspection. The facility is conducting and logging weekly hazardous waste inspections through daily routine operations.

Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-30-2018
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site with Gerondakis & Sons witness re-test of 91 STP Sump SB989 Testing and verify violation corrections from last routine inspection/monitoring certification. Audible overfill alarm has been repaired and is functioning properly. REMINDERS: 1) 91 STP Sump failed hydrostatic testing again. Correct and re-test sump. 2) Leaking diesel meter in UDC 5/6 has not yet been repaired.

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-26-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site with Sukhjinder Singh (Sunney) Bhullar for the facility's Hazardous Materials Business Plan (HMBP) inspection. Verified materials and quantities on-site. Reviewed the facility's current HMBP submitted into the California Environmental Reporting System (CERS). CERS was overdue at the time of inspection. Corrected this date. Reviewed annual employee training records. Documentation available. The facility owner is the property owner. HMBP notification to the property owner is not required. Reminders: 1. Employee training is an annual requirement. 2. Submit and/or recertify HMBP forms to CERS at the minimum of once per year or within 30 days of any significant changes. 3. California Hazardous Materials Spill / Release Notification guidance states all significant releases or threatened releases of hazardous materials the facility shall first call 911 (or local emergency response agency) and then call Cal OES State Warning Center (800) 852 - 7550.

Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct annual UST inspection. Reviewed annual monitoring certification and spill bucket testing results (conducted 3/15/19). All components tested at that time passed. Spill buckets were verified less than 5 gallon capacity and need to be replaced. Reviewed the following records: 1. System setup, alarm history and daily alarm records for previous 12 months. 2. DO records for previous 12 months. 3. Annual employee training logs. Training conducted in June 2018. 4. Certificate of financial responsiblity and CFO letter. 5. Monitoring

LINCOLN EXPRESS MART (Continued) **S121759851**

plan and Response plan. CFO Letter updated on this date.
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Reviewed HMBP forms (business activities, business owner/operator, facility inventory, facility maps and the consolidated safety plan). Last complete CERS submittal was 3/20/18. Assisted operator in updating CERS on this date. Operator stated that no reportable releases occurred in the previous year; did not observe obvious signs of a release on this date. Annual training conducted as part of DO training for UST program (6/19/18).
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 04-22-2019
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Reviewed the DTSC EPA ID profile. EPA ID number is currently INACTIVE. Operator filled out EPA ID application and completed eVQ to have number reactivated. Hazardous waste generated includes waste liquids (fuel/water mixture) and solids (used absorbent). Reviewed hazardous waste manifests. Last waste pick-up dated 3/30/18. Hazardous waste hauler is Sac Waste Oil. Facility has <27 gallon of hazardous waste stored on-site at this time. No violations observed on this day.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-04-2014
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for the Annual UST Monitoring Certification with Accu-Test/Aiello. Reviewed set up and alarm history along with the DO records for the past 12 months (review UD (undetermined) statement for DO records above). Technician performed all sensor, spill bucket, power out, sensor out, E-Stop, Line Leak Detector testing. Facility to submit final test results no later than 4/4/14. 1. Release Detection Only: N 2. Release Prevention Only: Y 3. Both 1&2: N 4. Neither 1 nor 2: N
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-09-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Onsite for a routine hazardous waste generator (HWG) inspection. This facility is a very small quantity generator (VSQG) of hazardous waste.

LINCOLN EXPRESS MART (Continued) **S121759851**

The hazardous wastes generated onsite include sump water, used absorbent and fuel dispenser filters/hoses. Reviewed the uniform hazardous waste manifests for the past year. The operator was issued a new EPA ID number from DTSC today due to the ownership changing from an individual to a corporation. The business activities page in CERS has been updated with the new EPA ID number. The appropriate employees received the required training and the training is documented.

Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 03-19-2014
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On site to witness the retest of the Diesel MLLD that was replaced due to a failure during the 3/4/14 UST Annual Certification. Kelvin Cruz of B.Z. Maintenance was on site for the retest (Diesel MLLD replaced earlier in the week by B.Z. maintenance). Technicians Certifications were on hand and up to date. Diesel MLLD tested and passed. B.Z. Maintenance to submit a passing result for the Diesel MLLD to this office within 30 days. Confirmed BOE number with Operator (44042077) Remember to contact this office for UST Certification Testing if a cold start occurs and ensure that the Designated Operator documents any fuel alarms and/or missing alarms. All outstanding violations corrected on this date. REPORT WRITTEN AS 012 AND CHANGED TO 02

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-21-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site with with "Gerondakis & Sons" (Technician - Mike Gerandakis) to conduct UST inspection and witness the annual monitoring certification. All sensors appropriately placed at start of inspection. All sumps and spill buckets observed clean and dry at start of inspection. Reviewed the following records: 1. Technician Certifications: Veeder Root exp. 8/30/18, UST Service Tech exp. 8/31/18, VMI Certification exp. 1/23/20. 2. VMI box calibration exp. 9/5/19. 3. Annual employee training logs (dated 6/26/17). 4. System setup, alarm history and daily alarm records for previous 12 months. No alarms in the past 12 months. 5. DO records for previous 12 months. 6. Verified facilities BOE # is valid. 7. Certificate of financial responsibility and CFO letter. 8. Monitoring plan and Response plan. All records present, complete and up to date at time of inspection. Observed the following components tested: 1. L1: UDC 1/2 sensor (208) 2. L2: UDC 3/4 sensor [Truncated]

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-01-2015
Violations Found: No
Eval Type: Other, not routine, done by local agency

LINCOLN EXPRESS MART (Continued) **S121759851**

Eval Notes: On site to witness the Triennial Secondary Containment Testing with Mike Gerondakis of Gerondakis and Sons. Reviewed Mike Gerondakis's Certifications including ICC UST Service Tech, Contractor License and Manufacturer Certifications for Model 300 (accelerated precision hydrostatic test kit) by Vaporless (VMI). The following was tested: 1. Annular space for 87 and 91/diesel tanks vacuum tested at 6" Hg for 1 hour. Mike Gerondakis contacted Modern Welding (Tank manufacturer) to confirm testing procedures. Modern Welding stated vacuum should not exceed 10" Hg. Failure threshold / equipment resolution is .1" Hg (should not draw any liquid or drop vacuum). 2. Secondary for 87, 91, diesel, vent and vapor lines pressure tested at 5 PSI for 1 hour. Failure threshold / equipment resolution is .1 PSI (should not see drop on pressure). 3. STP sumps, fill tube sumps and UDC's hydrostatically tested with accelerated precision Barret Engineering (Owned by Vaporless) Model [Truncated]
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 04-05-2018
Violations Found: Yes
Eval Type: Other, not routine, done by local agency
Eval Notes: On site to witness the Triennial Secondary Containment Testing with Mike Gerondakis of Gerondakis and Sons. Reviewed Mike Gerondakis's Certifications including ICC UST Service Tech, Contractor License and Manufacturer Certifications for Caldwell Level Change Indicator. Observed testing of the following secondary containment: 1. Annular space for 87 and 91/diesel tanks vacuum tested at 6" Hg for 1 hour. Vacuum held on both tanks. 2. Secondary for 87, 91, diesel, vent and vapor lines pressure tested at 5 PSI for 1 hour. Pressure held on all lines. 3. Hydrostatic testing of 87 STP sump, 91 STP sump, and UDCs 7/8, 9/10, & 11/12 using Caldwell Level Change Indicator. 87 STP sump and UDC 7/8, 9/10, 11/12 passed. 91 STP sump did not pass. Determine cause of failure and re-test sump. All remaining tank top sumps (87, 91 & diesel Fill and diesel STP) and dispenser pans (UDCs 1/2, 3/4, 5/6) to be tested hydrostatically with Caldwell Level Change Indicator. [Truncated]
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 05-13-2022
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: A construction inspection was conducted today under permit SR#0054308. Scope of work included installation of Franklin Fueling Defender Series Overfill Prevention Fill Tube Shut-Off (Flapper) devices at the 87, 91, and Diesel fill sumps. Installation required due to failed testing on 3/25/2022 showing non-compliant overfill mechanisms. Installation and testing performed by Garrett Warren of CGRS Inc. and witnessed by Andrew Evans of the Placer County Environmental Health Division. Certifications verified for Garrett as follows: CSLB: #803616 exp. 01/31/2024 ICC Service Technician: #8185019 exp. 08/18/2023 FFS EVR Phase I #1000553709 exp. 12/2/2023 Verified flapper assembly measurements and activation level using the Franklin Fueling

LINCOLN EXPRESS MART (Continued) **S121759851**

Defender Series installation guide and Modern Welding manufacturer tank charts. All flappers have been set to activate at 93%. All ball floats were removed this date. No other overfill prevention mechanism will interfere with [Truncated]

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Other/Unknown
Eval Date: 02-26-2019
Violations Found: No
Eval Type: Other, not routine, done by local agency
Eval Notes: On-site with Richard Thomas of CGRS to witness hydrostatic testing of 91 STP sump after completed repairs per permit #49169. Reviewed Mr. Thomas' Certifications: -UST Service Tech exp. 11/3/20 -Incon sump tester exp. 2/3/21 -Bravo exp. 12/15/20 Sump passed hydrostatic testing on this date. Reminder: Submit completed Secondary Containment Testing Report Form to Environmental Health by 3/26/19.

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2016
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Hazardous Materials Business Plan (HMBP) Program inspection. Reviewed HMBP forms including business activities, business owner/operator, facility inventory, facility maps and the consolidated safety plan. Employee training is conducted in conjunction with the annual Designated Operator UST Program training. Reminders: 1. Re-submit all HMBP forms to CERS at the minimum of once every 12 months.

Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2016
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Underground Storage Tank (UST) Program inspection and to witness the Annual Monitoring Certification, Spill Bucket testing and Mechanical Line Leak (MLLD) testing. On site technician is Mike Gerondakis; reviewed technician's certifications including VMI, Veeder-Root and ICC Tech. Reviewed system set-up and alarm history logs. Observed the following components tested: 1. 87, 91/Diesel annular sensors 2. 87, 91, Diesel fill sump sensors 3. 87, 91, Diesel STP sump sensors 4. UDC 1/2 - 11/12 sensors 5. 87, 91, Diesel ATG 90% overfill visual and audible alarm 6. 87, 91, Diesel MLLD's 7, 87, 91, Diesel spill buckets 8. Power Out/Sensor Out Reminders: 1. Submit the Annual Monitoring Certification, Spill Bucket testing and Mechanical Line Leak (MLLD) testing results within 30 days. SOC: BOTH

Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

LINCOLN EXPRESS MART (Continued) **S121759851**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2017
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Hazardous Materials Business Plan (HMBP) Program inspection. Reviewed HMBP forms including business activities, business owner/operator, facility inventory, facility maps and the consolidated safety plan. Employee training is conducted in conjunction with the annual Designated Operator UST Program training. Reminders: 1. Program training is due by June, 2017.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-08-2017
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site to conduct the Hazardous Waste Generator (HWG) Program inspection. Reviewed the DTSC EPA ID profile. Reviewed hazardous waste receipts; business generates hazardous waste liquid and solids. Business did not dispose of any hazardous waste in the previous year. Hazardous waste hauler is Reno Drain Oil. Business is a Conditionally Exempt Small Quantity Generator (CESQG). Business generates Universal Waste (UW) in quantities that are <220 lbs per month. Reminders: 1. When disposing of car wash chemicals, ensure to manage properly; retain any hazardous waste disposal receipts for a minimum of three years. Reminders; 2. Hazardous waste liquid drum was >27 gallons full post testing; operator to schedule a hazardous waste pick up at the latest within 6 months.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-25-2022
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: Monitoring system certification and spill container testing performed today by Garrett Warren of CGRS and witnessed by Andrew Evans of the Placer County Environmental Health Division. Consent to conduct inspection received from Tahinder Bhullar and Sukhinder Singh Bhullar. Certifications verified for Garrett Warren as follows: CSLB: 803616 exp. 1/31/2024 ICC service tech: 8185019 exp. 8/18/2023 Veeder Root: #B42126 exp. 12/07/2022 VMI Leak Detector (LDT890): #3822 exp. 05/03/2022 Alarm history and system setup obtained at beginning of inspection. Veeder Root TLS350 v. 329.02 UST systems consist of the following: (1) 20,000 gallon double-walled regular 87 (1) 12,000 gallon double-walled Diesel (91/Diesel split tank) (1) 8,000 gallon double-walled premium 91 (91/Diesel split tank) Sensors were positioned at the lowest point for earliest leak detection at start of inspection. At the end of testing, all sensors were tagged and returned to lowest point for [Truncated]
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

LINCOLN EXPRESS MART (Continued) **S121759851**

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-26-2021
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site at Express Mart Chevron Lincoln with Sukhinder Singh Bhullar, Garrett Warren of CGRS and Richard Thomas of CGRS for the facility's Underground Storage Tank (UST) Monitoring Certification, Spill Containment Bucket test, MLLD test, and Tri-Annual Overfill test. Verified the following certifications for Garrett Warren: ICC service tech cert expires 9/20/2021 VMI LLD cert expires 5/3/2022 Veeder Root cert expires 12/7/2022 VMI test box last certified 11/14/2019 Verified BOE# 44051607 is Valid. Assigned to Gill Property Development LLC. Reviewed the last 12 months of DO records. Reports are available for review. Reviewed alarm history for the last 12 months. Daily alarm logs are present and complete. All sensors were correctly positioned at start of inspection. Secondary containment test boots were pulled back as appropriate. Reviewed annual employee training. Employee training available for review. The following components were tested: L9- [Truncated]
Eval Division: Placer County Environmental Health
Eval Program: UST
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-03-2015
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site for the Hazardous Waste Generator (HWG) program inspection. Reviewed the DTSC EPA ID number; new Active number is CAL000297450. Business has not had any hazardous waste pick ups in 2014; hazardous waste liquid drum was observed to be over 27 gallons. Ensure to dispose of this material within 90 days. Reminders, Undetermined (UD) and Corrected on Site (COS) action items: 1. Ensure to conduct weekly inspections of the hazardous waste area to make sure all drums are properly closed, labeled and aisle space is adequate. 2. Ensure to dispose of the hazardous waste liquid within 90 days. 3. Ensure to label all empty drums with as "empty" with an emptied on date.
Eval Division: Placer County Environmental Health
Eval Program: HW
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 03-04-2014
Violations Found: No
Eval Type: Routine done by local agency
Eval Notes: On site for the Hazardous Material Business Plan (HMBP) inspection. Reviewed all HMBP documents/forms; business to submit all environmental forms to CERS on this date. -Remember to resubmit all environmental forms to CERS at the minimum once per year on or before the anniversary date (March 4) Ensure that property owner has received notification of the HMBP changes. Employees are trained in hazardous material/waste handling and records are kept on site.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

LINCOLN EXPRESS MART (Continued) **S121759851**

Enforcement Action:

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Site Address:	151 JOINER PKWY
Site City:	LINCOLN
Site Zip:	95648
Enf Action Date:	03-03-2015
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Placer County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS,

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Site Address:	151 JOINER PKWY
Site City:	LINCOLN
Site Zip:	95648
Enf Action Date:	03-04-2014
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Placer County Environmental Health
Enf Action Program:	UST
Enf Action Source:	CERS,

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Site Address:	151 JOINER PKWY
Site City:	LINCOLN
Site Zip:	95648
Enf Action Date:	03-08-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Placer County Environmental Health
Enf Action Program:	HW
Enf Action Source:	CERS,

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Site Address:	151 JOINER PKWY
Site City:	LINCOLN
Site Zip:	95648
Enf Action Date:	03-08-2016
Enf Action Type:	Notice of Violation (Unified Program)
Enf Action Description:	Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes:	Not reported
Enf Action Division:	Placer County Environmental Health
Enf Action Program:	UST
Enf Action Source:	CERS,

Site ID:	29173
Site Name:	LINCOLN EXPRESS MART
Site Address:	151 JOINER PKWY
Site City:	LINCOLN

LINCOLN EXPRESS MART (Continued) **S121759851**

Site Zip: 95648
Enf Action Date: 03-08-2017
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Not reported
Enf Action Division: Placer County Environmental Health
Enf Action Program: HW
Enf Action Source: CERS,

Site ID: 29173
Site Name: LINCOLN EXPRESS MART
Site Address: 151 JOINER PKWY
Site City: LINCOLN
Site Zip: 95648
Enf Action Date: 06-04-2018
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: NOV mailed on 6/4/18 NOV received on 6/6/18 Compliance achieved 2/26/19.
Enf Action Division: Placer County Environmental Health
Enf Action Program: UST
Enf Action Source: CERS,

Coordinates:
Site ID: 29173
Facility Name: LINCOLN EXPRESS MART
Env Int Type Code: HWG
Program ID: 10205722
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.886890
Longitude: -121.312640

Affiliation:
Affiliation Type Desc: Identification Signer
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: OWNER
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Operator
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (916) 749-9760,

Affiliation Type Desc: Property Owner
Entity Name: GILL PROPERTY DEVELOPMENT LLC

LINCOLN EXPRESS MART (Continued) **S121759851**

Entity Title: Not reported
Affiliation Address: 424 D STREET
Affiliation City: MARYSVILLE
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95901
Affiliation Phone: (530) 301-0485,

Affiliation Type Desc: Document Preparer
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: Parent Corporation
Entity Name: LINCOLN EXPRESS MART
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: ,

Affiliation Type Desc: UST Permit Applicant
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: OPERATOR
Affiliation Address: Not reported
Affiliation City: Not reported
Affiliation State: Not reported
Affiliation Country: Not reported
Affiliation Zip: Not reported
Affiliation Phone: (916) 749-9760,

Affiliation Type Desc: CUPA District
Entity Name: Placer County Env Health
Entity Title: Not reported
Affiliation Address: 3091 County Center Drive
Affiliation City: Auburn
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95603
Affiliation Phone: (530) 745-2300,

Affiliation Type Desc: Facility Mailing Address
Entity Name: Mailing Address
Entity Title: Not reported
Affiliation Address: 151 JOINER PARKWAY
Affiliation City: LINCOLN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95648
Affiliation Phone: ,

LINCOLN EXPRESS MART (Continued) **S121759851**

Affiliation Type Desc: Legal Owner
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: Not reported
Affiliation Address: 205 MARINER CIRCLE
Affiliation City: LINCOLN
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95648
Affiliation Phone: (916) 749-9760,

Affiliation Type Desc: UST Tank Operator
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: Not reported
Affiliation Address: 151 JOINER PARKWAY
Affiliation City: LINCOLN
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95648
Affiliation Phone: (916) 749-9760,

Affiliation Type Desc: UST Tank Owner
Entity Name: GILL PROPERTY DEVELOPMENT LLC
Entity Title: Not reported
Affiliation Address: 424 D STREET
Affiliation City: MARYSVILLE
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95648
Affiliation Phone: (530) 301-0485,

Affiliation Type Desc: Environmental Contact
Entity Name: SUKHJINDER SINGH BHULLAR
Entity Title: Not reported
Affiliation Address: 205 MARINER CIRCLE
Affiliation City: LINCOLN
Affiliation State: CA
Affiliation Country: Not reported
Affiliation Zip: 95648
Affiliation Phone: ,

Affiliation Type Desc: UST Property Owner Name
Entity Name: GILL PROPERTY DEVELOPMENT LLC
Entity Title: Not reported
Affiliation Address: 424 D STREET
Affiliation City: MARYSVILLE
Affiliation State: CA
Affiliation Country: United States
Affiliation Zip: 95901
Affiliation Phone: (530) 301-0485,

HWTS:
Name: LINCOLN EXPRESS MART
Address: 151 JOINER PKWY
Address 2: Not reported
City,State,Zip: LINCOLN, CA 95648
EPA ID: CAL000412950

LINCOLN EXPRESS MART (Continued) **S121759851**

Inactive Date:	06/30/2017
Create Date:	12/04/2015
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	151 JOINER PKWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LINCOLN, CA 95648
Owner Name:	SUKHJINDER SINGH BHULLAR
Owner Address:	205 MARINER CIR
Owner Address 2:	Not reported
Owner City,State,Zip:	LINCOLN, CA 956482823
Contact Name:	SUKHJINDER SINGH BHULLAR
Contact Address:	151 JOINER PKWY
Contact Address 2:	Not reported
City,State,Zip:	LINCOLN, CA 95648
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE
Latitude:	38.886894
Longitude:	-121.3126515

NAICS:

EPA ID:	CAL000412950
Create Date:	2015-12-04 10:44:51.130
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2015-12-04 10:44:51.09300
Inactive Date:	2017-06-30 00:00:00
Facility Name:	LINCOLN EXPRESS MART
Facility Address:	151 JOINER PKWY
Facility Address 2:	Not reported
Facility City:	LINCOLN
Facility County:	Not reported
Facility State:	CA
Facility Zip:	95648

Name:	LINCOLN EXPRESS MART
Address:	151 JOINER PKWY
Address 2:	Not reported
City,State,Zip:	LINCOLN, CA 95648
EPA ID:	CAL000453364
Inactive Date:	Not reported
Create Date:	03/06/2020
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	151 JOINER PKWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LINCOLN, CA 95648
Owner Name:	H&S BUHLLAR INC
Owner Address:	205 MARINER CIR
Owner Address 2:	Not reported
Owner City,State,Zip:	LINCOLN, CA 95648
Contact Name:	SUKHJINDER SINGH BHULLAR
Contact Address:	151 JOINER PKWY
Contact Address 2:	Not reported
City,State,Zip:	LINCOLN, CA 95648
Facility Status:	Active

LINCOLN EXPRESS MART (Continued) **S121759851**

Facility Type: PERMANENT
Category: STATE
Latitude: 38.886894
Longitude: -121.3126515

NAICS:
EPA ID: CAL000453364
Create Date: 2020-03-06 15:07:23.130
NAICS Code: 447190
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2020-03-06 15:07:23.05300
Inactive Date: Not reported
Facility Name: LINCOLN EXPRESS MART
Facility Address: 151 JOINER PKWY
Facility Address 2: Not reported
Facility City: LINCOLN
Facility County: Not reported
Facility State: CA
Facility Zip: 95648

Name: LINCOLN EXPRESS MART
Address: 151 JOINER PKWY
Address 2: Not reported
City,State,Zip: LINCOLN, CA 95648
EPA ID: CAL000297450
Inactive Date: 06/30/2015
Create Date: 08/15/2005
Last Act Date: Not reported
Mailing Name: Not reported
Mailing Address: 151 JOINER PKWY
Mailing Address 2: Not reported
Mailing City,State,Zip: LINCOLN, CA 956482347
Owner Name: KASHMIR TAKHAR
Owner Address: 726 SAN MIGUEL AVE
Owner Address 2: Not reported
Owner City,State,Zip: SUNNYVALE, CA 94085
Contact Name: SUNNY CHOPROS
Contact Address: 151 JOINER PKWY
Contact Address 2: Not reported
City,State,Zip: LINCOLN, CA 95648
Facility Status: Inactive
Facility Type: PERMANENT
Category: STATE
Latitude: 38.88359
Longitude: -121.313894

NAICS:
EPA ID: CAL000297450
Create Date: 2005-08-15 14:38:53.737
NAICS Code: 44719
NAICS Description: Other Gasoline Stations
Issued EPA ID Date: 2005-08-15 14:38:53.70700
Inactive Date: 2015-06-30 00:00:00
Facility Name: LINCOLN EXPRESS MART
Facility Address: 151 JOINER PKWY
Facility Address 2: Not reported
Facility City: LINCOLN

LINCOLN EXPRESS MART (Continued) **S121759851**

Facility County:	Not reported
Facility State:	CA
Facility Zip:	956482347

A3 **LINCOLN EXPRESS MART** **RCRA NonGen / NLR** **1026057171**
151 JOINER PKWY **CAL000453364**
< 1/8 **LINCOLN, CA 95648**
1 ft.

Site 3 of 5 in cluster A

Relative: **Lower**
Actual: **150 ft.**

RCRA Listings:

Date Form Received by Agency:		20200302
Handler Name:	LINCOLN EXPRESS MART	
Handler Address:		151 JOINER PKWY
Handler City,State,Zip:		LINCOLN, CA 95648
EPA ID:		CAL000453364
Contact Name:		SUKHJINDER S BHULLAR
Contact Address:		JOINER PKWY
Contact City,State,Zip:		LINCOLN, CA 95648
Contact Telephone:		916-749-9760
Contact Fax:		Not reported
Contact Email:		SUNNEY8@GMAIL.COM
Contact Title:		OWNER
EPA Region:		09
Land Type:		Private
Federal Waste Generator Description:		Not a generator, verified
Non-Notifier:		Not reported
Biennial Report Cycle:		Not reported
Accessibility:		Not reported
Active Site Indicator:		Not reported
State District Owner:		Not reported
State District:		Not reported
Mailing Address:		JOINER PKWY
Mailing City,State,Zip:		LINCOLN, CA 95648
Owner Name:	H&S BHULLAR INC	
Owner Type:		Private
Operator Name:	H&S BHULLAR INC	
Operator Type:		Private
Short-Term Generator Activity:		No
Importer Activity:		No
Mixed Waste Generator:		No
Transporter Activity:		No
Transfer Facility Activity:		No
Recycler Activity with Storage:		No
Small Quantity On-Site Burner Exemption:		No
Smelting Melting and Refining Furnace Exemption:		No
Underground Injection Control:		No
Off-Site Waste Receipt:		No
Universal Waste Indicator:		No
Universal Waste Destination Facility:		No
Federal Universal Waste:		No
Active Site Fed-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site Converter Treatment storage and Disposal Facility:		Not reported
Active Site State-Reg Treatment Storage and Disposal Facility:		Not reported
Active Site State-Reg Handler:		---
Federal Facility Indicator:		Not reported
Hazardous Secondary Material Indicator:		N

LINCOLN EXPRESS MART (Continued) **1026057171**

Sub-Part K Indicator:	Not reported
Commercial TSD Indicator:	No
Treatment Storage and Disposal Type:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
Permit Renewals Workload Universe:	Not reported
Permit Workload Universe:	Not reported
Permit Progress Universe:	Not reported
Post-Closure Workload Universe:	Not reported
Closure Workload Universe:	Not reported
202 GPRA Corrective Action Baseline:	No
Corrective Action Workload Universe:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
TSDFs Potentially Subject to CA Under 3004 (u)/(v) Universe:	No
TSDFs Only Subject to CA under Discretionary Auth Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Operating TSDF Universe:	Not reported
Full Enforcement Universe:	Not reported
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required: Not reported	
Handler Date of Last Change:	20200309
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	No
Manifest Broker:	No
Sub-Part P Indicator:	No

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: H&S BHULLAR INC	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	205 MARINER CIR
Owner/Operator City,State,Zip:	LINCOLN, CA 95648
Owner/Operator Telephone:	916-749-9760
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	SUNNEY8@GMAIL.COM

Owner/Operator Indicator:	Operator
Owner/Operator Name: H&S BHULLAR INC	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	205 MARINER CIR

LINCOLN EXPRESS MART (Continued) **1026057171**

Owner/Operator City,State,Zip: LINCOLN, CA 95648
Owner/Operator Telephone: 916-749-9760
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: SUNNEY8@GMAIL.COM

Historic Generators:
Receive Date: 20200302
Handler Name: LINCOLN EXPRESS MART
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: No
Electronic Manifest Broker: No

List of NAICS Codes and Descriptions:
NAICS Code: 447190
NAICS Description: OTHER GASOLINE STATIONS

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

A4 **EXPRESS MART/ LINCOLN** **EMI** **S110502262**
151 JOINER PARKWAY **CA PLACER CO. MS** **N/A**
< 1/8 **LINCOLN, CA 95648** **CERS**
1 ft. **HWTS**

Site 4 of 5 in cluster A

Relative: Lower
Actual: 150 ft.

EMI:
Name: EXPRESS MART/ LINCOLN
Address: 151 JOINER PARKWAY
City,State,Zip: LINCOLN, CA 95648
Year: 2008
County Code: 31
Air Basin: SV
Facility ID: 1724
Air District Name: PLA
SIC Code: 5541
Air District Name: PLACER COUNTY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .8395271
Reactive Organic Gases Tons/Yr: .83642084973
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Part. Matter 10 Micrometers and Smllr Tons/Yr:0

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2009
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.72834500000000002
Reactive Organic Gases Tons/Yr:	0.72799999999999998
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2010
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.625475
Reactive Organic Gases Tons/Yr:	0.62316074249999998
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2011
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.625475
Reactive Organic Gases Tons/Yr:	0.6231607425
Carbon Monoxide Emissions Tons/Yr:	0

EXPRESS MART/ LINCOLN (Continued) **S110502262**

NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: EXPRESS MART/ LINCOLN
Address: 151 JOINER PARKWAY
City,State,Zip: LINCOLN, CA 95648
Year: 2012
County Code: 31
Air Basin: SV
Facility ID: 1724
Air District Name: PLA
SIC Code: 5541
Air District Name: PLACER COUNTY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.625475
Reactive Organic Gases Tons/Yr: 0.6231607425
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: EXPRESS MART/ LINCOLN
Address: 151 JOINER PARKWAY
City,State,Zip: LINCOLN, CA 95648
Year: 2013
County Code: 31
Air Basin: SV
Facility ID: 1724
Air District Name: PLA
SIC Code: 5541
Air District Name: PLACER COUNTY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.625475
Reactive Organic Gases Tons/Yr: 0.625475
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr: 0

Name: EXPRESS MART/ LINCOLN
Address: 151 JOINER PARKWAY
City,State,Zip: LINCOLN, CA 95648
Year: 2014
County Code: 31
Air Basin: SV
Facility ID: 1724
Air District Name: PLA
SIC Code: 5541
Air District Name: PLACER COUNTY APCD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2015
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2016
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2017
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2018
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2019
County Code:	31
Air Basin:	SV
Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.462
Reactive Organic Gases Tons/Yr:	0.462
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2020
County Code:	31
Air Basin:	SV

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Facility ID:	1724
Air District Name:	PLA
SIC Code:	5541
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.4995767
Reactive Organic Gases Tons/Yr:	0.4995767
Carbon Monoxide Emissions Tons/Yr:	Not reported
NOX - Oxides of Nitrogen Tons/Yr:	Not reported
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	Not reported
Part. Matter 10 Micrometers and Smllr Tons/Yr:	Not reported

PLACER CO. MS:

Name:	EXPRESS MART (LINCOLN)
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	FA0006709
Facility Status:	Active
Program Element Code:	2303
Program:	UNDERGROUND STORAGE TANKS - 3 TANKS
Record Num:	PR0008626
District Code:	130
Decode for Fstatus:	Active

Name:	EXPRESS MART (LINCOLN)
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	FA0006709
Facility Status:	Active
Program Element Code:	2105
Program:	HAZMAT BUSINESS PLAN
Record Num:	PR0008629
District Code:	130
Decode for Fstatus:	Active

Name:	EXPRESS MART (LINCOLN)
Address:	151 JOINER PKWY
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	FA0006709
Facility Status:	Active
Program Element Code:	2268
Program:	CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
Record Num:	PR0009089
District Code:	130
Decode for Fstatus:	Active

CERS:

Name:	EXPRESS MART/ LINCOLN
Address:	151 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Site ID:	467120
CERS ID:	110054323353
CERS Description:	US EPA Air Emission Inventory System (EIS)

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Affiliation:

Affiliation Type Desc:	Property Owner
Entity Name:	Chris Gill
Entity Title:	Not reported
Affiliation Address:	799 SCIROCCO DRIVE
Affiliation City:	YUBACITY
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	UST PO Name
Entity Name:	Chris Gill
Entity Title:	Not reported
Affiliation Address:	799 SCIROCCO DRIVE
Affiliation City:	YUBACITY
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

Affiliation Type Desc:	Environmental Contact
Entity Name:	JASBIR TATLA
Entity Title:	Not reported
Affiliation Address:	726 SAN MIGUEL AVE
Affiliation City:	SUNNYVALE
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,

HWTS:

Name:	J T LINCOLN INC
Address:	151 JOINER PKWY
Address 2:	Not reported
City,State,Zip:	LINCOLN, CA 95648
EPA ID:	CAL000380563
Inactive Date:	03/28/2013
Create Date:	11/29/2012
Last Act Date:	Not reported
Mailing Name:	Not reported
Mailing Address:	151 JOINER PKWY
Mailing Address 2:	Not reported
Mailing City,State,Zip:	LINCOLN, CA 956482347
Owner Name:	J T LINCOLN INC
Owner Address:	151 JOINER PKWY
Owner Address 2:	Not reported
Owner City,State,Zip:	LINCOLN, CA 956482347
Contact Name:	SUNNY SINGH
Contact Address:	151 JOINER PKWY
Contact Address 2:	Not reported
City,State,Zip:	LINCOLN, CA 956482347
Facility Status:	Inactive
Facility Type:	PERMANENT
Category:	STATE

EXPRESS MART/ LINCOLN (Continued) **S110502262**

Latitude:	38.88689
Longitude:	-121.31264
NAICS:	
EPA ID:	CAL000380563
Create Date:	2012-11-29 07:40:02.663
NAICS Code:	44719
NAICS Description:	Other Gasoline Stations
Issued EPA ID Date:	2012-11-29 07:40:02.64000
Inactive Date:	2013-03-28 00:00:00
Facility Name:	J T LINCOLN INC
Facility Address:	151 JOINER PKWY
Facility Address 2:	Not reported
Facility City:	LINCOLN
Facility County:	Not reported
Facility State:	CA
Facility Zip:	956482347

A5 **EXPRESS MART** **EDR Hist Auto** **1020451436**
151 JOINER PKWY **N/A**
< 1/8 **LINCOLN, CA 95648**
1 ft.

Site 5 of 5 in cluster A

Relative: EDR Hist Auto
Lower

Actual: **150 ft.**

Year:	Name:	Type:
2003	EXPRESS MART	Groceries And Related Products, NEC
2004	EXPRESS MART	Groceries And Related Products, NEC
2005	EXPRESS MART	Groceries And Related Products, NEC
2006	EXPRESS MART	Groceries And Related Products, NEC
2007	EXPRESS MART	Groceries And Related Products, NEC
2008	EXPRESS MART	Groceries And Related Products, NEC
2009	EXPRESS MART	Groceries And Related Products, NEC
2010	EXPRESS MART	Groceries And Related Products, NEC
2011	EXPRESS MART	Groceries And Related Products, NEC
2012	EXPRESS MART	Groceries And Related Products, NEC
2013	EXPRESS MART	Groceries And Related Products, NEC
2014	EXPRESS MART	Groceries And Related Products, NEC

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6 **CITY OF LINCOLN - #305** **EMI** **S113752174**
WSW **126 JOINER PARKWAY** **CA PLACER CO. MS** **N/A**
< 1/8 **LINCOLN, CA 95648** **CERS**
0.060 mi.
315 ft.

Relative: EMI:
Lower

Actual: **142 ft.**

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2009
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199

CITY OF LINCOLN - #305 (Continued) **S113752174**

Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.0000000000000001E-3
Reactive Organic Gases Tons/Yr:	5.1229999999999999E-3
Carbon Monoxide Emissions Tons/Yr:	3.3790000000000001E-3
NOX - Oxides of Nitrogen Tons/Yr:	0.019184
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.001
Part. Matter 10 Micrometers and Smllr Tons/Yr:	6.5399999999999996E-4

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2010
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.1228636309310297E-3
Reactive Organic Gases Tons/Yr:	5.1229999999999999E-3
Carbon Monoxide Emissions Tons/Yr:	3.3790000000000001E-3
NOX - Oxides of Nitrogen Tons/Yr:	0.019184
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	6.7008196721311396E-4
Part. Matter 10 Micrometers and Smllr Tons/Yr:	6.5399999999999996E-4

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2011
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0061228636309
Reactive Organic Gases Tons/Yr:	0.005123
Carbon Monoxide Emissions Tons/Yr:	0.003379
NOX - Oxides of Nitrogen Tons/Yr:	0.019184
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.00067008196721
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000654

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2012
County Code:	31
Air Basin:	SV

CITY OF LINCOLN - #305 (Continued) **S113752174**

Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0061228636309
Reactive Organic Gases Tons/Yr:	0.005123
Carbon Monoxide Emissions Tons/Yr:	0.003379
NOX - Oxides of Nitrogen Tons/Yr:	0.019184
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.00067008196721
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000654

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2013
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0.0061228636309
Reactive Organic Gases Tons/Yr:	0.005123
Carbon Monoxide Emissions Tons/Yr:	0.003379
NOX - Oxides of Nitrogen Tons/Yr:	0.019184
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0.00067008196721
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0.000654

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2014
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648

CITY OF LINCOLN - #305 (Continued) **S113752174**

Year:	2015
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2016
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2017
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

CITY OF LINCOLN - #305 (Continued) **S113752174**

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2018
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2019
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	Not reported
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers and Smllr Tons/Yr:	0

Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Year:	2020
County Code:	31
Air Basin:	SV
Facility ID:	8671
Air District Name:	PLA
SIC Code:	9199
Air District Name:	PLACER COUNTY APCD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0.001
SOX - Oxides of Sulphur Tons/Yr:	Not reported

CITY OF LINCOLN - #305 (Continued) **S113752174**

Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers and Smllr Tons/Yr:0

PLACER CO. MS:
Name: CITY OF LINCOLN FIRE STATION #34
Address: 126 JOINER PKWY
City,State,Zip: LINCOLN, CA 95648
Facility ID: FA0021251
Facility Status: Active
Program Element Code: 2105
Program: HAZMAT BUSINESS PLAN
Record Num: PR0019435
District Code: 130
Decode for Fstatus: Active

CERS:
Name: FIRE STATION #34
Address: 126 JOINER PKWY
City,State,Zip: LINCOLN, CA 95648
Site ID: 444506
CERS ID: 10774720
CERS Description: Chemical Storage Facilities

Violations:
Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-21-2020
Citation: HSC 6.95 25508.2 - California Health and Safety Code, Chapter 6.95, Section(s) 25508.2
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 01/07/2021. Facility has not completed the annual HMBP certification in CERS on or before the due date. CORRECTIVE ACTION: Review and certify the HMBP is correct/accurate in CERS as proof of correction by 11/20/2020.
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-21-2020

CITY OF LINCOLN - #305 (Continued) **S113752174**

Citation:	HSC 6.95 25508(a)(3) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(3)
Violation Description:	Failure to complete and electronically submit a site map with all required content.
Violation Notes:	Returned to compliance on 01/07/2021. Facility failed to complete and electronically submit a site map with all required content. The site map must include storm and sewer drains, access and exit points, emergency shutoffs, evacuation staging areas, and emergency response equipment. CORRECTIVE ACTION: Update the site map with the aforementioned information and submit the site map to CERS as proof of correction by 11/20/2020.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	444506
Site Name:	Fire Station #34
Violation Date:	10-18-2018
Citation:	HSC 6.95 25505(c) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(c)
Violation Description:	Failure to have a business plan readily available to personnel of the business or the unified program facility with responsibilities for emergency response or training.
Violation Notes:	Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	444506
Site Name:	Fire Station #34
Violation Date:	10-18-2018
Citation:	HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
Violation Description:	Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,
Site ID:	444506
Site Name:	Fire Station #34
Violation Date:	10-18-2018
Citation:	HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description:	Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.
Violation Notes:	Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division:	Placer County Environmental Health
Violation Program:	HMRRP
Violation Source:	CERS,

CITY OF LINCOLN - #305 (Continued) **S113752174**

Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.
Violation Notes: Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-18-2018
Citation: HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
Violation Description: Failure to establish and electronically submit an adequate training program in safety procedures in the event of a release or threatened release of a hazardous material.
Violation Notes: Returned to compliance on 01/17/2019. Facility does not have completed HMBP in CERS. Complete by 11/18/18.
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Site ID: 444506
Site Name: Fire Station #34
Violation Date: 10-21-2020
Citation: HSC 6.95 25505(a)(4) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)(4)
Violation Description: Failure to provide initial and annual training to all employees in safety procedures in the event of a release or threatened release of a hazardous material or failure to document and maintain training records for a minimum of three years.
Violation Notes: Returned to compliance on 01/07/2021. Facility did not provide annual employee training records for review at time of inspection. CORRECTIVE ACTION: Provide annual employee training records to Placer County Environmental Health as proof of correction by 11/20/2020.
Violation Division: Placer County Environmental Health
Violation Program: HMRRP
Violation Source: CERS,

Evaluation:
Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-21-2020
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On site with Jose Reyes from the City of Lincoln for the facility's routine hazardous materials business plan (HMBP) inspection. Facility is not subject to Tier II reporting or APSA. The facility's last HMBP was submitted to CERS on 1/17/2019. Facility has not completed the annual HMBP certification in CERS on or before the due date. Review and certify the HMBP is correct/accurate in CERS as proof of correction by 11/20/2020. Facility did not provide annual employee

CITY OF LINCOLN - #305 (Continued) **S113752174**

training records for review at time of inspection. Provide annual employee training records to Placer County Environmental Health as proof of correction by 11/20/2020. Generator maintenance is conducted by City of Lincoln. Facility owner is also the property owner. The HMBP notification letter to the property owner is not required. Due to COVID-19, the operator's signature was not captured. The inspection report was emailed to the operator. Note: 1. Observed two liquefied propane gas [Truncated]

Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Eval General Type: Compliance Evaluation Inspection
Eval Date: 10-18-2018
Violations Found: Yes
Eval Type: Routine done by local agency
Eval Notes: On-site with Keith Spencer for initial HMBP inspection. Initial CERS submittal has not yet been completed. Operator stated that no reportable releases occurred in the previous year; did not observe obvious signs of a release on this date. Facility owner is property owner.
Eval Division: Placer County Environmental Health
Eval Program: HMRRP
Eval Source: CERS,

Enforcement Action:
Site ID: 444506
Site Name: Fire Station #34
Site Address: 126 JOINER PKWY
Site City: LINCOLN
Site Zip: 95648
Enf Action Date: 12-15-2020
Enf Action Type: Notice of Violation (Unified Program)
Enf Action Description: Notice of Violation Issued by the Inspector at the Time of Inspection
Enf Action Notes: Sent Via email and Certified mail on 12/15/2020. Compliance achieved on 01/07/2021.
Enf Action Division: Placer County Environmental Health
Enf Action Program: HMRRP
Enf Action Source: CERS,

Coordinates:
Site ID: 444506
Facility Name: Fire Station #34
Env Int Type Code: HMBP
Program ID: 10774720
Coord Name: Not reported
Ref Point Type Desc: Center of a facility or station.,
Latitude: 38.885810
Longitude: -121.314440

Affiliation:
Affiliation Type Desc: Operator
Entity Name: CITY OF LINCOLN - PUBLIC WORKS
Entity Title: Not reported
Affiliation Address: Not reported
Affiliation City: Not reported

CITY OF LINCOLN - #305 (Continued) **S113752174**

Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	(916) 434-2450,
Affiliation Type Desc:	Parent Corporation
Entity Name:	CITY OF LINCOLN
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	CUPA District
Entity Name:	Placer County Env Health
Entity Title:	Not reported
Affiliation Address:	3091 County Center Drive
Affiliation City:	Auburn
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95603
Affiliation Phone:	(530) 745-2300,
Affiliation Type Desc:	Document Preparer
Entity Name:	Mike Di Pietro
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Affiliation Type Desc:	Legal Owner
Entity Name:	LINCOLN, CITY OF
Entity Title:	Not reported
Affiliation Address:	600 6th St
Affiliation City:	Lincoln
Affiliation State:	CA
Affiliation Country:	United States
Affiliation Zip:	95648
Affiliation Phone:	(916) 434-2450,
Affiliation Type Desc:	Environmental Contact
Entity Name:	JACK SCHWARTZ
Entity Title:	Not reported
Affiliation Address:	2100 Flightline Dr
Affiliation City:	Lincoln
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95648
Affiliation Phone:	,
Affiliation Type Desc:	Facility Mailing Address
Entity Name:	Mailing Address

CITY OF LINCOLN - #305 (Continued) **S113752174**

Entity Title:	Not reported
Affiliation Address:	600 6th St.
Affiliation City:	Lincoln
Affiliation State:	CA
Affiliation Country:	Not reported
Affiliation Zip:	95648
Affiliation Phone:	,
Affiliation Type Desc:	Identification Signer
Entity Name:	Mike Di Pietro
Entity Title:	Not reported
Affiliation Address:	Not reported
Affiliation City:	Not reported
Affiliation State:	Not reported
Affiliation Country:	Not reported
Affiliation Zip:	Not reported
Affiliation Phone:	,
Name:	CITY OF LINCOLN - #305
Address:	126 JOINER PARKWAY
City,State,Zip:	LINCOLN, CA 95648
Site ID:	460280
CERS ID:	110058355122
CERS Description:	US EPA Air Emission Inventory System (EIS)

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7 **LINCOLN CROSSING ELEMENTARY - SITE B** **ENVIROSTOR** **S118757140**
SE **635 GROVELAND LANE** **SCH** **N/A**
1/2-1 **LINCOLN, CA 95648**
0.680 mi.
3593 ft.

Relative: **Lower**

Actual: **149 ft.**

ENVIROSTOR:

Name:	LINCOLN CROSSING ELEMENTARY - SITE B
Address:	635 GROVELAND LANE
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	31020007
Status:	No Action Required
Status Date:	01/21/2004
Site Code:	104299
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	8
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Jose Salcedo
Supervisor:	Jose Salcedo
Division Branch:	Northern California Schools & Santa Susana
Assembly:	06
Senate:	01
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	38.87925
Longitude:	-121.3043
APN:	328010060000

LINCOLN CROSSING ELEMENTARY - SITE B (Continued) **S118757140**

Past Use: AGRICULTURAL - LIVESTOCK
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: SOIL
Alias Name: LINCOLN CROSSING ELEMENTARY - SITE B
Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD
Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD-SITE B LINCOLN CROSNG
Alias Type: Alternate Name
Alias Name: 328010060000
Alias Type: APN
Alias Name: 104299
Alias Type: Project Code (Site Code)
Alias Name: 31020007
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 06/03/2003
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 01/21/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Addendum
Completed Date: 01/21/2004
Comments: NA letter issued January 21, 2004.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 02/23/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 02/20/2004
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

LINCOLN CROSSING ELEMENTARY - SITE B (Continued) **S118757140**

SCH:

Name:	LINCOLN CROSSING ELEMENTARY - SITE B
Address:	635 GROVELAND LANE
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	31020007
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	8
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Jose Salcedo
Supervisor:	Jose Salcedo
Division Branch:	Northern California Schools & Santa Susana
Site Code:	104299
Assembly:	06
Senate:	01
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	01/21/2004
Restricted Use:	NO
Funding:	School District
Latitude:	38.87925
Longitude:	-121.3043
APN:	328010060000
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	No Contaminants found
Potential Description:	SOIL
Alias Name:	LINCOLN CROSSING ELEMENTARY - SITE B
Alias Type:	Alternate Name
Alias Name:	WESTERN PLACER USD
Alias Type:	Alternate Name
Alias Name:	WESTERN PLACER USD-SITE B LINCOLN CROSNG
Alias Type:	Alternate Name
Alias Name:	328010060000
Alias Type:	APN
Alias Name:	104299
Alias Type:	Project Code (Site Code)
Alias Name:	31020007
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	06/03/2003
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	01/21/2004
Comments:	Not reported

LINCOLN CROSSING ELEMENTARY - SITE B (Continued) **S118757140**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1 Addendum
Completed Date:	01/21/2004
Comments:	NA letter issued January 21, 2004.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	02/23/2004
Comments:	Not reported
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	02/20/2004
Comments:	Not reported
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

8
SE
1/2-1
0.691 mi.
3646 ft.

LINCOLN CROSSING ELEMENTARY SCHOOL (AKA) PETER SIN **ENVIROSTOR** **S119002111**
371 DANBURY DRIVE **SCH** **N/A**
LINCOLN, CA 95648

Relative:
Higher

Actual:
153 ft.

ENVIROSTOR:

Name:	LINCOLN CROSSING ELEMENTARY SCHOOL (AKA) PETER SINGER PARK
Address:	371 DANBURY DRIVE
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	60000616
Status:	No Action Required
Status Date:	07/30/2007
Site Code:	104584
Site Type:	School Investigation
Site Type Detailed:	School
Acres:	5
NPL:	NO
Regulatory Agencies:	SMBRP
Lead Agency:	SMBRP
Program Manager:	Not reported
Supervisor:	Mark Malinowski
Division Branch:	Northern California Schools & Santa Susana
Assembly:	06
Senate:	01
Special Program:	Not reported
Restricted Use:	NO
Site Mgmt Req:	NONE SPECIFIED
Funding:	School District
Latitude:	38.87883

LINCOLN CROSSING ELEMENTARY SCHOOL (AKA) PETER SINGER PARK (Continued) **S119002111**

Longitude: -121.3039
APN: 328010059000
Past Use: AGRICULTURAL - LIVESTOCK
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: No Contaminants found
Potential Description: SOIL
Alias Name: LINCOLN CROSSING ELEMENTARY SCHOOL
Alias Type: Alternate Name
Alias Name: 328010059000
Alias Type: APN
Alias Name: 104584
Alias Type: Project Code (Site Code)
Alias Name: 60000616
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 11/05/2007
Comments: A Cost Recovery Memorandum was issued to Accounting and the project is now considered complete.

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 07/30/2007
Comments: DTSC approved the Phase 1 ESA with a no action determination.

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

SCH:

Name: LINCOLN CROSSING ELEMENTARY SCHOOL (AKA) PETER SINGER PARK
Address: 371 DANBURY DRIVE
City,State,Zip: LINCOLN, CA 95648
Facility ID: 60000616
Site Type: School Investigation
Site Type Detail: School
Site Mgmt. Req.: NONE SPECIFIED
Acres: 5
National Priorities List: NO
Cleanup Oversight Agencies: SMBRP
Lead Agency: SMBRP
Lead Agency Description: DTSC - Site Cleanup Program
Project Manager: Not reported
Supervisor: Mark Malinowski
Division Branch: Northern California Schools & Santa Susana
Site Code: 104584

LINCOLN CROSSING ELEMENTARY SCHOOL (AKA) PETER SINGER PARK (Continued) **S119002111**

Assembly:	06
Senate:	01
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	07/30/2007
Restricted Use:	NO
Funding:	School District
Latitude:	38.87883
Longitude:	-121.3039
APN:	328010059000
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	No Contaminants found
Potential Description:	SOIL
Alias Name:	LINCOLN CROSSING ELEMENTARY SCHOOL
Alias Type:	Alternate Name
Alias Name:	328010059000
Alias Type:	APN
Alias Name:	104584
Alias Type:	Project Code (Site Code)
Alias Name:	60000616
Alias Type:	Envirostor ID Number

Completed Info:

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Cost Recovery Closeout Memo
Completed Date:	11/05/2007
Comments:	A Cost Recovery Memorandum was issued to Accounting and the project is now considered complete.
Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Phase 1
Completed Date:	07/30/2007
Comments:	DTSC approved the Phase 1 ESA with a no action determination.
Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

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9 **ROBERT JIMENEZ PARK** **ENVIROSTOR** **S118605510**
SSE **778 GROVELAND LANE** **SCH** **N/A**
1/2-1 **LINCOLN, CA 95648** **NPDES**
0.855 mi. **CIWQS**
4513 ft.

Relative:
Lower

Actual:
141 ft.

ENVIROSTOR:

Name:	LINCOLN CROSSING MIDDLE SCHOOL - SITE C
Address:	778 GROVELAND LANE
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	31020008

ROBERT JIMENEZ PARK (Continued) **S118605510**

Status: No Action Required
Status Date: 03/01/2004
Site Code: 104300
Site Type: School Investigation
Site Type Detailed: School
Acres: 18
NPL: NO
Regulatory Agencies: SMBRP
Lead Agency: SMBRP
Program Manager: Jose Salcedo
Supervisor: Jose Salcedo
Division Branch: Northern California Schools & Santa Susana
Assembly: 06
Senate: 01
Special Program: Not reported
Restricted Use: NO
Site Mgmt Req: NONE SPECIFIED
Funding: School District
Latitude: 38.87456
Longitude: -121.3078
APN: 021340021000
Past Use: AGRICULTURAL - LIVESTOCK
Potential COC: NONE SPECIFIED No Contaminants found
Confirmed COC: NONE SPECIFIED
Potential Description: NMA
Alias Name: LINCOLN CROSSING MIDDLE - SITE C
Alias Type: Alternate Name
Alias Name: LINCOLN CROSSING MIDDLE SCHOOL - SITE C
Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD
Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD-SITE C LINCOLN CROSNG
Alias Type: Alternate Name
Alias Name: 021340021000
Alias Type: APN
Alias Name: 104300
Alias Type: Project Code (Site Code)
Alias Name: 31020008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/07/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/01/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/19/2004
Comments: Not reported

ROBERT JIMENEZ PARK (Continued) **S118605510**

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	Correspondence
Completed Date:	03/18/2004
Comments:	File correspondence

Completed Area Name:	PROJECT WIDE
Completed Sub Area Name:	Not reported
Completed Document Type:	CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date:	05/01/2003
Comments:	Draft Document only doc received

Future Area Name:	Not reported
Future Sub Area Name:	Not reported
Future Document Type:	Not reported
Future Due Date:	Not reported
Schedule Area Name:	Not reported
Schedule Sub Area Name:	Not reported
Schedule Document Type:	Not reported
Schedule Due Date:	Not reported
Schedule Revised Date:	Not reported

SCH:

Name:	LINCOLN CROSSING MIDDLE SCHOOL - SITE C
Address:	778 GROVELAND LANE
City,State,Zip:	LINCOLN, CA 95648
Facility ID:	31020008
Site Type:	School Investigation
Site Type Detail:	School
Site Mgmt. Req.:	NONE SPECIFIED
Acres:	18
National Priorities List:	NO
Cleanup Oversight Agencies:	SMBRP
Lead Agency:	SMBRP
Lead Agency Description:	DTSC - Site Cleanup Program
Project Manager:	Jose Salcedo
Supervisor:	Jose Salcedo
Division Branch:	Northern California Schools & Santa Susana
Site Code:	104300
Assembly:	06
Senate:	01
Special Program Status:	Not reported
Status:	No Action Required
Status Date:	03/01/2004
Restricted Use:	NO
Funding:	School District
Latitude:	38.87456
Longitude:	-121.3078
APN:	021340021000
Past Use:	AGRICULTURAL - LIVESTOCK
Potential COC:	NONE SPECIFIED, No Contaminants found
Confirmed COC:	NONE SPECIFIED
Potential Description:	NMA
Alias Name:	LINCOLN CROSSING MIDDLE - SITE C
Alias Type:	Alternate Name
Alias Name:	LINCOLN CROSSING MIDDLE SCHOOL - SITE C

ROBERT JIMENEZ PARK (Continued) **S118605510**

Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD
Alias Type: Alternate Name
Alias Name: WESTERN PLACER USD-SITE C LINCOLN CROSNG
Alias Type: Alternate Name
Alias Name: 021340021000
Alias Type: APN
Alias Name: 104300
Alias Type: Project Code (Site Code)
Alias Name: 31020008
Alias Type: Envirostor ID Number

Completed Info:
Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 11/07/2002
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1
Completed Date: 03/01/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Cost Recovery Closeout Memo
Completed Date: 03/19/2004
Comments: Not reported

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Correspondence
Completed Date: 03/18/2004
Comments: File correspondence

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: CEQA - Initial Study/ Mitigated Neg. Dec. (MND)
Completed Date: 05/01/2003
Comments: Draft Document only doc received

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

NPDES:
Name: ROBERT JIMENEZ PARK
Address: 778 GROVELAND LANE
City,State,Zip: LINCOLN, CA 95648

ROBERT JIMENEZ PARK (Continued) **S118605510**

Facility Status:	Terminated
NPDES Number:	CAS000002
Region:	5S
Agency Number:	0
Regulatory Measure ID:	471056
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	5S31C376240
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	05/10/2016
Termination Date Of Regulatory Measure:	12/21/2021
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	600 6th Street
Discharge Name:	City of Lincoln
Discharge City:	Lincoln
Discharge State:	California
Discharge Zip:	95648
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

NPDES as of 03/2018:

NPDES Number:	Not reported
Status:	Not reported
Agency Number:	Not reported
Region:	5S
Regulatory Measure ID:	471056
Order Number:	Not reported
Regulatory Measure Type:	Construction
Place ID:	Not reported
WDID:	5S31C376240
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	Not reported
Discharge Address:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Received Date:	04/27/2016
Processed Date:	05/10/2016
Status:	Active
Status Date:	05/10/2016
Place Size:	13
Place Size Unit:	Acres
Contact:	Jennifer Hanson
Contact Title:	Not reported
Contact Phone:	916-826-8715
Contact Phone Ext:	Not reported
Contact Email:	jhanson@ci.lincoln.ca.us

ROBERT JIMENEZ PARK (Continued) **S118605510**

Operator Name:	City of Lincoln
Operator Address:	600 6th Street
Operator City:	Lincoln
Operator State:	California
Operator Zip:	95648
Operator Contact:	Jennifer Hanson
Operator Contact Title:	Not reported
Operator Contact Phone:	916-826-8715
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	jhanson@ci.lincoln.ca.us
Operator Type:	City/Town Agency
Developer:	City of Lincoln
Developer Address:	600 6th Street
Developer City:	Lincoln
Developer State:	California
Developer Zip:	95648
Developer Contact:	Jennifer Hanson
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	N
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	N
Constype Below Ground Ind:	N
Constype Cable Line Ind:	N
Constype Comm Line Ind:	N
Constype Commertial Ind:	N
Constype Electrical Line Ind:	N
Constype Gas Line Ind:	N
Constype Industrial Ind:	N
Constype Other Description:	Community Park
Constype Other Ind:	Y
Constype Recons Ind:	N
Constype Residential Ind:	N
Constype Transport Ind:	N
Constype Utility Description:	Not reported
Constype Utility Ind:	N
Constype Water Sewer Ind:	N
Dir Discharge Uswater Ind:	N
Receiving Water Name:	Not reported
Certifier:	Jennifer Hanson
Certifier Title:	Public Services Director
Certification Date:	27-APR-16
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported
NPDES Number:	CAS000002
Status:	Active
Agency Number:	0
Region:	5S
Regulatory Measure ID:	471056
Order Number:	2009-0009-DWQ
Regulatory Measure Type:	Enrollee
Place ID:	Not reported
WDID:	5S31C376240
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported

ROBERT JIMENEZ PARK (Continued) **S118605510**

Effective Date Of Regulatory Measure:	05/10/2016
Expiration Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Discharge Name:	City of Lincoln
Discharge Address:	600 6th Street
Discharge City:	Lincoln
Discharge State:	California
Discharge Zip:	95648
Received Date:	Not reported
Processed Date:	Not reported
Status:	Not reported
Status Date:	Not reported
Place Size:	Not reported
Place Size Unit:	Not reported
Contact:	Not reported
Contact Title:	Not reported
Contact Phone:	Not reported
Contact Phone Ext:	Not reported
Contact Email:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported
Operator Contact:	Not reported
Operator Contact Title:	Not reported
Operator Contact Phone:	Not reported
Operator Contact Phone Ext:	Not reported
Operator Contact Email:	Not reported
Operator Type:	Not reported
Developer:	Not reported
Developer Address:	Not reported
Developer City:	Not reported
Developer State:	Not reported
Developer Zip:	Not reported
Developer Contact:	Not reported
Developer Contact Title:	Not reported
Constype Linear Utility Ind:	Not reported
Emergency Phone:	Not reported
Emergency Phone Ext:	Not reported
Constype Above Ground Ind:	Not reported
Constype Below Ground Ind:	Not reported
Constype Cable Line Ind:	Not reported
Constype Comm Line Ind:	Not reported
Constype Commertial Ind:	Not reported
Constype Electrical Line Ind:	Not reported
Constype Gas Line Ind:	Not reported
Constype Industrial Ind:	Not reported
Constype Other Description:	Not reported
Constype Other Ind:	Not reported
Constype Recons Ind:	Not reported
Constype Residential Ind:	Not reported
Constype Transport Ind:	Not reported
Constype Utility Description:	Not reported
Constype Utility Ind:	Not reported
Constype Water Sewer Ind:	Not reported
Dir Discharge Uswater Ind:	Not reported

ROBERT JIMENEZ PARK (Continued) **S118605510**

Receiving Water Name:	Not reported
Certifier:	Not reported
Certifier Title:	Not reported
Certification Date:	Not reported
Primary Sic:	Not reported
Secondary Sic:	Not reported
Tertiary Sic:	Not reported

Name:	LINCOLN CROSSING VILLAGE 11
Address:	778 GROVELAND LN
City,State,Zip:	LINCOLN, CA 95648
Facility Status:	Terminated
NPDES Number:	CAS000002
Region:	5S
Agency Number:	0
Regulatory Measure ID:	501890
Place ID:	Not reported
Order Number:	2009-0009-DWQ
WDID:	5S31C384732
Regulatory Measure Type:	Enrollee
Program Type:	Construction
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	09/28/2018
Termination Date Of Regulatory Measure:	02/22/2021
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	508 Gibson Drive Suite 260
Discharge Name:	JEN California 10 LLC
Discharge City:	Roseville
Discharge State:	California
Discharge Zip:	95678
Status:	Not reported
Status Date:	Not reported
Operator Name:	Not reported
Operator Address:	Not reported
Operator City:	Not reported
Operator State:	Not reported
Operator Zip:	Not reported

Name:	LINCOLN CROSSING VILLAGE 11
Address:	778 GROVELAND LN
City,State,Zip:	LINCOLN, CA 95648
Facility Status:	Not reported
NPDES Number:	Not reported
Region:	Not reported
Agency Number:	Not reported
Regulatory Measure ID:	Not reported
Place ID:	Not reported
Order Number:	Not reported
WDID:	5S31C384732
Regulatory Measure Type:	Construction
Program Type:	Not reported
Adoption Date Of Regulatory Measure:	Not reported
Effective Date Of Regulatory Measure:	Not reported
Termination Date Of Regulatory Measure:	Not reported
Expiration Date Of Regulatory Measure:	Not reported
Discharge Address:	Not reported

ROBERT JIMENEZ PARK (Continued) **S118605510**

Discharge Name:	Not reported
Discharge City:	Not reported
Discharge State:	Not reported
Discharge Zip:	Not reported
Status:	Terminated
Status Date:	03/01/2021
Operator Name:	JEN California 10 LLC
Operator Address:	508 Gibson Drive Suite 260
Operator City:	Roseville
Operator State:	California
Operator Zip:	95678

CIWQS:

Name:	ROBERT JIMENEZ PARK
Address:	778 GROVELAND LANE
City,State,Zip:	LINCOLN, CA 95648
Agency:	City of Lincoln
Agency Address:	600 6th Street, Lincoln, CA 95648
Place/Project Type:	Construction - Other: Community Park
SIC/NAICS:	Not reported
Region:	5S
Program:	CONSTW
Regulatory Measure Status:	Terminated
Regulatory Measure Type:	Storm water construction
Order Number:	2009-0009-DWQ
WDID:	5S31C376240
NPDES Number:	CAS000002
Adoption Date:	Not reported
Effective Date:	05/10/2016
Termination Date:	12/21/2021
Expiration/Review Date:	Not reported
Design Flow:	Not reported
Major/Minor:	Not reported
Complexity:	Not reported
TTWQ:	Not reported
Enforcement Actions within 5 years:	3
Violations within 5 years:	2
Latitude:	38.87239
Longitude:	-121.306875

Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 5
Telephone 312-886-6686

EPA Region 10
Telephone 206-553-8665

EPA Region 6
Telephone: 214-655-6659

EPA Region 7
Telephone: 913-551-7247

EPA Region 8
Telephone: 303-312-6774

EPA Region 9
Telephone: 415-947-4246

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: N/A
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 08/25/2022
Date Data Arrived at EDR: 09/06/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 11/02/2022
Date Data Arrived at EDR: 11/08/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 63

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 85

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 02/21/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 12/19/2022
Number of Days to Update: 5

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

Lists of state- and tribal (Superfund) equivalent sites

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/24/2022
Date Made Active in Reports: 01/12/2023
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifes sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/24/2022
Date Made Active in Reports: 01/12/2023
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF (SWIS): Solid Waste Information System

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inve ntory of solid waste disposal facilities or landfills. These may be active or i nactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/03/2022
Date Made Active in Reports: 01/25/2023
Number of Days to Update: 83

Source: Department of Resources Recycling and Recovery
Telephone: 916-341-6320
Last EDR Contact: 02/07/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST REG 3: Leaking Underground Storage Tank Database
Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003
Date Data Arrived at EDR: 05/19/2003
Date Made Active in Reports: 06/02/2003
Number of Days to Update: 14

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-542-4786
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List
Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6710
Last EDR Contact: 09/06/2011
Next Scheduled EDR Contact: 12/19/2011
Data Release Frequency: No Update Planned

LUST REG 6L: Leaking Underground Storage Tank Case Listing
For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/09/2003
Date Data Arrived at EDR: 09/10/2003
Date Made Active in Reports: 10/07/2003
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 530-542-5572
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 7: Leaking Underground Storage Tank Case Listing
Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004
Date Data Arrived at EDR: 02/26/2004
Date Made Active in Reports: 03/24/2004
Number of Days to Update: 27

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-776-8943
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 8: Leaking Underground Storage Tanks
California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/14/2005
Date Data Arrived at EDR: 02/15/2005
Date Made Active in Reports: 03/28/2005
Number of Days to Update: 41

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4496
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

LUST REG 9: Leaking Underground Storage Tank Report
Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/2001
Date Data Arrived at EDR: 04/23/2001
Date Made Active in Reports: 05/21/2001
Number of Days to Update: 28

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-637-5595
Last EDR Contact: 09/26/2011
Next Scheduled EDR Contact: 01/09/2012
Data Release Frequency: No Update Planned

LUST: Leaking Underground Fuel Tank Report (GEOTRACKER)
Leaking Underground Storage Tank (LUST) Sites included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: see region list
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-622-2433
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

LUST REG 1: Active Toxic Site Investigation

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/2001
Date Data Arrived at EDR: 02/28/2001
Date Made Active in Reports: 03/29/2001
Number of Days to Update: 29

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-570-3769
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005
Date Data Arrived at EDR: 06/07/2005
Date Made Active in Reports: 06/29/2005
Number of Days to Update: 22

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-241-7365
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008
Date Data Arrived at EDR: 07/22/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 9

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-4834
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 04/28/2021
Date Data Arrived at EDR: 06/11/2021
Date Made Active in Reports: 09/07/2021
Number of Days to Update: 88
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

CPS-SLIC: Statewide SLIC Cases (GEOTRACKER)
Cleanup Program Sites (CPS; also known as Site Cleanups [SC] and formerly known as Spills, Leaks, Investigations, and Cleanups [SLIC] sites) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82
Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003
Date Data Arrived at EDR: 04/07/2003
Date Made Active in Reports: 04/25/2003
Number of Days to Update: 18

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004
Date Data Arrived at EDR: 10/20/2004
Date Made Active in Reports: 11/19/2004
Number of Days to Update: 30

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457
Last EDR Contact: 09/19/2011
Next Scheduled EDR Contact: 01/02/2012
Data Release Frequency: No Update Planned

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006
Date Data Arrived at EDR: 05/18/2006
Date Made Active in Reports: 06/15/2006
Number of Days to Update: 28

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147
Last EDR Contact: 07/18/2011
Next Scheduled EDR Contact: 10/31/2011
Data Release Frequency: No Update Planned

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: No Update Planned

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 6L: SLIC Sites
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: No Update Planned

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007
Date Data Arrived at EDR: 09/11/2007
Date Made Active in Reports: 09/28/2007
Number of Days to Update: 17

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980
Last EDR Contact: 08/08/2011
Next Scheduled EDR Contact: 11/21/2011
Data Release Frequency: No Update Planned

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

MILITARY UST SITES: Military UST Sites (GEOTRACKER)
Military ust sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

UST CLOSURE: Proposed Closure of Underground Storage Tank (UST) Cases

UST cases that are being considered for closure by either the State Water Resources Control Board or the Executive Director have been posted for a 60-day public comment period. UST Case Closures being proposed for consideration by the State Water Resources Control Board. These are primarily UST cases that meet closure criteria under the decisional framework in State Water Board Resolution No. 92-49 and other Board orders. UST Case Closures proposed for consideration by the Executive Director pursuant to State Water Board Resolution No. 2012-0061. These are cases that meet the criteria of the Low-Threat UST Case Closure Policy. UST Case Closure Review Denials and Approved Orders.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-327-7844
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: SWRCB
Telephone: 916-341-5851
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 07/06/2016
Date Data Arrived at EDR: 07/12/2016
Date Made Active in Reports: 09/19/2016
Number of Days to Update: 69

Source: California Environmental Protection Agency
Telephone: 916-327-5092
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 04/07/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 06/02/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/31/2022
Number of Days to Update: 79

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 04/14/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 04/28/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 04/20/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/16/2022
Number of Days to Update: 64

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/24/2022
Date Made Active in Reports: 01/12/2023
Number of Days to Update: 80

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BROWNFIELDS: Considered Brownfieds Sites Listing

A listing of sites the SWRCB considers to be Brownfields since these are sites have come to them through the MOA Process.

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/19/2022
Date Made Active in Reports: 12/07/2022
Number of Days to Update: 79

Source: State Water Resources Control Board
Telephone: 916-323-7905
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 12/07/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

WMUDS/SWAT: Waste Management Unit Database

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 83

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

HIST CAL-SITES: Calsites Database
The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21
Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program
This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/24/2022
Date Made Active in Reports: 01/12/2023
Number of Days to Update: 80
Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

CDL: Clandestine Drug Labs
A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 71
Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

TOXIC PITS: Toxic Pits Cleanup Act Sites
Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27
Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CERS HAZ WASTE: CERS HAZ WASTE

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, and RCRA LQ HW Generator programs.

Date of Government Version: 01/05/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/11/2023
Number of Days to Update: 5

Source: CalEPA
Telephone: 916-323-2514
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

Local Lists of Registered Storage Tanks

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994
Date Data Arrived at EDR: 07/07/2005
Date Made Active in Reports: 08/11/2005
Number of Days to Update: 35

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/03/2005
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HIST UST: Hazardous Substance Storage Container Database

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/1990
Date Data Arrived at EDR: 01/25/1991
Date Made Active in Reports: 02/12/1991
Number of Days to Update: 18

Source: State Water Resources Control Board
Telephone: 916-341-5851
Last EDR Contact: 07/26/2001
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SAN FRANCISCO AST: Aboveground Storage Tank Site Listing

Aboveground storage tank sites

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/24/2023
Number of Days to Update: 78

Source: San Francisco County Department of Public Health
Telephone: 415-252-3896
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

CA FID UST: Facility Inventory Database

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

Date of Government Version: 10/31/1994
Date Data Arrived at EDR: 09/05/1995
Date Made Active in Reports: 09/29/1995
Number of Days to Update: 24

Source: California Environmental Protection Agency
Telephone: 916-341-5851
Last EDR Contact: 12/28/1998
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CERS TANKS: California Environmental Reporting System (CERS) Tanks

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/11/2023
Number of Days to Update: 5

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 10/17/2022
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Quarterly

Local Land Records

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 08/24/2022
Date Made Active in Reports: 11/14/2022
Number of Days to Update: 82

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 76

Source: DTSC and SWRCB
Telephone: 916-323-3400
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/19/2022
Date Made Active in Reports: 09/30/2022
Number of Days to Update: 11

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

CHMIRS: California Hazardous Material Incident Report System
California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 08/02/2022
Date Data Arrived at EDR: 10/17/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 79

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Semi-Annually

LDS: Land Disposal Sites Listing (GEOTRACKER)
Land Disposal sites (Landfills) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Qualilty Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing (GEOTRACKER)
Military sites (consisting of: Military UST sites; Military Privatized sites; and Military Cleanup sites [formerly known as DoD non UST]) included in GeoTracker. GeoTracker is the Water Boards data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/22/2013
Number of Days to Update: 50

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 11/21/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/20/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016
Date Data Arrived at EDR: 06/17/2020
Date Made Active in Reports: 09/10/2020
Number of Days to Update: 85

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 12/12/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 100

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 02/16/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/17/2022
Date Data Arrived at EDR: 10/18/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 84

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 01/18/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/04/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 13

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/22/2022
Number of Days to Update: 84

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 11/23/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 12/20/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 09/30/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 03/02/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 23

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/29/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 22

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 09/13/2022
Date Data Arrived at EDR: 09/14/2022
Date Made Active in Reports: 12/05/2022
Number of Days to Update: 82

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 10/24/2022
Number of Days to Update: 60

Source: EPA
Telephone: (415) 947-8000
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 09/25/2022
Date Data Arrived at EDR: 09/30/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 83

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 01/04/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 123

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 01/10/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 01/23/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 08/22/2018
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS: PFAS Contamination Site Location Listing

A listing of PFAS contaminated sites included in the GeoTracker database.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

Airports shown on this list are those believed to use Aqueous Film Forming Foam (AFFF), and certified by the Federal Aviation Administration (FAA) under Title 14, Code of Federal Regulations (CFR), Part 139 (14 CFR Part 139). This list was created by SWRCB using information available from the FAA. Location points shown are from the latitude and longitude listed on the FAA airport master record.

Date of Government Version: 09/06/2022
Date Data Arrived at EDR: 09/06/2022
Date Made Active in Reports: 10/26/2022
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-341-5455
Last EDR Contact: 10/09/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

CA BOND EXP. PLAN: Bond Expenditure Plan

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CORTESE: "Cortese" Hazardous Waste & Substances Sites List
The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 09/19/2022
Date Data Arrived at EDR: 09/19/2022
Date Made Active in Reports: 12/07/2022
Number of Days to Update: 79

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-3400
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

CUPA LIVERMORE-PLEASANTON: CUPA Facility Listing
list of facilities associated with the various CUPA programs in Livermore-Pleasanton

Date of Government Version: 12/07/2021
Date Data Arrived at EDR: 05/09/2022
Date Made Active in Reports: 05/17/2022
Number of Days to Update: 8

Source: Livermore-Pleasanton Fire Department
Telephone: 925-454-2361
Last EDR Contact: 02/10/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

DRYCLEAN AVAQMD: Antelope Valley Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the Antelope Valley Air Quality Management District.

Date of Government Version: 11/14/2022
Date Data Arrived at EDR: 11/14/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 79

Source: Antelope Valley Air Quality Management District
Telephone: 661-723-8070
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEAN SOUTH COAST: South Coast Air Quality Management District Drycleaner Listing
A listing of dry cleaners in the South Coast Air Quality Management District

Date of Government Version: 11/17/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 76

Source: South Coast Air Quality Management District
Telephone: 909-396-3211
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

DRYCLEANERS: Cleaner Facilities
A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 08/27/2021
Date Data Arrived at EDR: 09/01/2021
Date Made Active in Reports: 11/19/2021
Number of Days to Update: 79

Source: Department of Toxic Substance Control
Telephone: 916-327-4498
Last EDR Contact: 01/24/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Annually

EMI: Emissions Inventory Data
Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/13/2022
Date Made Active in Reports: 08/30/2022
Number of Days to Update: 78

Source: California Air Resources Board
Telephone: 916-322-2990
Last EDR Contact: 12/15/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Varies

ENF: Enforcement Action Listing
A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 10/17/2022
Date Data Arrived at EDR: 10/19/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 83

Source: State Water Resoruces Control Board
Telephone: 916-445-9379
Last EDR Contact: 01/18/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing

Financial Assurance information

Date of Government Version: 10/12/2022
Date Data Arrived at EDR: 10/12/2022
Date Made Active in Reports: 12/29/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 11/08/2022
Date Data Arrived at EDR: 11/23/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 82

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Varies

ICE: ICE

Contains data pertaining to the Permitted Facilities with Inspections / Enforcements sites tracked in Envirostor.

Date of Government Version: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 83

Source: Department of Toxic Subsances Control
Telephone: 877-786-9427
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001
Date Data Arrived at EDR: 01/22/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 76

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 01/22/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 83

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Quarterly

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 10/03/2022
Date Data Arrived at EDR: 10/03/2022
Date Made Active in Reports: 12/15/2022
Number of Days to Update: 73
Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 01/04/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Quarterly

HAZNET: Facility and Manifest Data

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method. This database begins with calendar year 1993.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/05/2022
Date Made Active in Reports: 09/19/2022
Number of Days to Update: 76
Source: California Environmental Protection Agency
Telephone: 916-255-1136
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Annually

MINES: Mines Site Location Listing

A listing of mine site locations from the Office of Mine Reclamation.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82
Source: Department of Conservation
Telephone: 916-322-1080
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 10/31/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77
Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Varies

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/03/2022
Date Made Active in Reports: 01/25/2023
Number of Days to Update: 83
Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 02/07/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: Quarterly

PEST LIC: Pesticide Regulation Licenses Listing

A listing of licenses and certificates issued by the Department of Pesticide Regulation. The DPR issues licenses and/or certificates to: Persons and businesses that apply or sell pesticides; Pest control dealers and brokers; Persons who advise on agricultural pesticide applications.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77
Source: Department of Pesticide Regulation
Telephone: 916-445-4038
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Quarterly

PROC: Certified Processors Database
A listing of certified processors.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

NOTIFY 65: Proposition 65 Records
Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 09/07/2022
Date Data Arrived at EDR: 09/08/2022
Date Made Active in Reports: 11/29/2022
Number of Days to Update: 82

Source: State Water Resources Control Board
Telephone: 916-445-3846
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: No Update Planned

UIC: UIC Listing
A listing of wells identified as underground injection wells, in the California Oil and Gas Wells database.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/22/2023
Number of Days to Update: 82

Source: Deaprtment of Conservation
Telephone: 916-445-2408
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

UIC GEO: Underground Injection Control Sites (GEOTRACKER)
Underground control injection sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resource Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

WASTEWATER PITS: Oil Wastewater Pits Listing
Water officials discovered that oil producers have been dumping chemical-laden wastewater into hundreds of unlined pits that are operating without proper permits. Inspections completed by the Central Valley Regional Water Quality Control Board revealed the existence of previously unidentified waste sites. The water boards review found that more than one-third of the region's active disposal pits are operating without permission.

Date of Government Version: 02/11/2021
Date Data Arrived at EDR: 07/01/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 90

Source: RWQCB, Central Valley Region
Telephone: 559-445-5577
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

WDS: Waste Discharge System
Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007
Date Data Arrived at EDR: 06/20/2007
Date Made Active in Reports: 06/29/2007
Number of Days to Update: 9

Source: State Water Resources Control Board
Telephone: 916-341-5227
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: No Update Planned

WIP: Well Investigation Program Case List
Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009
Date Data Arrived at EDR: 07/21/2009
Date Made Active in Reports: 08/03/2009
Number of Days to Update: 13

Source: Los Angeles Water Quality Control Board
Telephone: 213-576-6726
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: No Update Planned

MILITARY PRIV SITES: Military Privatized Sites (GEOTRACKER)
Military privatized sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

PROJECT: Project Sites (GEOTRACKER)
Projects sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

WDR: Waste Discharge Requirements Listing
In general, the Waste Discharge Requirements (WDRs) Program (sometimes also referred to as the "Non Chapter 15 (Non 15) Program") regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. Exemptions from Title 27 may be granted for nine categories of discharges (e.g., sewage, wastewater, etc.) that meet, and continue to meet, the preconditions listed for each specific exemption. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: State Water Resources Control Board
Telephone: 916-341-5810
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

CIWQS: California Integrated Water Quality System
The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Quality Control Boards to track information about places of environmental interest, manage permits and other orders, track inspections, and manage violations and enforcement activities.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/13/2023
Number of Days to Update: 76

Source: State Water Resources Control Board
Telephone: 866-794-4977
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Varies

CERS: CalEPA Regulated Site Portal Data
The CalEPA Regulated Site Portal database combines data about environmentally regulated sites and facilities in California into a single database. It combines data from a variety of state and federal databases, and provides an overview of regulated activities across the spectrum of environmental programs for any given location in California. These activities include hazardous materials and waste, state and federal cleanups, impacted ground and surface waters, and toxic materials

Date of Government Version: 01/05/2023
Date Data Arrived at EDR: 01/06/2023
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 4

Source: California Environmental Protection Agency
Telephone: 916-323-2514
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

NON-CASE INFO: Non-Case Information Sites (GEOTRACKER)
Non-Case Information sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

OTHER OIL GAS: Other Oil & Gas Projects Sites (GEOTRACKER)
Other Oil & Gas Projects sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

PROD WATER PONDS: Produced Water Ponds Sites (GEOTRACKER)
Produced water ponds sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

SAMPLING POINT: Sampling Point ? Public Sites (GEOTRACKER)
Sampling point - public sites

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

WELL STIM PROJ: Well Stimulation Project (GEOTRACKER)
Includes areas of groundwater monitoring plans, a depiction of the monitoring network, and the facilities, boundaries, and subsurface characteristics of the oilfield and the features (oil and gas wells, produced water ponds, UIC wells, water supply wells, etc?) being monitored

Date of Government Version: 12/02/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/21/2023
Number of Days to Update: 81

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Varies

PCS ENF: Enforcement data
No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PCS: Permit Compliance System
PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits
An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 04/06/2018
Date Data Arrived at EDR: 10/21/2019
Date Made Active in Reports: 10/24/2019
Number of Days to Update: 3

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

HWTS: Hazardous Waste Tracking System
DTSC maintains the Hazardous Waste Tracking System that stores ID number information since the early 1980s and manifest data since 1993. The system collects both manifest copies from the generator and destination facility.

Date of Government Version: 04/05/2022
Date Data Arrived at EDR: 04/05/2022
Date Made Active in Reports: 04/26/2022
Number of Days to Update: 21

Source: Department of Toxic Substances Control
Telephone: 916-324-2444
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Resources Recycling and Recovery in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/13/2014
Number of Days to Update: 196

Source: Department of Resources Recycling and Recovery
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the State Water Resources Control Board in California.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: State Water Resources Control Board
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

COUNTY RECORDS

ALAMEDA COUNTY:

CS ALAMEDA: Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 01/09/2019
Date Data Arrived at EDR: 01/11/2019
Date Made Active in Reports: 03/05/2019
Number of Days to Update: 53

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

UST ALAMEDA: Underground Tanks
Underground storage tank sites located in Alameda county.

Date of Government Version: 09/28/2022
Date Data Arrived at EDR: 09/29/2022
Date Made Active in Reports: 12/14/2022
Number of Days to Update: 76

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA AMADOR: CUPA Facility List
Cupa Facility List

Date of Government Version: 07/22/2022
Date Data Arrived at EDR: 07/27/2022
Date Made Active in Reports: 08/01/2022
Number of Days to Update: 5

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA BUTTE: CUPA Facility Listing
Cupa facility list.

Date of Government Version: 04/21/2017
Date Data Arrived at EDR: 04/25/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 106

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA CALVERAS: CUPA Facility Listing
Cupa Facility Listing

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/15/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 6

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

COLUSA COUNTY:

CUPA COLUSA: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/06/2020
Date Data Arrived at EDR: 04/23/2020
Date Made Active in Reports: 07/10/2020
Number of Days to Update: 78

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Semi-Annually

CONTRA COSTA COUNTY:

SL CONTRA COSTA: Site List
List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 10/20/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA DEL NORTE: CUPA Facility List
Cupa Facility list

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 05/06/2022
Date Made Active in Reports: 07/28/2022
Number of Days to Update: 83

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA EL DORADO: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/08/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 09/01/2022
Number of Days to Update: 23

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA FRESNO: CUPA Resources List
Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 06/28/2021
Date Data Arrived at EDR: 12/21/2021
Date Made Active in Reports: 03/03/2022
Number of Days to Update: 72

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 12/29/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

GLENN COUNTY:

CUPA GLENN: CUPA Facility List
Cupa facility list

Date of Government Version: 01/22/2018
Date Data Arrived at EDR: 01/24/2018
Date Made Active in Reports: 03/14/2018
Number of Days to Update: 49

Source: Glenn County Air Pollution Control District
Telephone: 830-934-6500
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: No Update Planned

HUMBOLDT COUNTY:

CUPA HUMBOLDT: CUPA Facility List
CUPA facility list.

Date of Government Version: 08/12/2021
Date Data Arrived at EDR: 08/12/2021
Date Made Active in Reports: 11/08/2021
Number of Days to Update: 88

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Semi-Annually

IMPERIAL COUNTY:

CUPA IMPERIAL: CUPA Facility List
Cupa facility list.

Date of Government Version: 10/11/2022
Date Data Arrived at EDR: 10/12/2022
Date Made Active in Reports: 12/29/2022
Number of Days to Update: 78

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

INYO COUNTY:

CUPA INYO: CUPA Facility List
Cupa facility list.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/03/2018
Date Made Active in Reports: 06/14/2018
Number of Days to Update: 72

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

KERN COUNTY:

CUPA KERN: CUPA Facility List
A listing of sites included in the Kern County Hazardous Material Business Plan.

Date of Government Version: 10/03/2022
Date Data Arrived at EDR: 10/05/2022
Date Made Active in Reports: 12/16/2022
Number of Days to Update: 72

Source: Kern County Public Health
Telephone: 661-321-3000
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

UST KERN: Underground Storage Tank Sites & Tank Listing
Kern County Sites and Tanks Listing.

Date of Government Version: 10/03/2022
Date Data Arrived at EDR: 10/05/2022
Date Made Active in Reports: 12/16/2022
Number of Days to Update: 72

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA KINGS: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 12/03/2020
Date Data Arrived at EDR: 01/26/2021
Date Made Active in Reports: 04/14/2021
Number of Days to Update: 78

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LAKE COUNTY:

CUPA LAKE: CUPA Facility List
Cupa facility list

Date of Government Version: 11/04/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/25/2023
Number of Days to Update: 79

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

LASSEN COUNTY:

CUPA LASSEN: CUPA Facility List
Cupa facility list

Date of Government Version: 07/31/2020
Date Data Arrived at EDR: 08/21/2020
Date Made Active in Reports: 11/09/2020
Number of Days to Update: 80

Source: Lassen County Environmental Health
Telephone: 530-251-8528
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

LOS ANGELES COUNTY:

AOCONCERN: Key Areas of Concerns in Los Angeles County
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office. Date of Government Version: 3/30/2009 Exide Site area is a cleanup plan of lead-impacted soil surrounding the former Exide Facility as designated by the DTSC. Date of Government Version: 7/17/2017

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: N/A
Telephone: N/A
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: No Update Planned

HMS LOS ANGELES: HMS: Street Number List
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 10/03/2022
Date Data Arrived at EDR: 10/04/2022
Date Made Active in Reports: 12/15/2022
Number of Days to Update: 72

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

LF LOS ANGELES: List of Solid Waste Facilities
Solid Waste Facilities in Los Angeles County.

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 01/10/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

LF LOS ANGELES CITY: City of Los Angeles Landfills
Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 01/01/2022
Date Data Arrived at EDR: 01/21/2022
Date Made Active in Reports: 04/11/2022
Number of Days to Update: 80

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

LOS ANGELES AST: Active & Inactive AST Inventory
A listing of active & inactive above ground petroleum storage tank site locations, located in the City of Los Angeles.

Date of Government Version: 06/01/2019
Date Data Arrived at EDR: 06/25/2019
Date Made Active in Reports: 08/22/2019
Number of Days to Update: 58

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

LOS ANGELES CO LF METHANE: Methane Producing Landfills
This data was created on April 30, 2012 to represent known disposal sites in Los Angeles County that may produce and emanate methane gas. The shapefile contains disposal sites within Los Angeles County that once accepted degradable refuse material. Information used to create this data was extracted from a landfill survey performed by County Engineers (Major Waste System Map, 1973) as well as historical records from CalRecycle, Regional Water Quality Control Board, and Los Angeles County Department of Public Health

Date of Government Version: 01/10/2022
Date Data Arrived at EDR: 01/12/2022
Date Made Active in Reports: 04/04/2022
Number of Days to Update: 82

Source: Los Angeles County Department of Public Works
Telephone: 626-458-6973
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: No Update Planned

LOS ANGELES HM: Active & Inactive Hazardous Materials Inventory
A listing of active & inactive hazardous materials facility locations, located in the City of Los Angeles.

Date of Government Version: 08/30/2022
Date Data Arrived at EDR: 09/20/2022
Date Made Active in Reports: 12/07/2022
Number of Days to Update: 78

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

LOS ANGELES UST: Active & Inactive UST Inventory
A listing of active & inactive underground storage tank site locations and underground storage tank historical sites, located in the City of Los Angeles.

Date of Government Version: 08/30/2022
Date Data Arrived at EDR: 09/20/2022
Date Made Active in Reports: 12/08/2022
Number of Days to Update: 79

Source: Los Angeles Fire Department
Telephone: 213-978-3800
Last EDR Contact: 12/14/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

SITE MIT LOS ANGELES: Site Mitigation List
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 05/26/2021
Date Data Arrived at EDR: 07/09/2021
Date Made Active in Reports: 09/29/2021
Number of Days to Update: 82

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Annually

UST EL SEGUNDO: City of El Segundo Underground Storage Tank
Underground storage tank sites located in El Segundo city.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 04/19/2017
Date Made Active in Reports: 05/10/2017
Number of Days to Update: 21

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: No Update Planned

UST LONG BEACH: City of Long Beach Underground Storage Tank
Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 04/22/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/27/2019
Number of Days to Update: 65

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

UST TORRANCE: City of Torrance Underground Storage Tank
Underground storage tank sites located in the city of Torrance.

Date of Government Version: 10/18/2022
Date Data Arrived at EDR: 10/19/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 83

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA MADERA: CUPA Facility List
A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/10/2020
Date Data Arrived at EDR: 08/12/2020
Date Made Active in Reports: 10/23/2020
Number of Days to Update: 72

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

MARIN COUNTY:

UST MARIN: Underground Storage Tank Sites
Currently permitted USTs in Marin County.

Date of Government Version: 09/26/2018
Date Data Arrived at EDR: 10/04/2018
Date Made Active in Reports: 11/02/2018
Number of Days to Update: 29

Source: Public Works Department Waste Management
Telephone: 415-473-6647
Last EDR Contact: 12/19/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

MENDOCINO COUNTY:

UST MENDOCINO: Mendocino County UST Database
A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/22/2021
Date Data Arrived at EDR: 11/18/2021
Date Made Active in Reports: 11/22/2021
Number of Days to Update: 4

Source: Department of Public Health
Telephone: 707-463-4466
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Annually

MERCED COUNTY:

CUPA MERCED: CUPA Facility List
CUPA facility list.

Date of Government Version: 02/15/2022
Date Data Arrived at EDR: 02/17/2022
Date Made Active in Reports: 05/11/2022
Number of Days to Update: 83

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

MONO COUNTY:

CUPA MONO: CUPA Facility List
CUPA Facility List

Date of Government Version: 02/22/2021
Date Data Arrived at EDR: 03/02/2021
Date Made Active in Reports: 05/19/2021
Number of Days to Update: 78

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA MONTEREY: CUPA Facility Listing
CUPA Program listing from the Environmental Health Division.

Date of Government Version: 10/04/2021
Date Data Arrived at EDR: 10/06/2021
Date Made Active in Reports: 12/29/2021
Number of Days to Update: 84

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 02/03/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Varies

NAPA COUNTY:

LUST NAPA: Sites With Reported Contamination
A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 01/09/2017
Date Data Arrived at EDR: 01/11/2017
Date Made Active in Reports: 03/02/2017
Number of Days to Update: 50

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

UST NAPA: Closed and Operating Underground Storage Tank Sites
Underground storage tank sites located in Napa county.

Date of Government Version: 09/05/2019
Date Data Arrived at EDR: 09/09/2019
Date Made Active in Reports: 10/31/2019
Number of Days to Update: 52

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA NEVADA: CUPA Facility List
CUPA facility list.

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 10/27/2022
Date Made Active in Reports: 01/18/2023
Number of Days to Update: 83

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

ORANGE COUNTY:

IND_SITE ORANGE: List of Industrial Site Cleanups
Petroleum and non-petroleum spills.

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/09/2022
Date Made Active in Reports: 10/28/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Annually

LUST ORANGE: List of Underground Storage Tank Cleanups
Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 04/08/2022
Date Data Arrived at EDR: 05/18/2022
Date Made Active in Reports: 08/03/2022
Number of Days to Update: 77

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

UST ORANGE: List of Underground Storage Tank Facilities
Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 05/24/2022
Date Data Arrived at EDR: 08/01/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 80

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 01/31/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

PLACER COUNTY:

MS PLACER: Master List of Facilities
List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/26/2022
Date Data Arrived at EDR: 08/29/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 78

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Semi-Annually

PLUMAS COUNTY:

CUPA PLUMAS: CUPA Facility List
Plumas County CUPA Program facilities.

Date of Government Version: 03/31/2019
Date Data Arrived at EDR: 04/23/2019
Date Made Active in Reports: 06/26/2019
Number of Days to Update: 64

Source: Plumas County Environmental Health
Telephone: 530-283-6355
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

RIVERSIDE COUNTY:

LUST RIVERSIDE: Listing of Underground Tank Cleanup Sites
Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/22/2022
Date Data Arrived at EDR: 09/26/2022
Date Made Active in Reports: 12/09/2022
Number of Days to Update: 74

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Quarterly

UST RIVERSIDE: Underground Storage Tank Tank List
Underground storage tank sites located in Riverside county.

Date of Government Version: 09/22/2022
Date Data Arrived at EDR: 09/26/2022
Date Made Active in Reports: 12/09/2022
Number of Days to Update: 74

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

CS SACRAMENTO: Toxic Site Clean-Up List
List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 06/18/2021
Date Data Arrived at EDR: 09/28/2021
Date Made Active in Reports: 12/14/2021
Number of Days to Update: 77

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

ML SACRAMENTO: Master Hazardous Materials Facility List
Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 05/04/2022
Date Data Arrived at EDR: 06/30/2022
Date Made Active in Reports: 07/05/2022
Number of Days to Update: 5

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 12/09/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

SAN BENITO COUNTY:

CUPA SAN BENITO: CUPA Facility List
Cupa facility list

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 10/28/2022
Date Made Active in Reports: 01/18/2023
Number of Days to Update: 82

Source: San Benito County Environmental Health
Telephone: N/A
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

SAN BERNARDINO COUNTY:

PERMITS SAN BERNARDINO: Hazardous Material Permits
This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 11/18/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 80

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

HMMD SAN DIEGO: Hazardous Materials Management Division Database

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 11/29/2022
Date Made Active in Reports: 02/14/2023
Number of Days to Update: 77

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 11/29/2022
Next Scheduled EDR Contact: 03/13/2023
Data Release Frequency: Quarterly

LF SAN DIEGO: Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/27/2021
Date Data Arrived at EDR: 03/04/2022
Date Made Active in Reports: 05/31/2022
Number of Days to Update: 88

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

SAN DIEGO CO LOP: Local Oversight Program Listing

A listing of all LOP release sites that are or were under the County of San Diego's jurisdiction. Included are closed or transferred cases, open cases, and cases that did not have a case type indicated. The cases without a case type are mostly complaints; however, some of them could be LOP cases.

Date of Government Version: 07/22/2021
Date Data Arrived at EDR: 10/19/2021
Date Made Active in Reports: 01/13/2022
Number of Days to Update: 86

Source: Department of Environmental Health
Telephone: 858-505-6874
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

SAN DIEGO CO SAM: Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010
Date Data Arrived at EDR: 06/15/2010
Date Made Active in Reports: 07/09/2010
Number of Days to Update: 24

Source: San Diego County Department of Environmental Health
Telephone: 619-338-2371
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

CUPA SAN FRANCISCO CO: CUPA Facility Listing

Cupa facilities

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/25/2023
Number of Days to Update: 79

Source: San Francisco County Department of Environmental Health
Telephone: 415-252-3896
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

LUST SAN FRANCISCO: Local Oversite Facilities
A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008
Date Data Arrived at EDR: 09/19/2008
Date Made Active in Reports: 09/29/2008
Number of Days to Update: 10

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: No Update Planned

UST SAN FRANCISCO: Underground Storage Tank Information
Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/03/2022
Date Data Arrived at EDR: 11/07/2022
Date Made Active in Reports: 01/24/2023
Number of Days to Update: 78

Source: Department of Public Health
Telephone: 415-252-3920
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

SAN FRANCISO COUNTY:

SAN FRANCISCO MAHER: Maher Ordinance Property Listing
a listing of properties that fall within a Maher Ordinance, for all of San Francisco

Date of Government Version: 10/11/2022
Date Data Arrived at EDR: 10/14/2022
Date Made Active in Reports: 01/04/2023
Number of Days to Update: 82

Source: San Francisco Planning
Telephone: 628-652-7483
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

SAN JOAQUIN COUNTY:

UST SAN JOAQUIN: San Joaquin Co. UST
A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 06/22/2018
Date Data Arrived at EDR: 06/26/2018
Date Made Active in Reports: 07/11/2018
Number of Days to Update: 15

Source: Environmental Health Department
Telephone: N/A
Last EDR Contact: 12/06/2022
Next Scheduled EDR Contact: 03/27/2023
Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA SAN LUIS OBISPO: CUPA Facility List
Cupa Facility List.

Date of Government Version: 11/08/2022
Date Data Arrived at EDR: 11/09/2022
Date Made Active in Reports: 02/01/2023
Number of Days to Update: 84

Source: San Luis Obispo County Public Health Department
Telephone: 805-781-5596
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SAN MATEO COUNTY:

BI SAN MATEO: Business Inventory
List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 02/20/2020
Date Data Arrived at EDR: 02/20/2020
Date Made Active in Reports: 04/24/2020
Number of Days to Update: 64
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 12/09/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Annually

LUST SAN MATEO: Fuel Leak List
A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 03/29/2019
Date Data Arrived at EDR: 03/29/2019
Date Made Active in Reports: 05/29/2019
Number of Days to Update: 61
Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 11/30/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA SANTA BARBARA: CUPA Facility Listing
CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28
Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: No Update Planned

SANTA CLARA COUNTY:

CUPA SANTA CLARA: Cupa Facility List
Cupa facility list

Date of Government Version: 10/28/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 01/20/2023
Number of Days to Update: 80
Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

HIST LUST SANTA CLARA: HIST LUST - Fuel Leak Site Activity Report
A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22
Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LUST SANTA CLARA: LOP Listing
A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 03/03/2014
Date Data Arrived at EDR: 03/05/2014
Date Made Active in Reports: 03/18/2014
Number of Days to Update: 13
Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 02/15/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: No Update Planned

SAN JOSE HAZMAT: Hazardous Material Facilities
Hazardous material facilities, including underground storage tank sites.

Date of Government Version: 11/03/2020
Date Data Arrived at EDR: 11/05/2020
Date Made Active in Reports: 01/26/2021
Number of Days to Update: 82

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA SANTA CRUZ: CUPA Facility List
CUPA facility listing.

Date of Government Version: 01/21/2017
Date Data Arrived at EDR: 02/22/2017
Date Made Active in Reports: 05/23/2017
Number of Days to Update: 90

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA SHASTA: CUPA Facility List
Cupa Facility List.

Date of Government Version: 06/15/2017
Date Data Arrived at EDR: 06/19/2017
Date Made Active in Reports: 08/09/2017
Number of Days to Update: 51

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 02/09/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

SOLANO COUNTY:

LUST SOLANO: Leaking Underground Storage Tanks
A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 06/04/2019
Date Data Arrived at EDR: 06/06/2019
Date Made Active in Reports: 08/13/2019
Number of Days to Update: 68

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

UST SOLANO: Underground Storage Tanks
Underground storage tank sites located in Solano county.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/09/2021
Number of Days to Update: 84

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

SONOMA COUNTY:

CUPA SONOMA: Cupa Facility List
Cupa Facility list

Date of Government Version: 07/02/2021
Date Data Arrived at EDR: 07/06/2021
Date Made Active in Reports: 07/14/2021
Number of Days to Update: 8

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Varies

LUST SONOMA: Leaking Underground Storage Tank Sites
A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 06/30/2021
Date Data Arrived at EDR: 06/30/2021
Date Made Active in Reports: 09/24/2021
Number of Days to Update: 86

Source: Department of Health Services
Telephone: 707-565-6565
Last EDR Contact: 12/13/2022
Next Scheduled EDR Contact: 04/03/2023
Data Release Frequency: Quarterly

STANISLAUS COUNTY:

CUPA STANISLAUS: CUPA Facility List
Cupa facility list

Date of Government Version: 02/08/2022
Date Data Arrived at EDR: 02/10/2022
Date Made Active in Reports: 05/04/2022
Number of Days to Update: 83

Source: Stanislaus County Department of Ennvironmental Protection
Telephone: 209-525-6751
Last EDR Contact: 01/09/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Varies

SUTTER COUNTY:

UST SUTTER: Underground Storage Tanks
Underground storage tank sites located in Sutter county.

Date of Government Version: 08/03/2022
Date Data Arrived at EDR: 08/25/2022
Date Made Active in Reports: 11/14/2022
Number of Days to Update: 81

Source: Sutter County Environmental Health Services
Telephone: 530-822-7500
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Semi-Annually

TEHAMA COUNTY:

CUPA TEHAMA: CUPA Facility List
Cupa facilities

Date of Government Version: 11/17/2022
Date Data Arrived at EDR: 11/21/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 81

Source: Tehama County Department of Environmental Health
Telephone: 530-527-8020
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

TRINITY COUNTY:

CUPA TRINITY: CUPA Facility List
Cupa facility list

Date of Government Version: 10/11/2022
Date Data Arrived at EDR: 10/12/2022
Date Made Active in Reports: 12/29/2022
Number of Days to Update: 78

Source: Department of Toxic Substances Control
Telephone: 760-352-0381
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

TULARE COUNTY:

CUPA TULARE: CUPA Facility List
Cupa program facilities

Date of Government Version: 10/07/2022
Date Data Arrived at EDR: 10/07/2022
Date Made Active in Reports: 12/21/2022
Number of Days to Update: 75

Source: Tulare County Environmental Health Services Division
Telephone: 559-624-7400
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Varies

TUOLUMNE COUNTY:

CUPA TUOLUMNE: CUPA Facility List
Cupa facility list

Date of Government Version: 04/23/2018
Date Data Arrived at EDR: 04/25/2018
Date Made Active in Reports: 06/25/2018
Number of Days to Update: 61

Source: Divison of Environmental Health
Telephone: 209-533-5633
Last EDR Contact: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

VENTURA COUNTY:

BWT VENTURA: Business Plan, Hazardous Waste Producers, and Operating Underground Tanks
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 09/26/2022
Date Data Arrived at EDR: 10/19/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 83

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Quarterly

LF VENTURA: Inventory of Illegal Abandoned and Inactive Sites
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011
Date Data Arrived at EDR: 12/01/2011
Date Made Active in Reports: 01/19/2012
Number of Days to Update: 49

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/19/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: No Update Planned

LUST VENTURA: Listing of Underground Tank Cleanup Sites
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008
Date Data Arrived at EDR: 06/24/2008
Date Made Active in Reports: 07/31/2008
Number of Days to Update: 37

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: No Update Planned

MED WASTE VENTURA: Medical Waste Program List
To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 09/26/2022
Date Data Arrived at EDR: 10/20/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 82

Source: Ventura County Resource Management Agency
Telephone: 805-654-2813
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Quarterly

UST VENTURA: Underground Tank Closed Sites List
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 11/28/2022
Date Data Arrived at EDR: 12/02/2022
Date Made Active in Reports: 02/23/2023
Number of Days to Update: 83

Source: Environmental Health Division
Telephone: 805-654-2813
Last EDR Contact: 12/02/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Quarterly

YOLO COUNTY:

UST YOLO: Underground Storage Tank Comprehensive Facility Report
Underground storage tank sites located in Yolo county.

Date of Government Version: 09/21/2022
Date Data Arrived at EDR: 09/30/2022
Date Made Active in Reports: 12/14/2022
Number of Days to Update: 75

Source: Yolo County Department of Health
Telephone: 530-666-8646
Last EDR Contact: 12/19/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Annually

YUBA COUNTY:

CUPA YUBA: CUPA Facility List
CUPA facility listing for Yuba County.

Date of Government Version: 10/25/2022
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 10/31/2022
Number of Days to Update: 5

Source: Yuba County Environmental Health Department
Telephone: 530-749-7523
Last EDR Contact: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/06/2023
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/10/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 01/06/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 02/13/2022
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 12/01/2022
Next Scheduled EDR Contact: 03/20/2023
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.
Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.
Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.
Daycare Centers: Licensed Facilities
Source: Department of Social Services
Telephone: 916-657-4041

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

JOINER PARKWAY
SEC OF JOINER PARKWAY AND 1ST ST.
LINCOLN, CA 95648

TARGET PROPERTY COORDINATES

Latitude (North):	38.885977 - 38ˆ 53’ 9.52’’
Longitude (West):	121.31287 - 121ˆ 18’ 46.33’’
Universal Tranverse Mercator:	Zone 10
UTM X (Meters):	646334.0
UTM Y (Meters):	4305268.5
Elevation:	151 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	12021623 LINCOLN, CA
Version Date:	2018
South Map:	12021643 ROSEVILLE, CA
Version Date:	2018

EDR’s GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

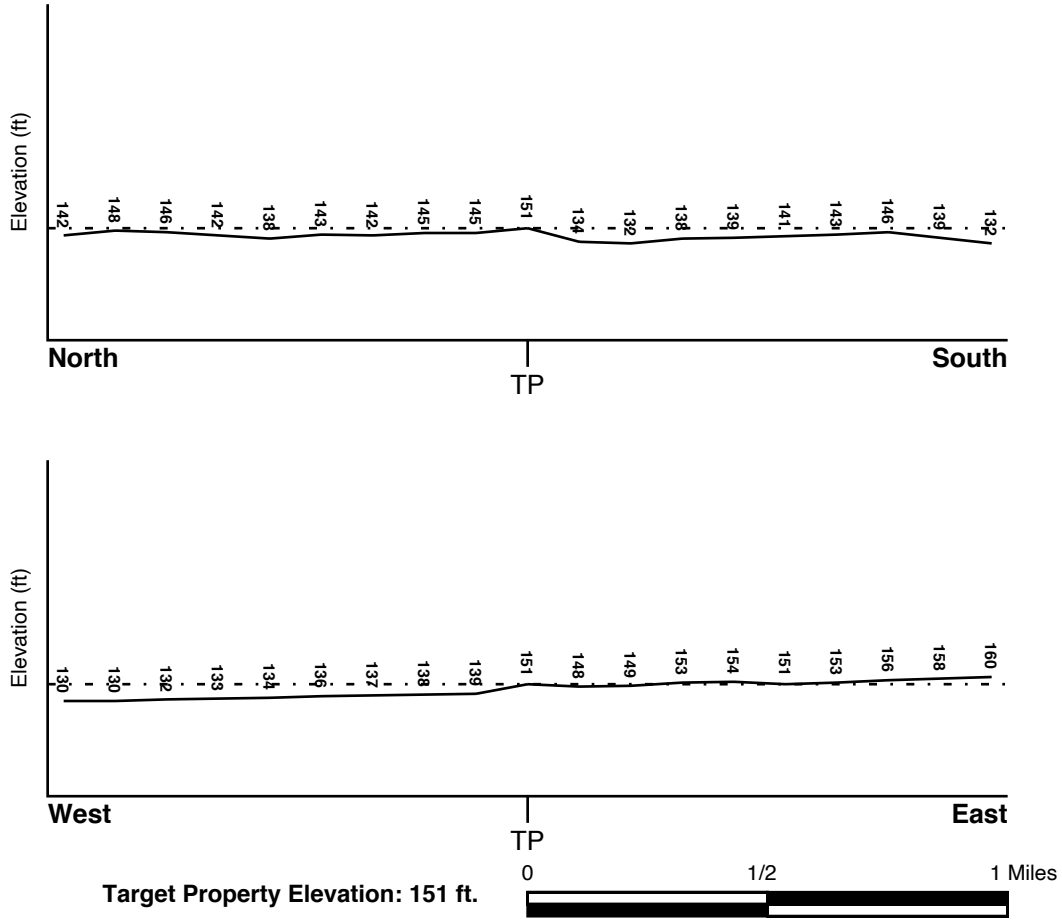
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
0602410004B	FEMA Q3 Flood data

Additional Panels in search area:	FEMA Source Type
0602390400C	FEMA Q3 Flood data
0602410005B	FEMA Q3 Flood data
0602390403C	FEMA Q3 Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
LINCOLN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data*:

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

* ©1996 Site--specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

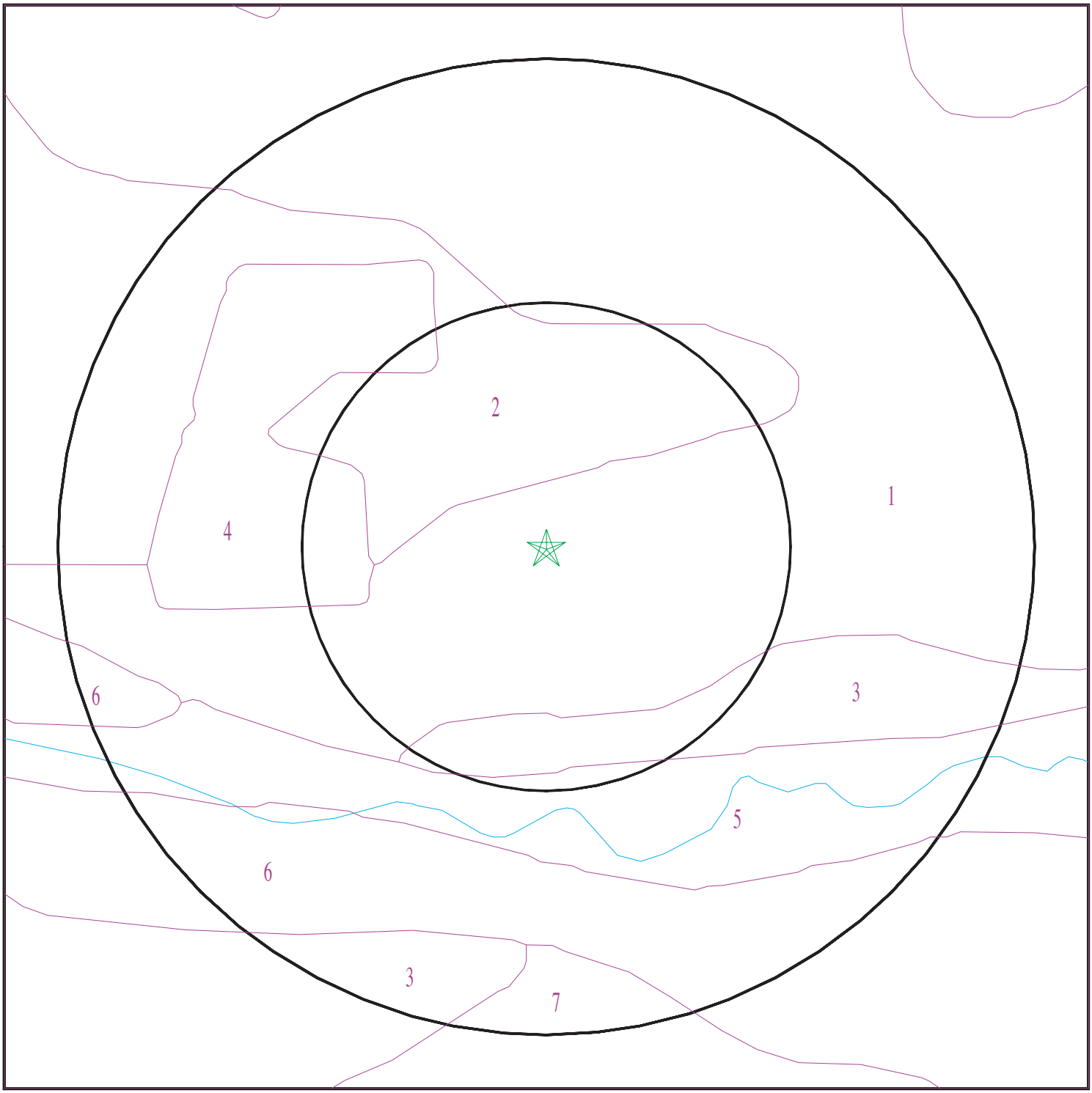
Era:	Cenozoic
System:	Tertiary
Series:	Eocene
Code:	Tec *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Continental Deposits

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7259947.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Joiner Parkway	CLIENT:	Ace Quality Control
ADDRESS:	SEC of Joiner Parkway and 1st St. Lincoln CA 95648	CONTACT:	Chris Hall
		INQUIRY #:	7259947.2s
LAT/LONG:	38.885977 / 121.31287	DATE:	February 27, 2023 8:12 am

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: SAN JOAQUIN

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
2	14 inches	35 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
3	35 inches	50 inches	indurated	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1
4	50 inches	59 inches	stratified sandy loam to loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.8 Min: 6.1

Soil Map ID: 2

Soil Component Name: COMETA

Soil Surface Texture: sandy loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.6
2	18 inches	29 inches	clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.6
3	29 inches	59 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 1.4 Min: 0.42	Max: 7.3 Min: 6.6

Soil Map ID: 3

Soil Component Name: KILAGA

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information

	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	18 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
2	18 inches	29 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
3	29 inches	55 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6
4	55 inches	79 inches	sandy clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 4 Min: 1.4	Max: 8.4 Min: 6.6

Soil Map ID: 4

Soil Component Name: Water

Soil Surface Texture: loam

Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:
Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 5

Soil Component Name: Xerofluvents

Soil Surface Texture: stratified loamy sand to fine sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Somewhat poorly drained

Hydric Status: All hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 111 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	14 inches	stratified loamy sand to fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	14 inches	37 inches	stratified loamy sand to fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9
3	37 inches	55 inches	stratified loam to silty clay loam to clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 6

Soil Component Name: Xerofluvents

Soil Surface Texture: stratified loamy sand to fine sandy loam

Hydrologic Group: Class A - High infiltration rates. Soils are deep, well drained to excessively drained sands and gravels.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 76 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	29 inches	stratified loamy sand to fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	29 inches	48 inches	stratified loamy sand to fine sandy loam to silt loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9
3	48 inches	55 inches	stratified loam to silty clay loam to clay	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand.	Max: 14 Min: 1.4	Max: 8.4 Min: 7.9

Soil Map ID: 7

Soil Component Name: RAMONA

Soil Surface Texture: sandy loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches	sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.6

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
2	5 inches	14 inches	fine sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.6
3	14 inches	55 inches	sandy clay loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.6
4	55 inches	72 inches	gravelly sandy loam	Granular materials (35 pct. or less passing No. 200), Silty, or Clayey Gravel and Sand.	COARSE-GRAINED SOILS, Sands, Sands with fines, Clayey sand. COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 4 Min: 1.4	Max: 7.3 Min: 6.6

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
B4	USGS40000190551	1/2 - 1 Mile NNW
C12	USGS40000190558	1/2 - 1 Mile NNW
D14	USGS40000190537	1/2 - 1 Mile WNW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A1	CADWR9000040769	1/4 - 1/2 Mile SE
A2	CADWR9000040770	1/4 - 1/2 Mile SE
B3	CAUSGSN00009648	1/2 - 1 Mile NNW
5	CADWR0000037717	1/2 - 1 Mile North
B6	CADWR0000019472	1/2 - 1 Mile NNW
7	CADPR0000004910	1/2 - 1 Mile NW
8	CADWR9000040747	1/2 - 1 Mile South
9	CADWR0000005672	1/2 - 1 Mile WNW
C10	CAUSGSN00010595	1/2 - 1 Mile NNW
C11	CADWR9000040805	1/2 - 1 Mile NNW
D13	CAUSGSN00008998	1/2 - 1 Mile WNW
E15	CAEDF0000043398	1/2 - 1 Mile East
E16	CAEDF0000051504	1/2 - 1 Mile East
E17	CAEDF0000082020	1/2 - 1 Mile East
E18	CAEDF0000111258	1/2 - 1 Mile East

PHYSICAL SETTING SOURCE MAP - 7259947.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- HD Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME:	Joiner Parkway	CLIENT:	Ace Quality Control
ADDRESS:	SEC of Joiner Parkway and 1st St. Lincoln CA 95648	CONTACT:	Chris Hall
		INQUIRY #:	7259947.2s
LAT/LONG:	38.885977 / 121.31287	DATE:	February 27, 2023 8:12 am

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

A1
SE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000040769**

State Well #:	Not Reported	Station ID:	49937
Well Name:	MW 5-1	Basin Name:	North American
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	100	Well Completion Rpt #:	Not Reported

A2
SE
1/4 - 1/2 Mile
Lower

CA WELLS **CADWR9000040770**

State Well #:	Not Reported	Station ID:	49938
Well Name:	MW 5-2	Basin Name:	North American
Well Use:	Observation		
Well Type:	Part of a nested/multi-completion well		
Well Depth:	62	Well Completion Rpt #:	Not Reported

B3
NNW
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00009648**

Well ID:	USGS-385341121185501	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-385341121185501	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-385341121185501&store_num=		
GeoTracker Data:	Not Reported		

B4
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000190551**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	012N006E16C001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19780708	Well Depth:	200
Well Depth Units:	ft	Well Hole Depth:	200
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	2	Level reading date:	1982-06-30
Feet below surface:	66.59	Feet to sea level:	Not Reported

Note:	Not Reported		
Level reading date:	1978-07-08	Feet below surface:	178.00
Feet to sea level:	Not Reported	Note:	Not Reported

5
North **CA WELLS** **CADWR0000037717**
1/2 - 1 Mile
Lower

Well ID:	12N06E16C001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	12N06E16C001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=12N06E16C001M&store_num=		
GeoTracker Data:	Not Reported		

B6
NNW **CA WELLS** **CADWR0000019472**
1/2 - 1 Mile
Lower

Well ID:	12N06E16D002M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	12N06E16D002M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=12N06E16D002M&store_num=		
GeoTracker Data:	Not Reported		

7
NW **CA WELLS** **CADPR0000004910**
1/2 - 1 Mile
Lower

Well ID:	79556	Well Type:	UNK
Source:	Department of Pesticide Regulation		
Other Name:	79556	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DPR&samp_date=&global_id=&assigned_name=79556&store_num=		
GeoTracker Data:	Not Reported		

8
South **CA WELLS** **CADWR9000040747**
1/2 - 1 Mile
Lower

State Well #:	Not Reported	Station ID:	49939
Well Name:	SLC-1	Basin Name:	North American
Well Use:	Observation	Well Type:	Single Well
Well Depth:	249	Well Completion Rpt #:	Not Reported

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

9
WNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR0000005672**

Well ID:	12N06E17G001M	Well Type:	UNK
Source:	Department of Water Resources		
Other Name:	12N06E17G001M	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=DWR&samp_date=&global_id=&assigned_name=12N06E17G001M&store_num=		
GeoTracker Data:	Not Reported		

C10
NNW
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00010595**

Well ID:	USGS-385347121191201	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-385347121191201	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-385347121191201&store_num=		
GeoTracker Data:	Not Reported		

C11
NNW
1/2 - 1 Mile
Lower

CA WELLS **CADWR9000040805**

State Well #:	12N06E16D001M	Station ID:	32069
Well Name:	Not Reported	Basin Name:	North American
Well Use:	Unknown	Well Type:	Unknown
Well Depth:	106	Well Completion Rpt #:	Not Reported

C12
NNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000190558**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	012N006E16D002M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19510404	Well Depth:	102
Well Depth Units:	ft	Well Hole Depth:	225
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	1	Level reading date:	1951-04-04
Feet below surface:	58.00	Feet to sea level:	Not Reported

Note: Not Reported

D13
WNW
1/2 - 1 Mile
Lower

CA WELLS **CAUSGSN00008998**

Well ID:	USGS-385326121193601	Well Type:	UNK
Source:	United States Geological Survey		
Other Name:	USGS-385326121193601	GAMA PFAS Testing:	Not Reported
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=USGSNEW&samp_date=&global_id=&assigned_name=USGS-385326121193601&store_num=		
GeoTracker Data:	Not Reported		

D14
WNW
1/2 - 1 Mile
Lower

FED USGS **USGS40000190537**

Organization ID:	USGS-CA		
Organization Name:	USGS California Water Science Center		
Monitor Location:	012N006E17G001M	Type:	Well
Description:	Not Reported	HUC:	18020109
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Central Valley aquifer system		
Formation Type:	Not Reported	Aquifer Type:	Not Reported
Construction Date:	19761209	Well Depth:	133
Well Depth Units:	ft	Well Hole Depth:	135
Well Hole Depth Units:	ft		

Ground water levels,Number of Measurements:	2	Level reading date:	1982-06-30
Feet below surface:	55.27	Feet to sea level:	Not Reported
Note:	Not Reported		

Level reading date:	1976-12-09	Feet below surface:	58.40
Feet to sea level:	Not Reported	Note:	Not Reported

E15
East
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000043398**

Well ID:	T0606100204-MW-13	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-13
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606100204&assigned_name=MW-13&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606100204&assigned_name=MW-13		

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

E16
East
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000051504**

Well ID:	T0606100204-MW-10	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-10
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606100204&assigned_name=MW-10&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606100204&assigned_name=MW-10		

E17
East
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000082020**

Well ID:	T0606100204-MW-12	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-12
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606100204&assigned_name=MW-12&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606100204&assigned_name=MW-12		

E18
East
1/2 - 1 Mile
Higher

CA WELLS **CAEDF0000111258**

Well ID:	T0606100204-MW-11	Well Type:	MONITORING
Source:	EDF	Other Name:	MW-11
GAMA PFAS Testing:	Not Reported		
Groundwater Quality Data:	https://gamagroundwater.waterboards.ca.gov/gama/gamamap/public/GamaDataDisplay.asp?dataset=EDF&samp_date=&global_id=T0606100204&assigned_name=MW-11&store_num=		
GeoTracker Data:	https://geotracker.waterboards.ca.gov/profile_report.asp?cmd=MWEDFResults&global_id=T0606100204&assigned_name=MW-11		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
95648	20	0

Federal EPA Radon Zone for PLACER County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 95648

Number of sites tested: 1

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.000 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: Department of Fish and Wildlife
Telephone: 916-445-0411

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

OTHER STATE DATABASE INFORMATION

Groundwater Ambient Monitoring & Assessment Program
State Water Resources Control Board
Telephone: 916-341-5577
The GAMA Program is Californias comprehensive groundwater quality monitoring program. GAMA collects data by testing the untreated, raw water in different types of wells for naturally-occurring and man-made chemicals. The GAMA data includes Domestic, Monitoring and Municipal well types from the following sources, Department of Water Resources, Department of Heath Services, EDF, Agricultural Lands, Lawrence Livermore National Laboratory, Department of Pesticide Regulation, United States Geological Survey, Groundwater Ambient Monitoring and Assessment Program and Local Groundwater Projects.

Water Well Database
Source: Department of Water Resources
Telephone: 916-651-9648

California Drinking Water Quality Database
Source: Department of Public Health
Telephone: 916-324-2319
The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations
Source: Dept of Conservation, Geologic Energy Management Division
Telephone: 916-323-1779
Oil and Gas well locations in the state.

California Earthquake Fault Lines
Source: California Division of Mines and Geology
The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

RADON

State Database: CA Radon
Source: Department of Public Health
Telephone: 916-210-8558
Radon Database for California

PHYSICAL SETTING SOURCE RECORDS SEARCHED

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX C:

HISTORICAL CITY DIRECTORIES

Joiner Parkway
SEC of Joiner Parkway and 1st St
Lincoln, CA 95648

Inquiry Number: 7259947.5
February 27, 2023

The EDR-City Directory Image Report

Environmental Data Resources Inc
6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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Data by
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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2017	☑	☐	EDR Digital Archive
2014	☑	☐	EDR Digital Archive
2010	☑	☐	EDR Digital Archive
2005	☑	☐	EDR Digital Archive
2000	☐	☐	EDR Digital Archive
1995	☐	☐	EDR Digital Archive
1992	☐	☐	EDR Digital Archive
1990	☐	☐	Haines Criss-Cross Directory
1986	☐	☐	Haines Criss-Cross Directory
1981	☐	☐	Haines Criss-Cross Directory
1977	☐	☐	Haines Criss-Cross Directory
1971	☐	☐	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

SEC of Joiner Parkway and 1st St
Lincoln, CA 95648

Year	*CD Image*	*Source*	
JOINER PKWY			
2017	pg A1	EDR Digital Archive	
2014	pg A2	EDR Digital Archive	
2010	pg A3	EDR Digital Archive	
2005	pg A4	EDR Digital Archive	
2000	-	EDR Digital Archive	Street not listed in Source
1995	-	EDR Digital Archive	Street not listed in Source
1992	-	EDR Digital Archive	Street not listed in Source
1990	-	Haines Criss-Cross Directory	Street not listed in Source
1986	-	Haines Criss-Cross Directory	Street not listed in Source
1981	-	Haines Criss-Cross Directory	Street not listed in Source
1977	-	Haines Criss-Cross Directory	Street not listed in Source
1971	-	Haines Criss-Cross Directory	Street not listed in Source

FINDINGS

CROSS STREETS

No Cross Streets Identified

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

JOINER PKWY 2017

108	JOINER PARKWAY SELF STORAGE
151	EXPRESS MART
	LINCOLN EXPRESS MART
	TAXI SERVICES
155	JOINER PARKWAY PLAZA
	JUMBO CHINESE RESTAURANT
	JUMBOCHINESE
	LA VILLA COCINA MEXICANA
	LINCOLN NAILS SPA
	LINCOLNTOBACCO SHOP
	NY PIZZA
	TOBACCO SHOP
	VIVINT LOCK & KEY

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

JOINER PKWY 2014

108	JOINER PARKWAY SELF STORAGE
151	EXPRESS MART
155	JOINER PARKWAY PLAZA
	JUMBO CHINESE RESTAURANT
	LA VILLA COCINA MEXICANA
	LINCOLN NAILS SPA
	NY PIZZA
	TOBACCO SHOP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

JOINER PKWY 2010

108	JOINER PARKWAY SELF STORAGE
126	LINCOLN FIRE DEPT
151	EXPRESS MART
	TAXI SERVICES
155	DISCOTECA MUSICA Y MAS
	JUMBO CHINESE RESTAURANT
	LA VILLA COCINA MEXICANA
	LA VILLA PANADERIA
	LINCOLN NAILS SPA
	MINAS SALON
	N Y PIZZA
	TOBACCO SHOP

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

JOINER PKWY 2005

151	EXPRESS MART
155	BALDERAS WIRELESS
	CIGARETTES PLUS
	COCONUTS COFFEE CAFE
	DISCOTECA MUSICA Y MAS
	JUMBO CHINESE RESTAURANT
	LA VILLA COCINA MEXICANA
	LINCOLN NAILS
	NINAS SALON

APPENDIX D:

HISTORICAL AERIAL PHOTOGRPAHS

Joiner Parkway

SEC of Joiner Parkway and 1st St

Lincoln, CA 95648

Inquiry Number: 7259947.8

February 27, 2023

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

02/27/23

Site Name:

Joiner Parkway
SEC of Joiner Parkway and 1st
Lincoln, CA 95648
EDR Inquiry # 7259947.8

Client Name:

Ace Quality Control
1050 Melody Lane
Roseville, CA 95678
Contact: Chris Hall

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	*Scale*	*Details*	*Source*
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1993	1"=500'	Acquisition Date: May 23, 1993	USGS/DOQQ
1984	1"=500'	Flight Date: June 08, 1984	USDA
1975	1"=500'	Flight Date: August 25, 1975	USGS
1962	1"=500'	Flight Date: July 28, 1962	USGS
1957	1"=500'	Flight Date: May 21, 1957	USGS
1952	1"=500'	Flight Date: August 07, 1952	USDA
1938	1"=500'	Flight Date: September 10, 1938	USDA

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INQUIRY #: 7259947.8
YEAR: 2020
= 500'
N
EDR



INQUIRY #: 7259947.8

YEAR: 2016

= 500'

N

EDR



INQUIRY #: 7259947.8

YEAR: 2012

= 500'

N

EDR



INQUIRY #: 7259947.8

YEAR: 2009

= 500'

N

EDR



INQUIRY #: 7259947.8

YEAR: 2006

= 500'

N

EDR



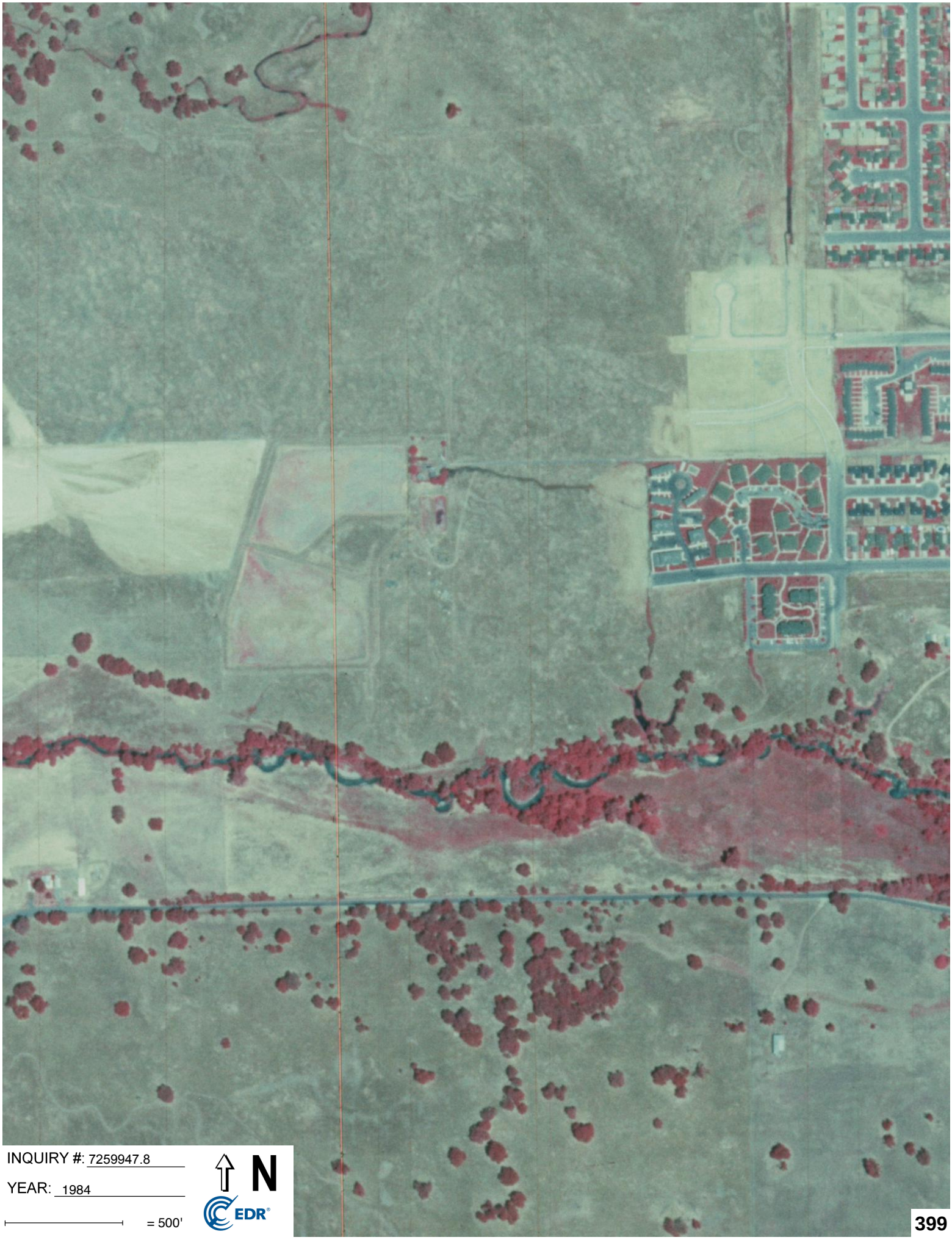
INQUIRY #: 7259947.8

YEAR: 1993

= 500'

N

EDR



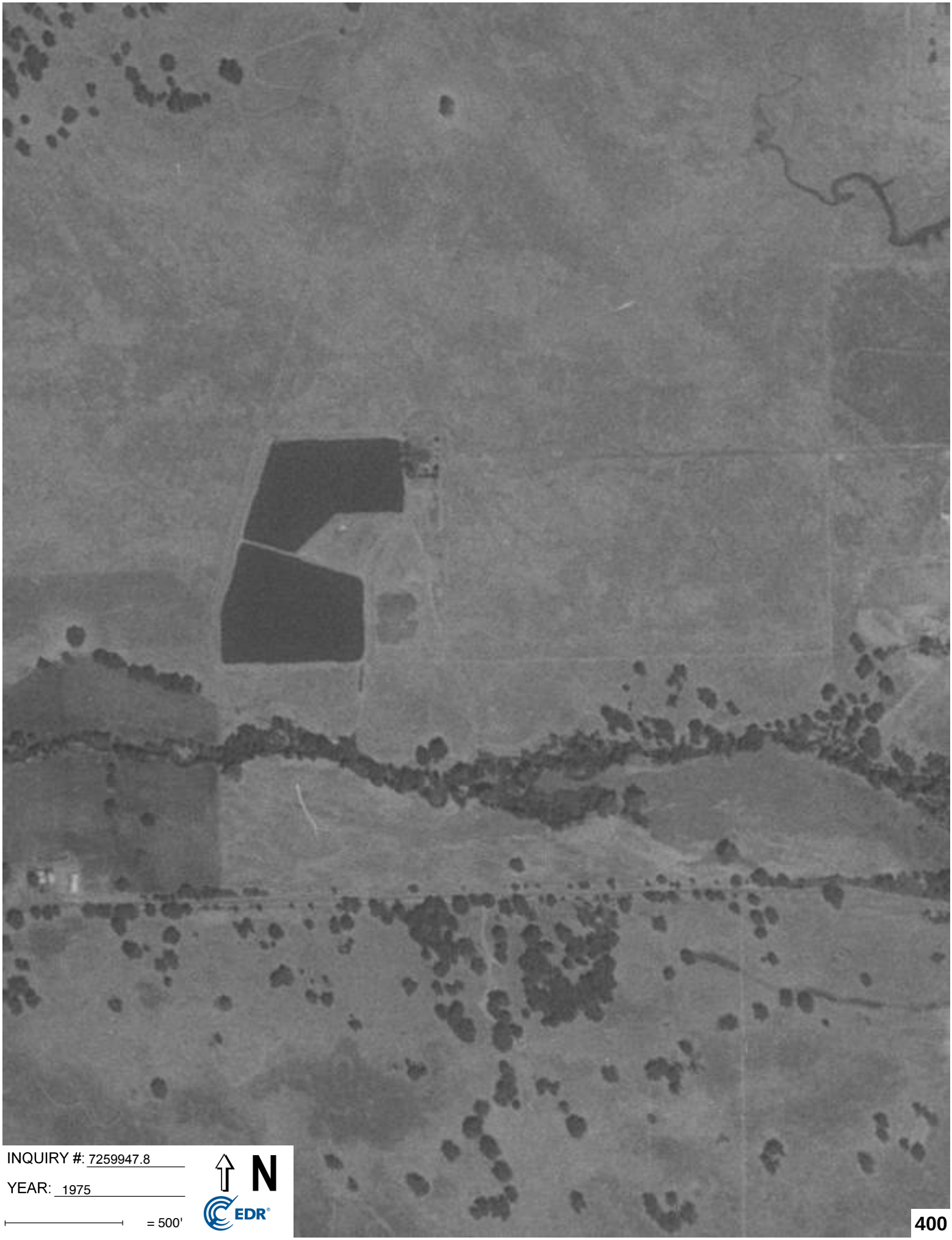
INQUIRY #: 7259947.8

YEAR: 1984

= 500'

N

EDR



INQUIRY #: 7259947.8

YEAR: 1975

= 500'

N

EDR

400



INQUIRY #: 7259947.8

YEAR: 1962

= 500'

N

EDR

401



INQUIRY #: 7259947.8

YEAR: 1957

= 500'

N

EDR

402



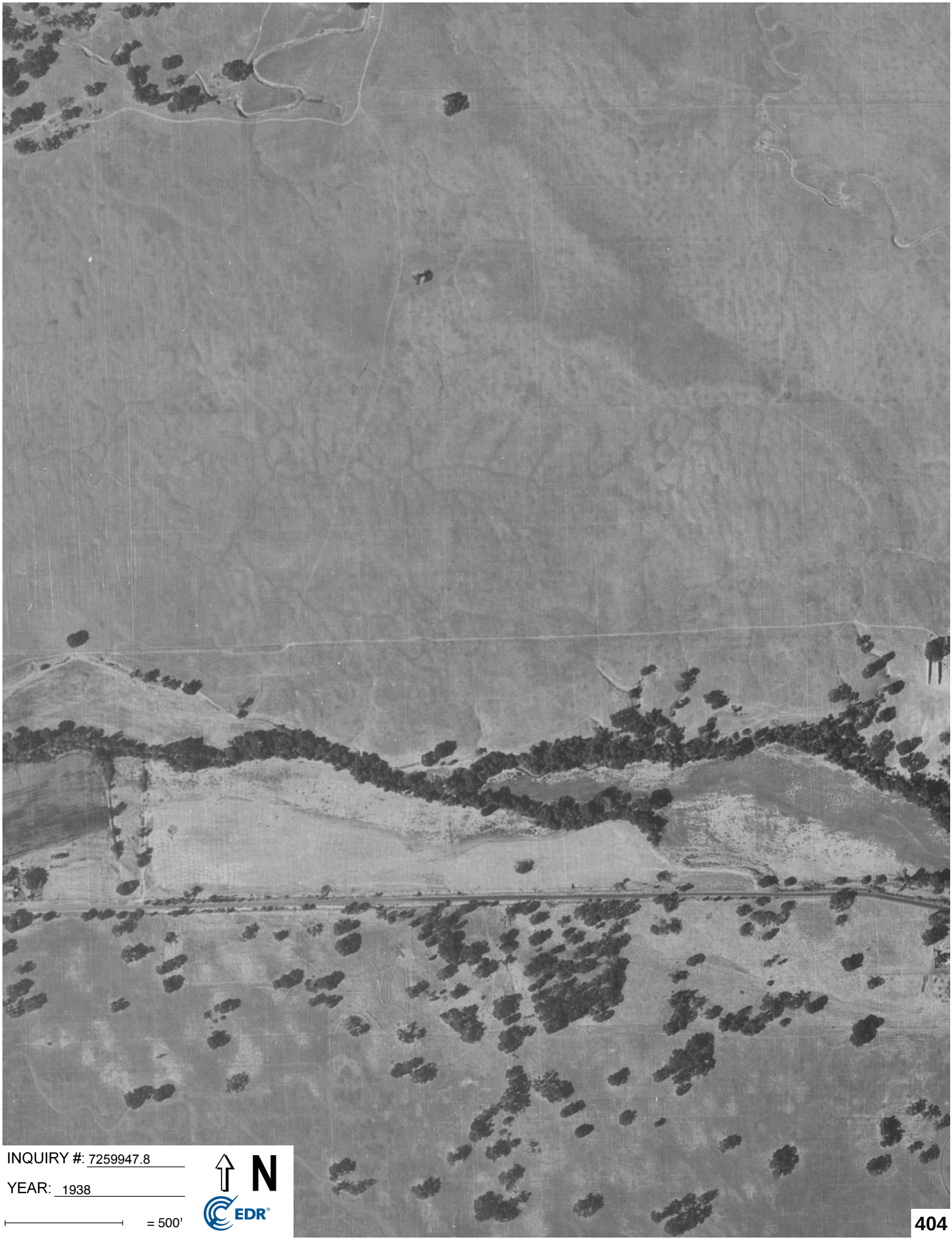
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YEAR: 1952

= 500'

N

EDR



INQUIRY #: 7259947.8

YEAR: 1938

= 500'

N

EDR

APPENDIX E:

HISTORICAL TOPOGRAPHIC MAPS

Joiner Parkway

SEC of Joiner Parkway and 1st St

Lincoln, CA 95648

Inquiry Number: 7259947.4

February 27, 2023

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/27/23

Site Name:

Joiner Parkway
SEC of Joiner Parkway and 1st
Lincoln, CA 95648
EDR Inquiry # 7259947.4

Client Name:

Ace Quality Control
1050 Melody Lane
Roseville, CA 95678
Contact: Chris Hall

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Ace Quality Control were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: 05-23006E

Coordinates:

Latitude:	38.88598 38° 53' 10" North
Longitude:	-121.31287 -121° 18' 46" West
UTM Zone:	Zone 10 North
UTM X Meters:	646330.25
UTM Y Meters:	4305476.49
Elevation:	150.01' above sea level

Maps Provided:

2018	1941
2015	1910
2012	1893
1992	1892
1981	1891
1973, 1975	
1953	
1942	

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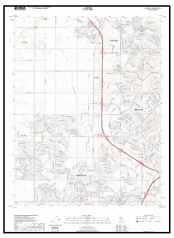
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets



Lincoln
2018
7.5-minute, 24000



Roseville
2018
7.5-minute, 24000

2015 Source Sheets



Lincoln
2015
7.5-minute, 24000

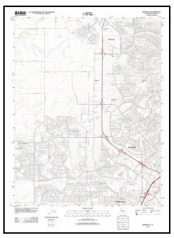


Roseville
2015
7.5-minute, 24000

2012 Source Sheets

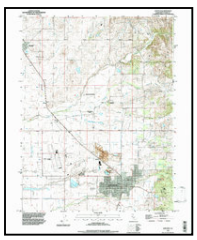


Lincoln
2012
7.5-minute, 24000



Roseville
2012
7.5-minute, 24000

1992 Source Sheets



Lincoln
1992
7.5-minute, 24000
Aerial Photo Revised 1992



Roseville
1992
7.5-minute, 24000
Aerial Photo Revised 1992

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1981 Source Sheets



Lincoln
1981
7.5-minute, 24000
Aerial Photo Revised 1978



Roseville
1981
7.5-minute, 24000
Aerial Photo Revised 1978

1973, 1975 Source Sheets



Lincoln
1973
7.5-minute, 24000
Aerial Photo Revised 1973



Roseville
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1953 Source Sheets

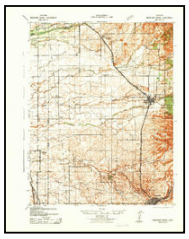


Lincoln
1953
7.5-minute, 24000
Aerial Photo Revised 1949



Roseville
1953
7.5-minute, 24000
Aerial Photo Revised 1949

1942 Source Sheets



Markham Ravine
1942
15-minute, 62500
Aerial Photo Revised 1939

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1941 Source Sheets



MARKHAM RAVINE
1941
15-minute, 62500

1910 Source Sheets



Roseville
1910
7.5-minute, 31680



Lincoln
1910
7.5-minute, 31680

1893 Source Sheets



Sacramento
1893
30-minute, 125000

1892 Source Sheets



Sacramento
1892
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

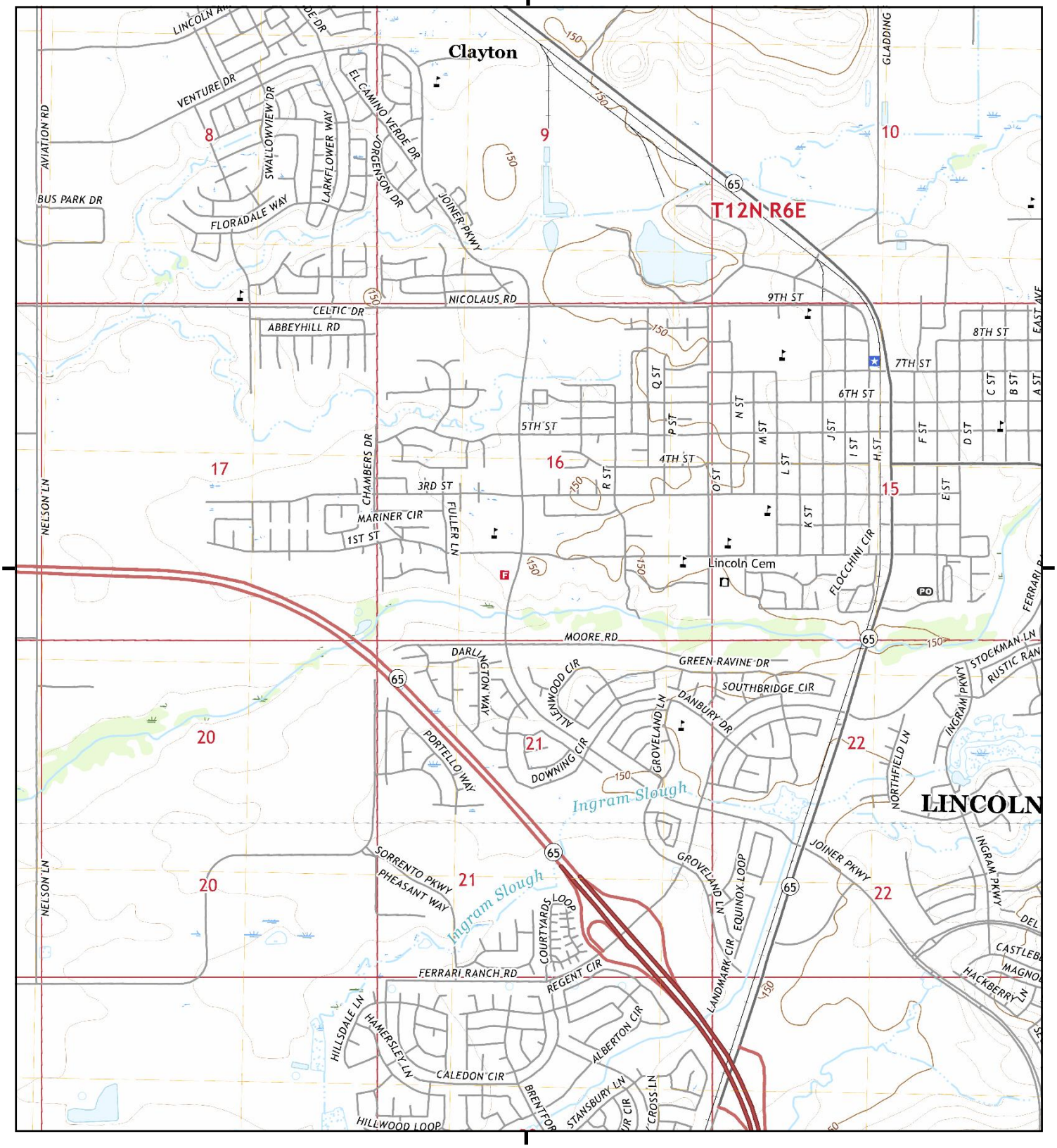
1891 Source Sheets



Sacramento
1891
30-minute, 125000

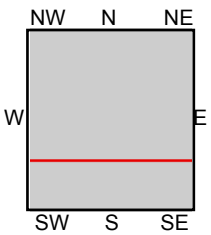
Historical Topo Map

2018



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



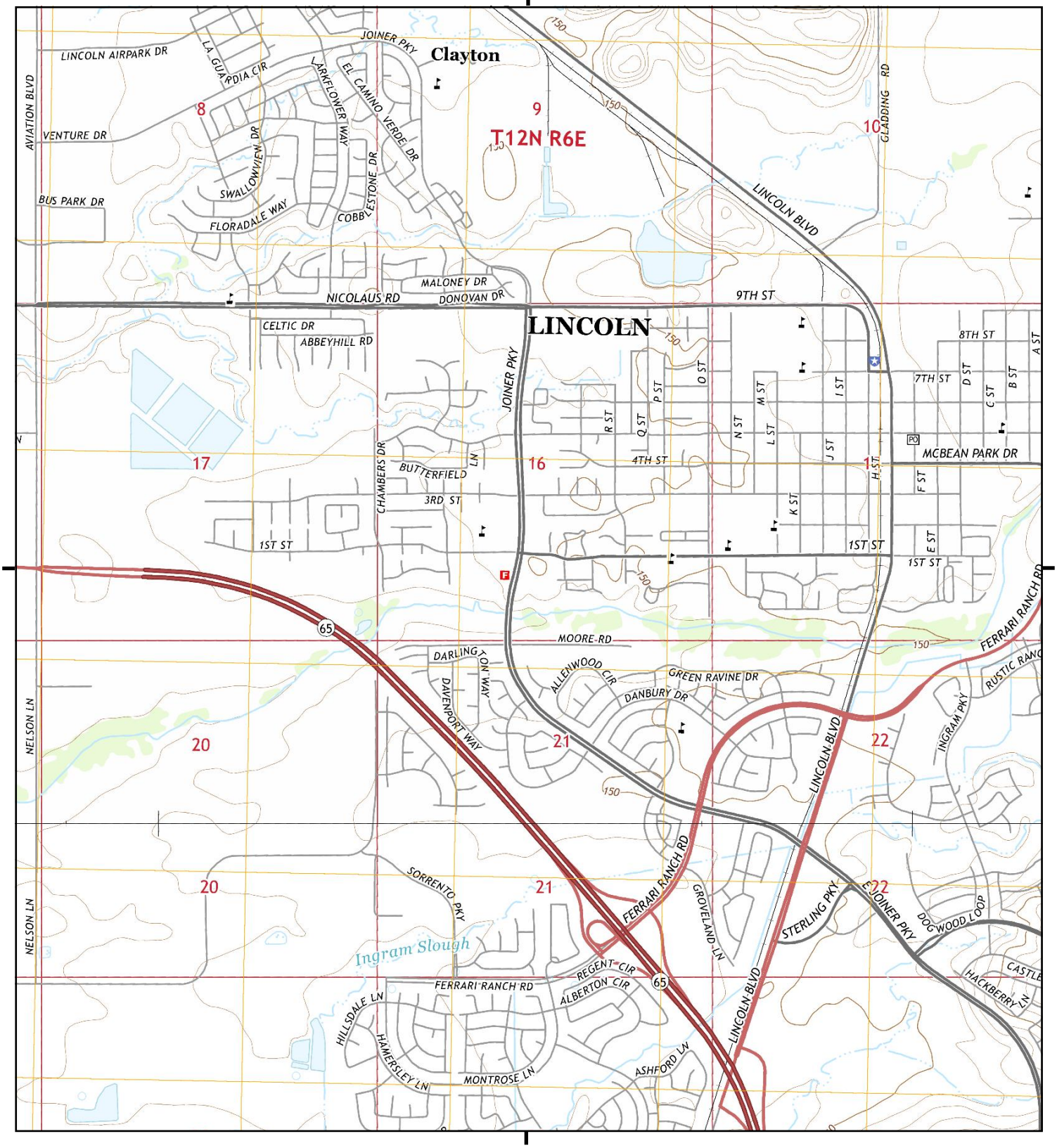
TP, Lincoln, 2018, 7.5-minute
S, Roseville, 2018, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

Historical Topo Map

2015



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

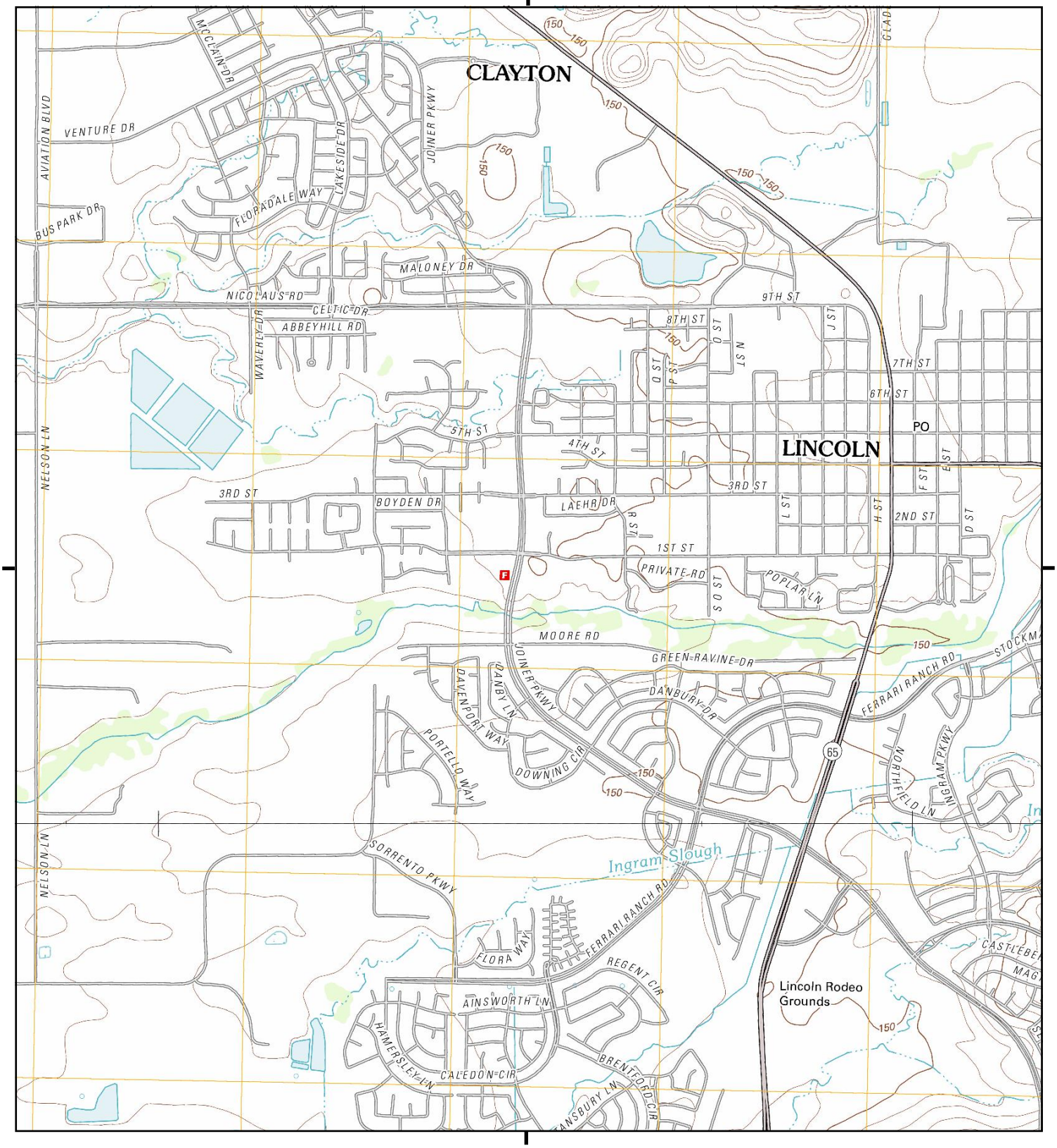
TP, Lincoln, 2015, 7.5-minute
S, Roseville, 2015, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

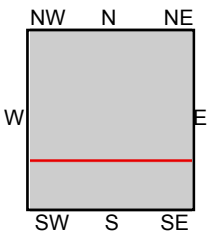
Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5



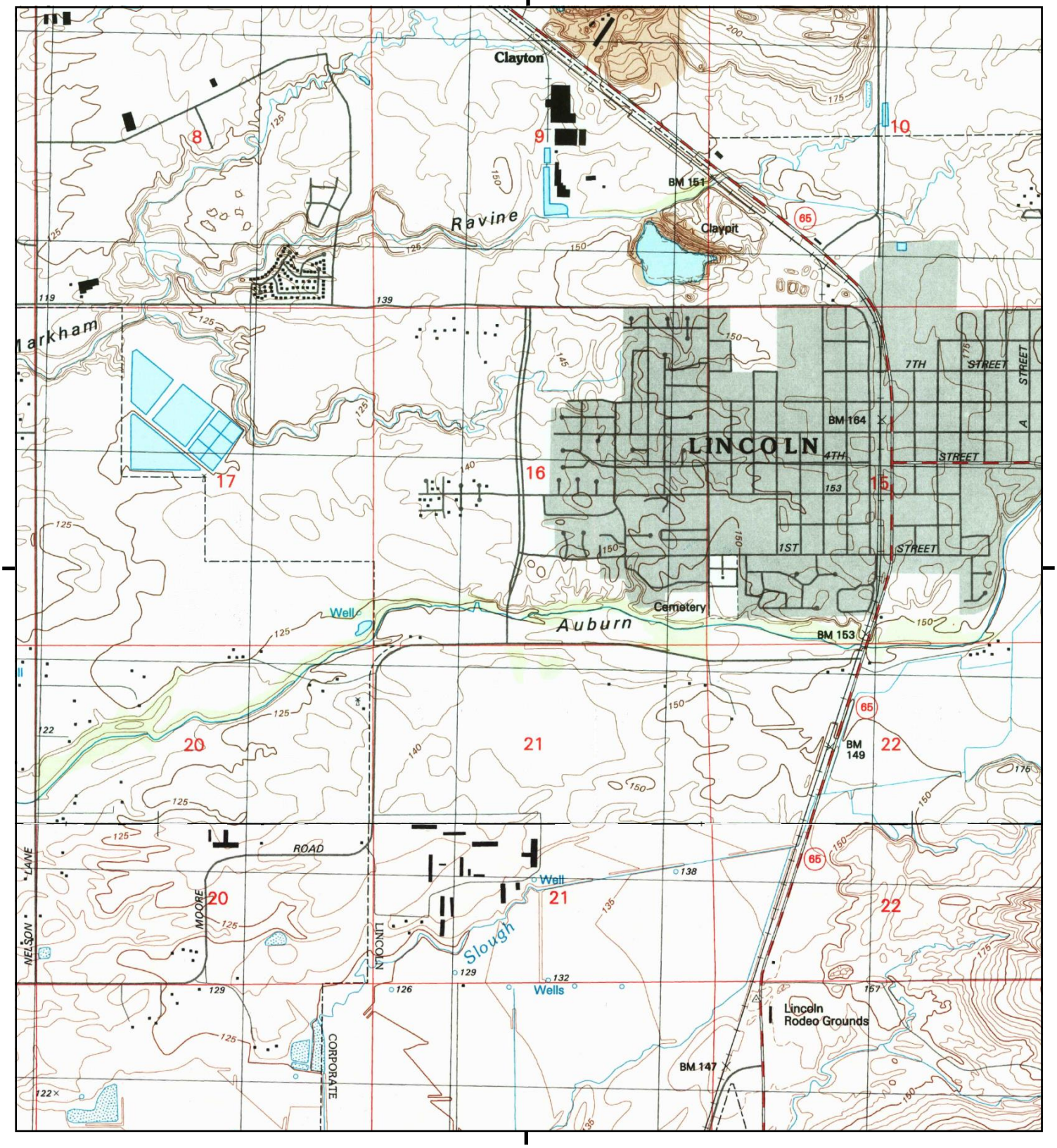
TP, Lincoln, 2012, 7.5-minute
S, Roseville, 2012, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

Historical Topo Map

1992



This report includes information from the following map sheet(s).

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NW N NE
W E
SW S SE

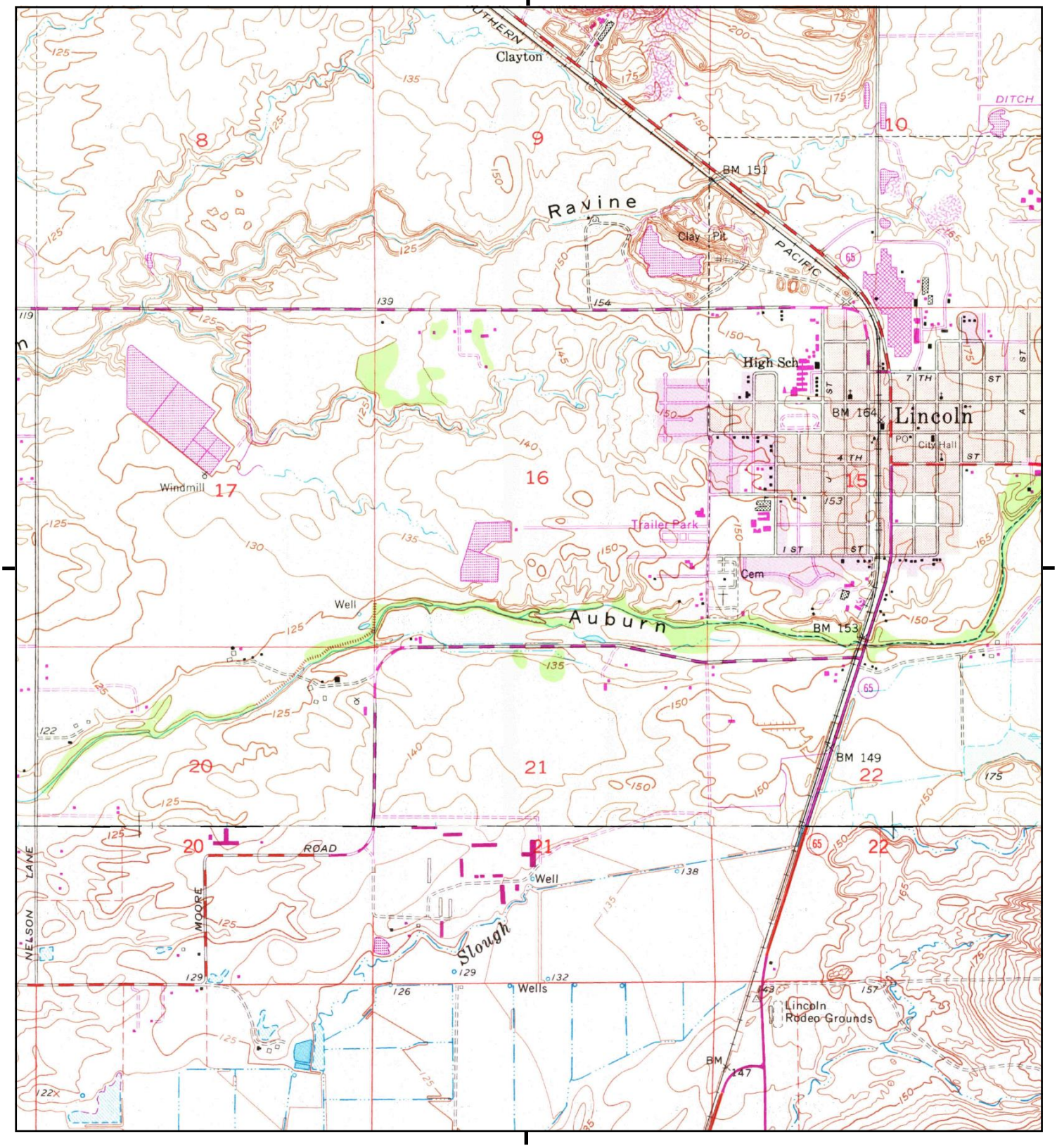
TP, Lincoln, 1992, 7.5-minute
S, Roseville, 1992, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

Historical Topo Map

1981



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

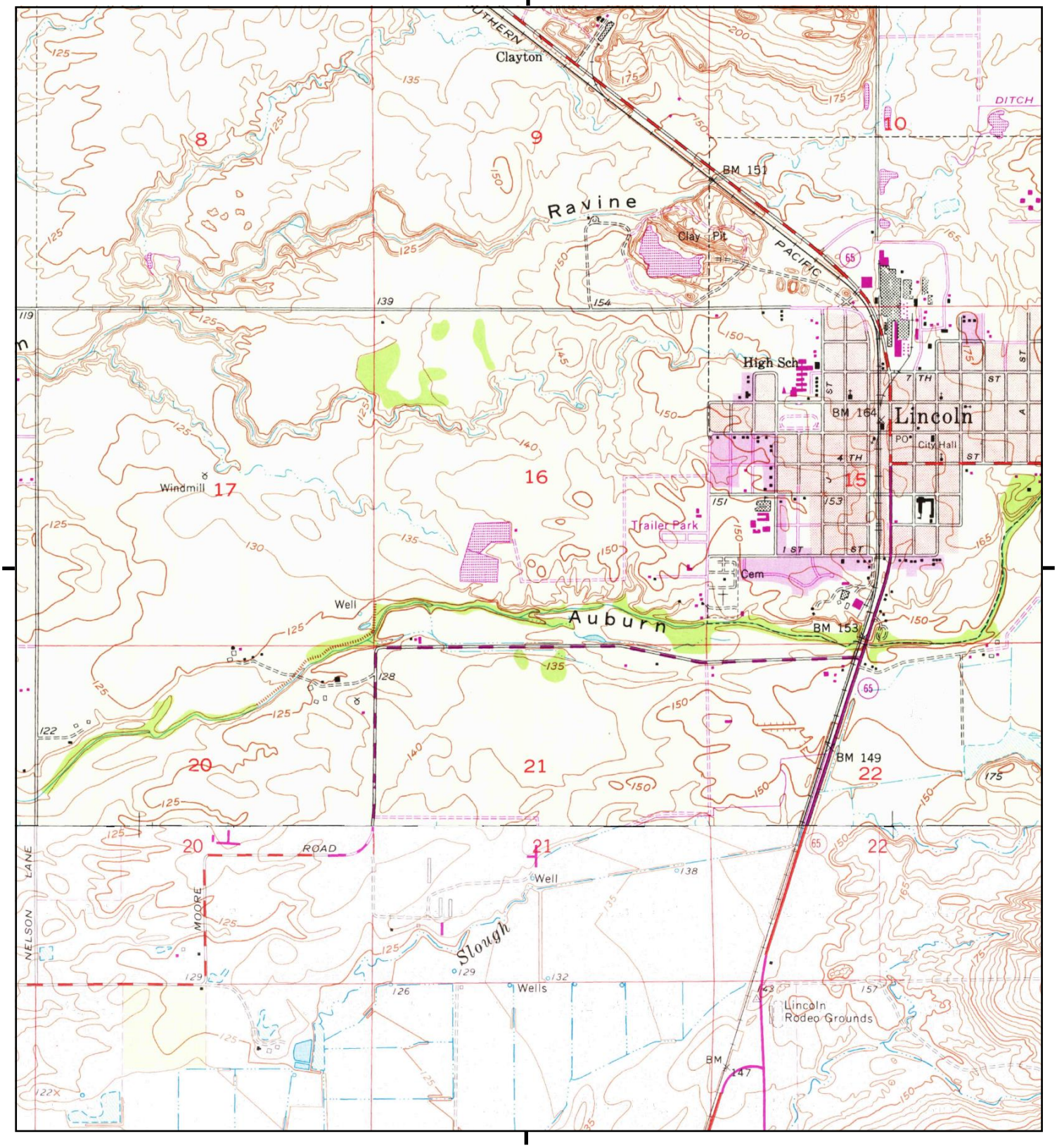
TP, Lincoln, 1981, 7.5-minute
S, Roseville, 1981, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

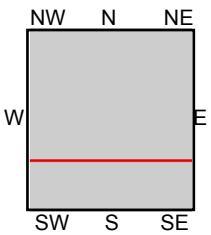
Historical Topo Map

1973, 1975



This report includes information from the following map sheet(s).

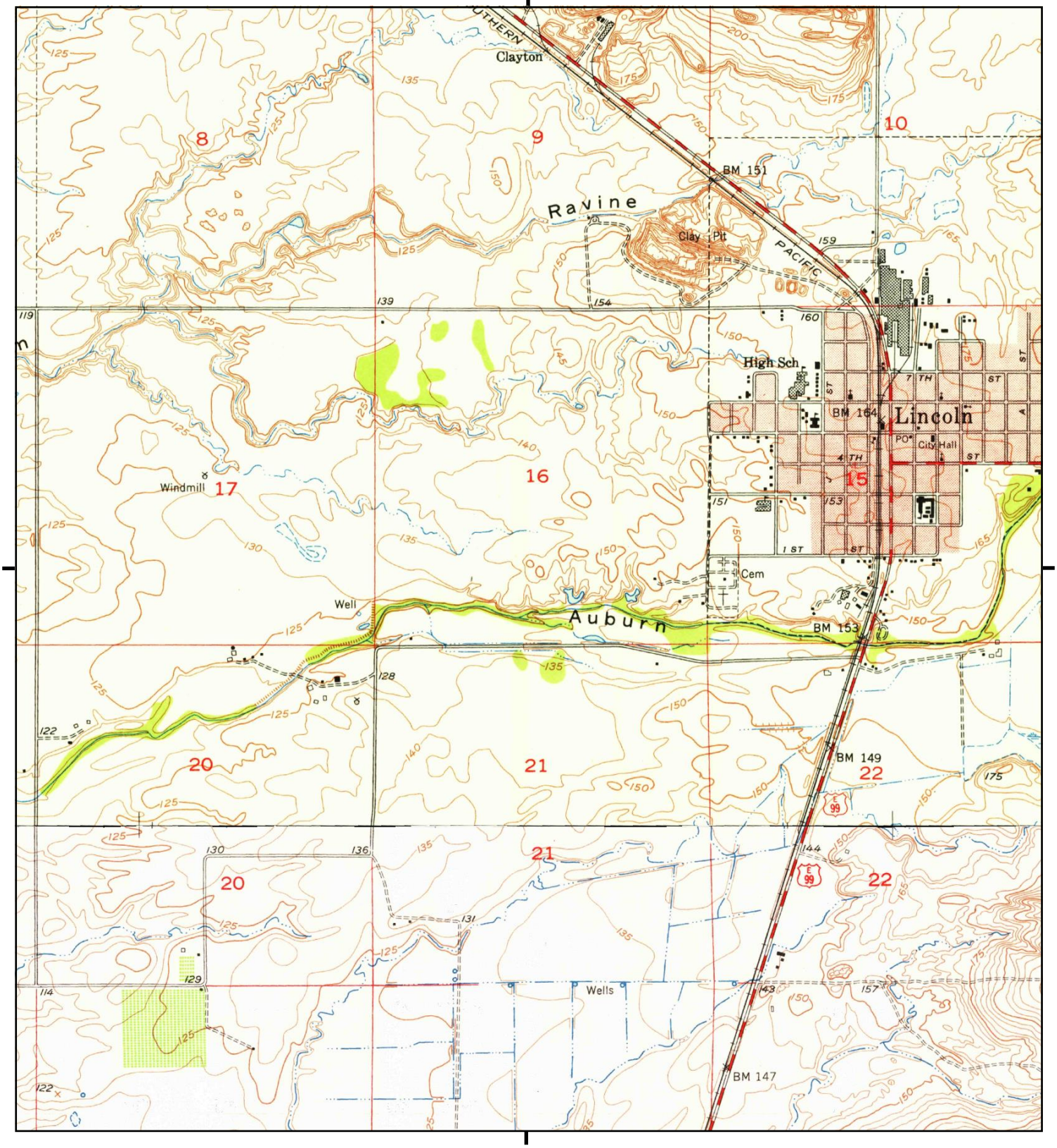
0 Miles 0.25 0.5 1 1.5



TP, Lincoln, 1973, 7.5-minute
S, Roseville, 1975, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

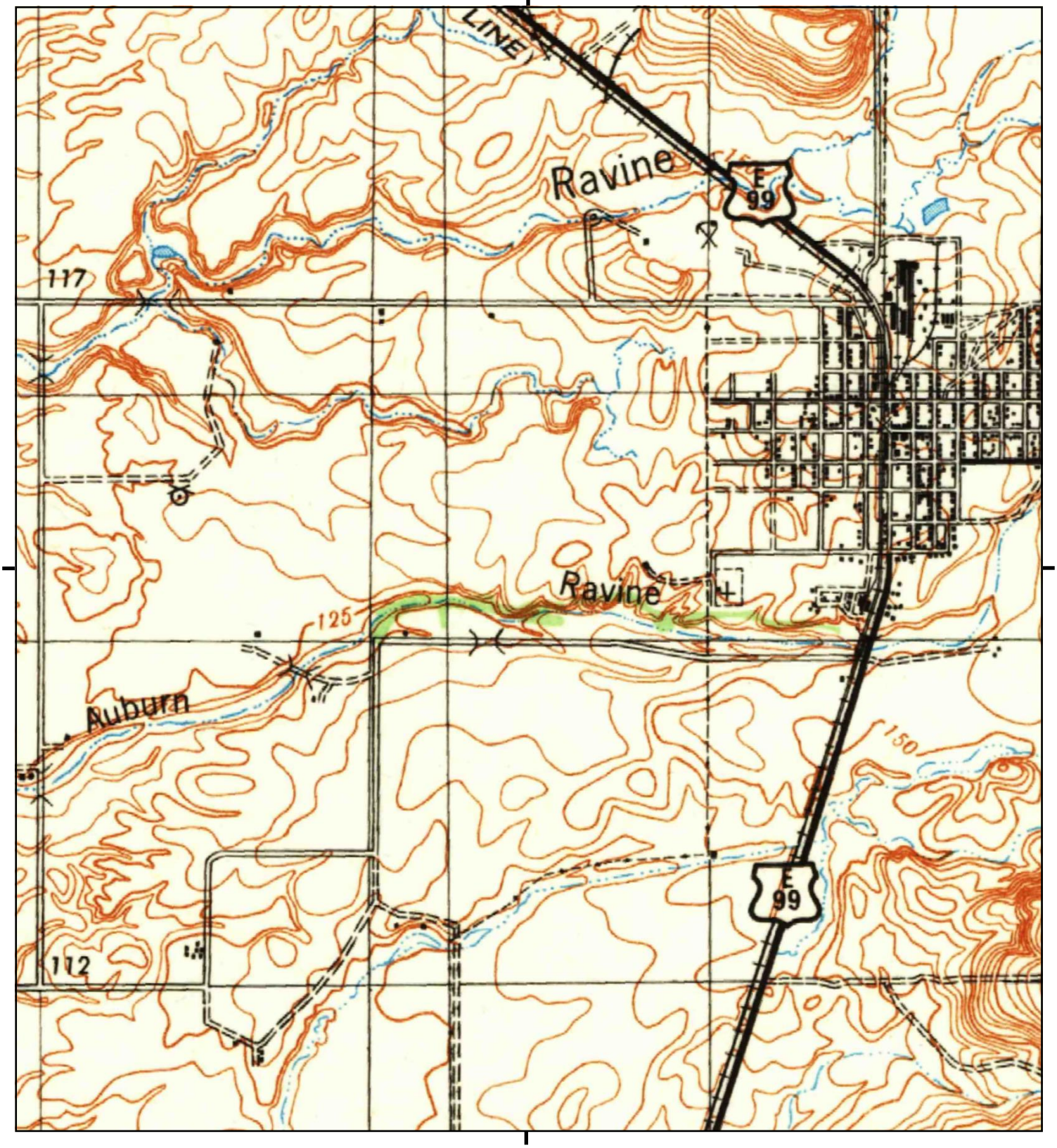
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lincoln, 1953, 7.5-minute
S, Roseville, 1953, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

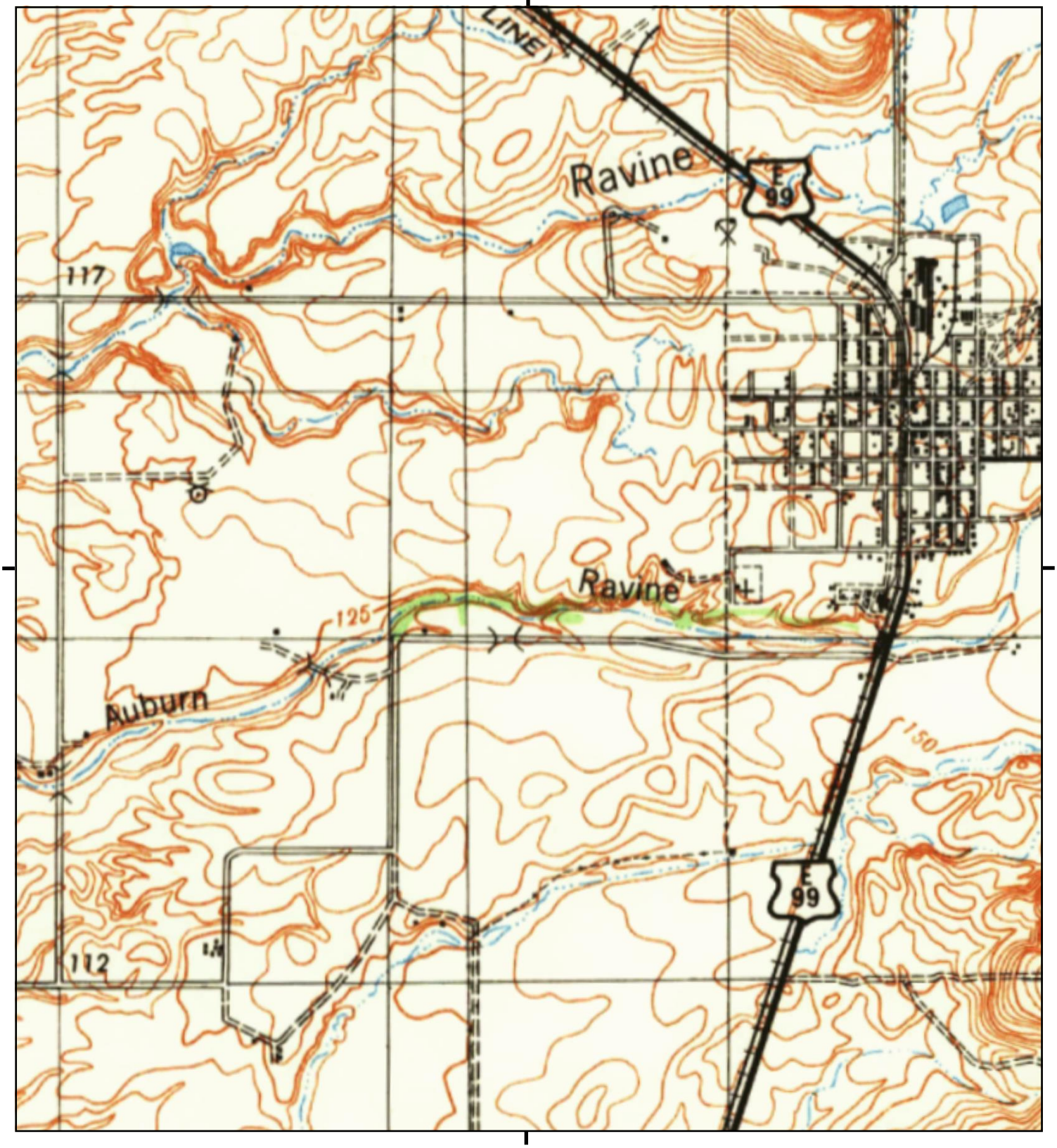
TP, Markham Ravine, 1942, 15-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

Historical Topo Map

1941



This report includes information from the following map sheet(s).

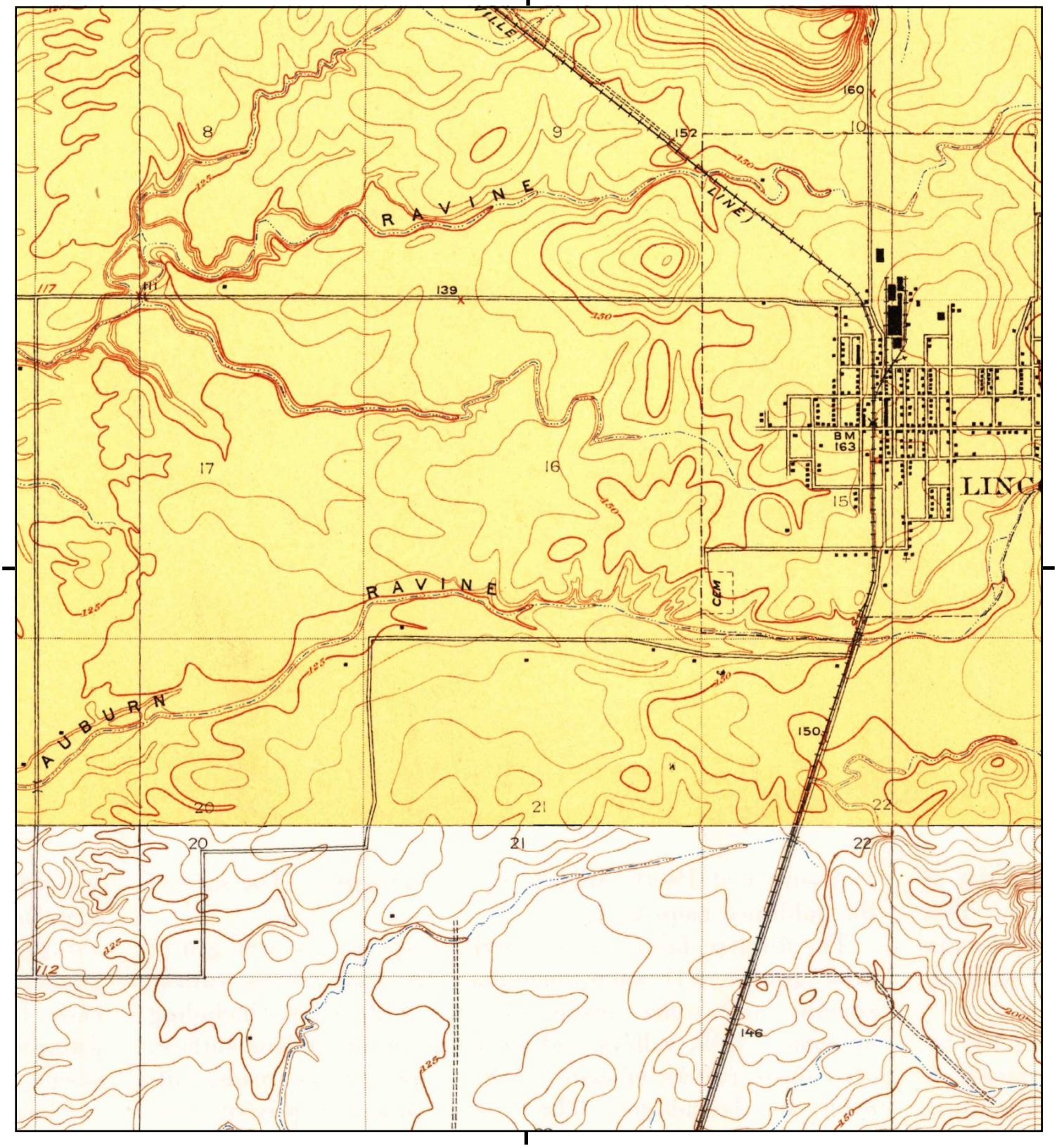
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, MARKHAM RAVINE, 1941, 15-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

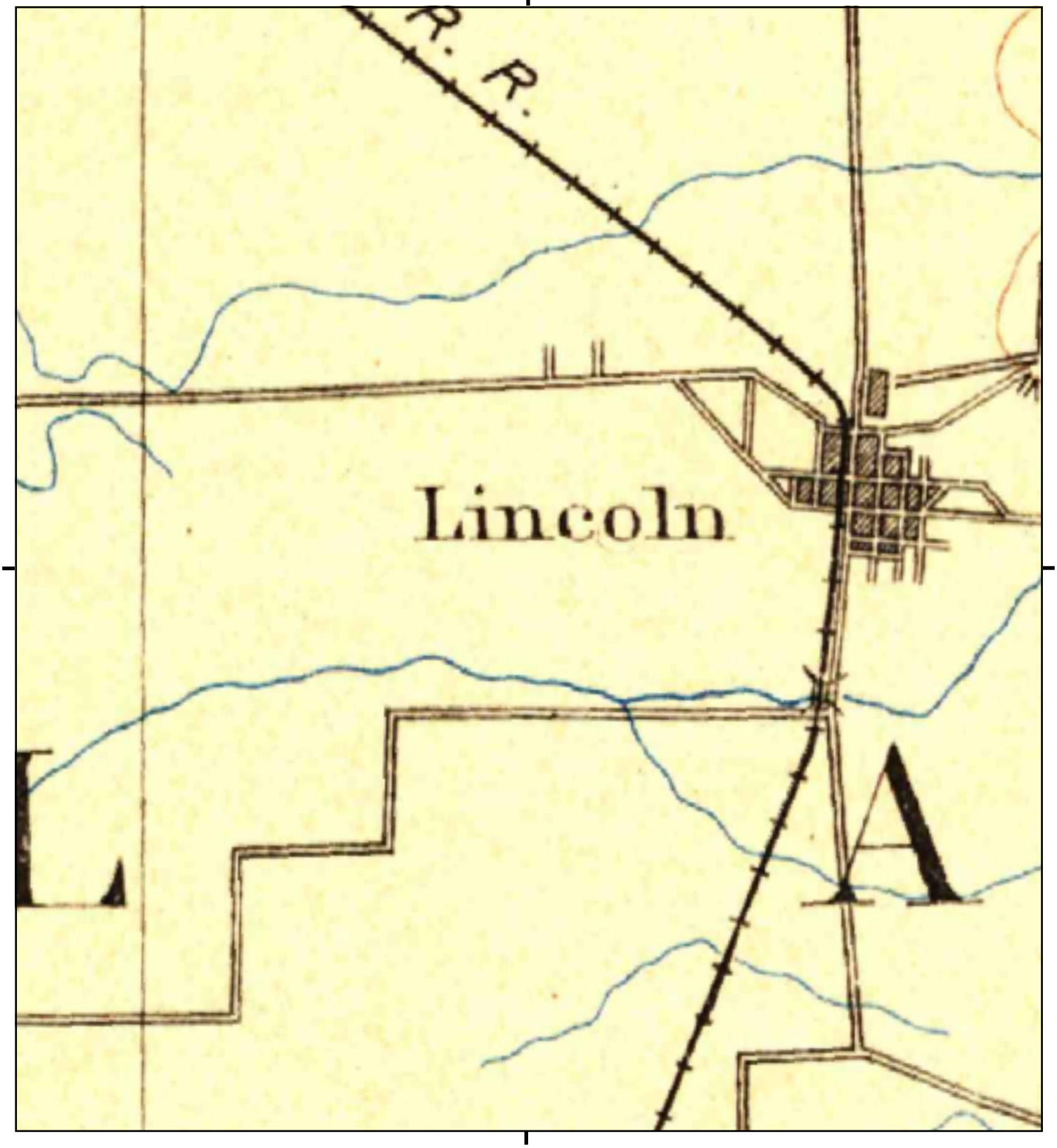
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Lincoln, 1910, 7.5-minute
S, Roseville, 1910, 7.5-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

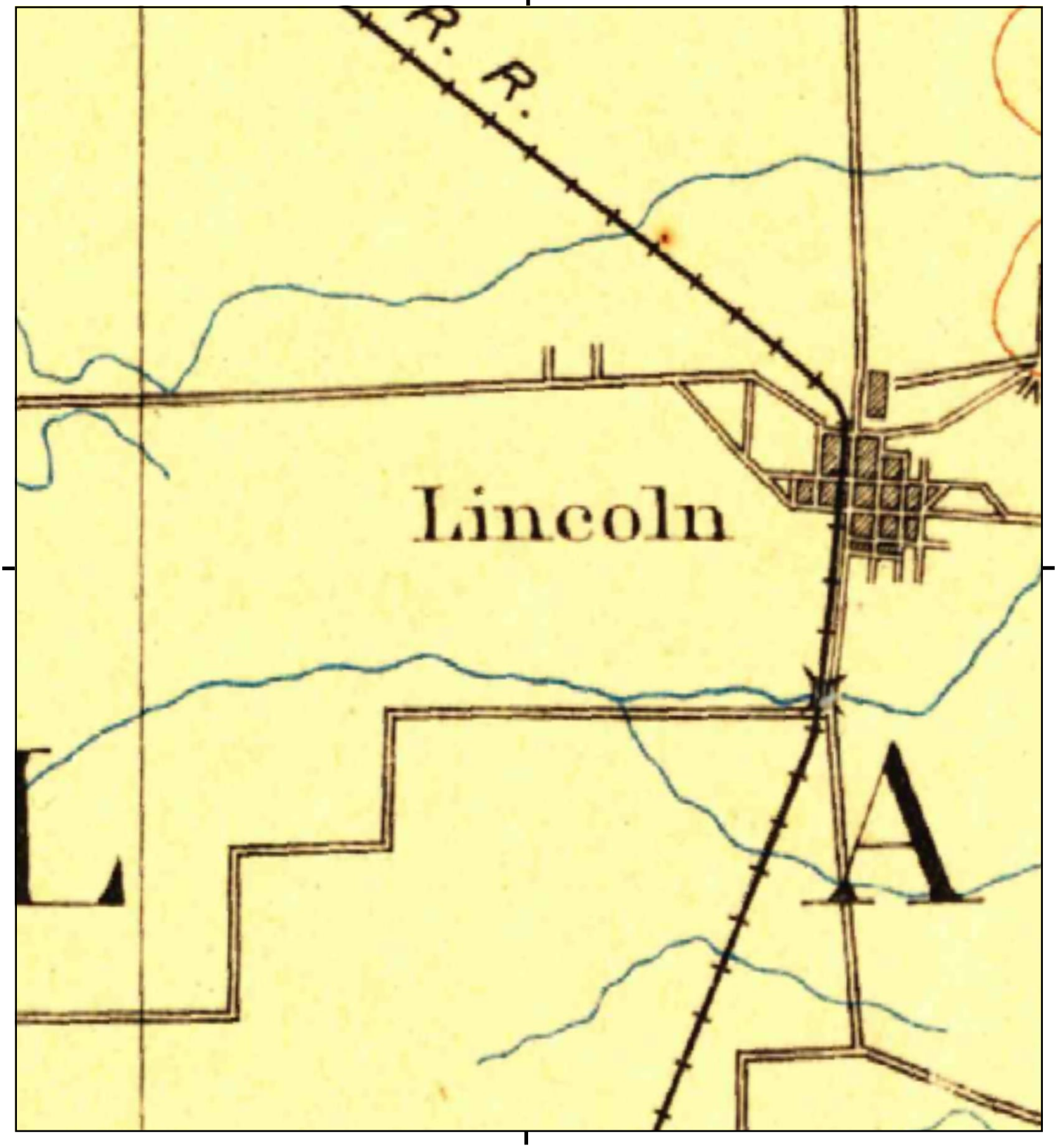
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sacramento, 1893, 30-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

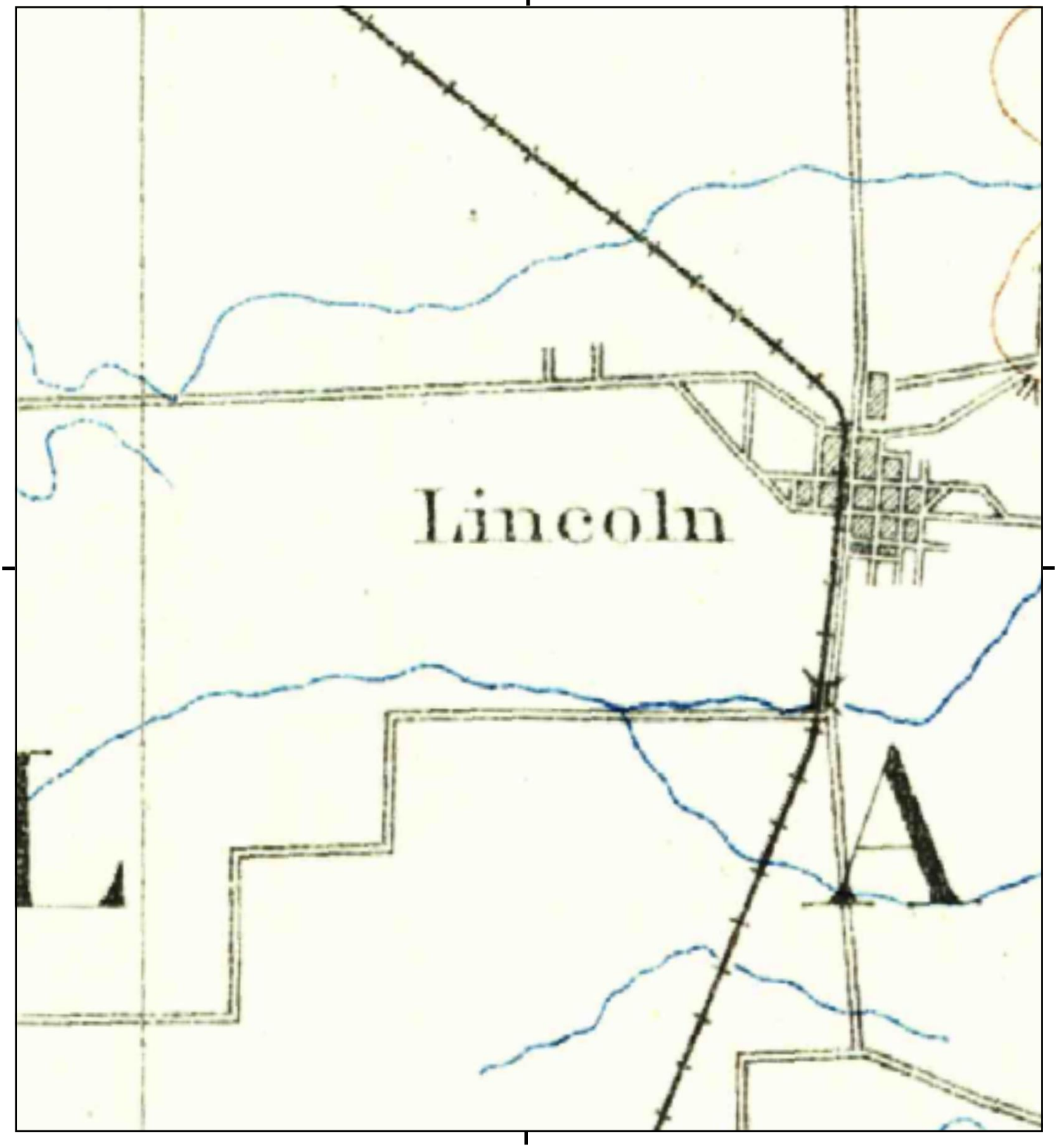
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sacramento, 1892, 30-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Sacramento, 1891, 30-minute

SITE NAME: Joiner Parkway
ADDRESS: SEC of Joiner Parkway and 1st St
Lincoln, CA 95648
CLIENT: Ace Quality Control

N

APPENDIX F:

SANBORN FIRE MAPS

Joiner Parkway

SEC of Joiner Parkway and 1st St.

Lincoln, CA 95648

Inquiry Number: 7259947.3

February 27, 2023

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

02/27/23

Site Name:

Joiner Parkway
SEC of Joiner Parkway and 1st
Lincoln, CA 95648
EDR Inquiry # 7259947.3

Client Name:

Ace Quality Control
1050 Melody Lane
Roseville, CA 95678
Contact: Chris Hall

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Ace Quality Control were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # F9B2-4948-8227

PO # NA

Project 05-23006E

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: F9B2-4948-8227

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX G:

SITE RECONNAISSANCE PHOTOGRPAHS



Photo 1: Northwestern corner of site, facing easterly.



Photo 2: Northwestern corner of site, facing southerly.



Photo 3: Northwestern corner of the site, facing southwesterly, showing pad-mounted utility boxes.



Photo 4: A&A Concrete – Western boundary of the site, facing northerly, showing pole-mounted streetlight and traffic control light.



Photo 5: Western boundary of the site, facing northeasterly, showing in-ground utility boxes.



Photo 6: Approximate northwestern corner of site, facing westerly, showing 1st Street.



Photo 7: Northern boundary of site, facing southerly.



Photo 8: Approximate southern boundary of site, facing westerly, showing Lincoln Fire Station No.34



Photo 9: Multi-family residential development easterly of the site.

Allerion
Consulting Group, Inc.

Corporate Office:
1050 Melody Lane, Suite 160
Roseville, California 95678
Ph: 916.742.5096
AllerionConsulting.com

Building Envelope | Geotechnical | Environmental | Firestop Systems

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PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING CITY COUNCIL APPROVE THE JOINER PARKWAY AND FIRST STREET TENTATIVE PARCEL MAP TO SUBDIVIDE APPROXIMATELY 2-ACRES INTO 2 COMMERCIAL PARCELS, LOCATED AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, ON APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, the City of Lincoln received an application for the Starbucks and Circle K Commercial project, which subdivides (Joiner Parkway and First Street Tentative Parcel Map) the 2-acre parcel into a total of 2 commercial parcels; and

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

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

WHEREAS, the City of Lincoln duly noticed and held a public hearing for the Planning Commission to consider the proposed Starbuck and Circle K Commercial Project, including consideration of environmental review pursuant to the California Environmental Quality Act (CEQA) and the Class 32 Infill Development Exemption (CEQA Guidelines Section 15332).

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

Section 1.

This Resolution incorporates, and by this reference makes a part hereof, that the Joiner Parkway and First Street Tentative Parcel Map (Exhibit B) for the Starbucks and Circle K Commercial Project is being heard pursuant to Title 17 (Subdivisions) of the Lincoln Municipal Code regulating Subdivisions and the Joiner Ranch General Development Plan (GDP). The tentative parcel map will subdivide a property (APN: 021-321-089-000) of approximately 2 acres into 2 commercial parcels of approximately 0.94-acres to 1.04-acres. As proposed the tentative parcel map complies with Lincoln Municipal Code Section 17.20 – Parcel Maps. Parcel 2 is consistent with the General Development Plan, contingent upon approval of the associated Conditional Use Permit as required by the Joiner Ranch GDP. The proposed parcels anticipate inclusion of existing improvements with access off Joiner Parkway and First

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Street. Connection to existing public utilities (e.g. water, sewer, etc.) would be from these frontage streets.

Section 2. Tentative Parcel Map Findings

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

a. The Tentative Parcel Map is consistent with the General Plan because the Tentative Map provides for the subdivision of the property to allow for development in accordance with the General Plan Land Use designations and the policies of the Joiner Ranch GDP.

b. The design or improvement of the proposed project is consistent with the General Plan because adequate infrastructure and services are currently in the direct frontage of the property and will be available to serve the demand for services generated by the parcel map, including water, sanitary sewer, storm drain facilities and roadways.

c. The site is physically suitable for the proposed Parcel Map because the Project is planned to respect and enhance the site's natural form and environmental attributes and the proposed Project is designed to avoid areas of potential geologic instability, sensitive vegetation and wildlife resources, and significant cultural resources. The Project does not include plans to construct any buildings on or adjacent to unstable slopes.

d. The site is physically suitable for the proposed commercial development.

e. The design of the Parcel Map will not cause environmental damage or substantially and avoidably injure fish, wildlife, or their habitat. All potential biological impacts have been evaluated and addressed as set forth in the biological evaluation submitted by the applicant. The evaluation confirms that the project site does not contain sensitive habitat features that would be adversely affected by the subdivision and that any potential impacts have been effectively avoided or minimized through project design.

f. The design of the Project or type of improvements is not likely to cause serious public health problems since water, sewer, police, fire and solid waste services will be adequately provided to the Project.

g. The design of the Project or the type of improvements will not conflict with easements, acquired by the public at large, or access through or use of, property within the proposed project.

Section 3

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

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Section 4.

Based on the findings set forth in this Resolution and the evidence in the Staff Report, the Planning Commission hereby recommends to the City Council that the Joiner Parkway and First Street Tentative Parcel Map for the Starbucks and Circle K Commercial Project be approved, substantially in the form on file with the Community Development Director, subject to the attached exhibits.

PASSED AND ADOPTED this 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

ATTEST:

_____

Planning Commission Secretary

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The **Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project** Tentative Parcel Map, located near the Southeast corner of 1st Street and Joiner Parkway within the City of Lincoln, Assessor's Parcel Number 021-321-089 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 Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project Tentative Parcel Map

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Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. Where applicable, all development within the **Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project** shall comply with the mitigation measures per the approved Final Environmental Impact Report for the Joiner Ranch General Development Plan (State Clearinghouse No. 1983041102).	General Condition	City of Lincoln	
2. The Owner/Developer shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Owner/Developer further agrees to provide a defense for the City in any such action.	General Condition	City of Lincoln	
3. This approval constitutes approval of the proposed project only to the extent that the project complies with the City of Lincoln regulations, as modified by the conditions of approval. Project approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement of any or all agencies having jurisdiction over the project.	General Condition Ongoing	Agency Having Jurisdiction	
4. The Owner/Developer shall pay the City's actual costs of providing entitlement processing Plan review, improvement plan review, final Parcel Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	City of Lincoln	

Condition	Timing	Responsible Party	Status
5. ** Commercial frontage landscaping along Joiner Parkway and 1st Street shall be privately maintained, and the existing public landscape easement shall be abandoned as noted on the approved tentative parcel map.	Concurrent with/prior to Final Parcel Map Approval	Development Engineering and City Engineer	
6. The conditions of approval for the Tentative Parcel Map supersede any and all conflicting notations, and information which may be shown on said Map.	General Condition	City of Lincoln	
7. The Tentative Parcel Map approval is valid for two years from the date of City Council approval, unless an extension of time is subsequently approved per Government Code Section 66452.6(e), or extended by the terms of a Development Agreement.	General Condition	City of Lincoln	
8. A Specific Development Plan (Master Plan) and Development Permit is required for development.	General Condition	Community Development	
9. Completion of reasonable onsite and offsite improvements shall be required prior to the parcel map acceptance in accordance with GC 66411.1. Design & approval of frontage improvement plans and construction of public improvements or bonding shall be required prior to approval of the Final Parcel Map.	Prior to Final Parcel Map Approval	Development Engineering & City Engineer	
10. Approval of this tentative parcel map does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval.	General Condition	City of Lincoln	
11. Prior to project building permit or improvement/grading plan approval (whichever is first to disturb ground), the applicant is required to submit a PCCP/CARP Land Conversion Authorization Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers. The fees shall be those in place at the time of issuance.	Prior to Building Permit or improvement / grading plan approval	Community Development	
FINAL MAP			

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Condition	Timing	Responsible Party	Status
12. The Owner/Developer shall prepare and submit to the City a Parcel Map (prepared by a licensed land surveyor or a Civil Engineer, per State law) which is in substantial conformance to the approved Tentative Parcel Map in accordance with Chapter 17.20 of the Lincoln Municipal Code.	Prior to Submittal of the Final Parcel Map	Community Development	
13. Easement widths shall comply with the City's Design Criteria and Procedures Manual and Public Facilities Improvement Standards and be to the satisfaction of the City Engineer.	Prior to Final Parcel Map Approval	Community Development	
14. The Owner/Developer shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Map.	Prior to recordation of Final Parcel Map	Community Development and City Engineer	
15. ** Applicant/Owner shall dedicate necessary pedestrian access easement over the proposed sidewalk fronting Joiner Parkway and 1st Street to the satisfaction of the City Engineer.	Prior to /concurrent with Final Parcel Map Acceptance and acceptance of Public Improvements	Development Engineering and City Engineer	
16. * Applicant/Owner shall dedicate water meter easements over all proposed water meter serving each parcel, and a blanket access easement over both parcels for public safety and fire access purposes to the satisfaction of the City Engineer.	Prior to /concurrent with Final Parcel Map Acceptance & prior to Acceptance of Public Improvements	Development Engineering and City Engineer	
17. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public easements (PUE's) located along public roads.	Prior to Final Parcel Map Approval	Community Development	

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Condition	Timing	Responsible Party	Status
18. The Owner shall establish a funding mechanism for the ongoing maintenance and operations of localized landscaping, parks, stormwater, street, and streetlighting facilities associated with the project that will fall under City maintenance responsibility, and the project's share of ongoing maintenance and operations corresponding to Citywide facilities. This funding mechanism may consist of a Special Tax, Community Facilities District (CFD), or endowment, at the City's discretion. All costs associated with meeting this condition shall be paid by the Owner, and compliance with this condition shall be to the satisfaction of the City Engineer. Annual maintenance and operations costs will be assigned proportionately to the project parcel(s) and annual adjustments may be applied based on the annual change in the Consumer Price Index (CPI) plus 3% or another escalator to keep up with inflationary increases in maintenance costs as determined by the City. Annexation into a maintenance CFD, such as the City's CFD No. 2018-1, will satisfy this requirement.	Prior to Final Parcel Map Approval	Community Development, Finance Manager & City Engineer	
19. The Owner/Developer shall record all easements and reciprocal use agreements between parcels for construction, use, and maintenance of any shared private infrastructure, stormwater quality, drainage infrastructure, common maintenance areas, common drives, or landscaping.	Prior to final Parcel Map Approval	Community Development	
20. The project shall provide a reciprocal parking, access and maintenance agreement for legal review, providing for cross property line circulation between both parcels. Such agreement shall be recorded or noted on the parcel map.	Prior to Final Parcel Map Approval	Development Engineering & City Engineer	
21. The Owner/Developer shall provide to the Community Development Department copies of the Parcel Map after the City Engineer's approval but prior to City Council approval: • Two DVD disk copies of the Parcel Map in DWG format compatible with the City's mapping and PDF, • Five high resolution prints of the submittal	Prior to Final Parcel Map Approval	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
22. Prior to the filing of Parcel Map with the City, the Owner/Developer shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to final Parcel Map Approval	Community Development	
23. Arrangements shall be made by the Owner/Developer during the review of Parcel Map by the City for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.	Prior to final Parcel Map Approval		
24. After recordation of the Parcel Map, the Owner/Developer shall provide to the City one copy of the recorded Parcel Map on Mylar.	Prior to final Parcel Map Approval	Community Development	
25. A note shall be placed on the final Parcel Map as follows: "A grading permit shall be required prior to any work on any parcel."	Prior to final Parcel Map Approval	Community Development	

END

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OWNER:
JOINER LIMITED PARTNERSHIP

DEVELOPER/APPLICANT:
GREEN RIVER HOLDINGS, LLC
C/O ENGSTROM PROPERTIES, INC.
837 JEFFERSON BLVD
WEST SACRAMENTO CALIFORNIA 95691

ENGINEER:
BAKER–WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331–4336
FAX (916) 331–4430

ASSESSOR'S PARCEL NUMBER:
021–321–089

ACREAGE:
2.00± GROSS ACRES
1.98± NET ACRES

EXISTING USE:
VACANT

PROPOSED USE:
COMMERCIAL SITE

EXISTING ZONING:
NC: NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING:
NC: NEIGHBORHOOD COMMERCIAL

LOT SIZE:
EXISTING LOT=1.98± NET ACRES
PROPOSED LOT 1=1.04± NET ACRES
PROPOSED LOT 2–0.95± NET ACRES

PROPOSED IMPROVEMENTS:
CITY OF LINCOLN STANDARDS

SEWER:
CITY OF LINCOLN

WATER SUPPLY:
CITY OF LINCOLN

DRAINAGE:
CITY OF LINCOLN

FIRE PROTECTION:
CITY OF LINCOLN

TELEPHONE SERVICE:
A.T. & T.

ELECTRICAL SERVICE:
P.G. & E.

GAS SUPPLY:
P.G. & E.

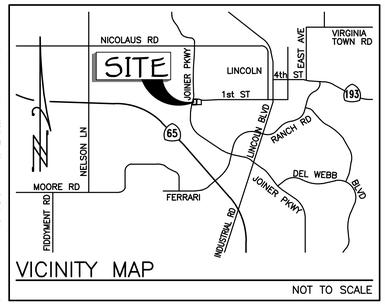
SCHOOL DISTRICT:
WESTERN PLACER UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF LINCOLN

SURVEYOR'S STATEMENT:
1. THE DEVELOPMENT ON ANY PARCEL SHALL BE SUBJECT TO REQUIREMENTS OF LMC SECTION 17.20
2. REASONABLE ONSITE AND OFFSITE IMPROVEMENTS ARE REQUIRED AS ALLOWED BY THE SUBDIVISION MAP ACT AND AS SHOWN ON THE TENTATIVE PARCEL MAP.
3. CONSTRUCTION OF IMPROVEMENTS SHALL BE REQUIRED WHEN A DEVELOPMENT PERMIT IS PULLED (MUNICIPAL CODE 17.20.070)
4. NO WORK SHALL BEGIN UNTIL A GRADING PERMIT IS ISSUED.
5. ALL EASEMENTS, PRIVATE AND PUBLIC NOT REQUIRED, SHALL BE QUITCLAIMED AND ABANDONED PRIOR TO ANY SUBDIVISION MAP ACCEPTANCE.
6. NO DEVELOPMENT RIGHTS GRANTED WITH THIS PARCEL MAP.
7. SUBDIVIDER SHALL RECORD A RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 PRIOR TO SALE OF ANY PARCEL.
8. SUBDIVIDER TO DEDICATE A BLANKET EASEMENT ACROSS PARCELS 1 AND 2 FOR ACCESS TO PUBLIC SAFETY, WATER METERS, AND FIRE SAFETY EQUIPMENT.
9. ALL ONSITE WATER, SEWER, DRAINAGE AND WATER QUALITY INFRASTRUCTURE TO BE PRIVATELY MAINTAINED AND OWNED.
10. THIS PROJECT LEGAL DESCRIPTION IS ALL OF PARCEL 1 PER 34 PM 122, EXCEPTING AREA 'K'

ABANDONMENT NOTE:
THE FOLLOWING EASEMENTS ARE TO BE ABANDONED WITH THIS MAP:
1. 25' L.S.E. PER 34 PM 122
2. 21' L.S.E. PER DOC.# 2000–0058472





VICINITY MAP

NOT TO SCALE

LEGEND:

- EX. STORM DRAIN — 30"SD
- EX. DRAIN INLET
- EX. MANHOLE
- EX. WATER MAIN — 16"W
- EX. WATER VALVE
- EX. RECYCLE WATER MAIN — 8"RW
- EX. SEWER MAIN — 8"SS
- EX. STREET LIGHT
- EX. FENCE
- EX. LOT LINES
- (P) LOT LINES
- EX. RIGHT OF WAY
- (P) RIGHT OF WAY
- EX. BUILDING
- EX. C/G AND SIDEWALK
- SITE BOUNDARY
- EX. SPOT ELEVATION 140.4
- EX. CONTOURS
- CONDUIT — C —
- OVERHEAD LINE — OH —
- COMMUNICATIONS LINE — T —
- GAS LINE — G —
- ELECTRIC LINE — E —
- JOINT TRENCH — JT —
- EX. FLOW DIRECTION

SHEET INDEX:

C1 TENTATIVE MAP
C2 PRELIMINARY GRADING PLAN
C3 PRELIMINARY UTILITY PLAN
C4 SECTIONS
C5 DETAILS

EXCEPTIONS: (PLOTTED)
#4. AN EASEMENT OVER SAID LAND FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES GRANTED TO RANDALL B. SOLESBEE AND PATRICIA A. SOLESBEE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 15, 1973, (BOOK) 1512 (PAGE) 502, OFFICIAL RECORDS AND AS SET FORTH ON PARCEL MAP NO. 70371, FILED JANUARY 4, 1974, IN BOOK 5 OF PARCEL MAPS, AT PAGE 26, AND AS AREA "K" IN BOOK "O" OF MAPS, AT PAGE 90.
#5. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT AND A 21 FOOT WIDE LANDSCAPE EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF LINCOLN, IN A DOCUMENT RECORDED AUGUST 11, 2000, (INSTRUMENT) 2000–0058472, OFFICIAL RECORDS.
#6. DEDICATIONS AS SET FORTH AND SHOWN ON THE OFFICIAL MAP OF SAID SUBDIVISION AS FOLLOWS:
a. 25 FOOT WIDE LANDSCAPE EASEMENT AS SHOWN ON SAID MAP.
b. 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.
EXCEPTIONS: (NOT PLOTTED)
#7, #8, #9, #10, #11

SURVEYOR'S STATEMENT:
THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, REPORT NUMBER P–576647, DATED JUNE 9, 2023. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT EFFECT IS SHOWN HEREON. ANY PUBLIC EASEMENTS TO BE ABANDONED ARE SHOWN AS "TO BE ABANDONED WITH THE FINAL MAP"

LICENSED LAND SURVEYOR — JOHN KARL JEFFRIES — No. 7820 — EXPIRES 12/31/2027 — STATE OF CALIFORNIA

OWNER'S STATEMENT:
I HEREBY AUTHORIZE THE PREPARATION OF THIS TENTATIVE PARCEL MAP

JIM JOINER
JOINER LIMITED PARTNERSHIP

DATE

SCALE: 1"=30'

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

EXHIBIT B

JOINER PKWY & FIRST STREET
TENTATIVE PARCEL MAP

CITY OF LINCOLN, PLACER COUNTY, CA
FEBRUARY 2026
C1 OF 5

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610–3153
Phone (916)331–4336~Fax (916)331–4430
EMAIL: office@bwengineers.com

JOB NO.: 23–03–008

2303008: TPM

443

S:\BWEG Jobs\2023 Jobs\23-03-008 Joiner Parkway & First Street\Planning\2303008-TENT-MAP.dwg, C1, 2/11/2026 3:03:21 PM, GilliockH

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT (MASTER PLAN) FOR THE STARBUCKS AND CIRCLE K COMMERCIAL PROJECT CONSISTING OF APPROXIMATELY 6,312 SQUARE FEET OF COMMERCIAL DEVELOPMENT ACROSS TWO BUILDINGS OF VARIOUS SIZES ON TWO SEPARATE PARCELS, LOCATED AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, ON APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, Title 18, Division VII, of the Lincoln Municipal Code (LMC) provides for the review and recommendations of the Design Review Board on construction within the City of Lincoln; and

WHEREAS, Title 18, Chapter 18.32 of the LMC provides for the review of the City's Planning Commission on all Specific Development Plans and Development Permits (Master Plan); and

WHEREAS, a notice describing the proposed Starbucks and Circle K Commercial Project in the Joiner Ranch General Development Plan area was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed the recommendations of the Design Review Board and the proposed Specific Development Plan and Development Permit for the Starbucks and Circle K Commercial Project, a new commercial in the Joiner Ranch General Development Plan area, on a property zoned C – Commercial, APN 021-321-089-000.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

Section 1. The Planning Commission finds and determines that:

1. The analysis prepared for the proposed Starbucks and Circle K Project demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332. The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the environmental evaluation substantiates that no additional CEQA documentation is warranted.

2. The proposed development, together with the provisions for its design and improvement, is consistent with the City of Lincoln General Plan, Lincoln Municipal Code, and Joiner Ranch General Development Plan.

3. The site is physically suitable for the proposed type of development.

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4. The site is physically suitable for the proposed density of development.

5. The proposed project would be appropriate within the existing Commercial zoning classification.

6. The design of the project and the type of improvements will not cause serious public health problems.

Section 2.

The Specific Development Plan and Development Permit (Master Plan) for the Starbucks and Circle K Commercial Project (Exhibit B), which proposes 6,312 square feet of retail commercial buildings on approximately 2 acres of C – Commercial zone designated property located within the Joiner Ranch General Development Plan area, on APN 021-321-089-000 is hereby approved subject to the conditions set forth in Exhibit A attached hereto.

PASSED AND ADOPTED this 15th day of April, 2026, 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

The Specific Development Plan/Development Permit (Design Review) and Conditional Use Permit of the **Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project located** near the Southeast corner of 1st Street and Joiner Parkway within the City of Lincoln, Assessor's Parcel Number 021-321-089 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 **Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project**

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Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. Where applicable, all development within the **Starbucks Shell & Circle K at 1st Street and Joiner Parkway Project** shall comply with the mitigation measures per the approved Final Environmental Impact Report for the Joiner Ranch General Development Plan (State Clearinghouse No. 1983041102).	General Condition	Community Development	
2. The location and development of all structures, building elevations, driveways, parking areas, landscaping and other such facilities and features shall be substantially as shown on the attached site plans, except or unless indicated otherwise herein. These conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the attached plans and exhibits. The colors, textures and physical composition of all exterior surfaces shall conform to that which is represented on the attached elevations, together with the material sample board submitted with the above-mentioned application.	General Condition	Community Development	
3. 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	

Condition	Timing	Responsible Party	Status
4. The Applicant shall pay the City's actual costs of providing entitlement processing Plan 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	
5. All improvements required for the project 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	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant 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. Project approval is valid for four (4) years from the date of Planning Commission approval, in accordance with LMC Sections 18.67.060 (Design Review-Expiration of Approval) and 18.54.070 (Conditional Use Permit- Lapse of Disuse)	General Condition	City of Lincoln	
9. * All improvements and construction within the project shall be consistent with the and in substantial conformance with the approved site concept layout with the Entitlement Application, to the satisfaction of the City Engineer.	General Condition	Community Development and City Engineer	
10. ** Applicant/Owner shall record a final parcel map prior to issuance of a building permit.	General Condition	Community Development and City Engineer	
DEVELOPMENT STUDIES/MITIGATION			

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Condition	Timing	Responsible Party	Status
11. The Applicant shall provide a stamped and signed final Storm Water Quality Plan with the 1st submittal of the improvement plans. The plan shall comply with the latest 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	
12. The Applicant shall submit a soils report prepared by a Geotechnical Engineer for the development. 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	
STORM WATER QUALITY/GRADING/DRAINAGE			
13. a) **All frontage landscaping, SWQ swales, water, sewer & drain system shall be privately owned and maintained. b) *Private stormwater quality maintenance agreement to include the discharge outfall structure shall be required prior to acceptance of the project construction. c) **Applicant/Owner shall obtain necessary temporary construction easement/right to access from the neighboring property owner for construction	General Conditions Prior to acceptance Prior to grading permit	Development Engineering and City Engineer	
14. 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	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
15. The project with each phase shall include adequately sized and properly aligned culverts at all drainage-way crossings (if required). 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	City Engineer	
16. 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 and during Construction	City Engineer	
17. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways (if required). 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	Development Engineering and City Engineer	
18. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall comply 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	
19. **The Applicant shall submit a SWPPP and post construction Storm Water Quality Plan with trash capture devices as per Supplemental Trash Control requirements approved under City Council Resolution 2021-134, and consistent with the Preliminary Civil plans, approved with the Entitlement Application, 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	

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Condition	Timing	Responsible Party	Status
20. 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	
21. 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	
22. 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	
23. Trees removed during site grading and construction shall be disposed of by means other than landfill or burning.	Prior to Grading	City Engineer	
24. Trees not scheduled for removal adjacent to construction areas shall be temporarily fenced around their drip lines to prevent inadvertent damage during construction activity. Protective fencing shall be shown on the grading plans.	Prior to Grading	City Engineer	
FLOODPLAIN/WETLANDS			
25. **All proposed grading shown on the Preliminary Grading & Drainage plans prepared by Baker Williams shall be subject to further review and approval by the City Engineer and Community Development Department in accordance with applicable Municipal Code requirements.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
TRANSPORTATION/STREET IMPROVEMENTS			

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Condition	Timing	Responsible Party	Status
26. 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	
27. *The Applicant shall design and construct ADA compliant ramps onsite to facilitate pedestrian connectivity between the site and the frontage sidewalks along Joiner Parkway & 1st Street.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
UTILITIES			
28. **The Preliminary Civil Improvement Plans, processed with the Entitlement Application, are not approved for final design. Technical studies demonstrating capacity & sizing calculations for onsite water, sewer and fire system shall be submitted as per City of Lincoln Design Criteria & Procedures Manual with the initial improvement plan submittal. 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	
29. ** Applicant shall finalize and submit a signed and stamped drainage study and an updated storm water quality plan to provide site specific data on size of the soil/media filter in the proposed modular wetland systems with the initial improvement plan submittal.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
30. **All proposed water, sewer and drain lines within the development shall be privately owned and operated.	General condition	Development Engineering and City Engineer	
31. ** All points of connection (POC) to wet utilities shall be clearly called out and located within a public utility easement (PUE). Separate encroachment permit & bonding required.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
32. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
33. The Applicant shall submit a fire flow request and pay for water modeling for incorporation of the Project model into the City's water model prior to improvement plan approval.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
34. 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	
FIRE			
35. 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	Development Engineering and City Engineer	
36. 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	Development Engineering, City Engineer and Fire Department	
37. 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	Community Development, City Engineer and Fire Department	
LANDSCAPING & WALLS			

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Condition	Timing	Responsible Party	Status
38. **Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect.	Prior to approval of Improvement Plans	Community Development, City Engineer, and Public Services	
39. **Any proposed monument signs located within a public utility easement shall be subject to engineering review for sight distance and location relative to public infrastructure to the satisfaction of the City Engineer. In addition, the applicant shall provide utility sign offs from all utility providers.	Prior to approval of Improvement Plans	Development Engineering, City Engineer	
40. 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	
41. **The Applicant shall be responsible for the installing an irrigation controller, backflow preventer, and irrigation systems (etc.) for maintenance of all existing and proposed landscaping, within the public utility easements (PUE) along the project frontage and within the project site. All frontage landscaping shall be the responsibility of the property owner/applicant.	Place a note on the Improvement Plans	Community Development and City Engineer	
42. ** The Applicant shall abandon the existing 30ft. LSE (landscape easement) along the Joiner Parkway and First Street frontages, and shall provide an application and deposit, prepare plat maps and legal descriptions and all necessary documentation required for such abandonment, prior to building permit issuance.	Prior to Building Permit Issuance	Development Engineering	
43. ** No new trees shall be planted within 8 ft either side of existing sewer or storm drain pipe.	Place a note on the Improvement Plans	Community Development and City Engineer	
LIGHTING/DESIGN			

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Condition	Timing	Responsible Party	Status
44. *Onsite Street Lighting Plan shall be submitted to the City with Improvement Plans. All street lights shall be LED and Smart Metered 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.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
IMPROVEMENT PLAN NOTES			
45. Dust control measures shall be established prior to construction of any 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	
46. 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	

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Condition	Timing	Responsible Party	Status
47. 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	
48. 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	
49. 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	
50. 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	
51. 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	

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Condition	Timing	Responsible Party	Status
52. 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	
PRIOR TO CONSTRUCTION			
53. Prior to project building permit or improvement/grading plan approval (whichever is first to disturb ground), the applicant is required to submit a PCCP/CARP Land Conversion Authorization Application and receive a PCCP Certificate of Authorization that allows for the conversion of natural land covers. The fees shall be those in place at the time of issuance.	Prior to Building Permit or improvement / grading plan approval	Community Development	
54. 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	
55. 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	
56. 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
57. The Applicant shall coordinate the placement of centralized mail delivery unit(s), if required by the Post Office or provide verification that centralized mail delivery unit(s) will not be required by the Post Office. The placement of the unit(s), 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 unit(s) shall not be located within any of the water quality LID areas identified on the Improvement Plans.	Prior to any construction	Community Development	
DURING CONSTRUCTION			
58. 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	
59. **Prior to excavation and backfill over the existing public sewer line or other City utilities, and the entire site, 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	
60. 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	
61. 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	

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Condition	Timing	Responsible Party	Status
62. The project shall 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	
63. The Applicant may place a temporary construction trailer/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			
64. 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	
65. 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	
66. 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	
67. 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	
68. 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	

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Condition	Timing	Responsible Party	Status
69. The contractor shall be responsible for the televising of all sewer collection and conveyance facilities. 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			
70. 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	
71. 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	
72. 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	
73. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	

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Condition	Timing	Responsible Party	Status
74. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to issuance of Building Permits	Building	
75. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
76. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2020 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	
77. Any roof mounted mechanical and/or electrical equipment, including solar collector panels, satellite antennas, receiving and/or transmitting antennas on the roof of any structure shall be completely screened by parapet walls. Reciprocal easements shall be recorded in the CC&Rs to allow for roof mounted equipment in adjacent screened areas, and/or roof wells.	Prior to issuance of Building Permits	Community Development	
78. All electrical, phone, MSB's, etc., equipment shall be incorporated into an interior electrical room.	Prior to issuance of Building Permits	Community Development	
79. Roof ladders (if applicable) are to be incorporated into an interior room.	Prior to issuance of Building Permits	Community Development	
80. Any pad mounted equipment, transformers, gas meters, etc. need to be placed on the project site (not in the landscape easement, or right-of-ways, etc.) and appropriately screened via solid fencing with the incorporation of landscaping.	Prior to issuance of Building Permits	Community Development	

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Condition	Timing	Responsible Party	Status
81. A Master Sign Plan shall be prepared, in compliance with the Joiner Ranch General Development Plan, and submitted for approval by the Community Development Department. Prior to the installation of any signs, sign permits shall be obtained which are consistent with the Master Sign Plan. Said signs shall be located outside of public road easements and shall not interfere with vehicular sight distance.	Prior to issuance of Building Permits	Community Development	
82. Prior to approval of a Building Permit for any food preparation/service areas, the applicant shall contact the Placer County Division of Environmental Health, pay required fees, and apply for a separate plan check for each facility.	Prior to issuance of Building Permits	Community Development	
PRIOR TO OCCUPANCY			
83. *The Applicant shall install all fire protection measures required pursuant to the then applicable City Building Standards.	Prior to Final Inspection/ Occupancy	Building	
84. The occupancy of the building shall be contingent upon completion (or bonding for) of all landscaping, architectural treatments, finalization of the building permit, etc. to the satisfaction of the Community Development Director.	Prior to Final Inspection/ Occupancy	Community Development	
85. **The bollards at the Circle K shall be black instead of red as agreed upon at the Design Review Board meeting November 20, 2025. Details of this site design element shall be verified during Building Permit review.	Prior to Final Inspection/ Occupancy	Community Development	
86. **Brick veneer shall be added to the fuel canopy columns as agreed upon at the Design Review board meeting November 20, 2025. Details of this design element shall be verified during Building Permit review.	Prior to Final Inspection/ Occupancy	Community Development	

DRAFT

END

EXHIBIT B



PROJECT DATA - STARBUCKS

PROJECT DESCRIPTION:	NEW STARBUCKS CAFE BUILDING SHELL WITH SITE IMPROVEMENTS, INCLUDING DRIVE THRU LANE
JURISDICTION:	CITY OF LINCOLN
USE & ZONING:	NC - NEIGHBORHOOD COMMERCIAL
PARCEL NO:	021-321-084 (PORTION OF)
FLOOD ZONE:	NO
OCCUPANCY TYPE:	FUTURE TENANTS - GROUP A2
CONSTRUCTION TYPE:	TYPE VB (51-SPRINKLERED)
SITE AREA:	41,382 S.F. / 0.95 ACRES
MAXIMUM LOT COVERAGE:	60% MAX. 41,382x60% = 24,829 S.F.
BUILDING AREA:	STARBUCKS: 2,338 S.F.
ALLOWABLE BUILDING HEIGHT:	50 FEET
BUILDING HEIGHT:	20'-0", 1 STORY
FLOOR AREA RATIO:	BUILDING: 2,338 S.F. PARCEL: 41,382 S.F. FAR: 0.056
SETBACKS:	REQUIRED FRONT: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) REAR: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) SIDE: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) SIDE STREET: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT)
PARKING STALLS REQUIRED:	RESTAURANT 1 PARKING SPACE FOR EACH FIVE SEATS + 1 ADDITIONAL PARKING SPACE FOR EVERY TWO EMPLOYEES 26 INDOOR SEATS + 22 OUTDOOR SEATS = 48 SEATS 5 EMPLOYEES PER SHIFT 13 SPACES = 10 SPACES REQ. FOR CUSTOMERS 3 SPACES REQ. FOR EMPLOYEES
PARKING STALLS PROVIDED:	6 STANDARD SPACES 6 STANDARD (MOBILE ORDER) SPACES 2 COMPACT SPACES 1 VAN ACCESSIBLE SPACE 4 CLEAN AIR VEHICLE SPACE (1 VAN ACCESSIBLE) 19 TOTAL SPACES PROVIDED
STORM WATER:	CITY OF LINCOLN
SANITARY SEWER:	CITY OF LINCOLN
ELECTRIC:	PG&E
SCHOOL/PARK DISTRICT:	WESTERN PLACER UNIFIED SCHOOL DISTRICT
FIRE DEPARTMENT:	CITY OF LINCOLN
WASTE MANAGEMENT:	CITY OF LINCOLN
TRANSPORTATION AGENCY:	CITY OF LINCOLN
AIR QUALITY AGENCY:	PLACER COUNTY AIR POLLUTION CONTROL DISTRICT

PROJECT DATA - CIRCLE K

PROJECT DESCRIPTION:	NEW CONVENIENT STORE AND FIVE FUEL PUMPS WITH CANOPY, WITH SITE IMPROVEMENTS.
JURISDICTION:	CITY OF LINCOLN
USE & ZONING:	NC - NEIGHBORHOOD COMMERCIAL
PARCEL NO:	021-321-084 (PORTION OF)
FLOOD ZONE:	NO
OCCUPANCY TYPE:	FUTURE TENANTS - GROUP A2
CONSTRUCTION TYPE:	TYPE VB (51-SPRINKLERED)
SITE AREA:	45,302 S.F. / 1.04 ACRES
MAXIMUM LOT COVERAGE:	60% MAX. 45,302x60% = 27,181 S.F.
BUILDING AREA:	3,974 S.F.
ALLOWABLE BUILDING HEIGHT:	50 FEET
BUILDING HEIGHT:	22'-0", 1 STORY
FLOOR AREA RATIO:	BUILDING: 3,974 S.F. PARCEL: 45,302 S.F. FAR: 0.088
SETBACKS:	REQUIRED FRONT: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) REAR: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) SIDE: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT) SIDE STREET: NONE (EXCEPT 10' WHEN ADJ. TO A RESIDENTIAL DISTRICT)
PARKING STALLS REQUIRED:	CONVENIENT STORE 1 PARKING SPACE PER 250 S.F. OF RETAIL USE 3,974/250 = 15.9 = 16 PARKING SPACES
PARKING STALLS PROVIDED:	10 STANDARD SPACES 2 ACCESSIBLE SPACES 4 CLEAN AIR VEHICLE SPACE (1 VAN ACCESSIBLE) 16 TOTAL SPACES PROVIDED
STORM WATER:	CITY OF LINCOLN
SANITARY SEWER:	CITY OF LINCOLN
ELECTRIC:	PG&E
SCHOOL/PARK DISTRICT:	WESTERN PLACER UNIFIED SCHOOL DISTRICT
FIRE DEPARTMENT:	CITY OF LINCOLN
WASTE MANAGEMENT:	CITY OF LINCOLN
TRANSPORTATION AGENCY:	CITY OF LINCOLN
AIR QUALITY AGENCY:	PLACER COUNTY AIR POLLUTION CONTROL DISTRICT

PROJECT CONTACTS

PROPERTY OWNER
JOINER LIMITED PARTNERSHIP
56035 MARBELLA
LA QUINTA CA 92253-8256 ROOS
PHONE: (916) 768-4815

DEVELOPER
BERRYESSA PARTNERS, LLC
831 JEFFERSON BLVD.
WEST SACRAMENTO CA 95691
PHONE: (415) 931-9044
ATTN: CALLIE HUFF

ARCHITECT
MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET
WOODLAND, CA 95695
PHONE: (530) 662-9146
ATTN: DEBORAH WOODBURY

PHOTOMETRICS
ACIES ENGINEERING
400 N MCCARTHY BLVD., SUITE 250,
MILPITAS, CA 95035
PHONE: (408) 522-5255
ATTN: SRDJAN REBRACA

LANDSCAPE ARCHITECT
GARTH RUFFNER LANDSCAPE ARCHITECT
4120 DOUGLAS BLVD., SUITE 306, PMB 301
ROSEVILLE, CA 95746
PHONE: (916) 791-2576
ATTN: GARTH RUFFNER

CIVIL ENGINEER
BAKER WILLIAMS ENGINEERING GROUP
8434 SUNRISE BLVD #112,
CITRUS HEIGHTS, CA 95610
PHONE: (916) 331-4336
ATTN: MICHAEL ROBERTSON

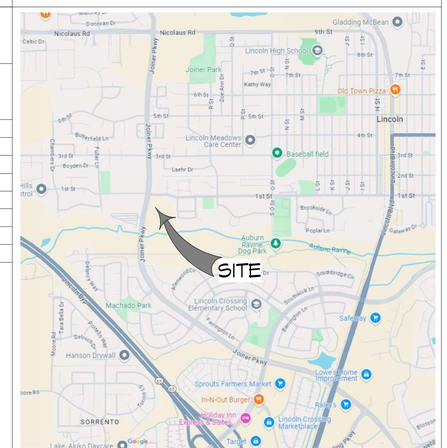
SCOPE OF WORK:

NEW 2,323 SQUARE FOOT BUILDING SHELL AND ASSOCIATED INFRASTRUCTURE INCLUDING SITE WORK, UTILITIES, AND LANDSCAPING.

STARBUCKS AND CIRCLE K PROJECTS WILL BE CONSTRUCTED INDEPENDENTLY, BUT WILL BE COORDINATED AS AN OVERALL JOINT SITE DEVELOPMENT.

SHEET INDEX

T0.1	PROJECT DATA
G1	TENTATIVE PARCEL MAP AND EASEMENT
G2	PRELIMINARY GRADING PLAN
G3	PRELIMINARY UTILITY PLAN
G4	PRELIMINARY GRADING SECTIONS
G5	DETAILS
STARBUCKS	
A1.0	PROPOSED FULL SITE PLAN
A1.1	EMERGENCY VEHICLE & TRUCK PATHWAY
A1.2	CONTEXT PHOTOS
A2.1	FLOOR & ROOF PLANS
A4.1	EXTERIOR ELEVATIONS
A4.2	BUILDING SECTION & TRASH ENCLOSURE
L100	PRELIMINARY LANDSCAPE PLAN
PMC	PHOTOMETRIC CALCULATIONS
CIRCLE K	
P1	FLOOR PLAN
P2	ROOF PLAN
P3	C-STORE ELEVATIONS
P4	C-STORE ELEVATIONS
P5	BUILDING SECTIONS
P6	BUILDING SECTIONS
P7	FENCE ELEVATIONS
P8	FUEL CANOPY
P9	FUEL CANOPY
P10	TRASH ENCLOSURE
P11	CONCEPT ELEVATION STUDIES
P12	CONCEPT ELEVATION STUDIES
PAGE 1 OF 6	PHOTOMETRIC CALCULATIONS
PAGE 2 OF 6	PHOTOMETRIC CUT SHEET
PAGE 3 OF 6	PHOTOMETRIC CUT SHEET
PAGE 4 OF 6	PHOTOMETRIC ISO
PAGE 5 OF 6	PHOTOMETRIC
PAGE 6 OF 6	PHOTOMETRIC



VICINITY MAP

TRUE NORTH

REVISIONS

#	DATE	DESCRIPTION

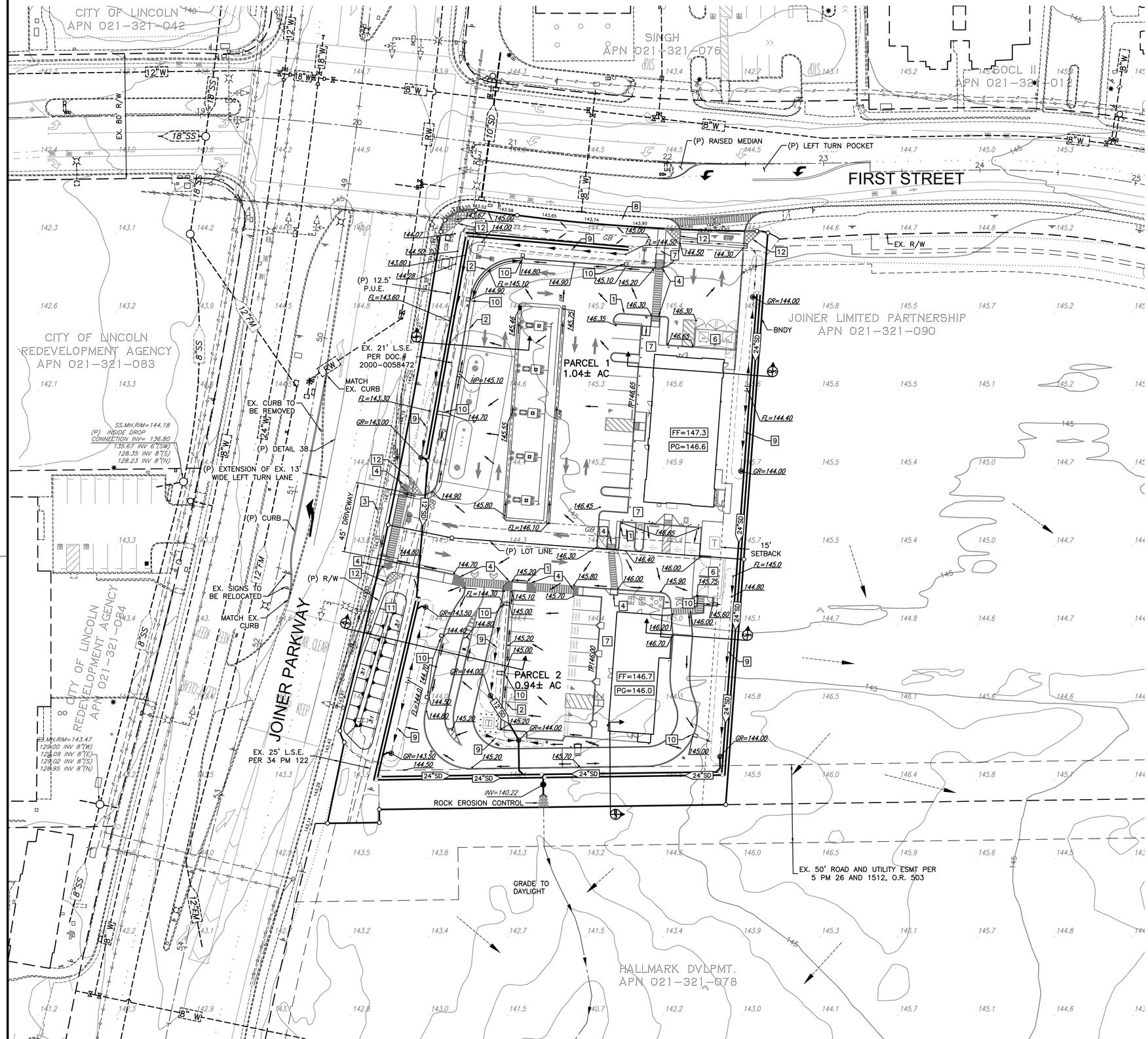
PROJECT FOR:
STARBUCKS & CIRCLE K
1ST ST & JOINER PKWY.
LINCOLN, CA 95648

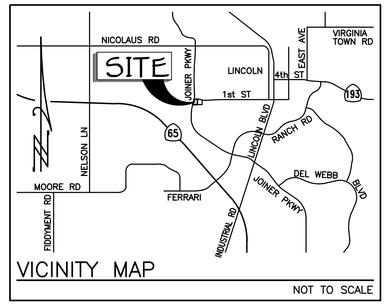
MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA ▲ 95695
www.mccandlessarch.com
PH ▲ (530) 662-9146

PROJECT DATA

DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	12" = 1'-0"
JOB #	22-184
SHEET	T0.1





VICINITY MAP

NOT TO SCALE

LEGEND:

- PROP. SANITARY SEWER MAIN
- EXIST. SANITARY SEWER MAIN
- PROP. FLUSHER BRANCH
- EXIST. FLUSHER BRANCH
- PROP. SEWER SERVICE
- EXIST. SEWER SERVICE
- PROP. MANHOLE
- EXIST. MANHOLE
- PROP. STORM DRAIN
- EXIST. STORM DRAIN
- PROP. DROP INLET
- EXIST. DROP INLET
- PROP. HDPE RISER
- PROP. WATER MAIN
- EXIST. WATER MAIN
- PROP. RECYCLED WATER MAIN
- EXIST. RECYCLED WATER MAIN
- PROP. WATER SERVICE
- EXIST. WATER SERVICE
- PROP. WATER VALVE
- EXIST. WATER VALVE
- PROP. BLOW-OFF VALVE
- EXIST. BLOW-OFF VALVE
- PROP. AIR RELEASE VALVE
- EXIST. AIR RELEASE VALVE
- PROP. FIRE HYDRANT ASSEMBLY
- EXIST. FIRE HYDRANT ASSEMBLY
- PROP. GRADE BREAK
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. FLOW DIRECTION
- PROP. FLOW DIRECTION
- PROP. HDPE RISER

GRADING NOTES:

1. PROPOSED TYPE 3 CURB (TYPICAL).
2. PLACE TYPE 2 CURB AND GUTTER.
3. REMOVE EXISTING CURB, GUTTER, & SIDEWALK, REPLACE WITH A 45' WIDE DW & TAPERS
4. ACCESSIBLE PEDESTRIAN RAMP WITH DETECTABLE WARNING PAD.
5. INSTALL DRAIN INLET. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES, SAND BAGS OR SILT SACKS.
6. TRASH ENCLOSURE
7. (P) CONCRETE WALK OR FLATWORK.
8. (E) CONCRETE WALK TO REMAIN.
9. WATER QUALITY/BIO-RETENTION SWALE
10. CURB CUT WITH DOWN DRAIN, TYP.
11. LANDSCAPE BERM
12. VISIBILITY CONTROL AREA PER CITY DETAIL H-23

SCALE: 1"=30'

30' 0' 30' 60' 90'

GRAPHIC SCALE: 1"=30'

B.M. 4-91 Elev. 31.909(NGVD29)

2.5" BRASS DISK AT THE SO. SIDE OF KAMMERER RD, 1.0 MILE EA. OF WHITE ROCK RD, 0.1' NO. OF A CORNER PAVEMENT, 7' SO. OF A JOINT POLE, 2 NO. OF WIRE FENCE, AND 16' WE. OF A WOOD POST, AT THE NE CORNER OF KAMMERER RD & McMILLAN RD. NGVD29 = NAVD88 - 2.30'

NO.	DESCRIPTION	ENGR. APPROVAL INITIAL	DATE

PREVIOUS PLOT DATE: MAY 2024 SEPT 2024 JUNE 2025 AUG 2025 NOV 2025

ENGINEERING SURVEYING PLANNING
BAKER-WILLIAMS ENGINEERING GROUP
839 Sunrise Blvd, Suite 112 (916) 331-4336
Citrus Heights, California 95610 Fax (916) 331-4430

PROFESSIONAL ENGINEER * WINDOWS * REGISTERED * MICHAEL T. ROBERTSON No.39875 Exp.12-31-27 CIVIL * STATE OF CALIFORNIA

MICHAEL T. ROBERTSON
RCE#39875

SCALE	drafted by: STAFF
horiz: 1"=30'	designed by:M.T.R.
vert: N/A	checked by: M.T.R.
JAN. 2026	625 Field book
date	

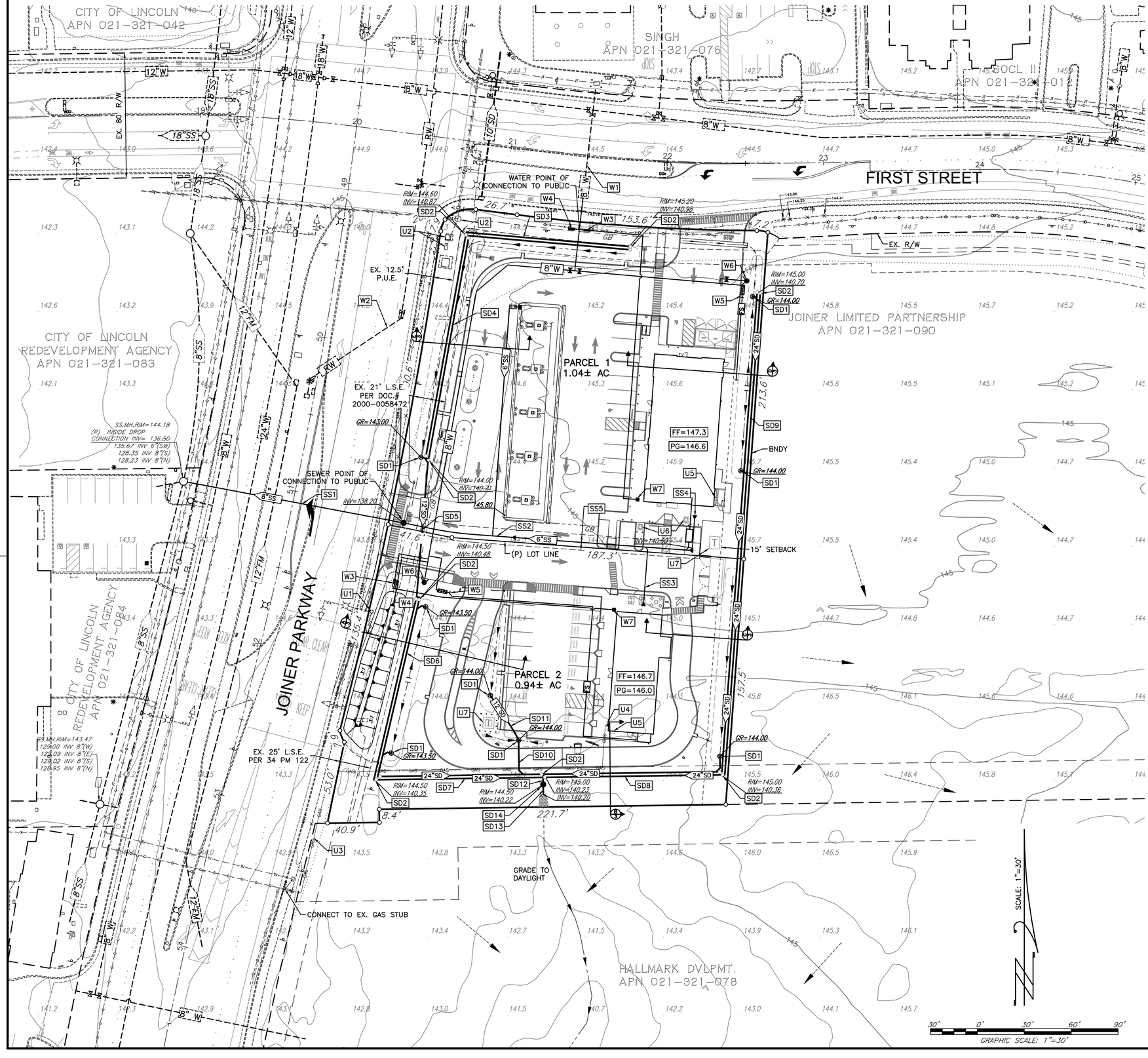
PRELIMINARY GRADING PLAN
JOINER PKWY & FIRST STREET
CITY OF LINCOLN, PLACER COUNTY, CALIFORNIA

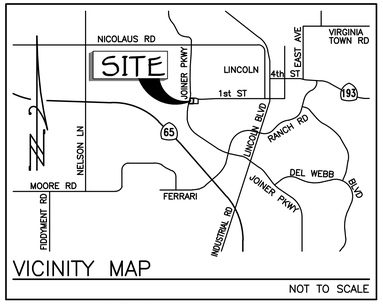
SHEET C2 OF 5 SHEETS

23-03-008 JOB NUMBER

23030008: PRELIMINARY-GRADING-UTILITY-PLAN-SHEET-1

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VICINITY MAP

NOT TO SCALE

LEGEND:

- PROP. SANITARY SEWER MAIN
- EXIST. SANITARY SEWER MAIN
- PROP. FLUSHER BRANCH
- EXIST. FLUSHER BRANCH
- PROP. SEWER SERVICE
- EXIST. SEWER SERVICE
- PROP. MANHOLE
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- PROP. WATER MAIN
- EXIST. WATER MAIN
- PROP. RECYCLED WATER MAIN
- EXIST. RECYCLED WATER MAIN
- PROP. WATER SERVICE
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- EXIST. BLOW-OFF VALVE
- PROP. AIR RELEASE VALVE
- EXIST. AIR RELEASE VALVE
- PROP. FIRE HYDRANT ASSEMBLY
- EXIST. FIRE HYDRANT ASSEMBLY
- PROP. GRADE BREAK
- EXIST. GAS LINE
- PROP. GAS LINE
- EXIST. FLOW DIRECTION
- PROP. FLOW DIRECTION
- PROP. HDPE RISER

NOTES:
1. ALL STORM DRAIN SYSTEMS ARE TO BE PRIVATELY MAINTAINED AND ARE TO BE INSTALLED PER CITY OF LINCOLN STANDARDS UNLESS OTHERWISE NOTED.
2. UTILITY DETAILS WILL BE PROVIDED WITH THE CONSTRUCTION DOCUMENT PHASE.
3. THE STORM DRAIN DETENTION SYSTEM AS SHOWN IS PRIVATELY MAINTAINED. THE PIPE CONNECTIONS, RISERS, WYES, ELBOWS, ETC DEVIATE FROM CITY STANDARDS.

SEWER NOTES:

SS1	142 LF 8" SS, S=0.0100
SS2	179 LF 8" SS, S=0.0100
SS3	4" SEWER SERVICE, S=0.0200 MIN.
SS4	4" SEWER SERVICE, S=0.0200 MIN.
SS5	10' WIDE PRIVATE SEWER EASEMENT. PRIVATE SEWER LINE TO BE MAINTAINED BY BOTH PARCELS 1 & 2

STORM DRAIN NOTES:

SD1	12" YARD DRAIN, DURA-DRAIN OR EQUAL, SEE DETAIL SHEET C5, W/ ATRIUM GRATE, CONNECT TO 24" SD WITH 24"X12" WYE WHERE SHOWN
SD2	2-24" RISER, SEE DETAIL SHEET C5
SD3	104 LF 2-24" SD, S=0.0011
SD4	144 LF 2-24" SD, S=0.0011
SD5	90 LF 12" SD, S=0.0026
SD6	119 LF 2-24" SD, S=0.0011
SD7	107 LF 2-24" SD, S=0.0011
SD8	115 LF 2-24" SD, S=0.0011
SD9	308 LF 2-24" SD, S=0.0011
SD10	22 LF 12" SD, S=0.0026
SD11	34 LF 12" SD, S=0.0026
SD12	5 LF 24" SD, S=0.0020
SD13	5 LF 12" SD, S=0.0040, WITH FES
SD14	48" SDMH W/ WEIR PLATE AND ORIFICES. 2.4" ORIFICE @ 140.22, 7" ORIFICE @ 141.50, WEIR ELEV. @ 142.80, SEE DETAIL SHEET C5.

WATER/UTILITY NOTES:

W1	EX. WATER MAIN
W2	EX. RECYCLE WATER MAIN
W3	PROPOSED WATER SERVICE METER & REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
W4	PROPOSED IRRIGATION SERVICE METER & REDUCED PRESSURE BACKFLOW PROTECTION DEVICE
W5	PROPOSED FDC & REDUCED PRESSURE BACKFLOW PROTECTION DEVICE
W6	PROPOSED FIRE HYDRANT
W7	PROPOSED PRIVATE WATER SERVICE BOX WITH CURB STOP
U1	EX. SIGNAL POLE TO BE RE-LOCATED IF NECESSARY
U2	EX. UTILITY TO REMAIN
U3	PROPOSED GAS LINE
U4	PROPOSED GAS METER
U5	PROPOSED ELECTRIC METER
U6	PROPOSED E.V. CHARGER
U7	PROPOSED TRANSFORMER

B.M. 4-91 Elev. 31.909(NGVD29)

2.5" BRASS DISK AT THE SO. SIDE OF KAMMERER RD, 1.0 MILE EA. OF HIGHWAY 65, 0.1' SO. OF THE CENTER CORNER PAVEMENT, 7' SO. OF A JOINT POLE, 2' NO. OF WIRE FENCE, AND 16' WEST OF THE EDGE OF PAVEMENT AT THE CORNER OF KAMMERER RD. & McMILLAN RD. NGVD29 = KAV269 - 2.30'

PROFESSIONAL ENGINEER * MICHAEL T. ROBERTSON * No.39875 * Exp.12-31-27 * CIVIL * REGISTERED * STATE OF CALIFORNIA

MICHAEL T. ROBERTSON
RCE#39875

NO.	DESCRIPTION	ENGR. APPROVAL INIT.	DATE

CITY APPROVAL APPROVED BY:

drafted by: STAFF
designed by: M.T.R.
checked by: M.T.R.
Field book

SCALE
horiz: 1"=30'
vert: N/A

JAN. 2026
date

PREVIOUS PLOT DATE:
SEPT 2024
OCT 2024
NOV 2024
AUG 2025
NOV 2025

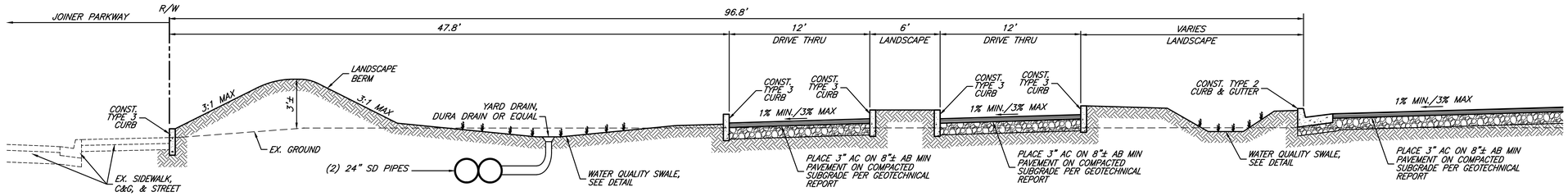
ENGINEERING
SURVEYING
PLANNING

BAKER-WILLIAMS ENGINEERING GROUP (916) 231-4436
6939 Sierra Blvd, Suite 112 Fax (916) 231-4430
Citrus Heights, California 95610

PRELIMINARY UTILITY PLAN
JOINER PKWY & FIRST STREET
CITY OF LINCOLN, PLACER COUNTY, CALIFORNIA

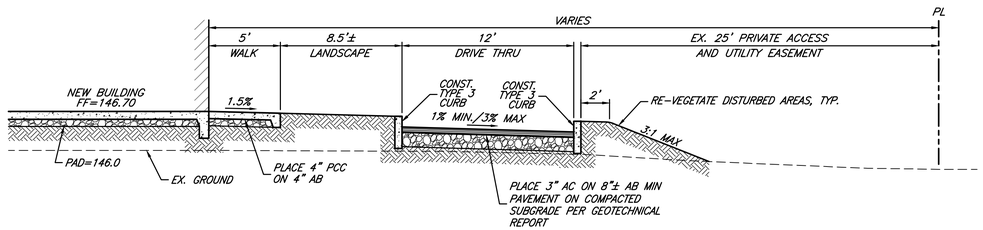
SHEET C3 OF 5 SHEETS
23-03-008 JOB NUMBER
2303008: PRELIMINARY-GRADING-UTILITY-PLAN-SHEET-2

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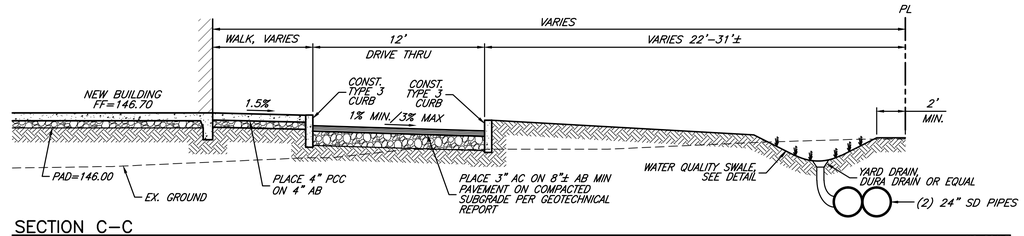
SECTION A–A

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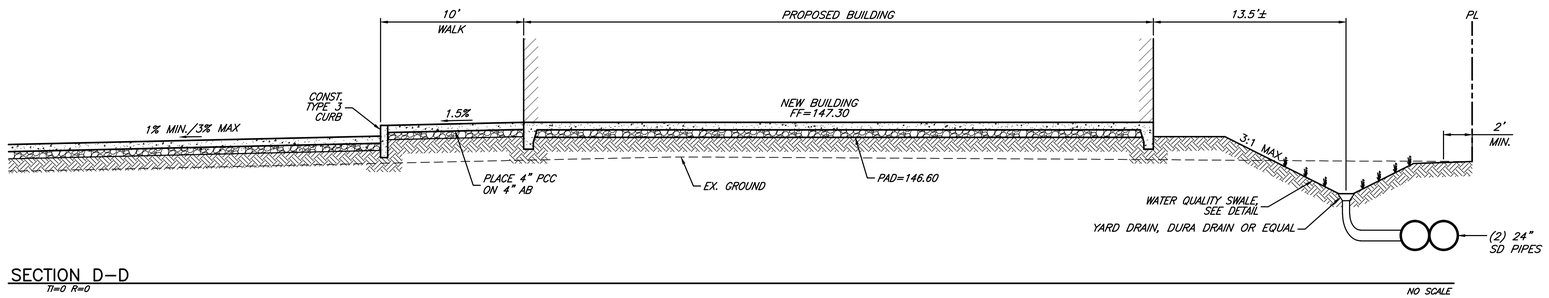
SECTION B–B

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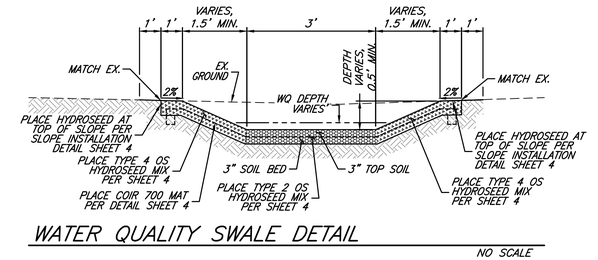
SECTION C–C

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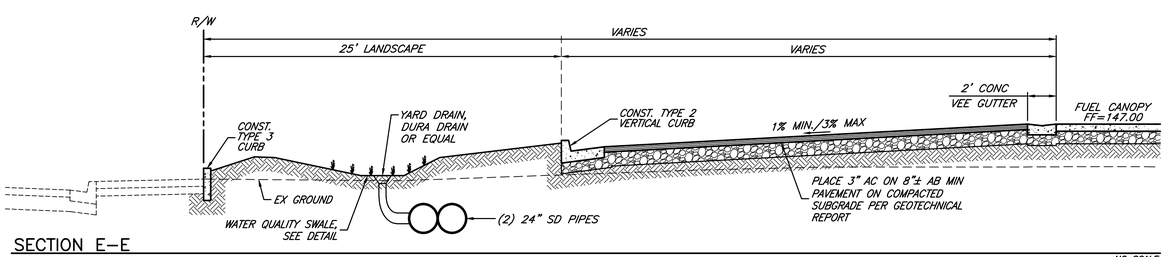
SECTION D–D

TI=0 R=0 — NO SCALE



WATER QUALITY SWALE DETAIL

NO SCALE



SECTION E–E

TI=0 R=0 — NO SCALE

B.M. 4–91 Elev. 31.909(NGVD29)

23" BRASS DISK AT THE SO. SIDE OF KAMMERER RD, 1.0 MILE EA. OF BASELINE RD., 21 FEET SO. OF A JOINT POLE, 2 NO. OF WIRE FENCE AND 16' NO. OF CONCRETE FENCE TO THE NW CORNER OF KAMMERER RD & McMILLAN RD. NGVD29 = KM1238 – 2.30'

NO.	DESCRIPTION	ENGR. APPROVAL	CITY APPROVAL	DATE

PREVIOUS PLOT DATE:
JULY 2023
SEPT 2024
OCT 2024
NOV 2024
AUG 2025
NOV 2025

ENGINEERING
SURVEYING
PLANNING
BAKER-WILLIAMS ENGINEERING GROUP
633 Sunrise Blvd, Suite 112 (916) 331-4126
Citrus Heights, California 95610 (916) 331-4130

PROFESSIONAL ENGINEER · MICHAEL T. ROBERTSON · No.39875 · REGISTERED · CIVIL · C:p.12–31–27

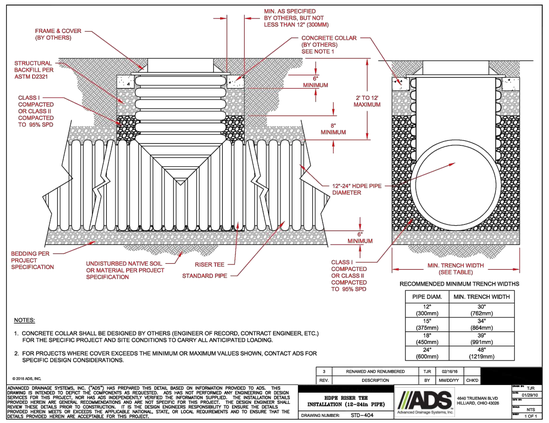
MICHAEL T. ROBERTSON
RCE#39875

SCALE	drafted by: STAFF
horiz: N/A	designed by:M.T.R.
vert: N/A	checked by: M.T.R.
JAN. 2026	625 Field book
date	

PRELIMINARY GRADING SECTIONS
JOINER PKWY & FIRST STREET
CITY OF LINCOLN, PLACER COUNTY, CALIFORNIA

SHEET C4 OF 5 SHEETS
23–03–008 JOB NUMBER
2303008: PRELIMINARY–GRADING–UTILITY–PLAN–SHEET–3

S:\BWEG Jobs\2023 Jobs\23-03-008 Joiner Parkway & First Street\Planning\2303008-PRELIM-GRADING-UTILITY.dwg, C4, 1/20/2026 2:48:53 PM, GilliockH



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)

NOTES:

1. CONCRETE COLLAR SHALL BE DESIGNED BY OTHERS (ENGINEER OF RECORD, CONTRACT ENGINEER, ETC.) FOR THE SPECIFIC PROJECT AND SITE CONDITIONS TO CARRY ALL ANTICIPATED LOADING.
2. FOR PROJECTS WHERE COVER EXCEEDS THE MINIMUM OR MAXIMUM VALUES SHOWN, CONTACT ADS FOR SPECIFIC DESIGN CONSIDERATIONS.

© 2019 ADS, INC.

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE TYPICAL AND AS REQUESTED ADS WILL NOT PERFORM ANY ENGINEERING DESIGN SERVICES FOR THIS DRAWING. ADS DOES NOT WARRANT THE SUITABILITY OF THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN COMPLY WITH ALL APPLICABLE LOCAL, STATE, OR FEDERAL CODES, REGULATIONS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

REV.	DESCRIPTION	BY	MM/DD/YY	CHKD
3	RENAMED AND RENUMBERED	TJR	02/16/16	

HDPE RISER TEE INSTALLATION (18-24in PIPE)

DRAWING NUMBER: STD-404

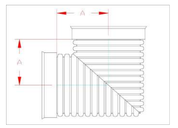
4640 TRUEMAN BLVD. HILLIARD, OHIO 43026

Advanced Drainage Systems, Inc.

DRAWN BY: TJR
DATE: 2/29/16
SCALE: NTS
SHEET: 1 OF 1

DUAL WALL FABRICATED "WATER TIGHT" "BELL-BELL" 90° BENDS
12" - 60" DIAMETER

PART #	PIPE SIZE	A
1298AN65B	12 in (300 mm)	10.8 in (273 mm)
1598AN65B	15 in (375 mm)	11.8 in (300 mm)
1898AN65B	18 in (450 mm)	14.7 in (373 mm)
2498AN65B	24 in (600 mm)	17.7 in (450 mm)
3098AN65B	30 in (750 mm)	22.4 in (570 mm)
3698AN65B	36 in (900 mm)	26.2 in (665 mm)
4298AN65B	42 in (1050 mm)	36.0 in (914 mm)
4898AN65B	48 in (1200 mm)	39.3 in (997 mm)
6098AN65B	60 in (1500 mm)	39.0 in (991 mm)



(INCLUDES 2 GASKETS)

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

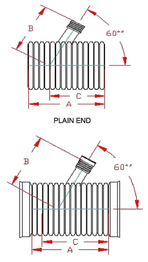
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Advanced Drainage Systems, Inc.

DRAWING # 2215
DRAWN BY: TJR 11.14.13
APPROVED BY: CASE 11.14.13
REVISIONS: TJR 4/26/2016

DUAL WALL FABRICATED 60° REDUCING WYES
24"x12" - 24"x18" DIAMETER

PART #	PIPE SIZE	A	B	C	JOINT
2484AN60	24 x 12 in (600 x 300 mm)	44.1 in (1120 mm)	33.3 in (847 mm)	30.1 in (764 mm)	*
2484AN6065B	24 x 12 in (600 x 300 mm)	37.8 in (960 mm)	31.4 in (798 mm)	26.9 in (684 mm)	WT
2485AN60	24 x 15 in (600 x 375 mm)	47.3 in (1200 mm)	39.4 in (1000 mm)	31.7 in (804 mm)	*
2485AN6065B	24 x 15 in (600 x 375 mm)	41.0 in (1040 mm)	36.8 in (934 mm)	28.5 in (724 mm)	WT
2486AN60	24 x 18 in (600 x 450 mm)	50.4 in (1280 mm)	40.2 in (1020 mm)	33.2 in (844 mm)	*
2486AN6065B	24 x 18 in (600 x 450 mm)	44.1 in (1120 mm)	37.5 in (952 mm)	30.1 in (764 mm)	WT



* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

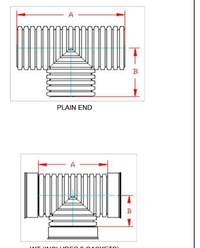
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Advanced Drainage Systems, Inc.

DRAWING # 2365A
DRAWN BY: JCB 06.14.06
APPROVED BY: JCB 06.26.07
REVISIONS: TJR 4/19/2016

DUAL WALL FABRICATED TEES
4" - 30" DIAMETER

PART #	PIPE SIZE	A	B	JOINT
0460AN	4 in (100 mm)	12.8 in (324 mm)	6.2 in (158 mm)	*
0661AN	6 in (150 mm)	16.5 in (419 mm)	8.1 in (207 mm)	*
0862AN	8 in (200 mm)	21.0 in (533 mm)	10.6 in (268 mm)	*
1063AN	10 in (250 mm)	26.0 in (660 mm)	12.6 in (320 mm)	*
1264AN	12 in (300 mm)	30.7 in (780 mm)	15.4 in (390 mm)	*
1264AN65B	12 in (300 mm)	21.1 in (536 mm)	10.6 in (268 mm)	WT
1565AN	15 in (375 mm)	38.9 in (987 mm)	19.4 in (494 mm)	*
1565AN65B	15 in (375 mm)	23.3 in (592 mm)	11.7 in (296 mm)	WT
1866AN	18 in (450 mm)	42.9 in (1089 mm)	21.4 in (545 mm)	*
1866AN65B	18 in (450 mm)	26.8 in (681 mm)	13.4 in (340 mm)	WT
2467AN	24 in (600 mm)	50.4 in (1280 mm)	25.2 in (640 mm)	*
2467AN65B	24 in (600 mm)	37.8 in (960 mm)	18.9 in (480 mm)	WT



* = PLAIN END
ST = SOIL TIGHT
WT = WATER TIGHT
** LIMITED AVAILABILITY. PLEASE SEE INJECTION MOLDED FITTING SECTION FOR OTHER AVAILABLE FITTINGS

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY

© 2023 Advanced Drainage Systems, Inc.

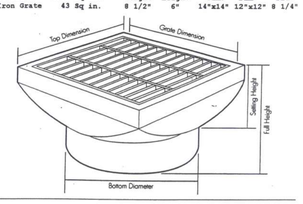
Advanced Drainage Systems, Inc.

DRAWING # 2400
DRAWN BY: JCB 03.23.07
APPROVED BY: JCB 06.26.07
REVISIONS: TJR 4/26/2016

DURA-DRAIN™
MODEL P-4
PATENT NO.5,360,284

DURA DRAIN™ P-SERIES Lightweight Precast Concrete Area Drains

OPEN SURFACE AREA		DIMENSION TABLE				
		Full Height	Setting Height	Top Dim.	Grate Dim.	Bottom Dia.
Galv. Steel Grate	119 Sq in.	8 1/2"	6"	14"x14"	12"x12"	8 1/4"
Plastic Grate	49.5 Sq in.					
Cast Iron Grate	43 Sq in.					



SPECIFICATIONS

1. 12" x 12" inlet opening.
2. Fiber reinforced concrete for strength and durability.
3. Concrete exceeds 3000 psi compressive strength
4. Bolt down galvanized steel, cast iron or plastic grate.
5. Weight - 45 lbs for easy handling and installation.
6. A.D.A. approved close mesh grate available.
7. Gasketed water-tight joint allows for movement and adjustment.

FITS

4" HDPE/Corrugated Flex Pipe or SDR-35 with a transition coupling.

APPLICATIONS

The DURA-DRAIN P-4 is perfect for landscape drainage situations especially where 4" flex pipe is being used and greater flow capacity is required. Prime examples would include golf courses, parks and condominium/apartment complexes.

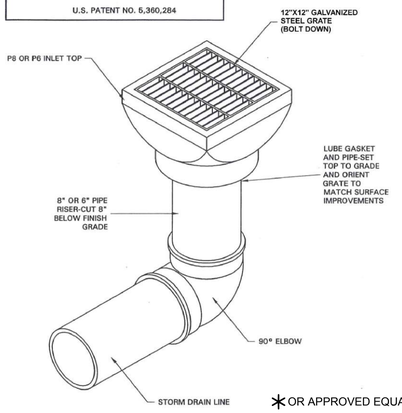
FLEXIBILITY OF PLASTIC • DURABILITY OF CONCRETE

DURA-DRAIN™ is a product and trademarked name of KriStar Enterprises.

DURA-DRAIN™
MODEL P8/P6
END OF LINE INSTALLATION

KriStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

U.S. PATENT NO. 5,360,284

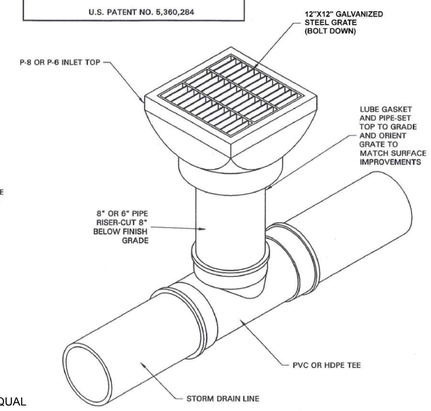


OR APPROVED EQUAL

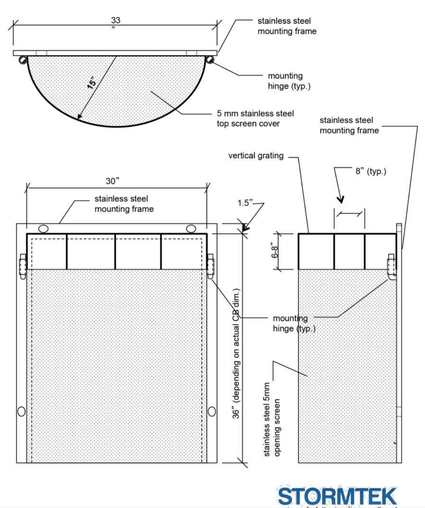
DURA DRAIN™
MODEL P8/P6
TEE INSTALLATION DETAIL

KriStar Enterprises, Inc., Santa Rosa, CA (800) 579-8819

U.S. PATENT NO. 5,360,284

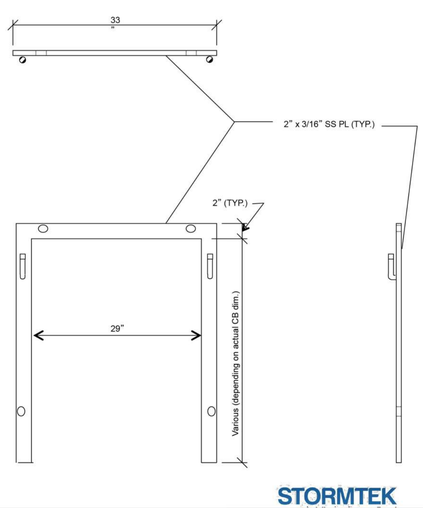


MODEL ST3G: REMOVABLE INSTALLATION WITH VERTICAL GRATING

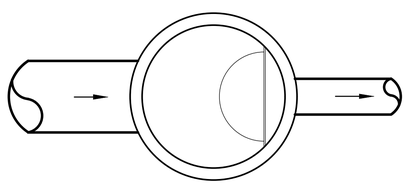


STORMTEK

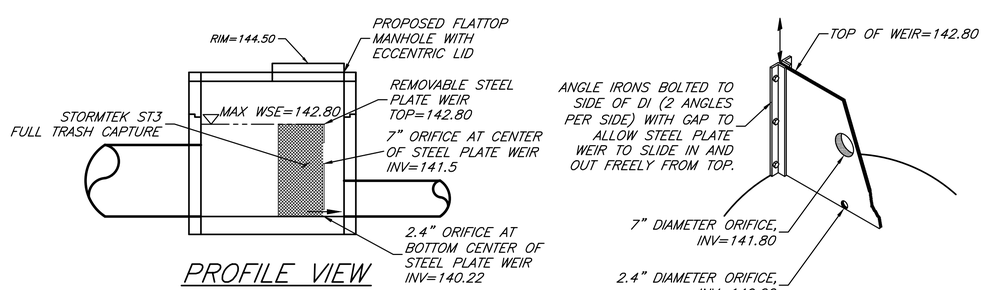
MOUNTING FRAME



STORMTEK



PLAN VIEW



PROFILE VIEW

ORIFICE AND WEIR

NTS

B.M. 4-91 Elev. 31.909(NGVD29)

23" BRASS DISK AT THE SO. SIDE OF KAMMERER RD, 1.0 MILE EA. OF LINCOLN BLVD. 0.1 MILE WEST OF CORNER PAVEMENT 7' SO. OF A JOINT POLE 2 NO. OF WIRE FENCE AND 16' EAST OF CENTERLINE OF DRIVEWAY TO CORNER OF KAMMERER RD & McMILLAN RD. NGVD29 = NAVD88 - 2.30'

PROFESSIONAL ENGINEER * VINCENT T. ROBERTSON * No. 39875 * Exp. 12-31-27 * CIVIL * STATE OF CALIFORNIA

MICHAEL T. ROBERTSON
RCE# 39875

ENGR. APPROVAL	DATE

NO.	DESCRIPTION

drafted by: STAFF
designed by: M.T.R.
checked by: M.T.R.

SCALE
horiz: N/A
vert: N/A

JAN. 2026
date

625
Field book

PREVIOUS PLOT DATE: NOV. 2025

ENGINEERING
SURVEYING
PLANNING

BAKER-WILLIAMS ENGINEERING GROUP
839 Sunrise Blvd, Suite 112 (916) 331-4306
Citrus Heights, California 95610 Fax (916) 331-4301

DETAILS

JOINER PKWY & FIRST STREET

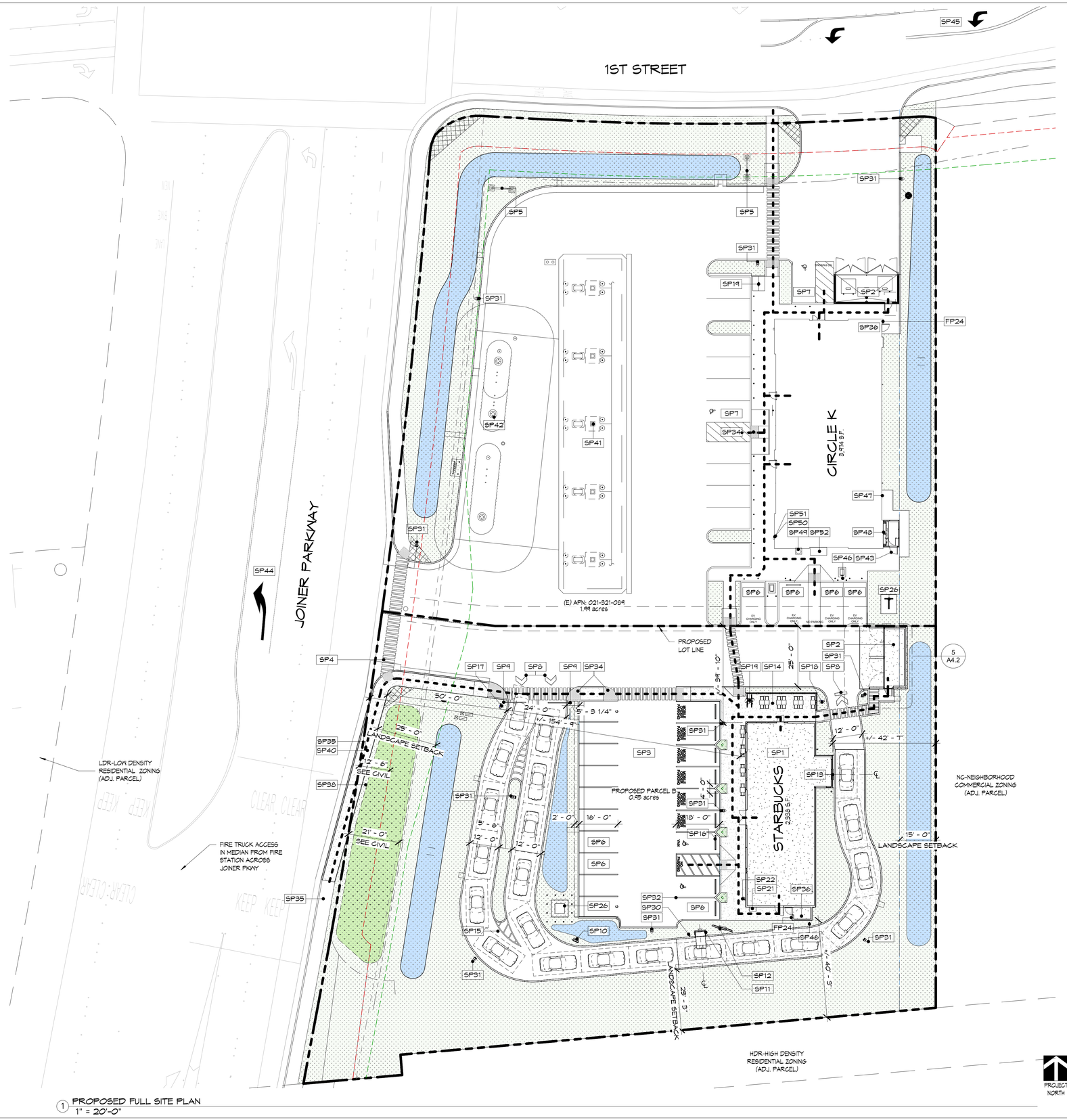
CITY OF LINCOLN, PLACER COUNTY, CALIFORNIA

SHEET C5 OF 5 SHEETS

23-03-008 JOB NUMBER

2303008: PRELIMINARY-GRADING-UTILITY-PLAN-SHEET-3

S:\BWEG Jobs\2023 Jobs\23-03-008 Joiner Parkway & First Street\Planning\2303008-PRELIM-GRADING-UTILITY.dwg, C5, 1/20/2026 2:48:04 PM, GilbockH



1 PROPOSED FULL SITE PLAN
1" = 20'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- LANDSCAPE SETBACK
- PUBLIC UTILITY EASEMENT
- NEW LANDSCAPED AREAS
- NEW BIORETENTION AREAS
- VISIBILITY TRIANGLES

SITE PLAN KEYNOTES

FP24	RECESSED WALL MOUNTED KNOX BOX. KNOX BOX SHALL BE MOUNTED ADJACENT TO THE FIRE CONTROL ROOM DOOR APPROXIMATELY SIX FEET ON CENTER ABOVE FINISH GRADE. KEYS FOR INSERTION INTO THE KNOX BOX SHALL BE PROVIDED WITH AN IDENTIFICATION TAG. COORDINATE TYPE & FINAL LOCATION WITH FIRE & POLICE DEPARTMENTS.
SP1	NEW SINGLE STORY BUILDING
SP2	COVERED TRASH ENCLOSURE
SP3	PARKING LOT WITH AC PAVING
SP4	EXISTING "1ST ST" SIGN TO BE RELOCATED
SP5	MONUMENT SIGN
SP6	FUTURE ELECTRIC VEHICLE PARKING SPACE W/ INFRASTRUCTURE TO ACCOMMODATE FUTURE INSTALLATION OF EVSE EQUIPMENT.
SP7	ACCESSIBLE PARKING SPACE WITH ACCESSIBLE PARKING SIGN (VAN ACCESSIBLE WHERE INDICATED).
SP8	WHITE THERMOPLASTIC SITE WAYFINDING DIRECTIONAL ARROWS
SP9	HEIGHT RESTRICTION BAR
SP10	PREVIEW MENU BOARD. PROVIDE CONDUIT TO ELECTRICAL PANEL PER ELECTRICAL PLANS.
SP11	DIGITAL ORDER SCREEN, CANOPY AND DETECTOR LOOP
SP12	ORDER MENU BOARD
SP13	DRIVE-THRU SERVICE WINDOW WITH EXTERIOR SHELF.
SP14	OUTDOOR PATIO SEATING AREA
SP15	EXISTING SIDEWALK TO REMAIN
SP16	CONCRETE WHEELSTOP, TYP
SP17	DRIVE THRU ENTRANCE DIRECTIONAL SIGN
SP18	DRIVE THRU EXIT/THANK YOU DIRECTIONAL SIGN
SP19	HOOP STYLE BIKE RACK
SP21	NEW BUILDING ELECTRIC SWITCHGEAR
SP22	PROPOSED GAS METER LOCATION, FINAL LOCATION TO BE COORDINATED W/ PG&E
SP26	PROPOSED TRANSFORMER LOCATION.
SP30	5" SQUARE BOLLARD
SP31	NEW POLE MOUNTED SITE LIGHT FIXTURE (MOUNTING HEIGHT 16')
SP32	4" WIDE PAINTED PARKING STRIPING, (2) COATS, COLOR: HIGHWAY WHITE
SP34	TRUNCATED DOMES AT EDGE OF VEHICULAR WAY, TYP.
SP35	EXISTING STREET LIGHT
SP36	FIRE RISER LOCATED IN FIRE CONTROL ROOM
SP38	EXISTING STREET SIGN TO REMAIN
SP40	EXISTING TRAFFIC SIGNAL
SP41	FUEL PUMPS, TYP OF 5
SP42	UNDERGROUND FUEL TANKS
SP43	CHAIN-LINK FENCING
SP44	NEW EXTENDED TURN LANE
SP45	NEW MEDIANS & TURN LANE
SP46	CONCRETE BOLLARD, 6" DIAMETER
SP47	CONDENSING UNITS, TYP OF 6
SP48	ELECTRICAL PANEL
SP49	CO2 TANK ENCLOSURE
SP50	E-STOP
SP51	F.D.C.
SP52	SES UNIT

REVISIONS		
#	DATE	DESCRIPTION

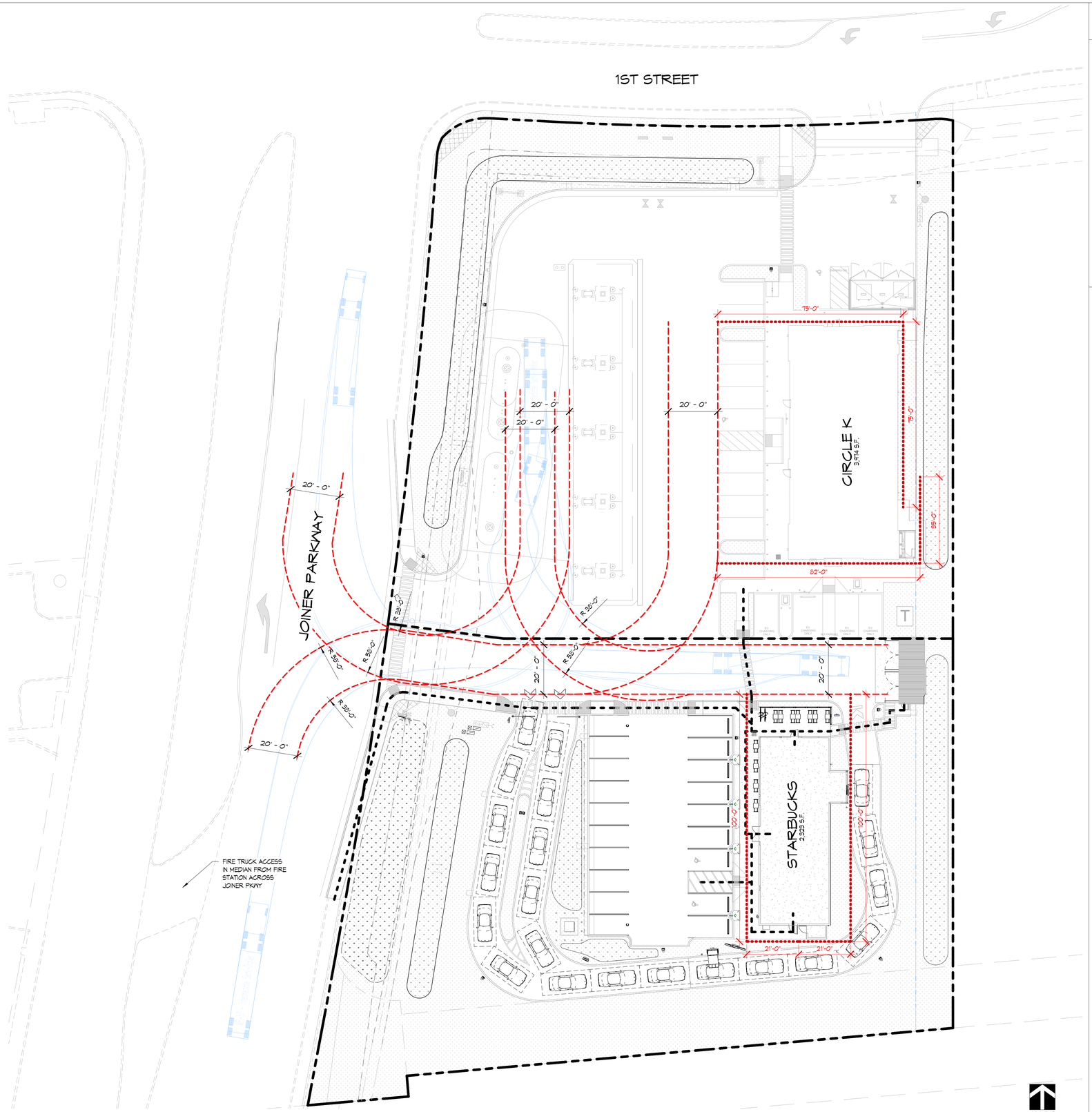
PROJECT FOR:
STARBUCKS & CIRCLE K
1ST ST & JOINER PKWY.
LINCOLN, CA 95648

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
429 1/2 FIRST STREET, SUITE 204
WOODLAND ▲ CA 95695
PH ▲ (530) 662-4146
www.mccandlessarch.com

PROPOSED FULL SITE PLAN

DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	1" = 20'-0"
JOB #	22-184
SHEET	A1.0



1 EMERGENCY VEHICLE & FUEL TRUCK PATHWAY
1" = 20'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- FIRE TRUCK & WASTE MANAGEMENT ACCESS PATH
- PROVIDE 150-FOOT FIRE HOSE PULL DISTANCE AROUND BUILDINGS FROM APPROVED FIRE ACCESS LANE
- WB-50 INTERMEDIATE SEMI-TRAILER ACCESS PATH
- ACCESSIBLE PATH OF TRAVEL
- (N) LANDSCAPE PLANTERS, SEE LANDSCAPE PLAN
- VISIBILITY TRIANGLES

REVISIONS

#	DATE	DESCRIPTION

PROJECT FOR:
STARBUCKS & CIRCLE K
1ST ST & JOINER PKWY.
LINCOLN, CA 95648

McCANDLESS & ASSOCIATES ARCHITECTS, INC.
429 1/2 FIRST STREET, SUITE 204
ROSELAND ▲ CA 95476
www.mccandlessarch.com
PH ▲ (530) 662-4146

EMERGENCY VEHICLE & TRUCK PATHWAY

DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	1" = 20'-0"
JOB #	22-184
SHEET	A1.1



5 JOINER PKWY LOOKING SOUTHEAST



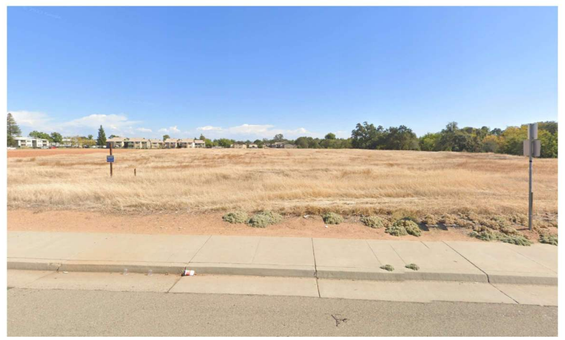
9 1ST STREET FACING WEST



4 JOINER PKWY LOOKING EAST



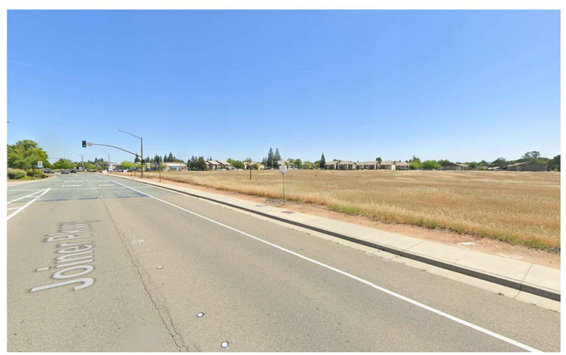
8 1ST STREET FACING SOUTH



3 JOINER PKWY LOOKING NORTHEAST



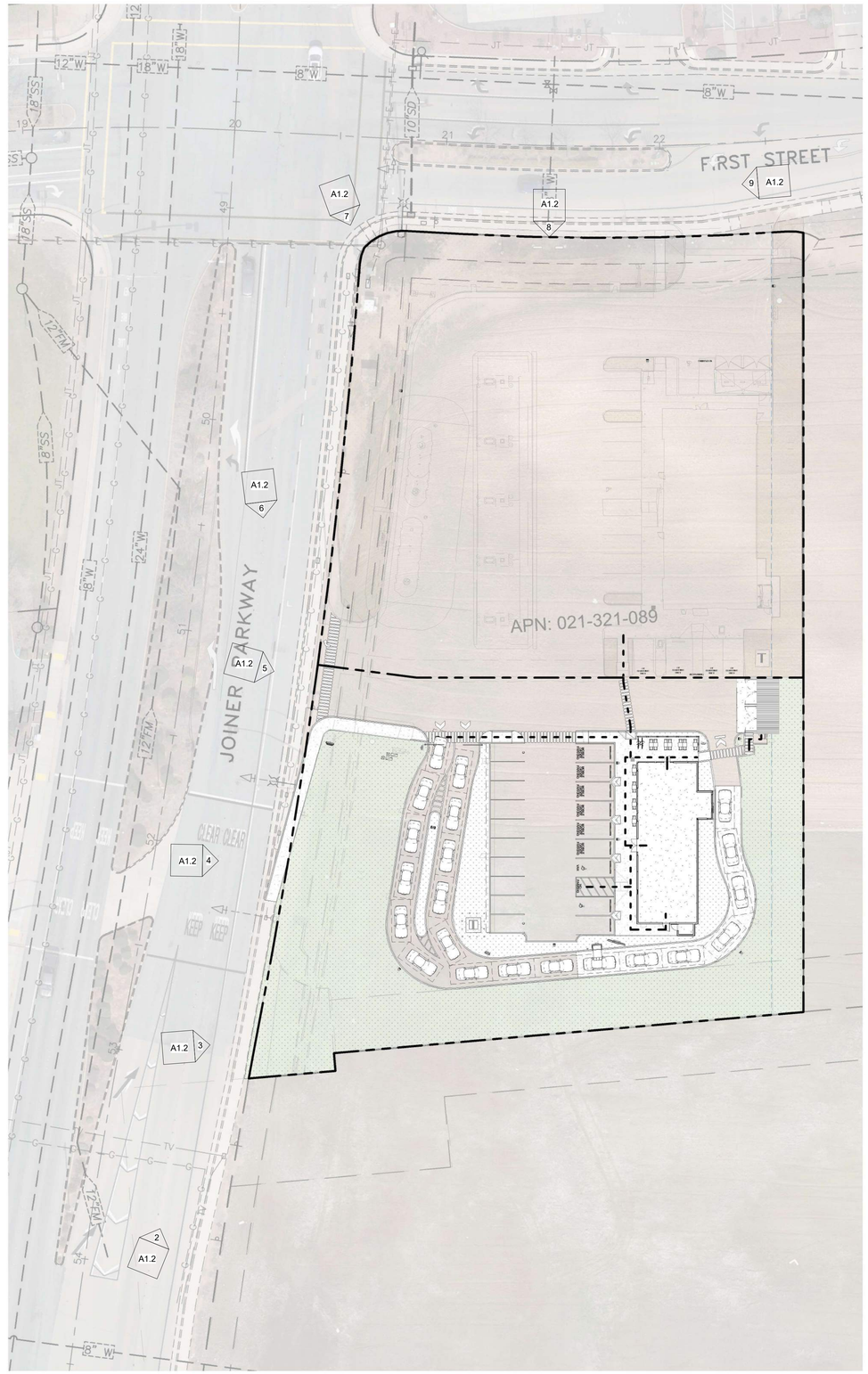
7 1ST STREET FACING SOUTHEAST



2 JOINER PKWY LOOKING NORTH



6 JOINER PKWY LOOKING SOUTH



1 PHOTO KEY SITE PLAN

REVISIONS

#	DATE	DESCRIPTION

PROJECT FOR:

STARBUCKS & CIRCLE K

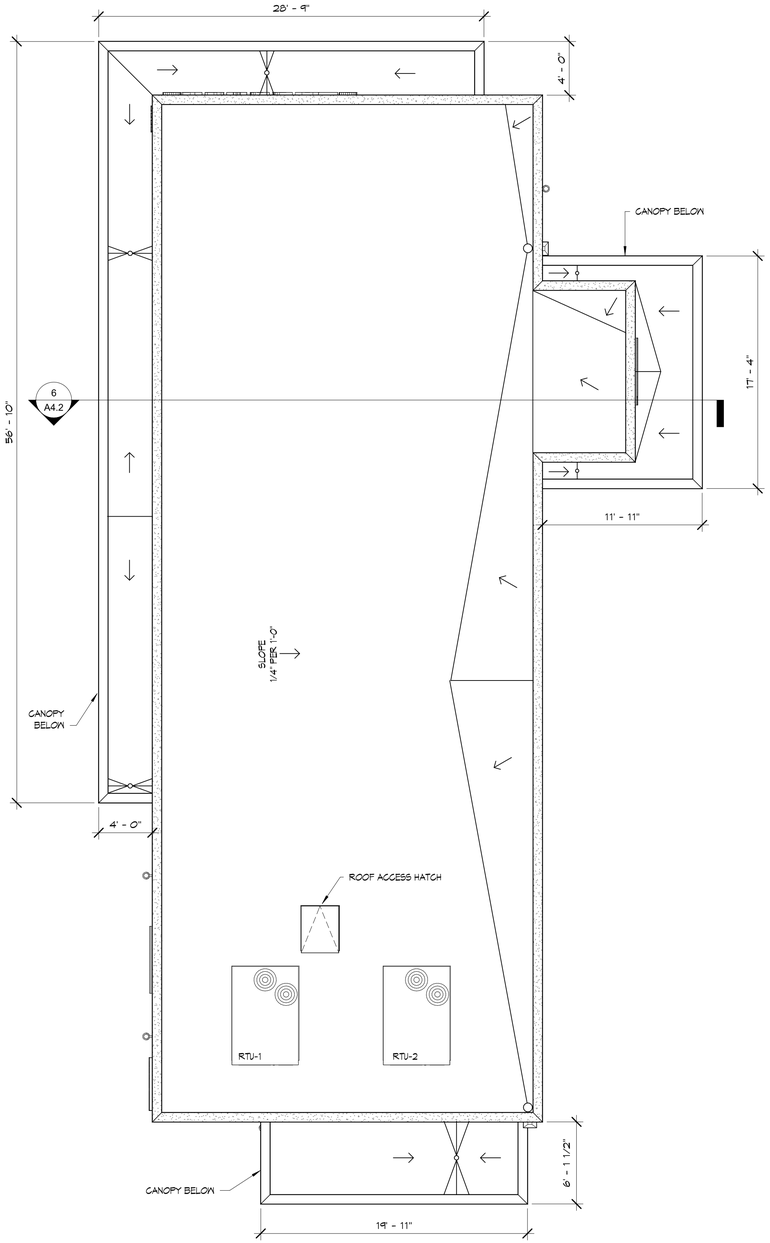
1ST ST & JOINER PKWY.
LINCOLN, CA 95648

MCCANDLESS & ASSOCIATES ARCHITECTS, INC.
428 1/2 FIRST STREET SUITE 204
WOODLAND, CA 95695
PH (530) 662-4148
www.mccandlessarch.com

CONTEXT PHOTOS

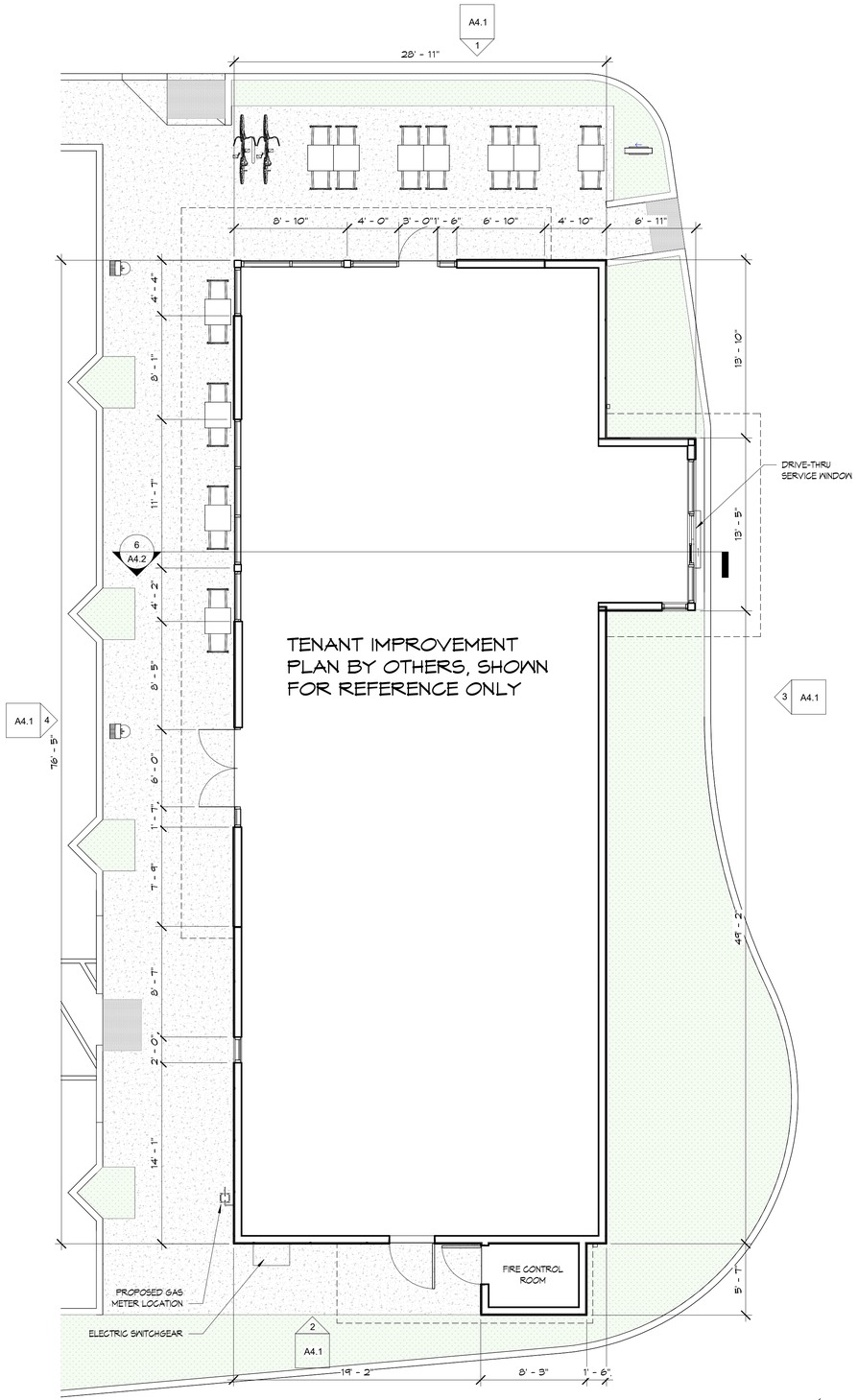
DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	As indicated
JOB #	22-184
SHEET	A1.2



2 PROPOSED ROOF PLAN
3/16" = 1'-0"

PROJECT NORTH



1 PROPOSED FLOOR PLAN
3/16" = 1'-0"

PROJECT NORTH

REVISIONS		
#	DATE	DESCRIPTION

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FLOOR & ROOF PLANS

DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
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SCALE	3/16" = 1'-0"
JOB #	22-184
SHEET	A2.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

E2	ELDORADO STONE THIN BRICK VENEER, COLOR: TUNDRABRICK ASHLAND
E3	3-COAT STUCCO, PAINT COLOR: SHERWIN WILLIAMS - ANEW GRAY (SW7030)
E4	FLUSH HOLLOW METAL DOOR & FRAME, PAINT COLOR: SHERWIN WILLIAMS - PORPOISE (SW7047)
E5	EXTERIOR CANOPIES W/ THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE, COLOR: SHERWIN WILLIAMS - IRON ORE (SW7069)
E6	ALUMINUM PARAPET CAP, PAINT COLOR TO MATCH STUCCO BELOW.
E10	EXTERNAL WALL SCONCE, TYP., SEE CUT SHEET FOR PROPOSED LIGHT FIXTURE.
E11	INTERNALLY ILLUMINATED ADDRESS NUMBERS. FACE OF NUMBERS TO CONTRAST TO THE SURROUNDING BACKGROUND, NUMBERS SHALL BE MIN. 6" HIGH & 1.25" STROKE, HOUSING COLOR TO MATCH SHERWIN WILLIAMS - IRON ORE (SW7069)
E14	3-COAT STUCCO, PAINT COLOR: SHERWIN WILLIAMS - PORPOISE (SW7047)
E17	ALUMINUM STOREFRONT, COLOR: DARK BRONZE, GLAZING: CLEAR, TYP. U.N.O.
E20	PROPOSED GAS METER LOCATION.
E21	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE (UNDER SEPARATE PERMIT) - SIREN LOGO (5'-0" DIAMETER)
E22	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE (UNDER SEPARATE PERMIT) - DRIVE THRU SIGN (4'-0" X 1'-9")
E23	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE (UNDER SEPARATE PERMIT) - SURFACE MOUNTED CHANNEL LETTERS (1'-6" X 14'-6")
E27	ROOF DRAIN SCUPPER, PAINT TO MATCH ADJACENT WALL
E28	ELECTRICAL SWITCHGEAR ENCLOSURE, PAINT TO MATCH ADJACENT WALL
E33	CONCRETE BOLLARD, 6" DIAMETER, COLOR YELLOW.
E40	METAL PATIO SEATING PERIMETER GUARDRAIL, COLOR: DARK BRONZE

BUILDING MATERIALS



SHERWIN WILLIAMS
SW7069
IRON ORE - EG-SHEL



SHERWIN WILLIAMS
SW7047
PORPOISE - LOW LUSTRE



SHERWIN WILLIAMS
SW7030
ANEW GRAY - LOW LUSTRE



ELDORADO STONE
TUNDRABRICK ASHLAND

REVISIONS

#	DATE	DESCRIPTION

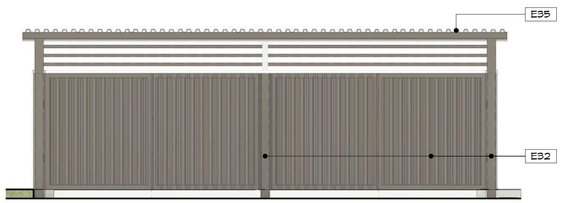
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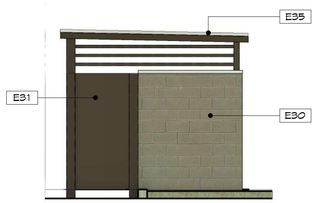
EXTERIOR ELEVATIONS

DESIGN REVIEW

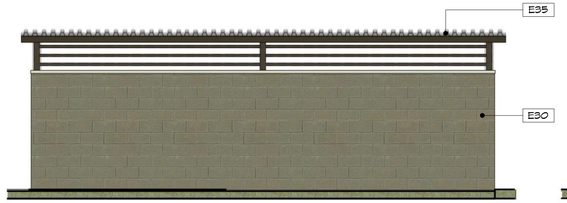
DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	1/4" = 1'-0"
JOB #	22-184
SHEET	A4.1



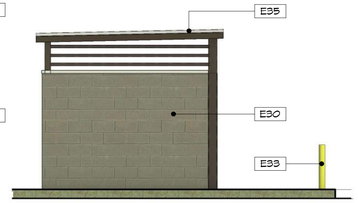
1 TRASH ENCLOSURE - WEST ELEVATION
1/4" = 1'-0"



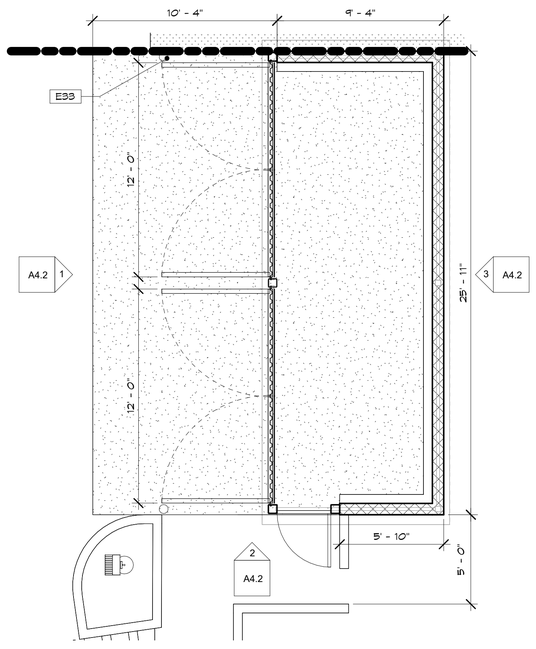
2 TRASH ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



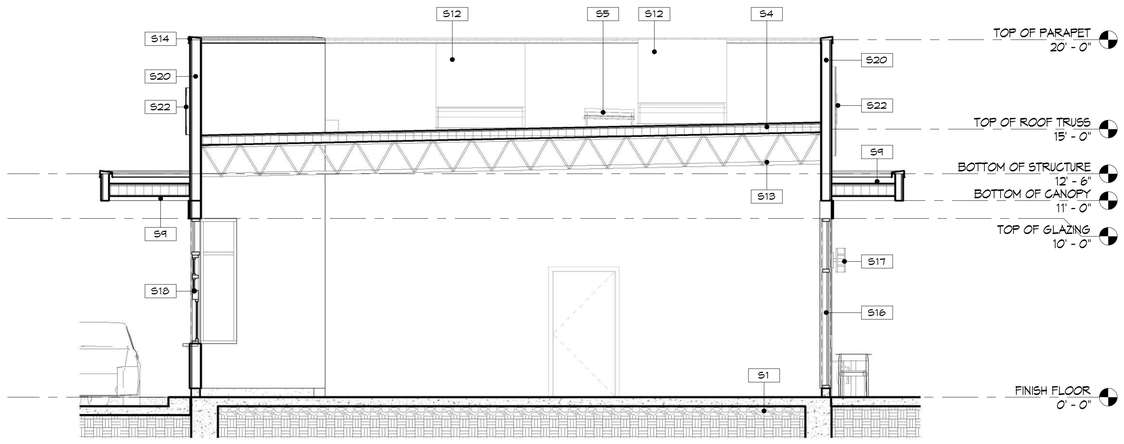
3 TRASH ENCLOSURE - EAST ELEVATION
1/4" = 1'-0"



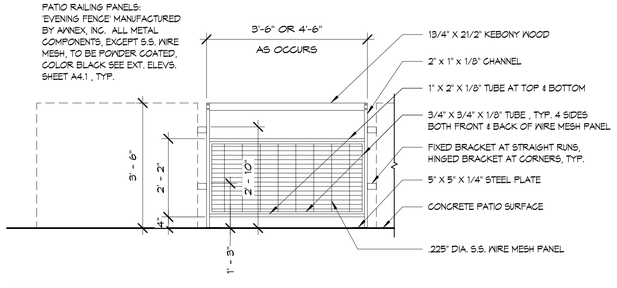
4 TRASH ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



5 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



6 BUILDING CROSS SECTION
1/4" = 1'-0"



7 EVENING FENCE DETAIL
1/2" = 1'-0"

TRASH ENCLOSURE KEYNOTES

E30	SPLIT FACED CMU BLOCK WALL W/ CAP, COLOR: CALSTONE S1142LG
E31	METAL TRASH ENCLOSURE DOOR: PAINT COLOR: SHERWIN WILLIAMS - PORPOISE (SW7047)
E32	METAL TRASH ENCLOSURE GATE & POST: PAINT COLOR: SHERWIN WILLIAMS - PORPOISE (SW7047)
E33	CONCRETE BOLLARD, 6" DIAMETER, COLOR YELLOW.
E35	CORRUGATED METAL ROOFING ON STEEL, COLOR TO MATCH BUILDING CANOPY

SECTION KEYNOTES

S1	TYPICAL SLAB CONSTRUCTION
S4	CLASS A ROOFING ASSEMBLY: THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE, WHITE
S5	ROOF ACCESS HATCH
S9	EXTERIOR CANOPIES W/ THERMOPLASTIC POLYOLEFIN ROOFING MEMBRANE
S12	ROOF TOP MECHANICAL UNIT ON MECHANICAL CURB
S13	STRUCTURAL FRAMING
S14	METAL PARAPET COPING
S16	ALUMINUM STOREFRONT SYSTEM
S17	EXTERIOR WALL SCONCE
S18	DRIVE THRU WINDOW WITH SHELF
S20	TYPICAL WALL CONSTRUCTION
S22	INTERNALLY ILLUMINATED BUILDING MOUNTED SIGNAGE (UNDER SEPARATE PERMIT) - SIREN LOGO (5'-0" DIAMETER)

REVISIONS

#	DATE	DESCRIPTION

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BUILDING SECTION & TRASH ENCLOSURE

DESIGN REVIEW

DRAWN	MAA
CHECKED	MAA
DATE	02/13/2026
SCALE	As indicated
JOB #	22-184
SHEET	A4.2



PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	W.U.C.O.L.S. IV WATER USE	SIZE	MATURE SIZE (HT.xW.D.)	QUANTITY
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY/DESERT WILLOW	VERY LOW	15 GALLON	25'x20'	8
	LAGERSTROEMIA X. 'MUSKOGEE/CRAPE MYRTLE	LOW	15 GALLON	25'x20'	17
	PISTACIA CHINENSIS/CHINESE PISTACHE	LOW	15 GALLON	35'x40'	11
	QUERCUS ILEX/HOLLY OAK	LOW	15 GALLON	50'x50'	4
	QUERCUS LOBATA/VALLEY OAK	LOW	15 GALLON	60'x70'	4
	ZELKOVA SERRATA 'VILLAGE GREEN/SAWLEAF ZELKOVA	MEDIUM	15 GALLON	40'x40'	7
	SHRUB & GROUNDCOVER AREA:				
	ACACIA REDOLENS "DESERT CARPET/PROSTRATE ACACIA	LOW	1 GALLON	18"x10'	
	ARCTOSTAPHYLOS D. "HOWARD McMINN"/MANZANITA*	LOW	5 GALLON	4'x8'	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH*	LOW	1 GALLON	2'x6'	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH*	LOW	5 GALLON	3'x6'	
	CISTUS C. 'LITTLE MISS SUNSHINE'/YELLOW ROCKROSE	LOW	5 GALLON	2'x5'	
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	LOW	5 GALLON	3'x6'	
	CAREX DIVULSA/EURASIAN GRAY SEDGE*	LOW	1 GALLON	1'x3'	
	DIANELLA REVOLUTA 'ALLYN-CITATION'/COOLVISTA FLAX LILY	LOW	1 GALLON	2'x4'	
	GAZANIA X. 'MITSUA YELLOW'/GAZANIA	LOW	1 GALLON	6"x2'	
	GERANIUM X. C. 'BIOKOVO/BIOKOVO CRANESBILL	LOW	1 GALLON	1'x3'	
	JUNIPERUS SABINA 'BUFFALO/PROSTRATE JUNIPER	LOW	1 GALLON	18"x8'	
	LOMANDRA LONGIFOLIA 'LOMLON/LIME TUFF MAT RUSH	LOW	1 GALLON	3'x6'	
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	LOW	1 GALLON	3'x6'	
	NERIUM O. "DWARF RED"/PETITE RED OLEANDER	LOW	5 GALLON	3'x5'	
	ROSA CALIFORNICA/WILD ROSE*	LOW	5 GALLON	5'x8'	
	SALVIA L. 'SANTA BARBARA/COMPACT VELVET SAGE	LOW	1 GALLON	2'x5'	
	TEUCRIUM CHAMAEDRYS/DWARF GERMANDER	LOW	1 GALLON	18"x3'	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	LOW	1 GALLON	18"x3'	
	WESTRINGIA FRUTICOSA 'MUNDI/MUNDI COAST ROSEMARY	LOW	1 GALLON	1'x6'	
	YUCCA X. 'SILVER ANNIVERSARY/SILVER SOAPWORT	LOW	2 GALLON	2'x5'	

WATER QUALITY PLANTER (SEE PLANTS MARKED "*" ABOVE)

CIRCLE K PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES							
LAGERSTROEMIA INDICA	314 S.F.	1	0	1	0	471 S.F.	
						20' TOTAL:	471 S.F.
35' DIA. TREES							
PISTACHIA CHINENSIS	962 S.F.	1	0	3	0	2405 S.F.	
QUERCUS ILEX	962 S.F.	0	0	0	1	241 S.F.	
						35' TOTAL:	2646 S.F.
						PARKING AREA:	5417 S.F.
						SHADE REQUIRED: 50%	2708 S.F.
						SHADE PROVIDED: 58%	3117 S.F.

STARBUCKS PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES							
CHILOPSIS LINEARIS	314 S.F.	0	0	0	1	79 S.F.	
LAGERSTROEMIA INDICA	314 S.F.	0	0	3	0	471 S.F.	
						20' TOTAL:	550 S.F.
35' DIA. TREES							
PISTACHIA CHINENSIS	962 S.F.	0	0	4	1	2165 S.F.	
						35' TOTAL:	2165 S.F.
						PARKING AREA:	5021 S.F.
						SHADE REQUIRED: 50%	2511 S.F.
						SHADE PROVIDED: 54%	2714 S.F.

REVISIONS

*	Date	Description

PROJECT FOR:
STARBUCKS + CIRCLE K
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LINCOLN, CA

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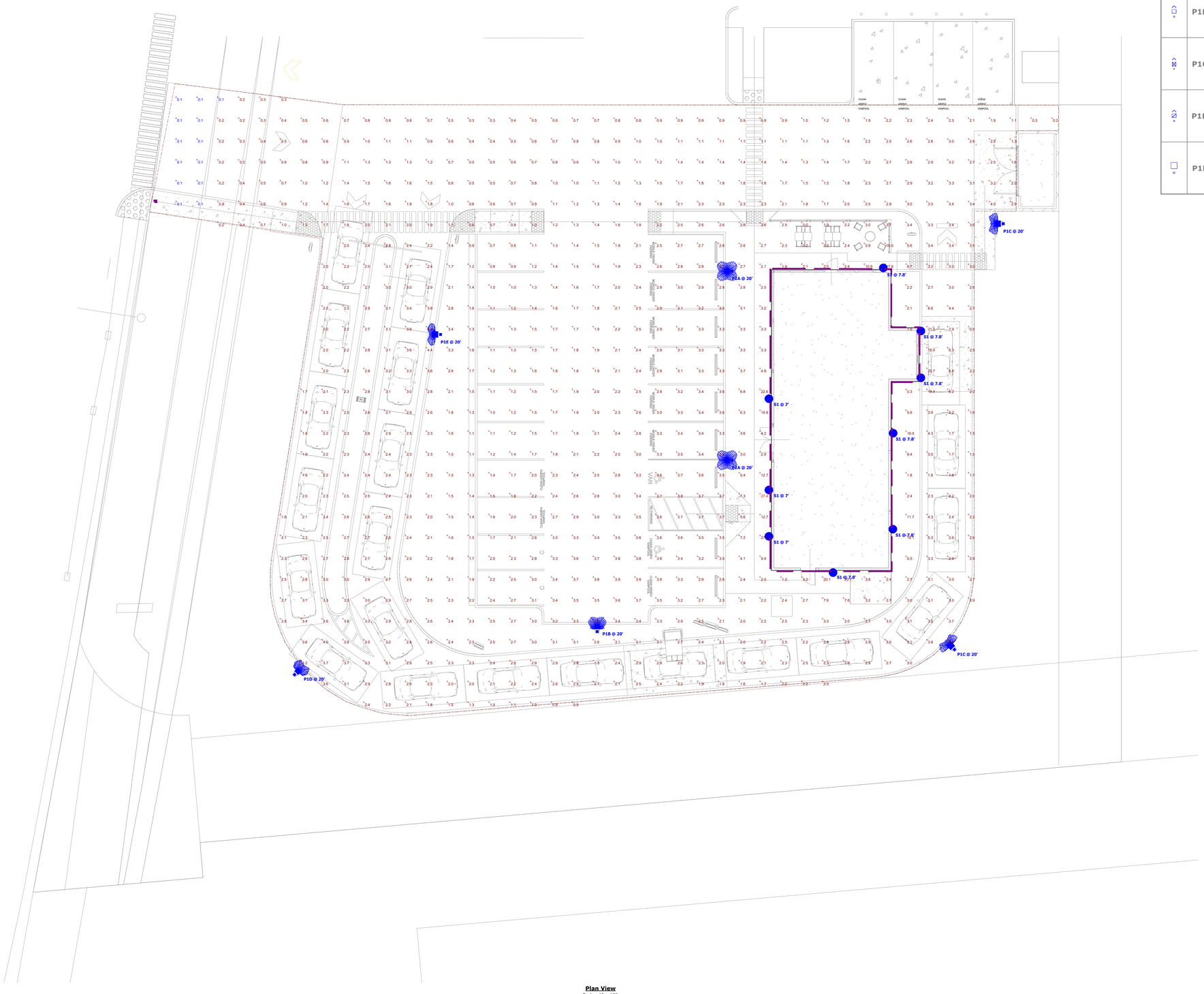
Preliminary Landscape Plan

Garth Ruffner Landscape Architect (916) 797-2575
4120 Douglas Blvd., Suite 306 #301 Roseville, CA 95746-5936
GarthRuffner.com California PLA 4006

DRAWN	GR
CHECKED	GR
DATE	Jan. 5, 2023
SCALE	1"=20'-0"
JOB #	22-184 (43030)
SHEET	L100

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	2.6 fc	27.4 fc	0.1 fc	274.0:1	26.0:1



Plan View
Scale - 1" = 10ft

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	S1		9	Generation Lighting	**8831702-753:** **Large Two Light Outdoor Wall Lantern**	Surface-mounted Luminaire	2	1686	1	33.67	Max: 1434cd
	P1A		2	Lithonia Lighting	DSX1 LED P3 30K T5M MVOLT	DSX1 LED P3 30K T5M MVOLT	1	12118	1	102	Max: 4822cd
	P1B		1	Lithonia Lighting	DSX1 LED P3 30K T5M MVOLT HS	DSX1 LED P3 30K T5M MVOLT with houseside shield	1	8740	1	102	Max: 4782cd
	P1C		2	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT HS	DSX1 LED P3 30K T3M MVOLT with houseside shield	1	9188	1	102	Max: 6579cd
	P1D		1	Lithonia Lighting	DSX1 LED P3 30K T4M MVOLT HS	DSX1 LED P3 30K T4M MVOLT with houseside shield	1	8867	1	102	Max: 5970cd
	P1E		1	Lithonia Lighting	DSX1 LED P3 30K T3M MVOLT	DSX1 LED P3 30K T3M MVOLT	1	11338	1	102	Max: 7792cd

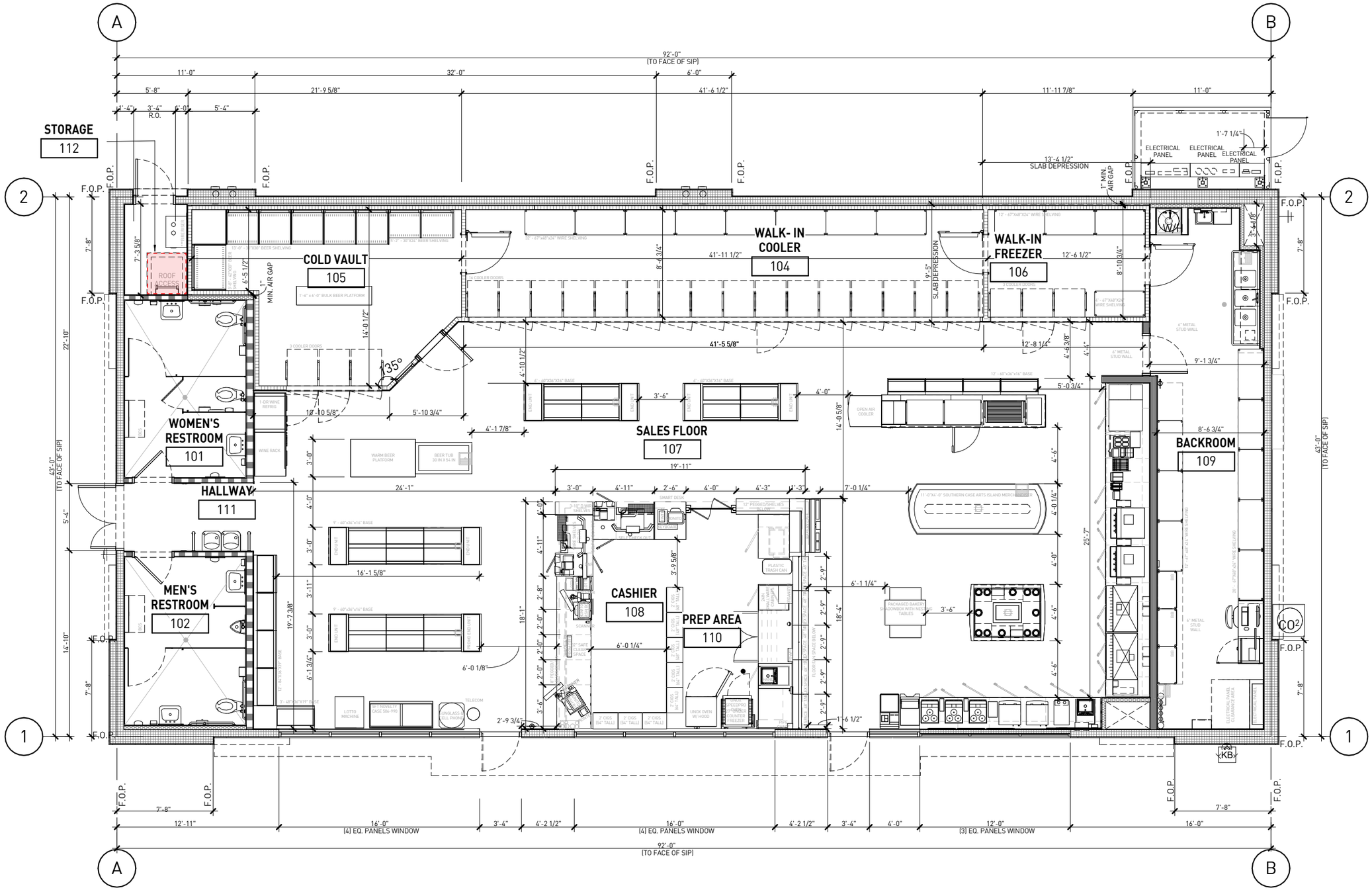
VISUAL

Starbucks
1st & Joiner, Lincoln, CA

Designer

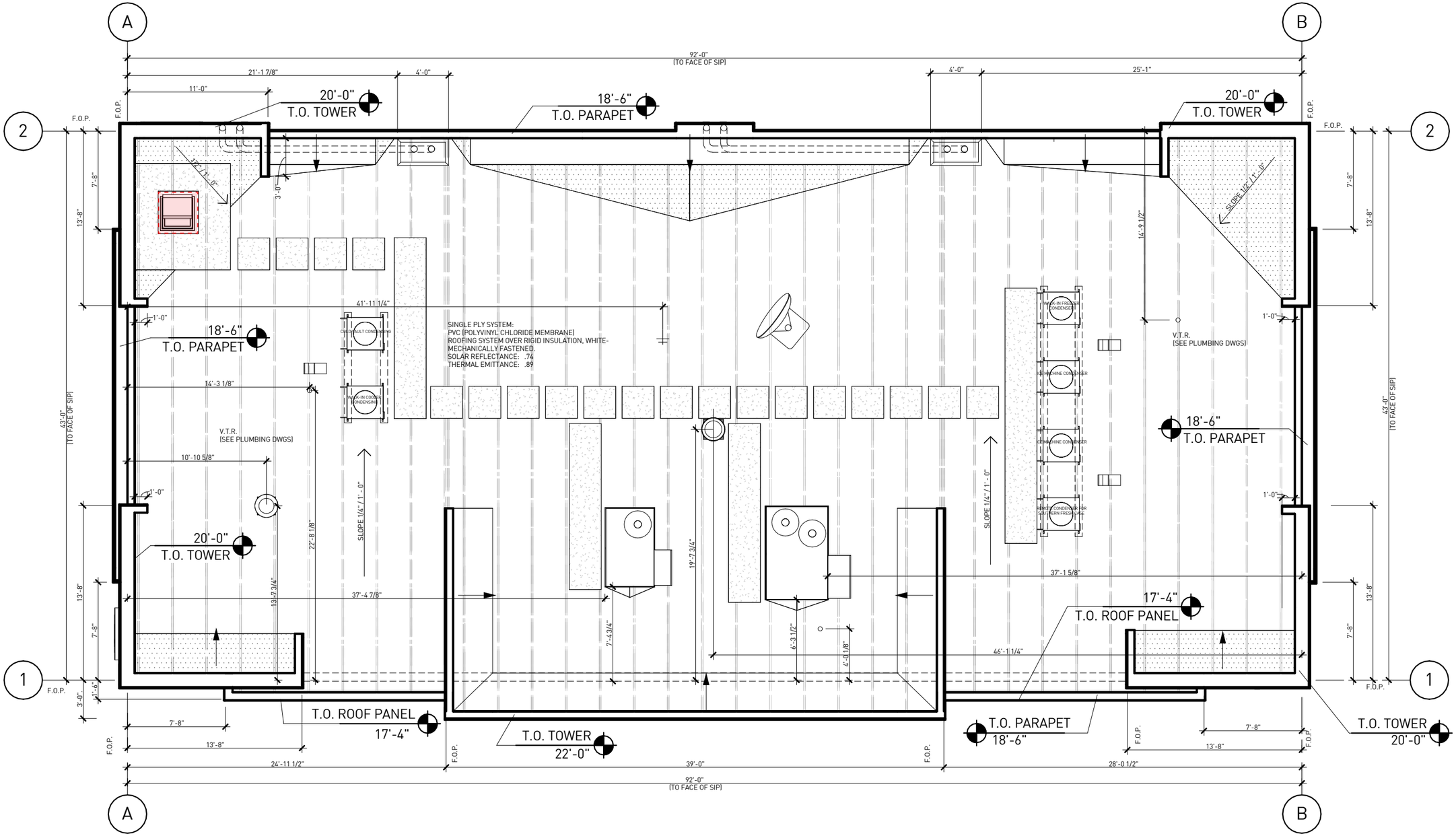
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1/23/2020
Scale
Not to Scale
Drawing No.

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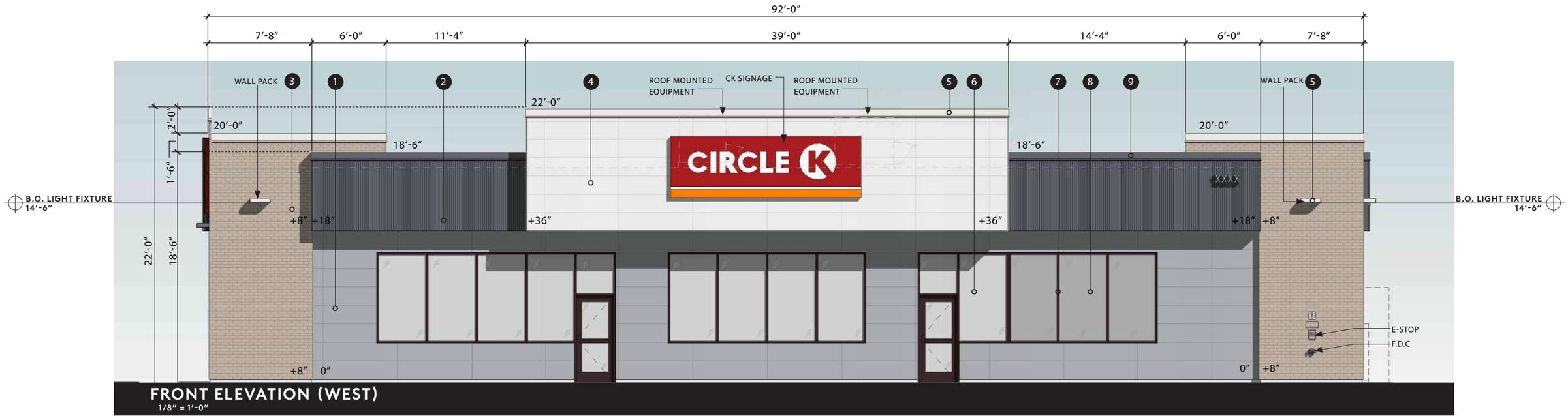


DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

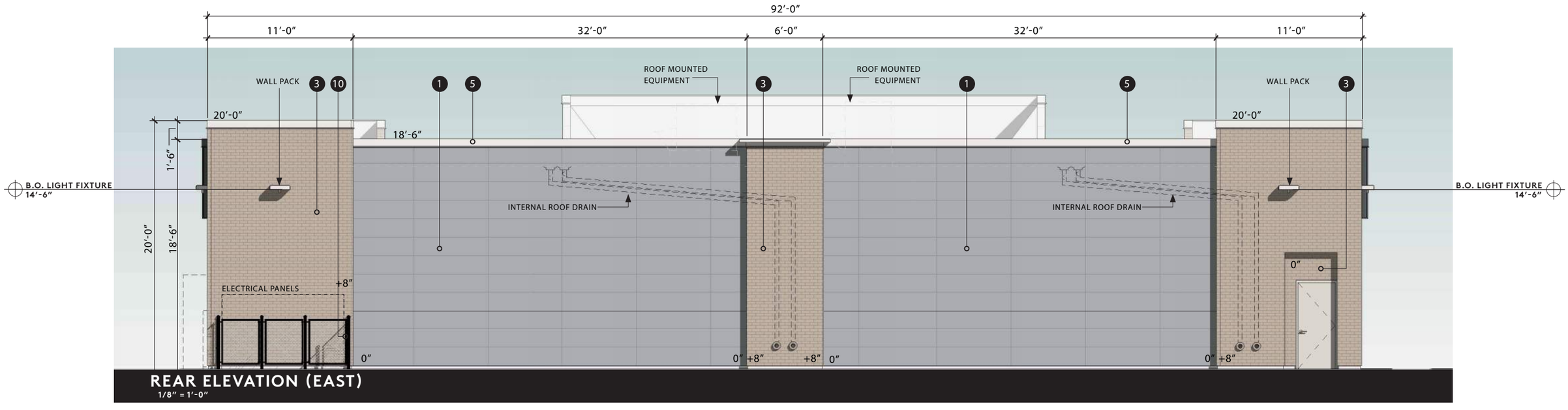


ROOF PLAN
1/8" = 1'-0"



FRONT ELEVATION (WEST)

1/8″ = 1′-0″



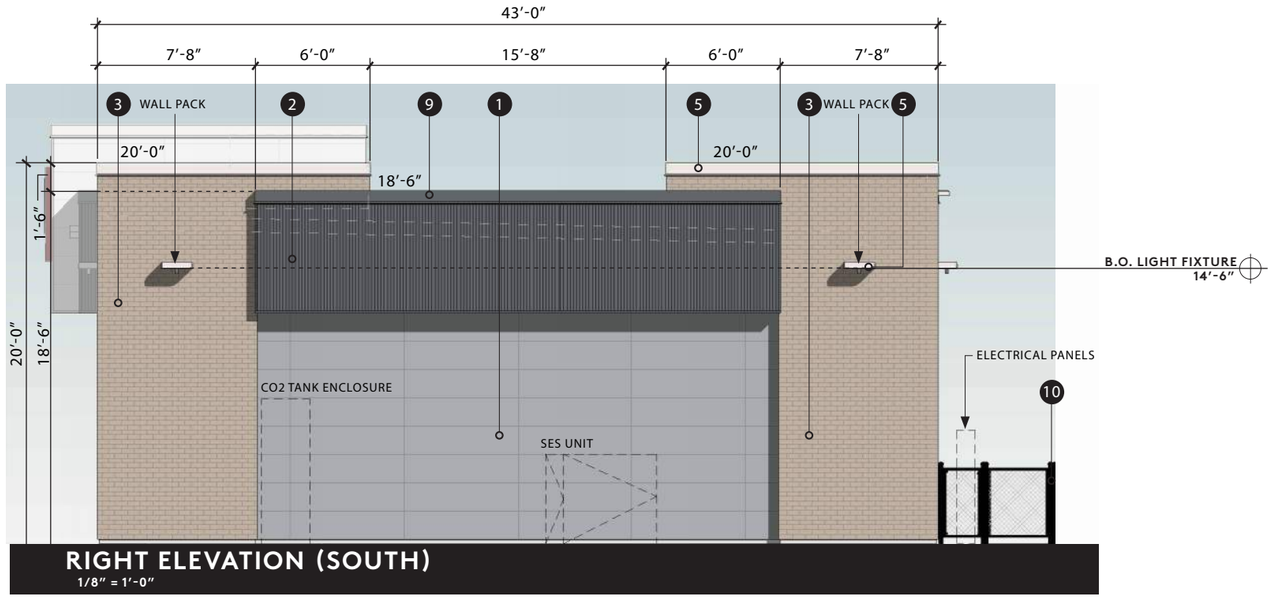
REAR ELEVATION (EAST)

1/8″ = 1′-0″

1	2	3	4	5	6	7	8	9	10
NICHIHA TUFF BLOCK SW 6255 MORNING FOG	NICHIHA RIBBED SW 7075 WEB GRAY	NICHIHA CANYON BRICK SHALE BROWN	NICHIHA TUFF BLOCK SW 9166 DRIFT OF MIST	METAL COPING GUTTER, DOWNSPOUT, AWNING SW 7004 SNOWBOUND	INSULATED CLEAR GLASS	ANODIZED WINDOW FRAMING DARK BRONZE	SPANDREL GLASS	METAL COPING WEB GRAY	4′ CHAIN LINK FENCE BLACK

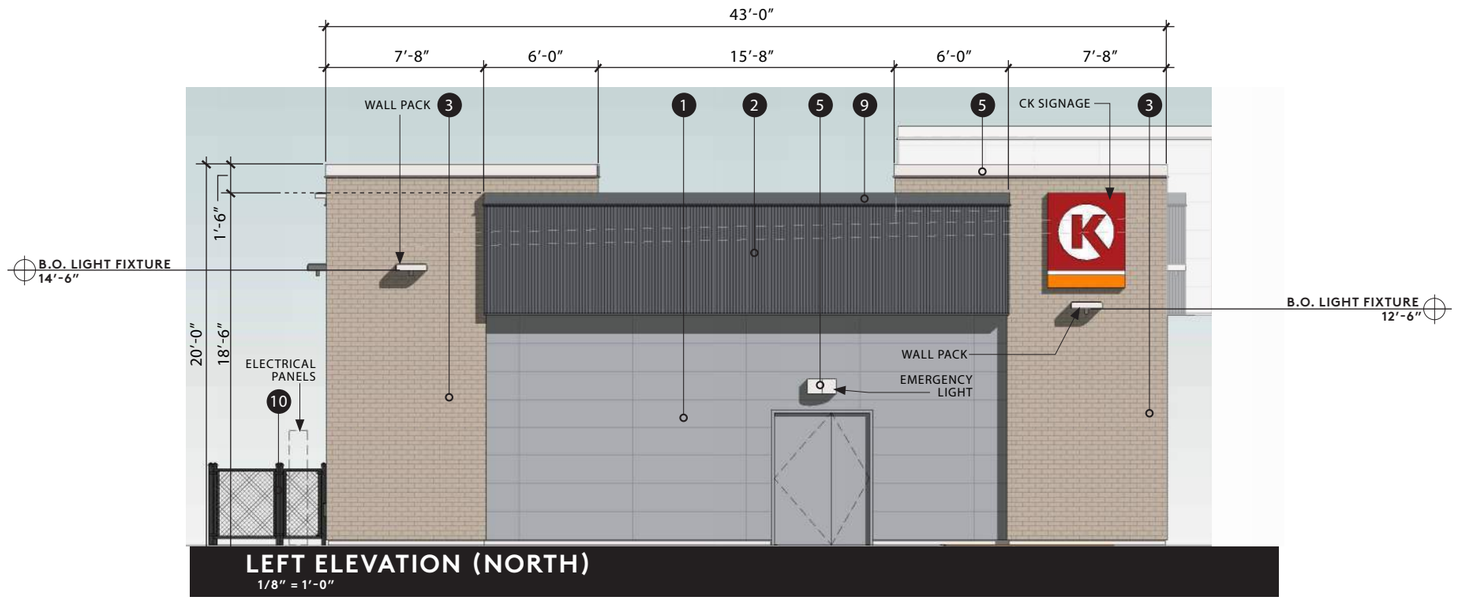
C-STORE ELEVATIONS

CONCEPT ELEVATION STUDIES



RIGHT ELEVATION (SOUTH)

1/8″ = 1′-0″



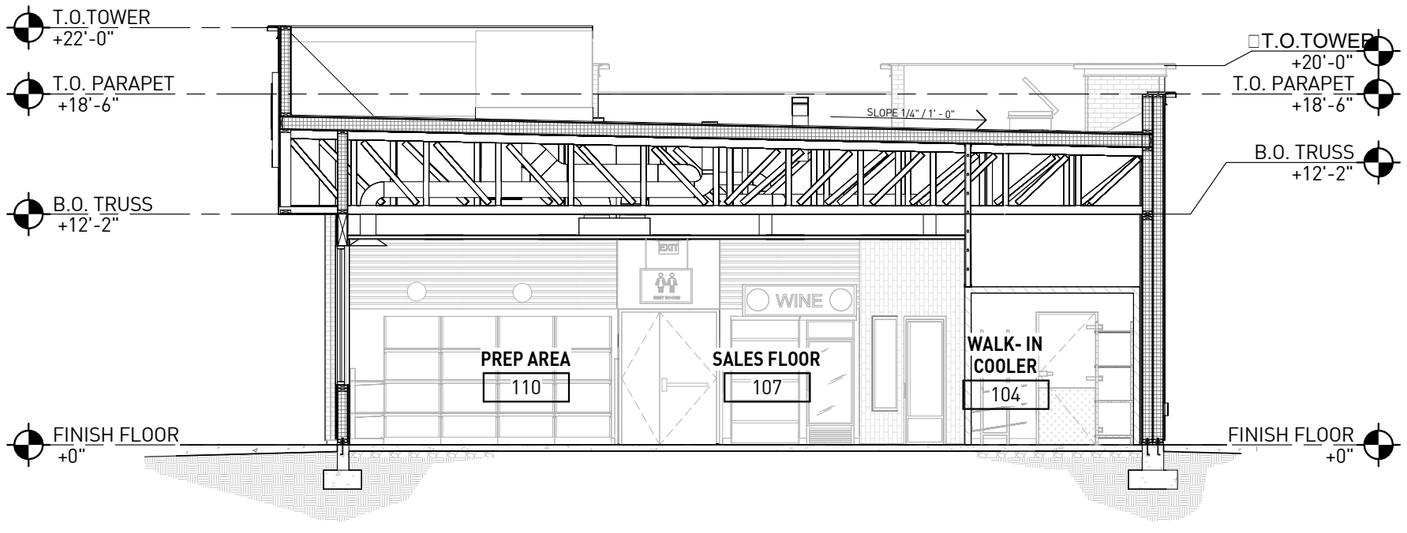
LEFT ELEVATION (NORTH)

1/8″ = 1′-0″

1	2	3	4	5	6	7	8	9	10
NICHIHA TUFF BLOCK SW 6255 MORNING FOG	NICHIHA RIBBED SW 7075 WEB GRAY	NICHIHA CANYON BRICK SHALE BROWN	NICHIHA TUFF BLOCK SW 9166 DRIFT OF MIST	METAL COPING GUTTER, DOWNSPOUT, AWNING SW 7004 SNOWBOUND	INSULATED CLEAR GLASS	ANODIZED WINDOW FRAMING DARK BRONZE	SPANDREL GLASS	METAL COPING WEB GRAY	4′ CHAIN LINK FENCE BLACK

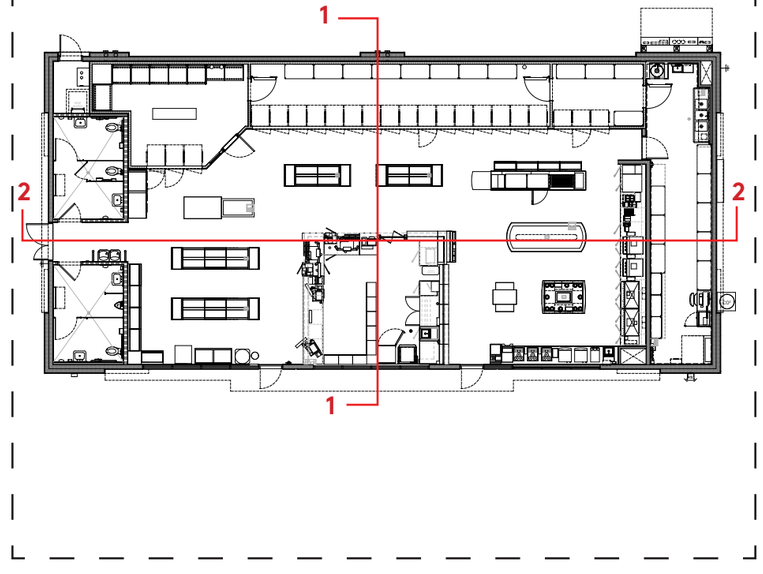
C-STORE ELEVATIONS

CONCEPT ELEVATION STUDIES



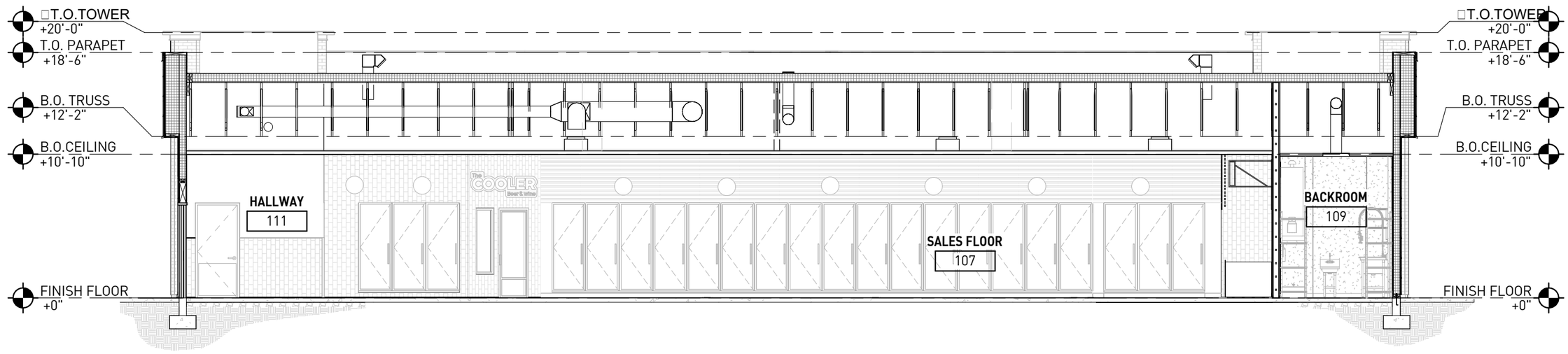
BUILDING SECTION | 1

1/8" = 1'-0"



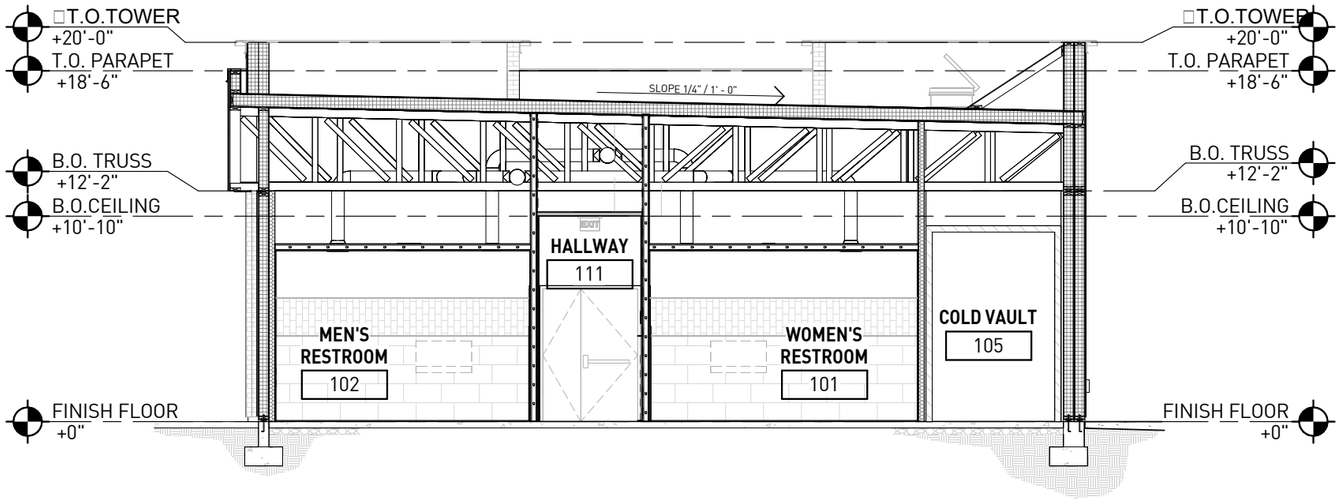
FLOOR PLAN (FOR REFERENCE ONLY)

N.T.S.



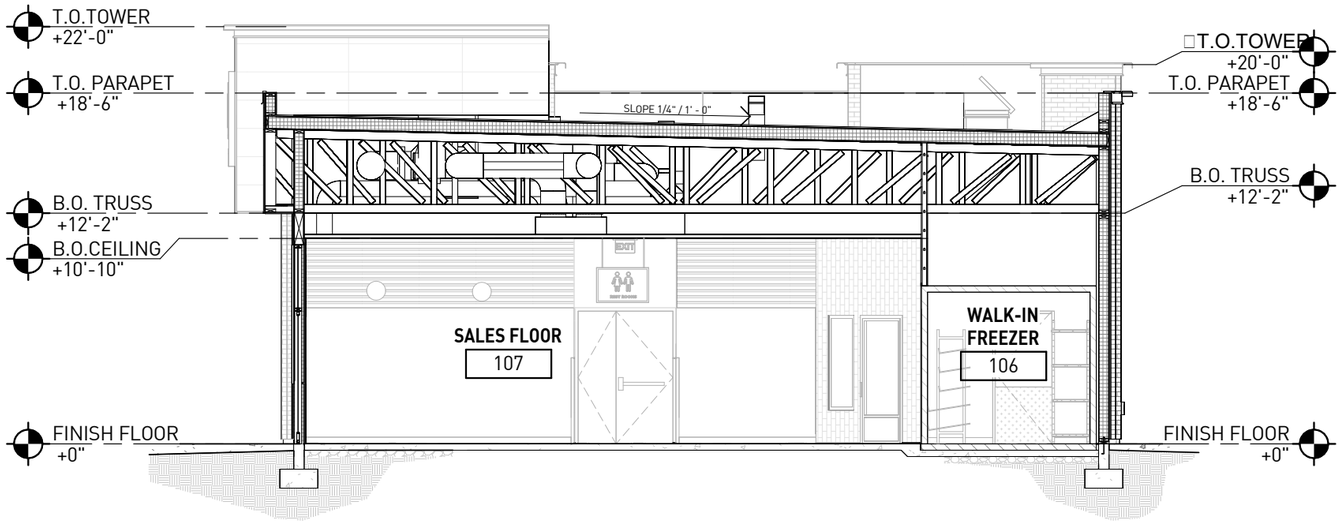
BUILDING SECTION | 2

1/8" = 1'-0"



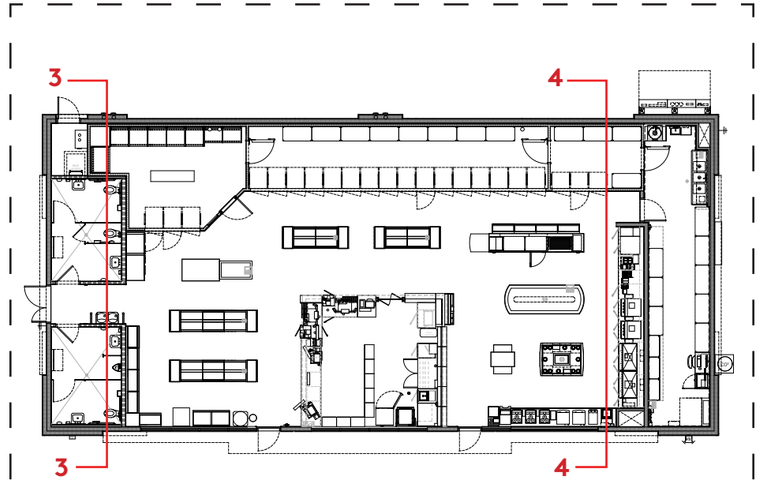
BUILDING SECTION | 3

1/8" = 1'-0"



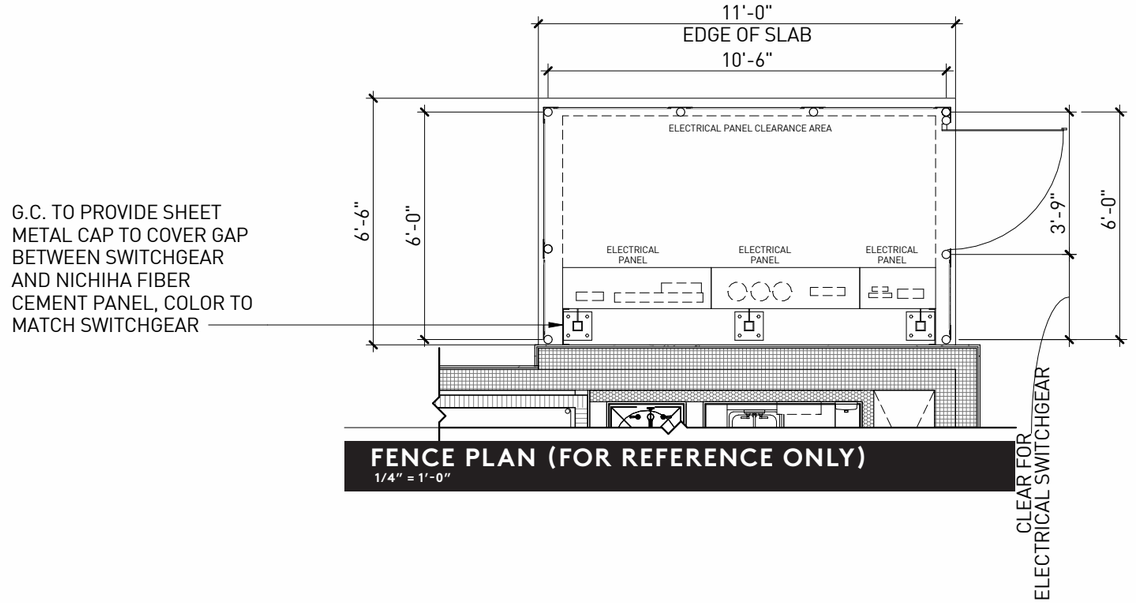
BUILDING SECTION | 4

1/8" = 1'-0"



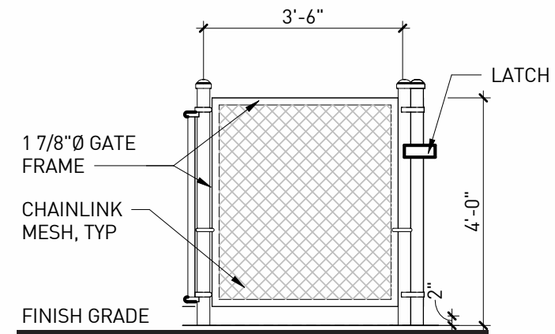
FLOOR PLAN (FOR REFERENCE ONLY)

N.T.S.

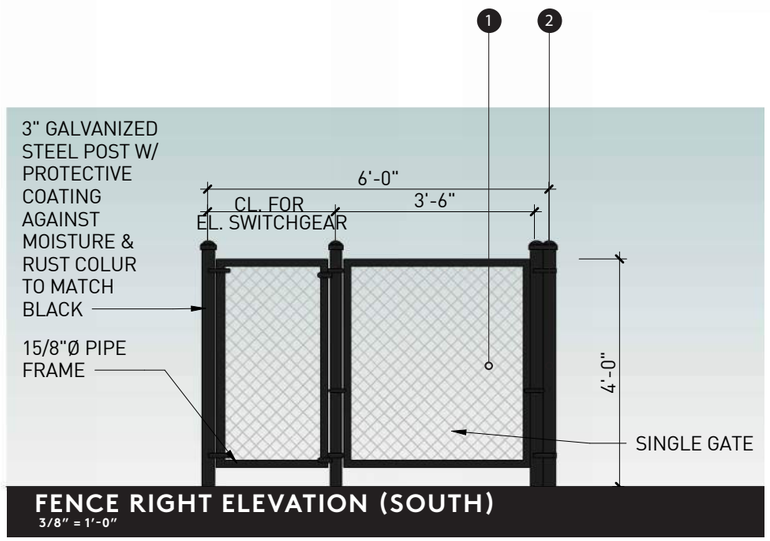


FENCE PLAN (FOR REFERENCE ONLY)
1/4" = 1'-0"

*DETAIL SHOW PULLED APART TO ILLLUSTRATE ELEMENTS

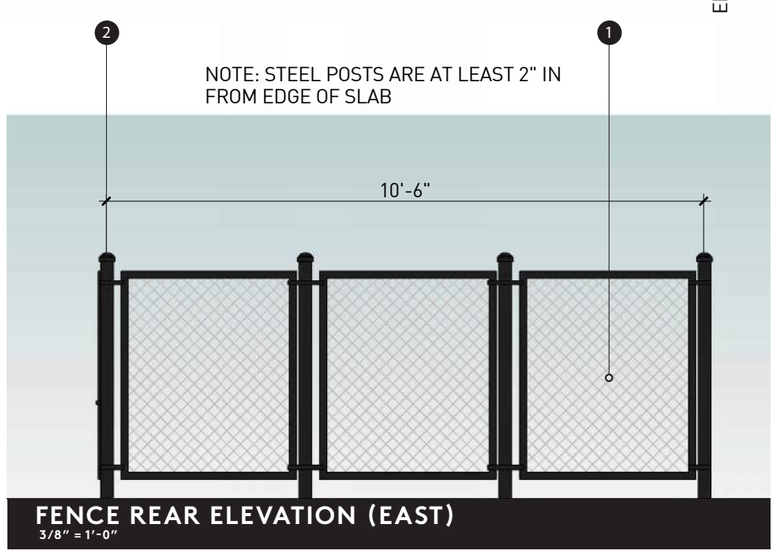


CHAINLINK GATE DETAIL
3/8" = 1'-0"



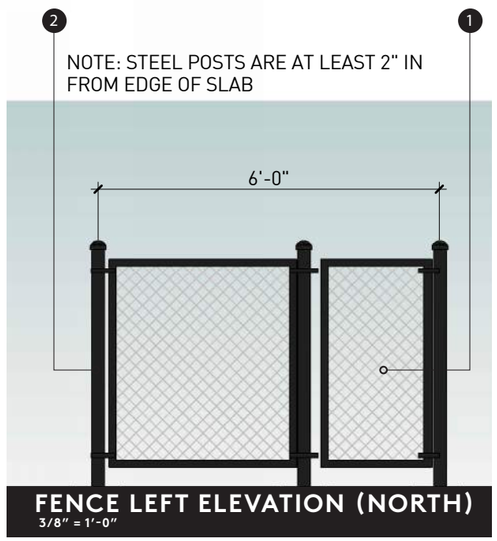
FENCE RIGHT ELEVATION (SOUTH)
3/8" = 1'-0"

NOTE: STEEL POSTS ARE AT LEAST 2" IN FROM EDGE OF SLAB

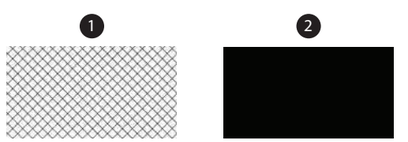


FENCE REAR ELEVATION (EAST)
3/8" = 1'-0"

NOTE: STEEL POSTS ARE AT LEAST 2" IN FROM EDGE OF SLAB

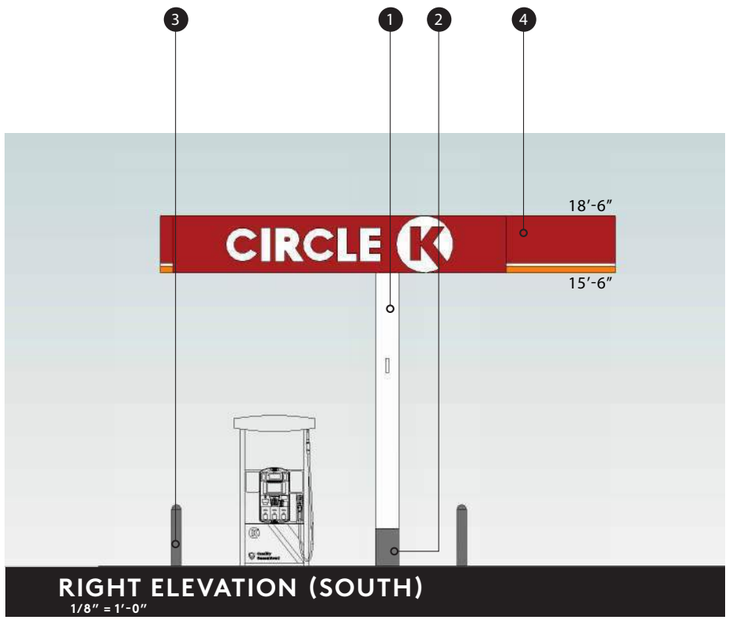


FENCE LEFT ELEVATION (NORTH)
3/8" = 1'-0"

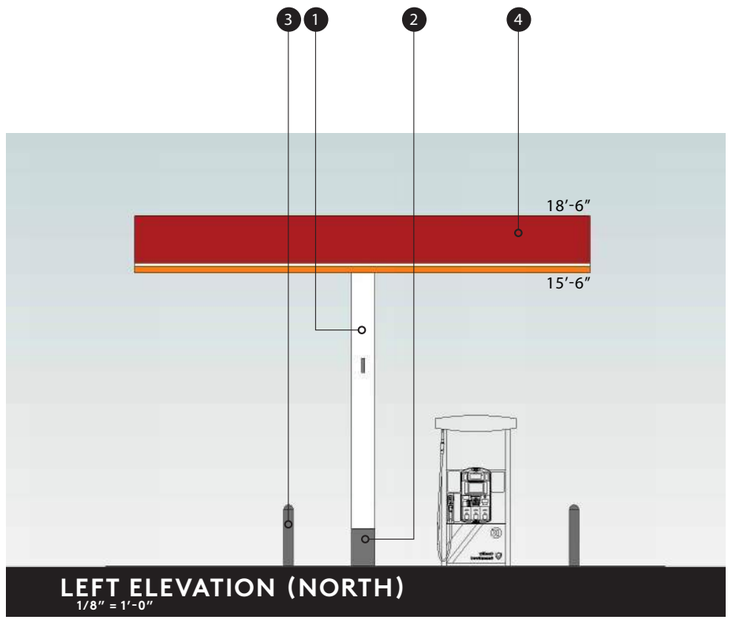


4' CHAIN LINK FENCE
BLACK

GALVANIZED STEEL POST
BLACK

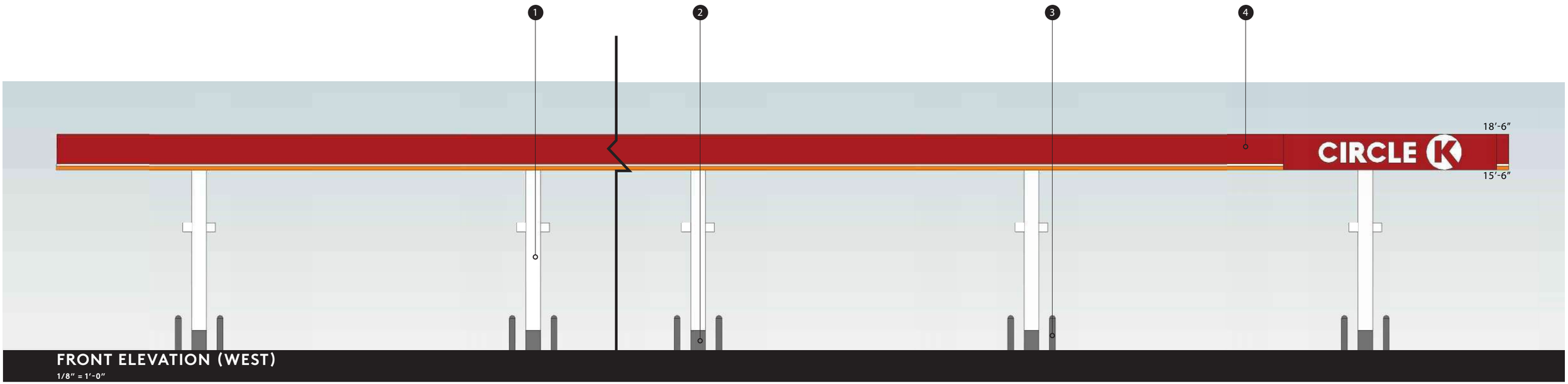


RIGHT ELEVATION (SOUTH)
1/8″ = 1′-0″



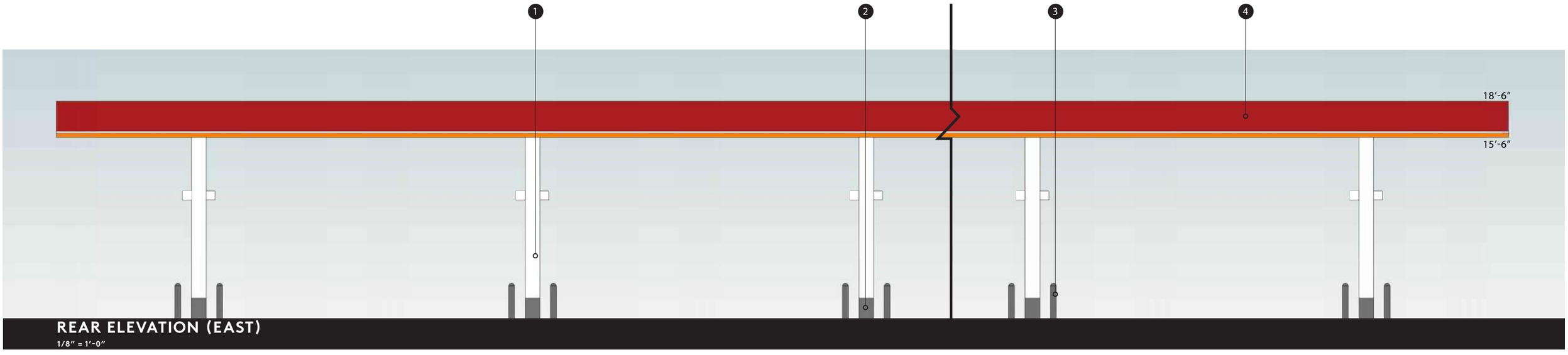
LEFT ELEVATION (NORTH)
1/8″ = 1′-0″

1	2	3	4
STEEL COLUMN PAINT FINISH	STEEL COLUMN PAINT FINISH	PVC BOLLARD SLEEVE	ACM PANEL TEX COTE
SW 7004 SNOWBOUND	SW 6236 GRAY'S HARBOR	SW6236 GRAY'S HARBOR	



FRONT ELEVATION (WEST)

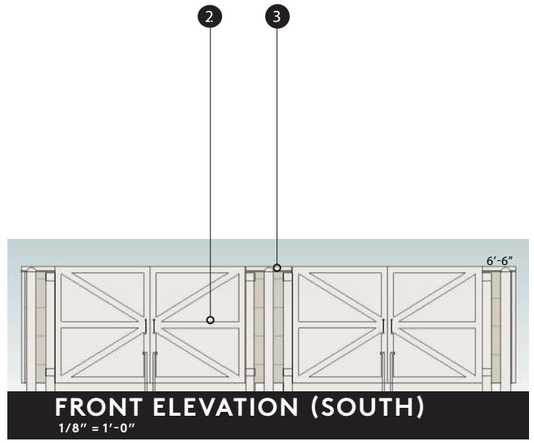
1/8″ = 1′-0″



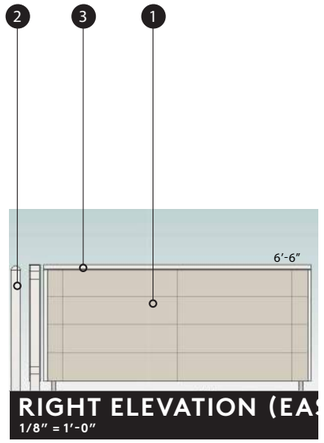
REAR ELEVATION (EAST)

1/8″ = 1′-0″

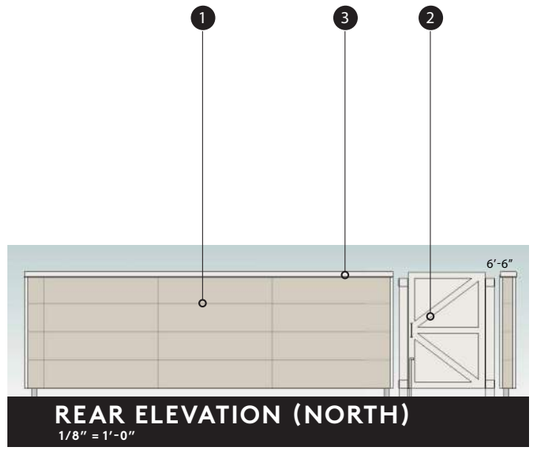
1	2	3	4
STEEL COLUMN PAINT FINISH	STEEL COLUMN PAINT FINISH	PVC BOLLARD SLEEVE	ACM PANEL TEX COTE
SW 7004 SNOWBOUND	SW 6236 GRAY'S HARBOR	SW6236 GRAY'S HARBOR	



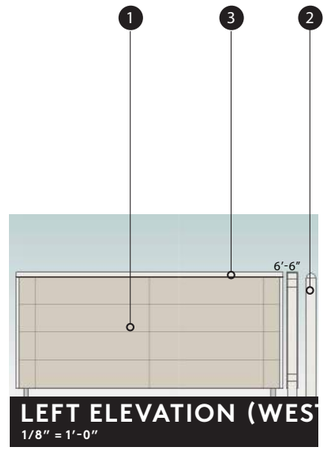
FRONT ELEVATION (SOUTH)
1/8" = 1'-0"



RIGHT ELEVATION (EA
1/8" = 1'-0"



REAR ELEVATION (NORTH)
1/8" = 1'-0"



LEFT ELEVATION (WES
1/8" = 1'-0"

1

NICHIHA
TUFFBLOCK

SW 9166
DRIFT OF MIST

2

METAL GATE AND
BOLLARD

SW 7004
SNOWBOUND

3

METAL COPING

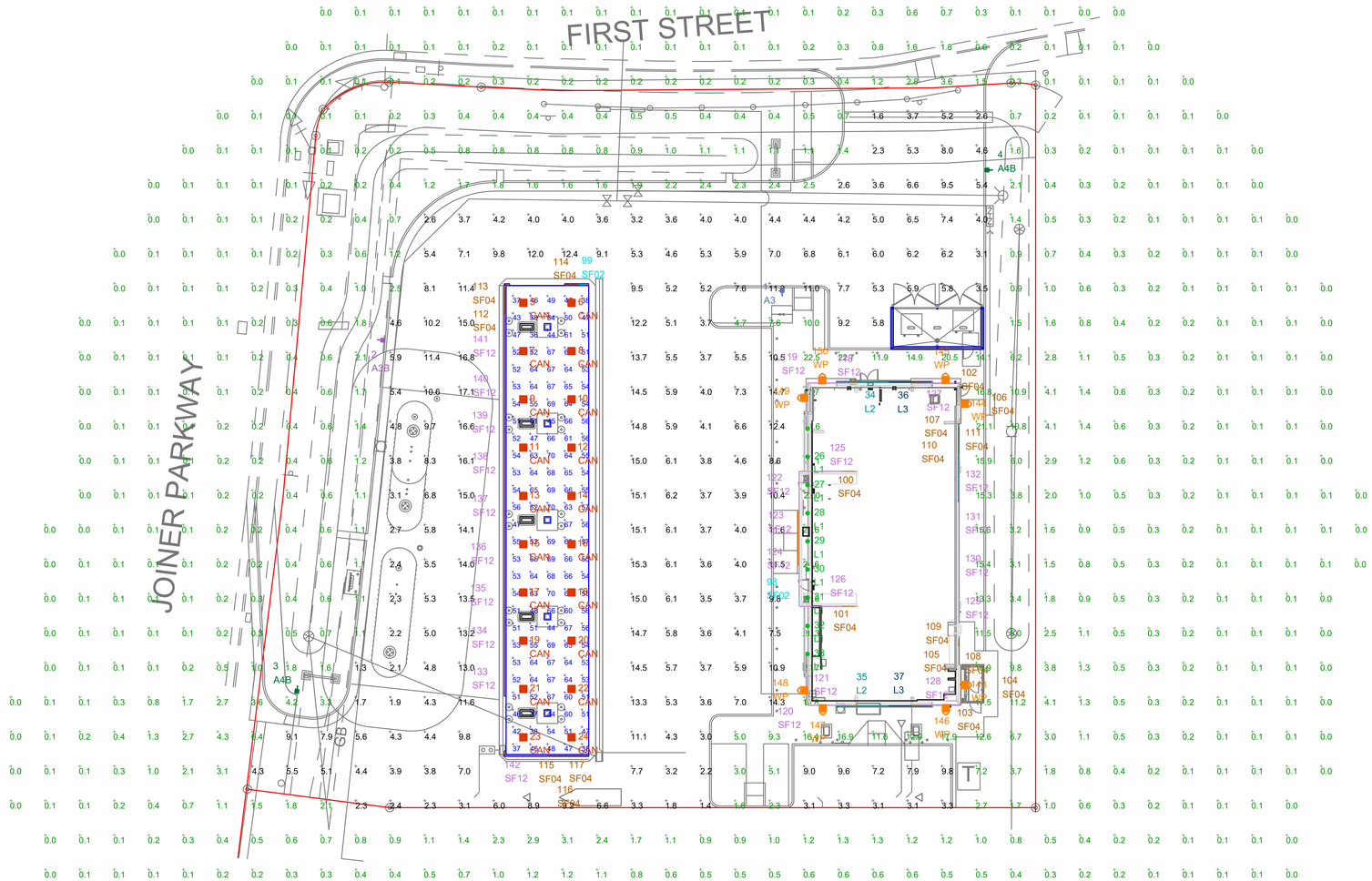
SW 7004
SNOWBOUND



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REPRESENTATION ONLY, NOT FOR CONSTRUCTION: ALL IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT PROTRAY THE EXACT SCALE, COLOR, MATERIALS OR CONSTRUCTION THAT COULD OCCUR DUE TO MATERIAL AVAILABILITY AND FINAL ARCHITECTURAL MODIFICATIONS



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3	18
2	A3B	18
3-4	A4B	18
5-24	CAN	15.5
25-33	L1	12
34-35	L2	12.463
36-37	L3	12.463
38-41	SF	19.672
42-45	SF	21.699
46-59	SF	19.672
60-62	SF	18.199
63-86	SF	19.672
87-97	SF	18.5
98	SF02	21.699
99	SF02	18.5
100-101	SF04	21.699
102-107	SF04	19.672
108-111	SF04	18.199
112-117	SF04	18.5
118-121	SF12	19.672
122-126	SF12	21.699
127-128	SF12	19.672
129-132	SF12	18.199
133-142	SF12	18.5
143-149	WP	14.5
150	WP	10.75

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES
- FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES UNLESS NOTED OTHERWISE.

CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	6.83	17.1	1.3	5.25	13.15
UNDEFINED	1.40	27.1	0.0	N.A.	N.A.
UNDER CANOPY	55.89	70	36	1.55	1.94

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A3	Single	17202	1.020	B3-U0-G3	114.07	114.07	Lithonia Lighting	RSX2 LED P2 50K R3 MVOLT SPA FAO
	1	A3B	Single	12072	1.020	B1-U0-G2	114.07	114.07	Lithonia Lighting	RSX2 LED P2 50K R3 MVOLT SPA HS FAO
	2	A4B	Single	11453	1.020	B1-U0-G2	114.07	228.14	Lithonia Lighting	RSX2 LED P2 50K R4 MVOLT SPA HS FAO
	20	CAN	Single	16336	1.020	B3-U0-G1	99.79	1995.8	Lithonia Lighting	PCNY LED ALO2 SWW2 (50K) FPCL MVOLT (SW. POS. 6)
	9	L1	SINGLE	2238	1.020	N.A.	25.15	226.35	Lithonia Lighting	LBR6 ALO2 20LM SWW1 (4000K) AR LSS MWD 90CRI WL
	2	L2	Single	4570	1.000	N.A.	54.9	109.8	P-LED	M-SX024-40 (15 FT)
	2	L3	Single	3656	1.000	N.A.	43.92	87.84	P-LED	M-SX024-40 (12 FT)
	60	SF	Single	110	1.000	N.A.	1.04	62.4	P-LED	PL-OP2-PD324-P-NW
	2	SF02	SF 2FT	110	1.000	N.A.	1.04	16.64	P-LED	PL-OP2-PD324-P-NW
	18	SF04	SF 4FT	110	1.000	N.A.	1.04	262.08	P-LED	PL-OP2-PD324-P-NW
	25	SF12	SF 12FT_1	110	1.000	N.A.	1.04	1144	P-LED	PL-OP2-PD324-P-NW
	8	WP	SINGLE	6614	1.020	B1-U0-G1	51.2609	410.087	Lithonia Lighting	ARC2 LED P5 40K MVOLT

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
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SCALE: 1" = 20'
LAYOUT BY: FNW
DWG SIZE: D
DATE: 6/3/2025

PROJECT NAME:
CIRCLE K
LINCOLN, CA
DRAWING NUMBER:
RL-10308-S1

CIRCLE K

AREA	QTY	LABEL	DESCRIPTION
	1	A3	RSX2 LED P2 50K R3 MVOLT SPA FAO
	1	A3B	RSX2 LED P2 50K R3 MVOLT SPA HS FAO
	2	A4B	RSX2 LED P2 50K R4 MVOLT SPA HS FAO



CANOPY	QTY	LABEL	DESCRIPTION
	20	CAN	PCNY LED ALO2 SWW2 (50K) FPCL MVOLT (SW. POS. 6)



DOWNLIGHT	QTY	LABEL	DESCRIPTION
	9	L1	LBR6 ALO2 20LM SWW1 (4000K) AR LSS MWD 90CRI WL



STREET WRAP	QTY	LABEL	DESCRIPTION
	2	L2	M-SX024-40 (15 FT)
	2	L3	M-SX024-40 (12 FT)

STREET FIGHTER	QTY	LABEL	DESCRIPTION
	60	SF	PL-OP2-PD324-P-NW
	2	SF02	PL-OP2-PD324-P-NW
	18	SF04	PL-OP2-PD324-P-NW
	25	SF12	PL-OP2-PD324-P-NW



ADDITIONAL FIXTURE INFO



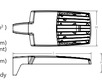
RSX2 LED
Area Luminaire

Catalog Number
Notes
Type

*Not Available in conjunction with Straight Arm of Adjustable Universal.

Specifications

EPA (ft²/80°):	0.69 ft² (0.06 m²)
Length:	29.3" (74.4 cm) (SPA mount)
Width:	13.4" (34.0 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.3 cm) Arm
Weight: (SPA mount)	30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED									
Series	Performance Package		Color Temperature	Distribution		Voltage		Mounting	
RSX2 LED	P1		30K 3000K	R2	Type 2 Wide	MVOLT	(120V-277V) *	SPA	Square pole mounting (3.0" min. ID pole for 1, 2, 3, 4 at 90°; 3.5" min. ID pole for 1, 2, 3, 4 at 90° for 1 at 90°, 2 at 180°, 3 at 120°)
	P2		40K 4000K	R3	Type 3 Wide	HVOLT	(347V-480V) *	RPA	Round pole mounting (3.2" min. dia. ID pole for 1, 2, 3, 4 at 90°; 3.5" min. dia. ID pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3		50K 5000K	R4	Type 4 Short	XVOLT	(277V-480V) *	WBA	Wall bracket
	P4			R4A	Type 4 Short Automotive Flood Beam	See specific wattage for options as noted)		MA	Mast arm adaptor (1-3 3/8" OD horizontal tenon)
	P5			R4S	Type 4 Short	120 *	277 *	PS	Adjustable slipfitter fits 2-3/8" OD tenon) *
	P6			R5	Type 5 Wide	208 *	347 *	WBA	Wall bracket
				R5S	Type 5 Short *	240 *	480 *	WBACC	Wall bracket with surface conduit box
				AFR	Automotive Front Row			AASP	Adjustable slip fitter with pole mounting *
				AFBR90	Automotive Front Row Right Rotated			AAWP	Adjustable tilt arm mount with wall bracket *
				AFRL90	Automotive Front Row Left Rotated			AAWCC	Adjustable tilt arm wall bracket with surface conduit box *

*Add "ET" to the end of the catalog number for individual unit pack or "30" for packs of 6 units for catalog numbers which do not include /ET2

Options		Finish	
Shipped Installed		DDBXD	Dark Bronze
HS	House-side shield *	DBLXD	Black
PE	Photocontrol, button-style *	DNAXD	Natural Aluminum
PER7	Seven-wire twist-lock receptacle only (no controls) * *	DWHXD	White
SF	Single fuse (120, 277, 347) *	DDBTXD	Textured Dark Bronze
DF	Double fuse (208, 240, 480) *	DBLBXD	Textured Black
SPD20KV	20KV Surge pack (10KV standard)	DNATXD	Textured Natural Aluminum
FAO	Field adjustable output *	DWHGXD	Textured White
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)*		
DS	Dual switching * *		
	Shipped Separately (requires some field assembly)		
EGS	External glare shield		
EGFV	External glare full visor (360° around light aperture) *		
BS	Bird spikes * *		

ADDITIONAL FIXTURE INFO



PCNY LED
LED Canopy/Ceiling Luminaire

Catalog Number
Notes
Type

*Not Available in conjunction with Straight Arm of Adjustable Universal.

Specifications

	PCNY LED
Widths:	15.2"
Height:	9.4"
Depth:	15.2"
Weight:	10.67lbs

Introduction

The all-new PCNY LED luminaire is designed to provide exceptional energy savings and versatility in one package. Features such as Adjustable Lumen Output (ALO) and replaceable decorative cover make PCNY LED suitable for a wide variety of applications.

With over 174 LPW the PCNY LED delivers up to 80% in energy savings when replacing metal halide luminaires. With over 100,000 hourlife-expectancy (12+ years of 24/7 continuous operation), the PCNY LED luminaire provides significant maintenance savings over traditional luminaires.

Ordering Information

EXAMPLE: PCNY LED ALO1 50K FPCL MVOLT DWHXD M3

PCNY LED

Catalog	Lumens	CCT	CRI	Lens	Voltage	Wattage	Color	Packaging	Gcode	UPC	Pallet Qty
PCNY LED ALO1 50K FPCL MVOLT DWHXD M3	7,500-13,000	50K	70CRI	PC, Flat Clear	120 - 277	46-84	White	Master Pack 3	285195	196183747491	36
PCNY LED ALO1 40K FPCL MVOLT DWHXD M3	7,500-13,000	40K	70CRI	PC, Flat Clear	120 - 277	46-84	White	Master Pack 3	285689	197589182596	36
PCNY LED ALO2 SWW2 FPCL MVOLT DWHXD M3	4,000-20,000	30K/40K/50K	80CRI	PC, Flat Clear	120 - 277	25-131	White	Master Pack 3	287789	197589183180	36
PCNY LED ALO2 SWW2 FTL MVOLT DWHXD M3	4,000-20,000	30K/40K/50K	80CRI	Forward Throw	120 - 277	25-131	White	Master Pack 3	287781	197589182227	36
PCNY LED ALO2 57K FPCL MVOLT DWHXD M3	4,000-20,000	57K	80CRI	PC, Flat Clear	120 - 277	25-131	White	Master Pack 3	287694	197589183405	36
PCNY LED ALO2 57K FTL MVOLT DWHXD M3	4,000-20,000	57K	80CRI	Forward Throw	120 - 277	25-131	White	Master Pack 3	287986	197589183436	36

Accessories

Catalog	Description	Due	Dimensions
FP2SQW*	PCNY/XPCNY Backplate for 12" Decks	Covers Existing Hole if Larger than Fixture	15.5" x 24" x 1.6GA Galv Steel
FP16QW*	PCNY/XPCNY Backplate for 16" Decks	Covers Existing Hole if Larger than Fixture	19.5" x 24" x 1.6GA Galv Steel
BP18SW*	PCNY/XPCNY 18" Beautyplate	Covers Existing Footprint of Existing Fixture	18" x 18" x 16GA Aluminum
BP24SW*	PCNY/XPCNY 24" Beautyplate	Covers Existing Footprint of Existing Fixture	24" x 24" x 16GA Aluminum
PCNYDT DWHXD J12	PCNY White Decorative Trim (12 Pack) (standard w/fixture)	Covers Mounting Hardware	15.2" x 15.2" Composite
PCNYDT DBLXD J12	PCNYBlack Decorative Trim (12 Pack)	Covers Mounting Hardware	15.2" x 15.2" Composite
AAWCC	Adjustable tilt arm wall bracket surface conduit box *		

*Add "ET" to the end of the catalog number for individual unit pack or "30" for packs of 6 units for catalog numbers which do not include /ET2

FEATURES & SPECIFICATIONS

INTENDED USE
The PCNY LED is a great choice for both new and retrofit pedestrian canopy applications. With its high efficacy, clean looks and versatility makes it suitable for a wide range of applications like retail gas stations, convenience stores, and other canopy applications. Standard symmetric lens distribution provides optimal illumination under pedestrian canopies and forward throw lens distribution provides light beyond canopy often eliminating the need for flood lighting on top of canopy.

CONSTRUCTION
The die-cast aluminum housing for the light engine is optimized for thermal management without the need for external fins. The wet location rated LED driver box is separated from the heat-generating light engine and raised above the canopy surface to promote long life and prevent water entry. The optical chamber housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for wet location applications.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L77/100,000 hours at 25°C). The electronic driver has a power factor of >90% and THD <20%. A 10kV surge protection device is included, which meets a minimum Category C low-exposure (per ANSI/IEEE C62.41.2). The fixture is supplied with a 0-10V driver and is dimmable by 0-10V controls.

INSTALLATION
The product can be installed by one person to a 12" or 16" deck gravel. Requires only 2.5" hole in the deck panel for new installations but can accommodate up to a 4" hole for retrofit applications. The product can also be installed in recessed canopy applications. The snap-in decorative trim covers all mounting hardware. The Adjustable Lumen Output (ALO) module in the driver box allows the contractor to customize the lumens to the desired level based on application needs.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C to 40°C ambient conditions. DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5 year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Performance Data

Ambient Temp	Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Predicted Lumen Maintenance			
0 Hrs	25,000 Hrs	50,000 Hrs	100,000 Hrs
100%	94%	88%	77%

Lumen Output Flat Polycarbonate Clear Lens (FPCL)

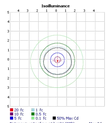
Performance Package	Setting	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO1	3	84	13,130	156	13,634	162	13,532	161
ALO1	2	62	9,267	149	9,727	157	9,575	155
ALO1	1	46	7,031	153	7,389	161	7,321	155
ALO2	7	128	19,909	156	21,236	166	20,964	164
ALO2	6	100	15,495	157	16,638	166	16,470	165
ALO2	5	80	12,603	158	13,291	166	13,439	168
ALO2	4	59	9,699	164	10,128	172	10,023	170
ALO2	3	50	7,925	159	8,257	165	8,188	164
ALO2	2	39	6,016	154	6,226	160	6,397	164
ALO2	1	25	4,228	169	4,358	174	3,889	156

Lumen Output Forward Throw Lens (FTL)

Performance Package	Setting	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO2	7	131	19,509	149	20,933	160	20,813	159
ALO2	6	100	15,370	154	16,387	164	16,456	164
ALO2	5	80	12,322	154	13,038	163	13,133	164
ALO2	4	61	9,479	155	9,943	163	10,099	166
ALO2	3	50	7,741	155	8,077	162	8,237	165
ALO2	2	38	5,876	154	6,101	160	6,258	164
ALO2	1	28	4,146	148	4,277	153	4,413	158

Photometric Diagrams

Full photometric data report available within 2 weeks from request. Contact Acuity Tech Support.



Performance Data

Ambient Temp	Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Predicted Lumen Maintenance			
0 Hrs	25,000 Hrs	50,000 Hrs	100,000 Hrs
100%	94%	88%	77%

Lumen Output Flat Polycarbonate Clear Lens (FPCL)

Performance Package	Setting	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO1	3	84	13,130	156	13,634	162	13,532	161
ALO1	2	62	9,267	149	9,727	157	9,575	155
ALO1	1	46	7,031	153	7,389	161	7,321	155
ALO2	7	128	19,909	156	21,236	166	20,964	164
ALO2	6	100	15,495	157	16,638	166	16,470	165
ALO2	5	80	12,603	158	13,291	166	13,439	168
ALO2	4	59	9,699	164	10,128	172	10,023	170
ALO2	3	50	7,925	159	8,257	165	8,188	164
ALO2	2	39	6,016	154	6,226	160	6,397	164
ALO2	1	25	4,228	169	4,358	174	3,889	156

Lumen Output Forward Throw Lens (FTL)

Performance Package	Setting	System Watts	30K (3000K, 80 CRI)		40K (4000K, 80 CRI)		50K (5000K, 80 CRI)	
			Lumens	LPW	Lumens	LPW	Lumens	LPW
ALO2	7	131	19,509	149	20,933	160	20,813	159
ALO2	6	100	15,370	154	16,387	164	16,456	164
ALO2	5	80	12,322	154	13,038	163	13,133	164
ALO2	4	61	9,479	155	9,943	163	10,099	166
ALO2	3	50	7,741	155	8,077	162	8,237	165
ALO2	2	38	5,876	154	6,101	160	6,258	164
ALO2	1	28	4,146	148	4,277	153	4,413	158

ADDITIONAL FIXTURE INFO

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Retrofit, remodel, and new construction mounting types. See table for compatible ceiling openings and thickness range.
Optional roof rings available for additional overlap trim coverage.
1/2" 5-1/2" ceiling thickness
25° ambient temperature
E-rated up to 3000m
OPTICS — LEDs are binned to a 3-step MacAdam Ellipse. 35° cutoff.
New construction frame accessories approved for 4 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.
80CRI standard (90CRI optional)
DGR — DGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting. VIEW FAQ
ELECTRICAL — Adjustable lumen output with four mode options, Fixed lumen options also available. MVOLT, 120/277V 50/60Hz drive (0-10V & 120V Phase Dimming to 10% or 1% min dimming level) FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.
LUMEN MAINTENANCE — L80 at 60,000 hours
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet Location (WL) optional, requires covered ceiling). TAA compliant. UFC (3-530-01) specification compliant for power factor and THD. GSA FSS8.5.2.A compliant for power quality at full output; compliant up to 2000m at fully dimmed output. Drivers are ROHS compliant
Title 24 compliant (90CRI, up to 1000lm).
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Catalog Number
Notes
Type

LBR6

6" Open and Wallwash LED Retrofit/Remodel Downlight



Retrofit | Remodel



Open Trim



Wallwash Trim

Performance Data

LBR6 4R LSS MWD — 80CRI

Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	571	99	585	101	599	103	617	105
ALO1 (750LM)	9	905	102	926	105	948	105	977	108
ALO1 (1000LM)	13	1270	98	1300	100	1330	102	1372	104
ALO2 (1000LM)	13	1246	108	1278	110	1410	112	1454	115
ALO2 (1500LM)	19	1963	105	2011	107	2059	109	2123	113
ALO2 (2000LM)	25	2476	100	2533	101	2591	103	2674	106
ALO3 (2000LM)	25	2547	103	2606	105	2668	107	2751	109
ALO3 (2500LM)	32	3075	98	3146	100	3221	101	3321	104
ALO3 (3000LM)	38	3492	93	3573	95	3658	96	3771	99
ALO4 (4000LM)	39	4188	107	4265	109	4350	112	4393	113
ALO4 (4500LM)	44	4613	105	4707	107	4801	109	4848	110
ALO4 (5000LM)	49	5057	102	5159	104	5221	107	5273	108

LBR6 WS MWD — 80CRI

Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	480	99	504	101	597	102	616	105
ALO1 (750LM)	9	768	102	924	103	946	105	975	108
ALO1 (1000LM)	13	1067	98	1297	100	1328	102	1369	104
ALO2 (1000LM)	13	1055	108	1275	110	1408	112	1451	115
ALO2 (1500LM)	19	1651	105	2007	106	2055	108	2118	113
ALO2 (2000LM)	25	2079	99	2528	101	2588	103	2668	105
ALO3 (2000LM)	25	2138	103	2601	104	2663	106	2745	109
ALO3 (2500LM)	32	2583	98	3140	99	3214	101	3314	103
ALO3 (3000LM)	38	2933	93	3566	94	3651	96	3764	98
ALO4 (4000LM)	39	3515	90	3583	92	3654	94	3690	95
ALO4 (4500LM)	44	3875	88	3954	90	4033	92	4072	93
ALO4 (5000LM)	49	4214	86	4300	88	4386	90	4429	90

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

+ Tested in accordance with IESNA LM-79-08. ±8CCT.
+ Tested to current IES and NEMA standards under stabilized laboratory conditions.
+ CRI: 80 typical

DOWNLIGHTING

Ordering Information

EXAMPLE: LBR6 ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series	Lumens †		Color temperature †		Reflector Color		Reflector Flange †		Reflector Finish
LBR6	4" Retrofit/ LBR6WW 6" Retrofit/ Wallwash	Adjustable Lumen Output ALO1 500/750/1000lm ALO2 1000/1500/2000lm ALO3 2000/2500/3000lm ALO4 4000/4500/5000lm	Fixed Lumen Output 01LM 500lm 07LM 750lm 10LM 1000lm 15LM 1500lm 20LM 2000lm 25LM 2500lm 30LM 3000lm 40LM 4000lm 45LM 4500lm 50LM 5000lm	Switchable CCT SWW1 3000K-5500K 4000K-5000K Fixed CCT 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	AR Clear BR Black painted MS Metallic Silver WR White painted TCPC Custom painted trim TRALTRD RAL painted trim	Blank Clear TBRW White painted Ramp TBBL Black painted Ramp FCPC Custom painted Ramp only FRALTRD RAL painted Ramp only	Blank Self-flanged TBRW White painted Ramp TBBL Black painted Ramp FCPC Custom painted Ramp only FRALTRD RAL painted Ramp only	SR Semi-specular

Distribution	Voltage	Driver	Emergency †	Control Input †	Options
WWD Medium wide (1.0 Limb) WD Wide (1.2Limb) WW Wallwash	MVOLT 120 277 347	UGZ Universal dimming to 10% 0-10V, line voltage dimming (120V) UGZ1 Universal dimming to 1% 0-10V, line voltage dimming (120V) DALI DALI dimming to 1% 01 Minimum dimming 1% driver for use with XD7	Blank No Emergency Needed ELB Battery pack (10W constant power) Non-CEC Compliant remote test switch ELBT Battery pack (10W constant power) Non-CEC Compliant remote test switch ETS Emergency Transfer System ETSWPCT Battery pack (10W constant power) CEC Compliant remote test switch ETSWPCTSTAR Battery pack (10W constant power) CEC Compliant remote test switch and Istra STAR technology ETSWHSTAR Emergency battery pack, 10W with remote test switch and Istra STAR technology	Blank No Control Input Needed JST Wireless room control with "Just One Touch" pairing. Embedded wired controls from eLight NLIGHTER Embedded wired controls from nLight with ULTRA fixed emergency operation NLTAIR2 nLight AIR Enabled NLTAIRE2 nLight AIR Enabled, Pack Wireless Controls. ULTRA Emergency Operation, Hot power interrupt detection.	90CRI High CRI (90+) AZ † Airtight ECA † Extended Conduit (1/8") ECA-E Extended Conduit (6ft) WL † Wet Location (IP55) QDS † Quick disconnect plugs CP † Chicago Plenum

NOTE: † indicates options value has ordering restrictions. Please reference the Option Value Ordering Restrictions chart below.

† Option Value Ordering Restrictions

Options	Restrictions
Adjustable Lumens/CCT	Adjustable Lumen Output and Switchable CCT must be specified together (for example: ALO1 SWW1)
Fixed Lumens/CCT	Fixed Lumen Output and Fixed CCT must be specified together (for example: 10LM 35K)
WW	Not available with ELB, ELBT, or ETSWPCT
WD, WL, WR	Not available with 1.5" or 2" trim flange
BR	Not available with TBR
WR	Not available with TBBL
TRALTBR, TRALTBD	RAL/TBD for pricing only. Require white, applicable RAL number and finish where ready to order. See the RAL BROCHURE for available color options. Not available with TCPC or FCPC.
TCPC, FCPC	CPC options for pricing only. Custom color chip needs to be sent in to your Customer Resolution specialist before order can be processed. Click HERE for more details. Not available with TRAL or FRAL.
TRAL, TRBL	Available with WS and AR reflectors only.
LSS	Not available with BR or WR or WS
SACV	Not available with CP, QDS, ELB, ELBT, ETSWPCTSTAR, NLIGHT, NLIGHTER, NLTAIR2, or NLTAIRE2
CP	Not available with ECA, ECA-E, or CCT. Max 4000 lumens.
ETSWPCTW	Not available with ELB, ELBT, ETSWPCTSTAR, NLTAIR2, NLTAIRE2, ALO3 & ALO4 or DALI, DR 2000-4500 lumens w/CCT.
ETSWPCT	Not available with WW, ECL, ELA, eZ, QDS, CP, 347V, NLIGHTER, NLTAIRE2, WL, ALO3 & ALO4 or DALI, DR 2000-4500 lumens w/CCT.
ETSWPCTAR	Not available with wet location, ECL, ELA, QDS, CP, 347V, NLIGHTER, NLTAIRE2, WL, ALO3 & ALO4 or DALI, DR 2000-4500 lumens w/CCT. Top access installation or 11.5" plenum clearance required for roommate installation. Not available with integral test switch
ELB	Not available ECL, ELA, QDS, CP, 347V, NLIGHTER, NLTAIRE2, WL, ALO3 & ALO4 or DALI, DR 2000-4500 lumens w/CCT.
ETS	Not available with, QDS, ELA, ETSWPCT, ETSWPCTW, 347V, JST, NLIGHT, NLIGHTER, NLTAIR2, NLTAIRE2, DALI, or DI driver
DI	Not available with, ECL, ELA, QDS, CP, 347V, not available with IT, NLIGHT, NLIGHTER, NLTAIR2, NLTAIRE2, UGZ, or DALI drivers. Max 4500 lumens. Fixed Lumens and CCT only. Not available with 2000-4500lm in conjunction with emergency (ELB) options.
NLIGHT	Must specify UGZ1. Not available with CP, QDS, ECL, UGZ, DALI, or DI drivers. Not available with 347V.
NLIGHTER	Must specify UGZ1. Not available with CP, QDS, ELB, ETSWPCT, ETSWPCTW, DALI, or DI drivers. Not available with 347V.
NLTAIR2	Must specify UGZ1. Not available with CP, QDS, 347, ECL, UGZ, DALI, or DI drivers. See IG 1634 Sequence of Operation table. Non-emergency luminaires with this option can be used as a normal power sensing luminaire.
NLTAIRE2	Must specify UGZ1. Not available with CP, QDS, 347, ECL, ELB, ETSWPCT, ETSWPCTW, DALI, DI, DR 2000 drivers. See IG 1634 Sequence of Operation table.
WL	Not available with WW, 40CCT w/wet location, except WW (Damp), IP55 rated. Not available with ETSWPCT
QDS	Must be specified for use with LBR_PRWQDS. Not Available with CP, emergency options, or 347V.
ECL, ECL6	Not Available with CYQDS, ELA, ETSWPCT or ETSWPCTW.
JST	Standard for CP and IPTS, not available with WW. Not available with ETSWPCT
CP	Not available with, QDS, ECL, ELA, ETSWPCTW, 347V, JST, NLTAIR2, NLTAIRE2, DI drivers. For new construction applications, must be specified with LBR_ PPMCP

ADDITIONAL FIXTURE INFO

STREET WRAP™ FLEX BACK-BEND 24 VDC
Flexible LED Illumination

STREET WRAP FLEX

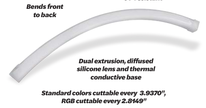
Specifications

Dimensions L x W x H ..... 24-ft and custom lengths available
Input ..... 24 V
Min. bend radius ..... 2.36"
Power ..... 3.66 W/ft.
Operating temp. ..... -40° C to +65° C
Environment IP67
Power supply ..... Principal Sloan 24V
Run footage ..... Max. 24 ft.
Applications ..... Neon tube light source, building and sign outline lighting and cover lighting, indoor/outdoor, curvie letters and design
Warranty ..... 5-year Product/5-year Labor

* Custom colors will utilize white LEDs behind a color matched silicone over molding and the MOQ is 4,000-16K ft.

Bends front to back

UV-resistant



Dual extrusion, diffused silicone lens and thermal conductive base

Standard colors cuttable every 3.9370", RGB cuttable every 2.0948"

cULus CE RoHS Compliant

Product Options

CCT/color	Jacket color	Len/ft	Cut section length	Max. length/ 96 W PS	W/max. length	SKU
6500 K	White	305	3.9370"	287.4016"	87.7	M-SX024-65
5000 K						M-SX024-50
4000 K						M-SX024-40
Red (623 nm)	Red	82				M-SX024-RD
Orange (609 nm)	Orange	196				M-SX024-OR
Yellow (590 nm)	Yellow	158				M-SX024-YL
Green (525 nm)	Green	140				M-SX024-GR
Blue (468 nm)	Blue	20				M-SX024-BL
Cyan	N/A	36		2.8110"	287.2244"	M-SX024-CN
Pink		17			87.5	M-SX024-PK
RGB		N/A				M-SX024-3C

IMPORTANT WARRANTY INFO
This warranty is void if any cuts are made in the field.
Any cuts must be made by Principal Sloan to maintain warranty.
NOTE: The LED neon itself and all its components may not be mechanically stressed. Please ensure that the power supply is adequate to operate the total load. Only qualified personnel should be allowed to perform installations. The design of the housing should be according to the IP standards in the application. If surge protection structure not within power supplier, a lightning protector should be needed additionally. Before cutting and sealing, please read the user manual, and please ensure you have read and fully understand it. Please do not twist the product and do not bend it in wrong direction, see Figure 1 for a correct demonstration.

PRINCIPAL SLOAN Be Heard. Sign Language

POD 3-24V™
M-SFPT3-XX-24

Street Fighter™

POD 3 OPTIONS

CCT / WAVELENGTH	SKU	Efficacy (TYP)	Intensity	UL Part Number
5000K	M-SFPT3-50-24	106 LM/W	110 LM/mod (394 LM/ft.)	PL-OP2-PD324-

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	8	WP	ARC2 LED P5 40K MVOLT



ADDITIONAL FIXTURE INFO



ARC2 LED

Architectural Wall Luminaire

DLC LISTED · DLC LISTED PREMIUM · TITLE 20

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements

Specifications

Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: 11 lbs
(without options)



Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

ARC LED Family Overview

Luminaire	Standard ERL, 0°C	Cold ERL, -20 °C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	–	1,500	2,000	3,000	–	–
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347 [1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min) [1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min) [1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [2] SPD40KV 6kV surge protection [1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% [2] LDS18 18" Fixture leads	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.
WDBXH DDBXD U Surface-mounted back box (specify finish)

NOTES
1 347V not available with E4WH, E8WC and SPD40KV.
2 FAO not available with DMG.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
		Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	11W	1,582	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,983	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	11W	0.090	0.055	0.049	0.046	0.045
P2	16W	0.141	0.081	0.072	0.064	0.059
P3	24W	0.202	0.117	0.103	0.091	0.079
P4	30W	0.280	0.162	0.144	0.128	0.095
P5	51W	0.471	0.272	0.239	0.212	0.158

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	695
E8WC	1,413

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

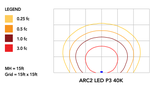
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate L, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.93	>0.88

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



ARC2 LED P3 40K

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1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
CIRCLE K
LINCOLN, CA
DRAWING NUMBER:
RL-10308-S1

CIRCLE K

AREA



CANOPY



DOWNLIGHT



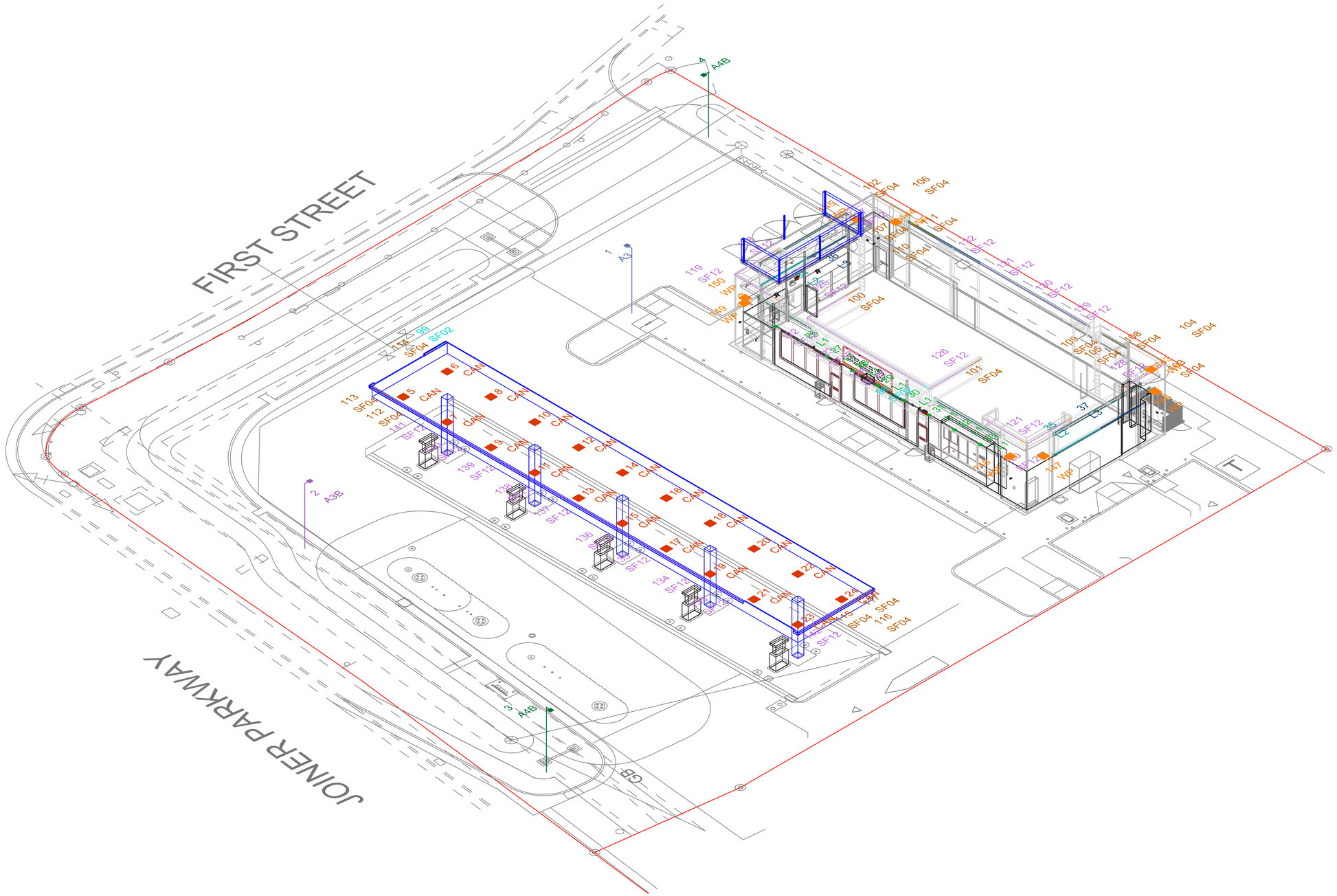
STREET WRAP

STREET FIGHTER



WALL MOUNTED





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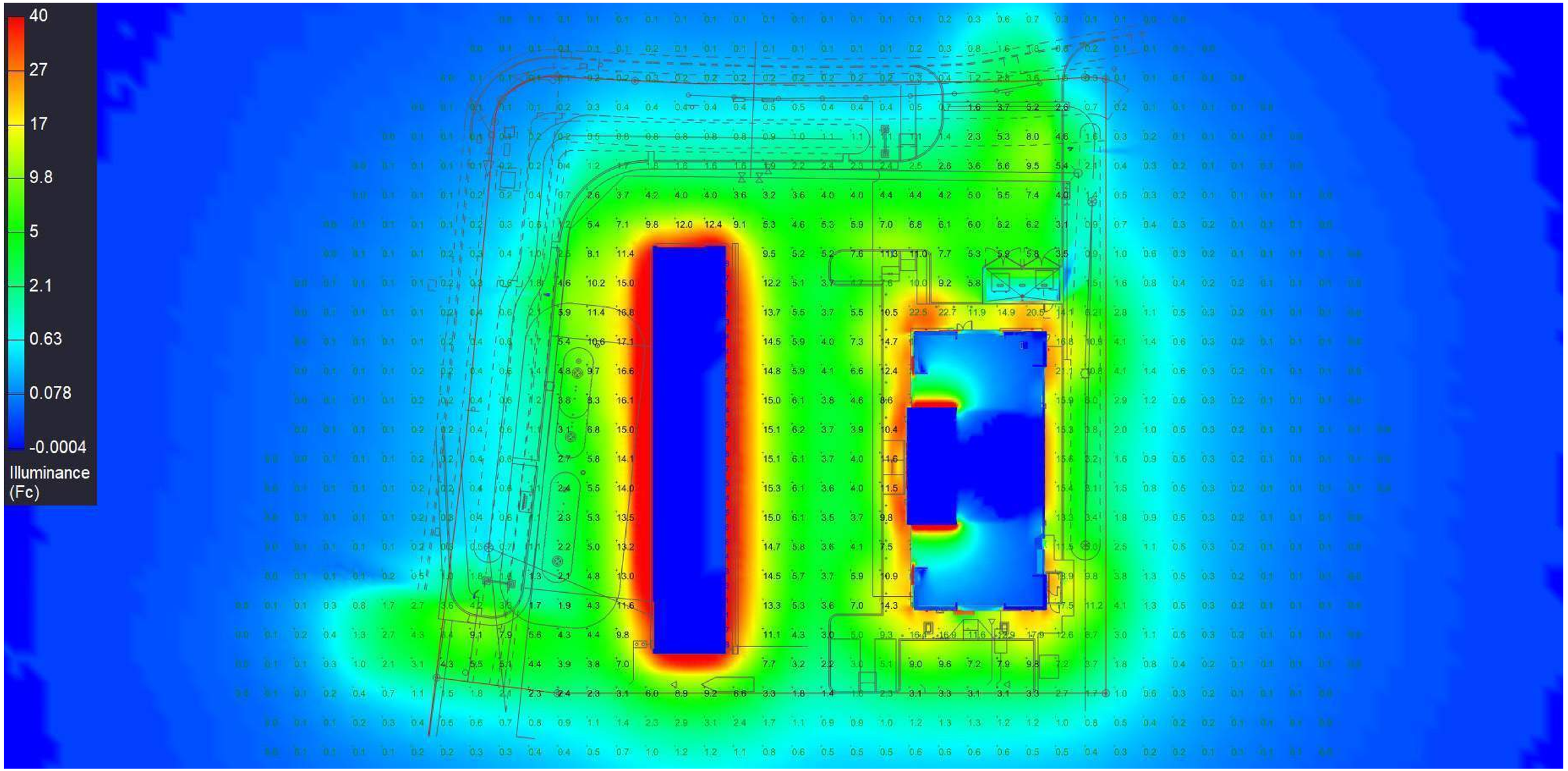
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PROJECT NAME:
CIRCLE K
LINCOLN, CA

DRAWING NUMBER:
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CIRCLE K

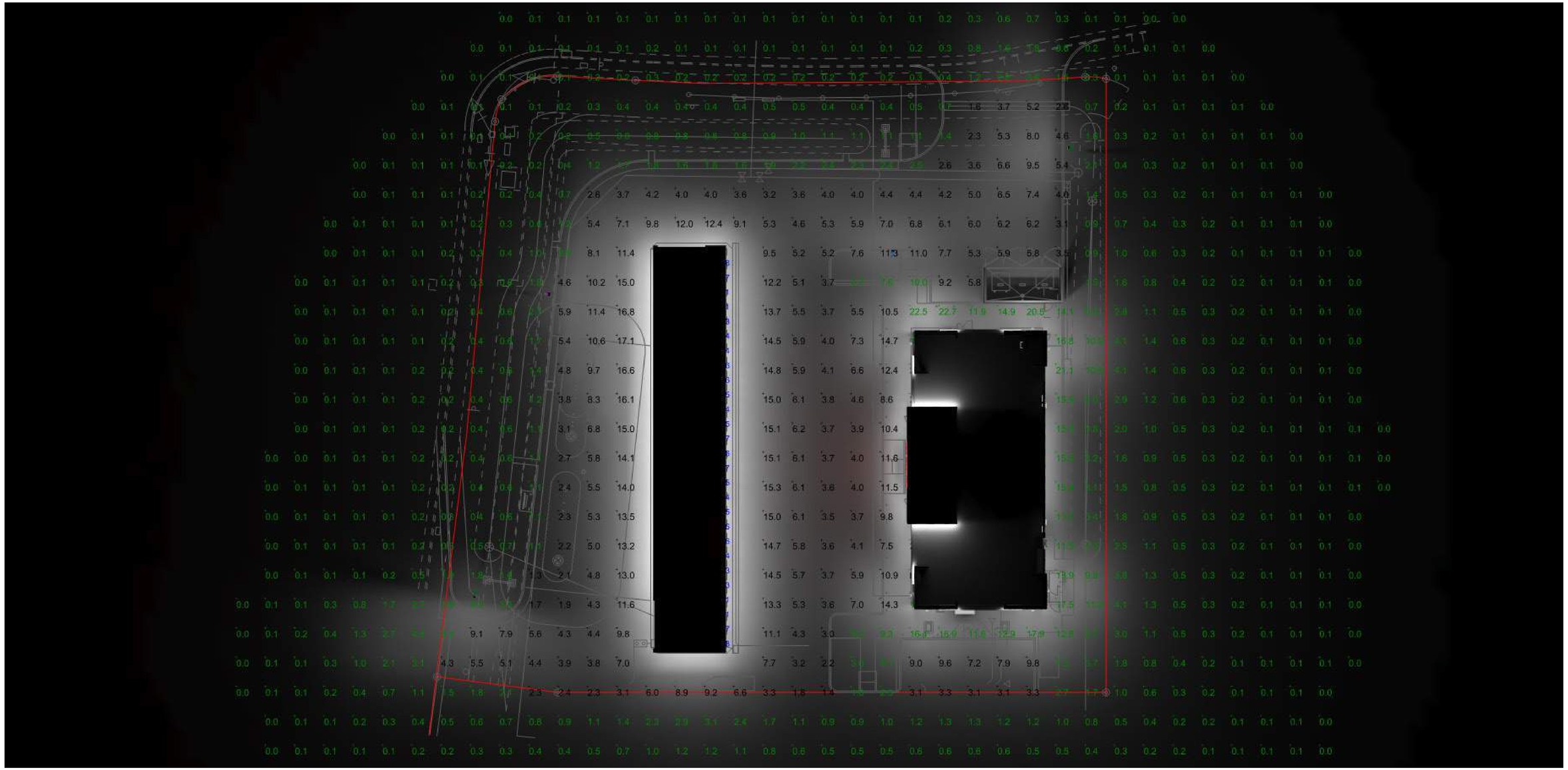


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CIRCLE K



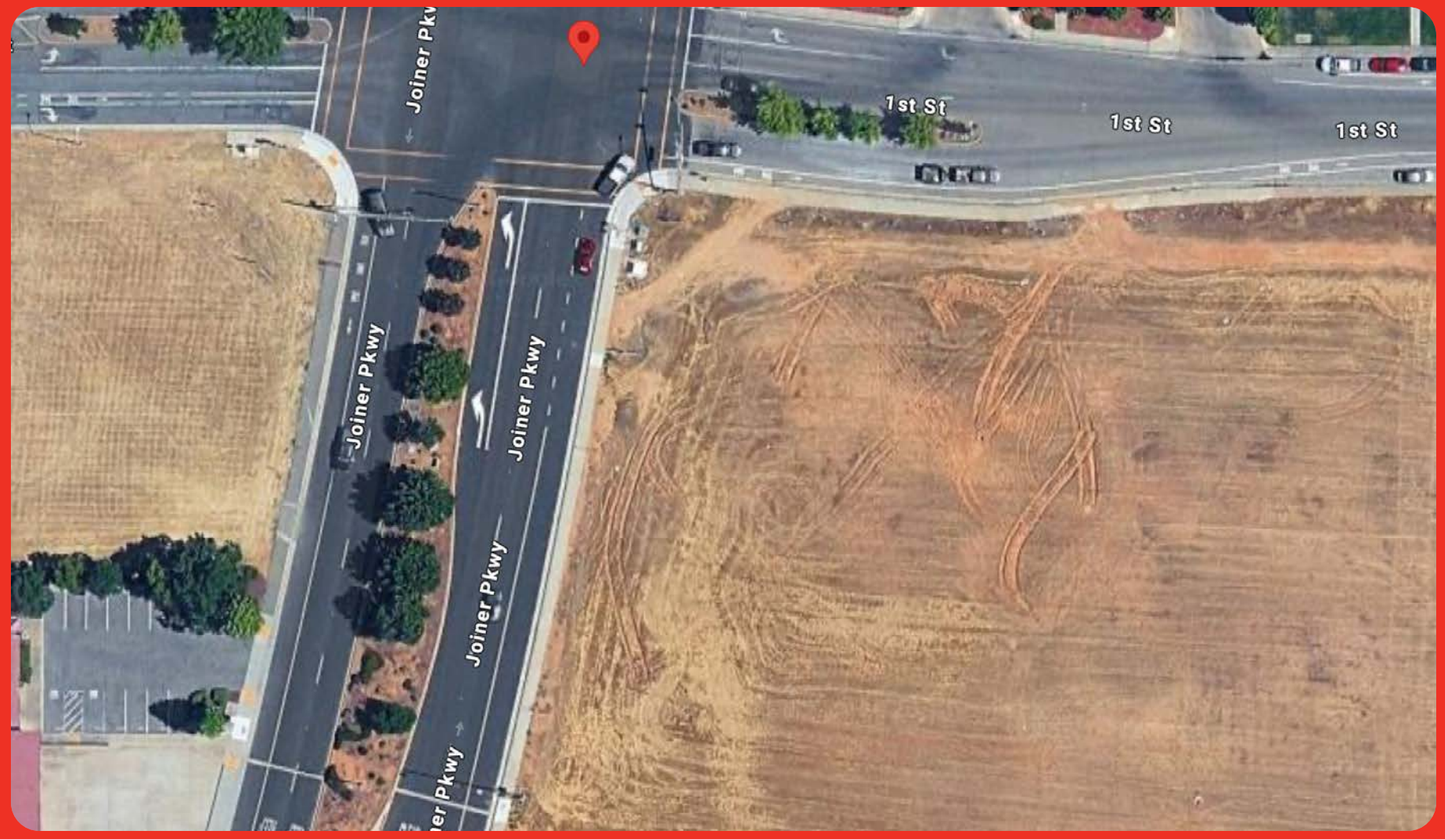
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PROJECT NAME:
CIRCLE K
LINCOLN, CA
DRAWING NUMBER:
RL-10308-S1

CIRCLE K™



EXTERIOR SIGNS

STORE NUMBER
0000

LOCATION
LINCOLN, CA

ADDRESS
1ST STREET & JOINER PKWY

MARKET
WEST COAST MARKET

DATE
06/25/25

REVISION HISTORY

R00 - 05/01/25
- Initial sign package generated

R01 - 05/23/25
- Updated per verified zoning code

R02- 06/02/25
- Updated Elevations
- Added Utility Plan
- Updated MID placement

R03 - 06/13/25
- Client revisions to MID Sign
- Removed directional due to easements

R04- 06/25/25
- Updated Elevations

EXISTING PROPERTY PHOTOS








CORPORATE IDENTIFICATION SOLUTIONS

CLIENT	LOCATION	DRAWN BY	REVISION
CIRCLE K	LINCOLN, CA	MH	04
SITE NUMBER	**ACCOUNT REP**	**DATE**	**SCALE**
0000	BEN DEHAYES	06/25/25	AS NOTED

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CHICAGO, IL 60630
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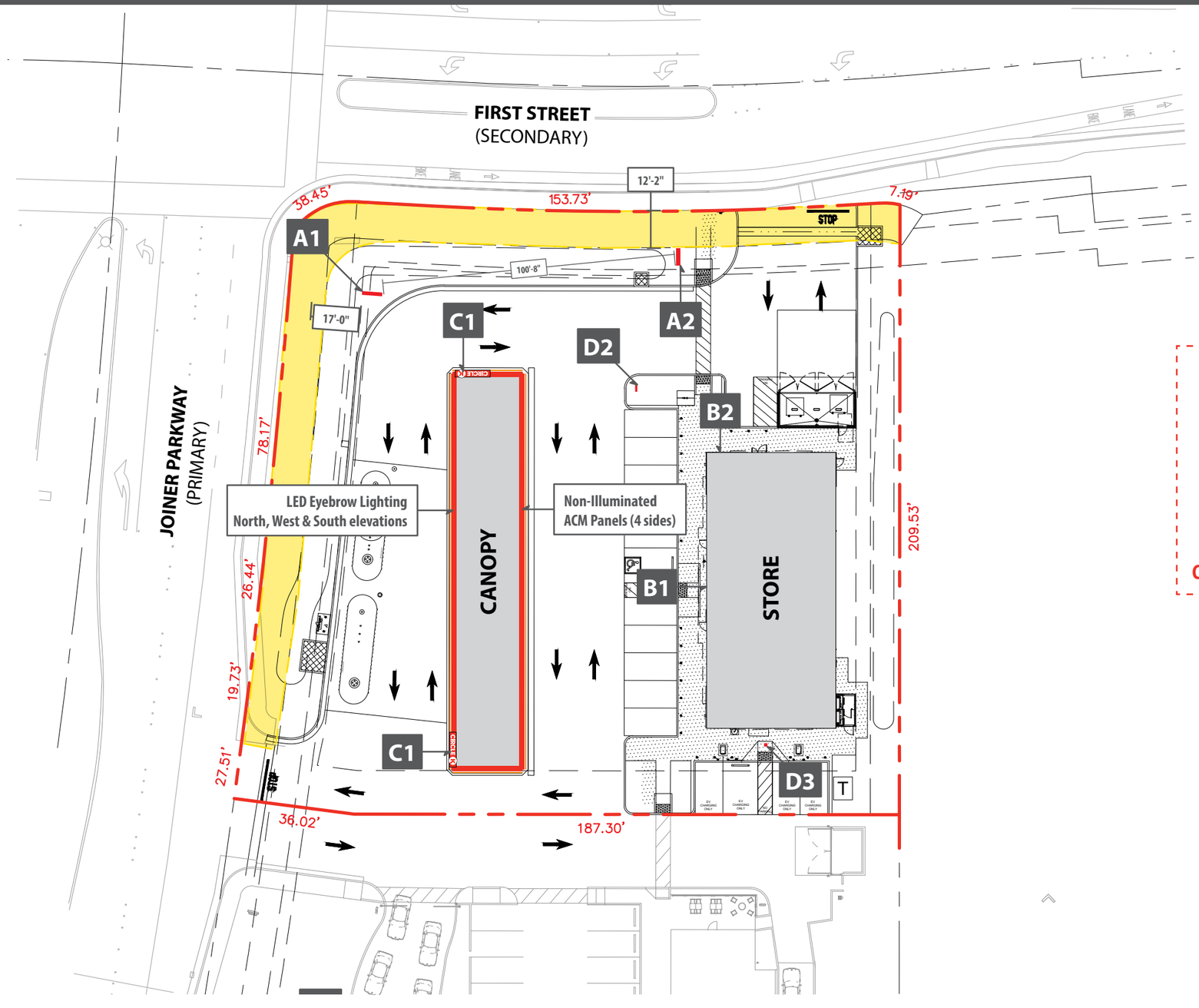
494

SIGNATURE _____ **DATE** _____

1ST STREET & JOINER PKWY

LEGEND

- PROPERTY LINE
- ELECTRICAL UTILITY
- SIGHT TRIANGLE
- EASEMENTS



SCOPE OF WORK		
SIGN	DESCRIPTION	QTY
A	MID Sign	2
B	Store Building Signs	2
C	Canopy Signs	2
D	Directional Signs	2

This location was designed based on a zoning code check of:
C - GENERAL COMMERCIAL

THIS SIGN PACKAGE WAS DESIGNED BASED ON:

Lincoln, CA Code of Ordinances
CHAPTER 16.02 - PERMANENT SIGNS
16.02.010 - General provisions.

2024 Business and Professions Code - BPC
DIVISION 5. WEIGHTS AND MEASURES
CHAPTER 14. Fuels and Lubricants [13400 - 13620]

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LANDSCAPING PLAN

LANDSCAPING PLAN HAS NOT BEEN PROVIDED FOR THIS SITE

CORPORATE IDENTIFICATION SOLUTIONS

CLIENT: CIRCLE K
SITE NUMBER: 0000
LOCATION: LINCOLN, CA
ACCOUNT REP: BEN DEHAYES
DRAWN BY: MH
DATE: 06/25/25
REVISION: 04
SCALE: AS NOTED

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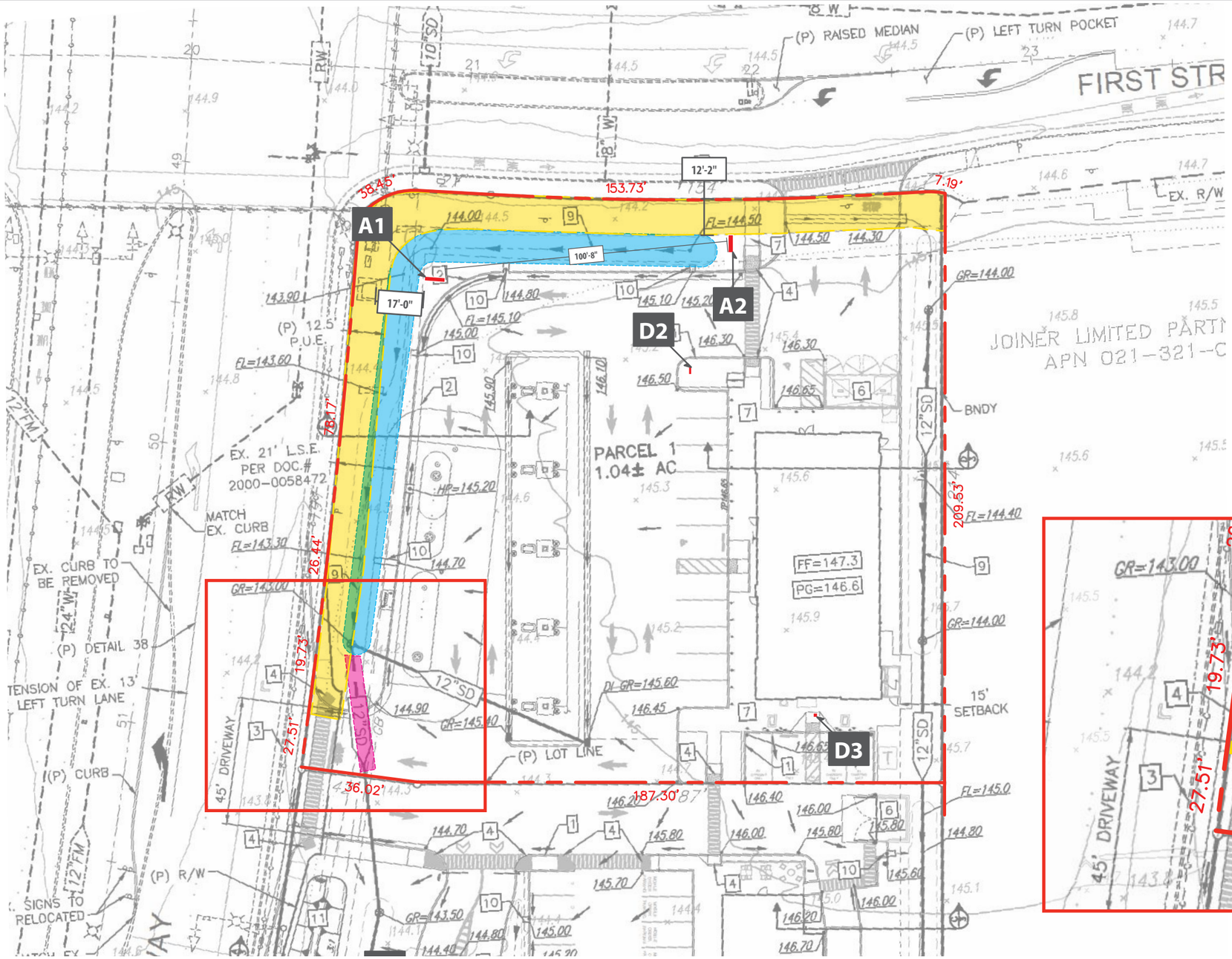
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UTILITY PLAN

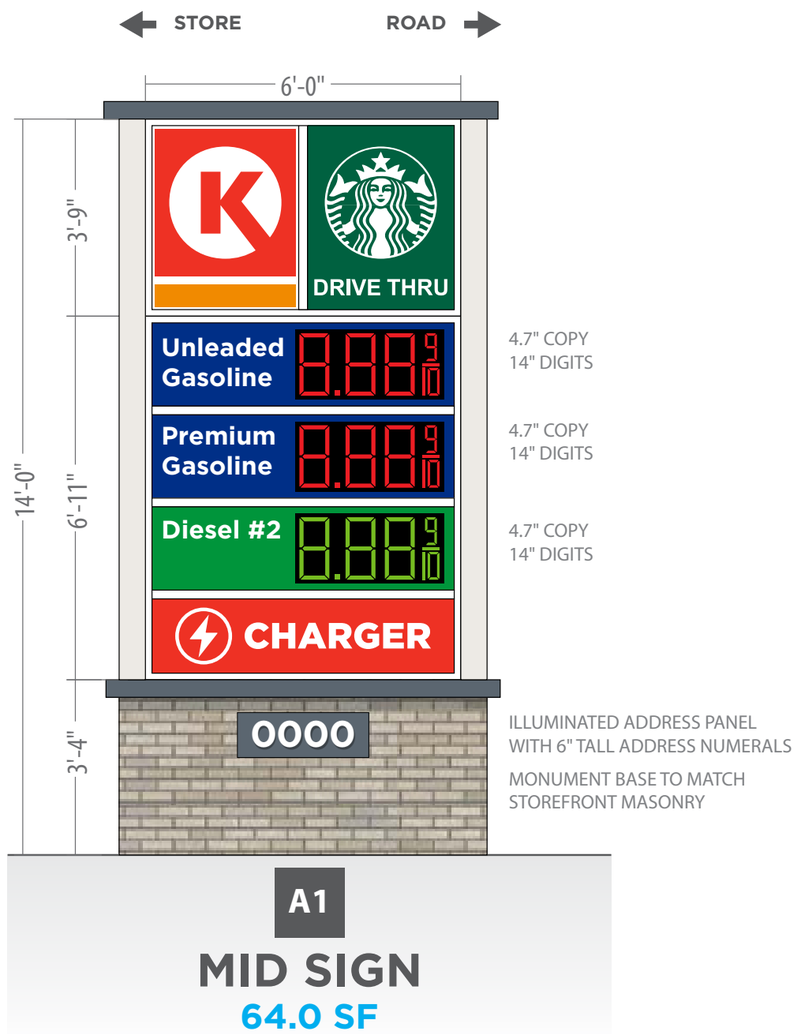
LEGEND

- PROPERTY LINE
- ELECTRICAL UTILITY
- SIGHT TRIANGLE
- EASEMENTS
- WATER QUALITY/ BIO RETENTION SWALE
- POSSIBLE UTILITY ISSUES WITH SIGNS



CORPORATE IDENTIFICATION SOLUTIONS					
CLIENT	LOCATION	DRAWN BY	REVISION	CORPORATE ID SOLUTIONS	CLIENT ACCEPTANCE
CIRCLE K	LINCOLN, CA	MH	04	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 F: 773-763-9606 CORPORATEIDSOLUTIONS.COM	THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTION. 497
SITE NUMBER	ACCOUNT REP	DATE	SCALE		SIGNATURE _____ DATE _____
0000	BEN DEHAYES	06/25/25	AS NOTED		

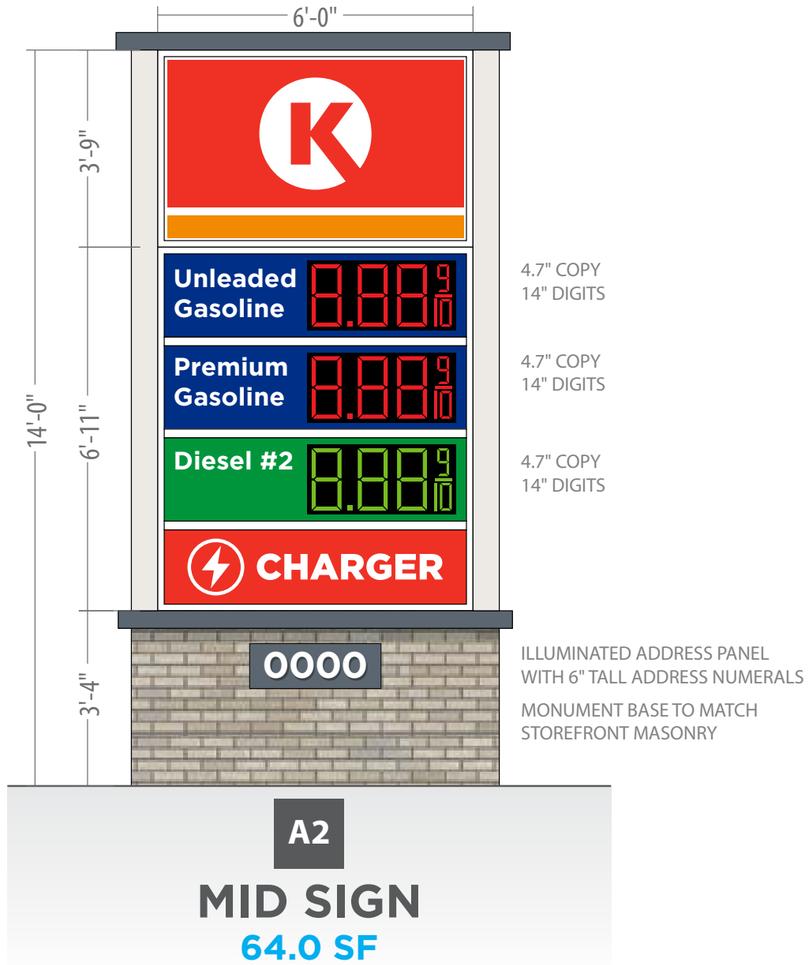
**NOTES: CODE MANDATES ONLY (3) PRICE SIGNS CAN BE INCLUDED ON EACH MID SIGN.
CIRCLE K TO VERIFY WHICH (3) PRICE SIGNS TO INCLUDE.**



A1

MID SIGN

64.0 SF



A2

MID SIGN

64.0 SF



NICHIHA CANYON BRICK
SHALE BROWN



NICHIHA TUFF BLOCK
SW 6255 MORNING FOG

STEEL POSTS
SW 7044 SNOWBOUND

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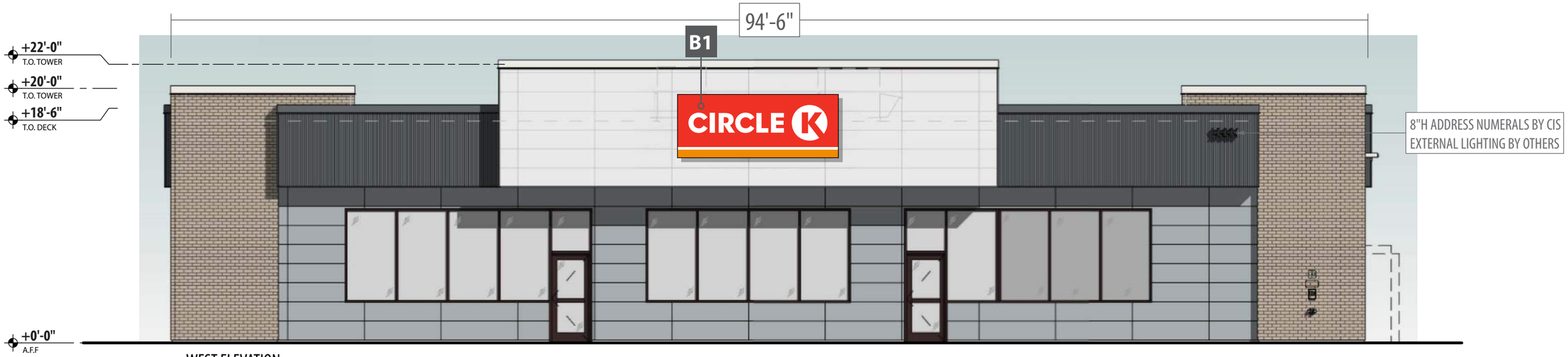
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498

SIGNATURE _____ **DATE** _____



WEST ELEVATION

C-STORE SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
B1	Illuminated Circle K Shop Sign	1	5'-0" x 12'-8 3/8"	63.5 SF
B2	Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF



NICHIHA TUFF BLOCK
SW 6255 MORNING FOG



NICHIHA RIBBED
SW 7075 WEB GRAY



NICHIHA CANYON BRICK
SHALE BROWN

NICHIHA TUFF BLOCK
SW 9166 DRIFT OF MIST

METAL COPING, GUTTER,
DOWNSPOUT, AWNING
SW 7004 SNOWBOUND



METAL COPING
SW 7075 WEB GRAY



B1

SCALE: 1:40

CORPORATE IDENTIFICATION SOLUTIONS

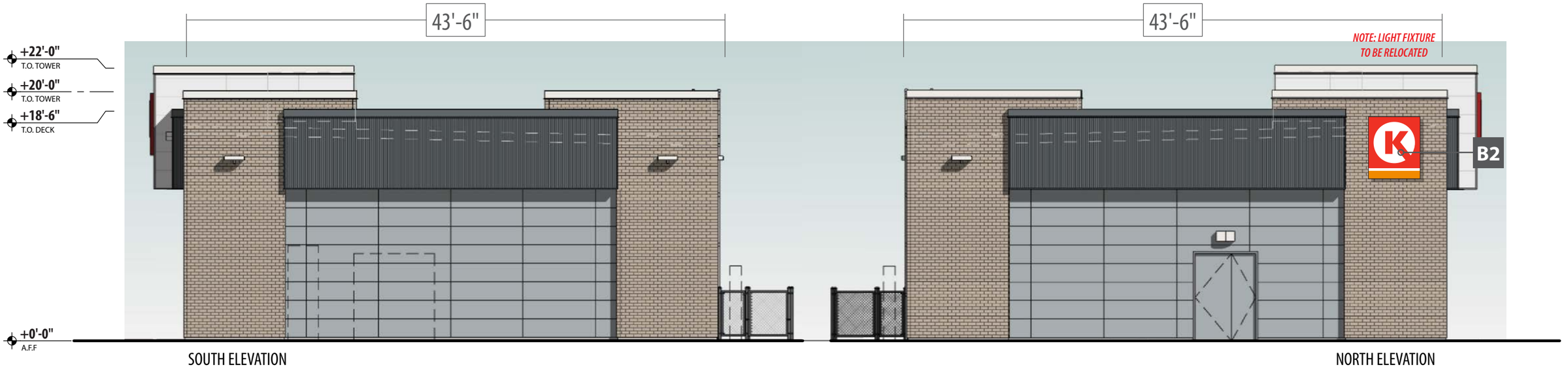
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SIGNATURE _____ **DATE** _____



LOWER SIGN IF NEEDED TO ENSURE ELECTRICAL IS BELOW ROOFLINE

C-STORE SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
B1	Illuminated Circle K Shop Sign	1	5'-0" x 12'-8 3/8"	63.5 SF
B2	Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF



NICHIHA TUFF BLOCK
SW 6255 MORNING FOG



NICHIHA RIBBED
SW 7075 WEB GRAY



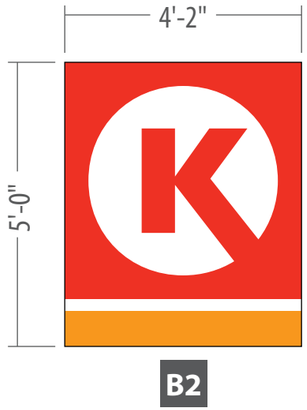
NICHIHA CANYON BRICK
SHALE BROWN

NICHIHA TUFF BLOCK
SW 9166 DRIFT OF MIST

METAL COPING, GUTTER, DOWNSPOUT, AWNING
SW 7004 SNOWBOUND



METAL COPING
SW 7075 WEB GRAY



SCALE: 3/8"=1'-0"

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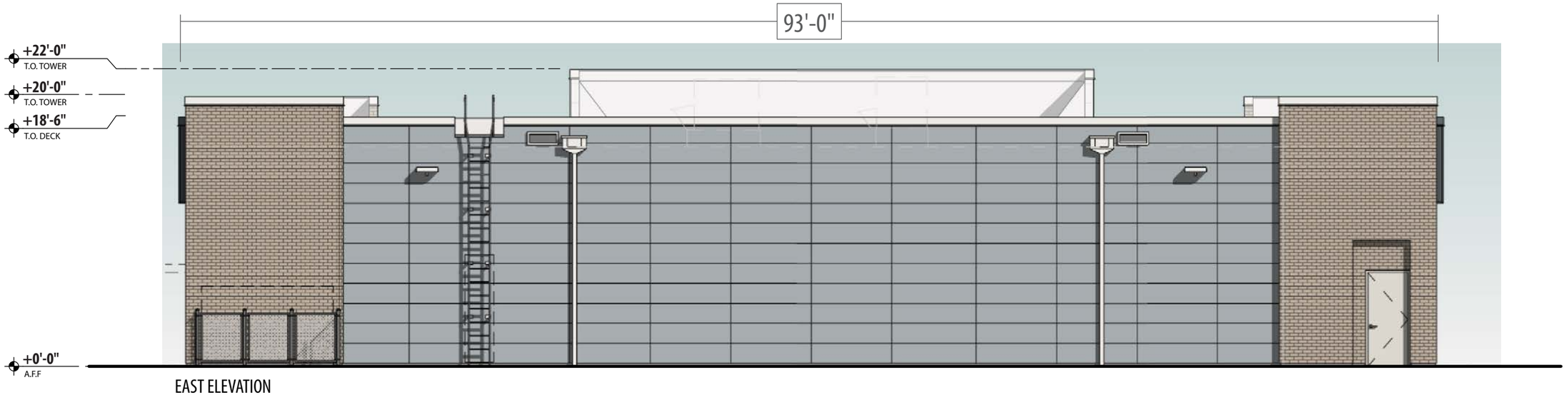
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500

SIGNATURE _____ **DATE** _____

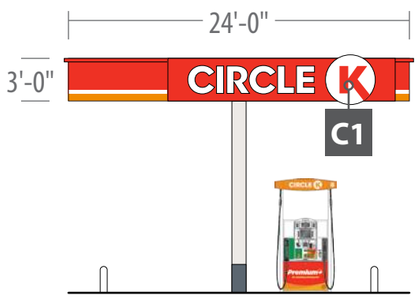


EAST ELEVATION

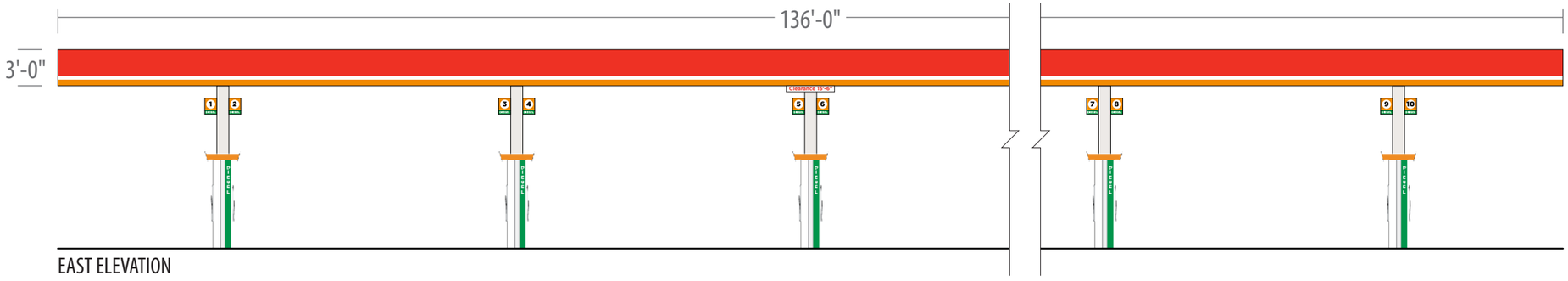
CLIENT ACCEPTANCE

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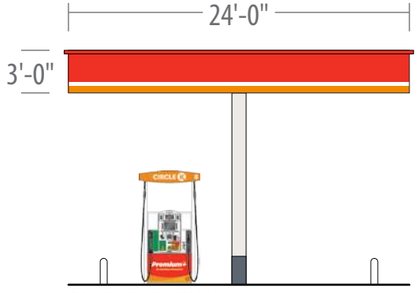
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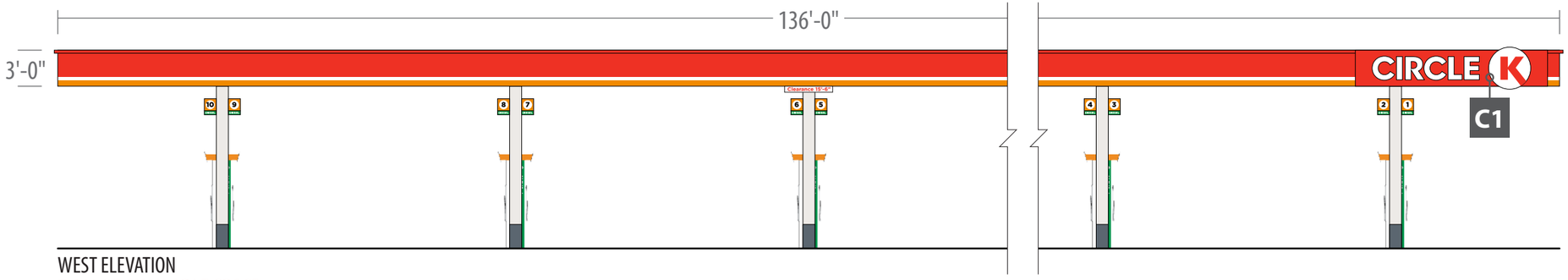
NORTH ELEVATION
42.8% OF AVAILABLE SPACE



EAST ELEVATION



SOUTH ELEVATION
7.2% OF AVAILABLE SPACE



WEST ELEVATION

FUEL CANOPY SCOPE OF WORK

SIGN	DESCRIPTION	QTY	SIZE	AREA
C1	Illuminated Circle K Wordmark	2	24" x 112" + 42" x 42"	30.8 SF

PAINT SCHEDULE (SEMI-GLOSS FINISH)
- SW #7044 SNOWBOUND - COLUMN FROM GRAY TO BOTTOM OF CANOPY
- SW #6236 GRAYS HARBOR - COLUMNS FROM GRADE TO 24" ABOVE GRADE + BOLLARDS



NON-ILLUMINATED RED, WHITE, AND ORANGE ACM PANELS
LED EYEBROW DOWNLIGHTING ON NORTH, WEST, SOUTH ELEVATIONS

CORPORATE IDENTIFICATION SOLUTIONS

CLIENT: CIRCLE K
LOCATION: LINCOLN, CA
DRAWN BY: MH
REVISION: 04
SITE NUMBER: 0000
ACCOUNT REP: BEN DEHAYES
DATE: 06/25/25
SCALE: AS NOTED

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

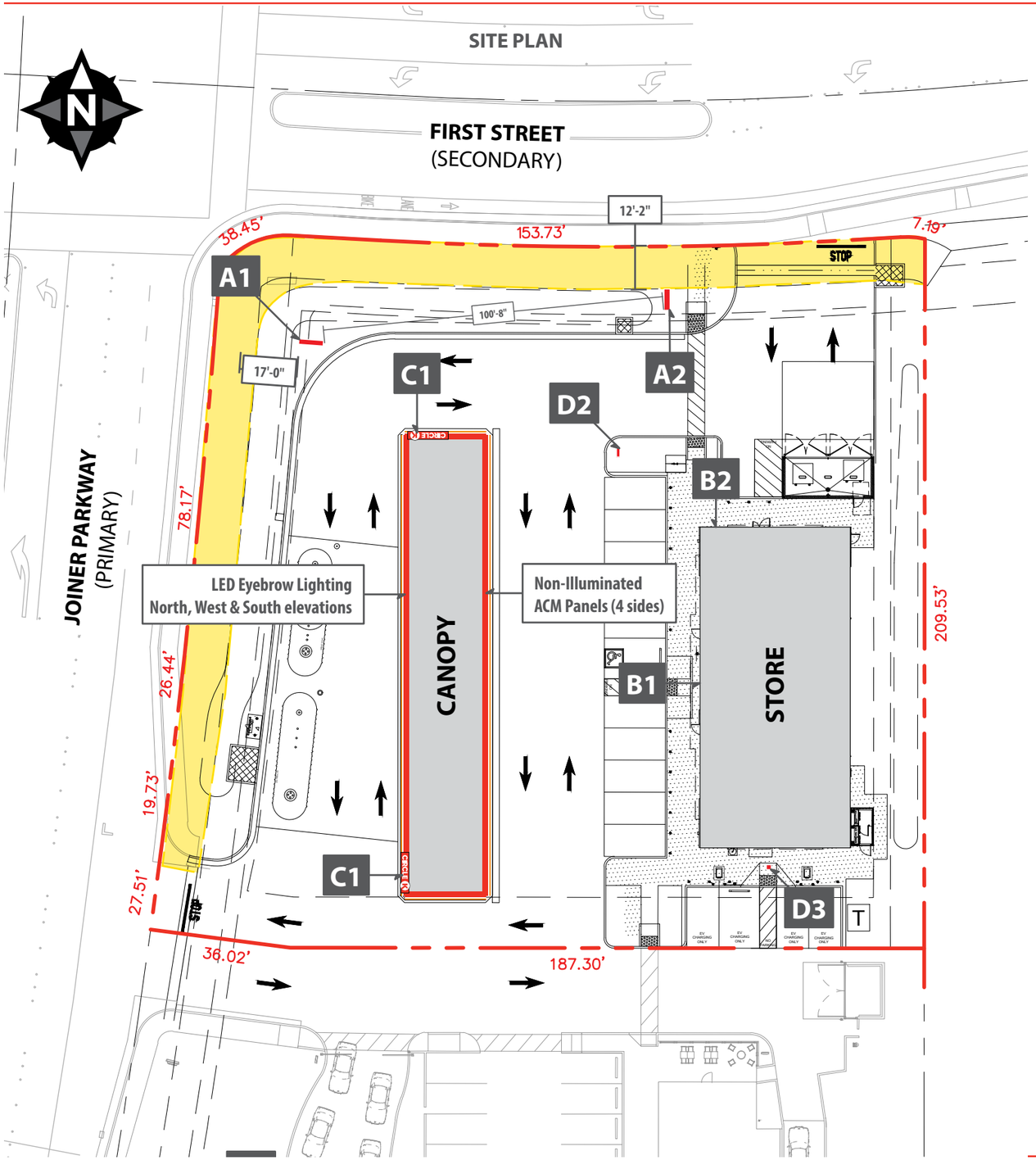
CLIENT ACCEPTANCE

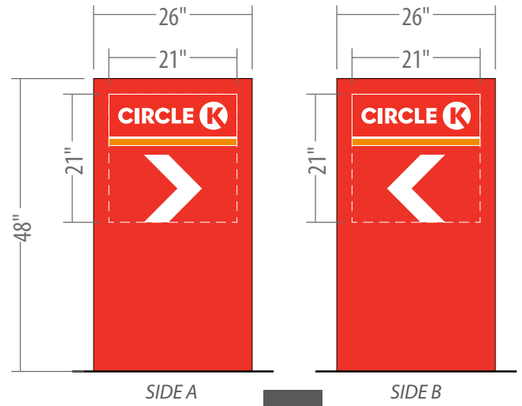
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502

SIGNATURE _____ DATE _____

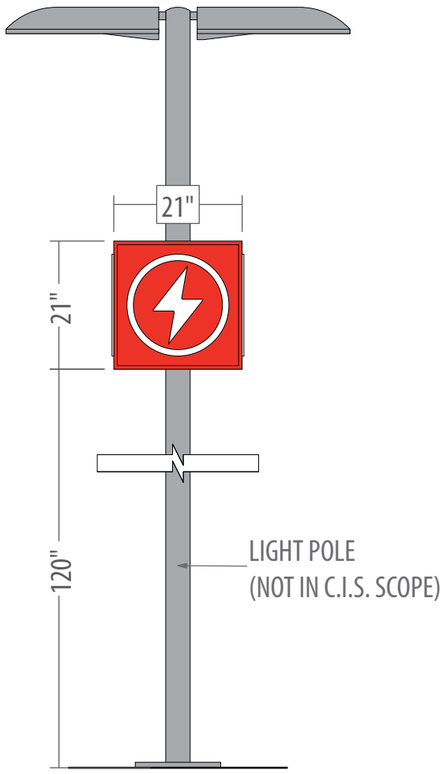
SITE PLAN





D2

NON-ILLUMINATED
3.0 SF
QTY (1)



D3

NON-ILLUMINATED
3.0 SF
QTY (1)

CORPORATE IDENTIFICATION SOLUTIONS

CLIENT	LOCATION	DRAWN BY	REVISION
CIRCLE K	LINCOLN, CA	MH	04
SITE NUMBER	**ACCOUNT REP**	**DATE**	**SCALE**
0000	BEN DEHAYES	06/25/25	AS NOTED

CORPORATE ID SOLUTIONS
5563 N ELSTON AVE.
CHICAGO, IL 60630
P: 773-763-9600 F: 773-763-9606
CORPORATEIDSOLUTIONS.COM

CLIENT ACCEPTANCE

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, IL, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMERS AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTION **503**

SIGNATURE _____ **DATE** _____

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN MAKING A DETERMINATION OF FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN A FOR SUMMARY VACATION OF A PUBLIC LANDSCAPE EASEMENT ALONG JOINER PARKWAY AND FIRST STREET IN ASSOCIATION WITH THE PROPOSED STARBUCKS AND CIRCLE K COMMERCIAL PROJECT LOCATED AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, ON APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, the City of Lincoln has recorded a public landscape easement on the above referenced property; and

WHEREAS, that public landscape easement was not used by the City for the purpose that it was intended for a period of five years prior to this vacation and can be summarily vacated under Division 9, Part 3, Chapter 4, Article 1, Section 8333 (a) of the California Streets and Highway Code; and

WHEREAS, the vacation of the public landscape easement is necessary in eliminating conflicts with the private maintenance and management of landscaping within the Starbucks and Circle K Commercial Development; and

WHEREAS, the summary vacation is consistent with applicable policies of the City of Lincoln General Plan and can occur in accordance with Section 8333 (a) of the California Streets and Highway Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln, take the following actions:

Section 1. The Planning Commission finds and determines that:

1. The vacation of the landscape easement (Exhibit A) is consistent with applicable policies of the City of Lincoln General Plan.

2. The vacation of the landscape easement was conducted pursuant to California Streets and Highways Code Sections 8333 (a) and Government Code 65402.

3. The analysis prepared for the proposed Starbucks and Circle K Project demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332. The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the environmental evaluation substantiates that no additional CEQA documentation is warranted.

DRAFT

PASSED AND ADOPTED this 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

ATTEST:

_____

Planning Commission Secretary

DRAFT

EXHIBIT A

OWNER:
JOINER LIMITED PARTNERSHIP

DEVELOPER/APPLICANT:
GREEN RIVER HOLDINGS, LLC
C/O ENGSTROM PROPERTIES, INC.
837 JEFFERSON BLVD
WEST SACRAMENTO CALIFORNIA 95691

ENGINEER:
BAKER–WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD., SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331–4336
FAX (916) 331–4430

ASSESSOR'S PARCEL NUMBER:
021–321–089

ACREAGE:
2.00± GROSS ACRES
1.98± NET ACRES

EXISTING USE:
VACANT

PROPOSED USE:
COMMERCIAL SITE

EXISTING ZONING:
NC: NEIGHBORHOOD COMMERCIAL

PROPOSED ZONING:
NC: NEIGHBORHOOD COMMERCIAL

LOT SIZE:
EXISTING LOT=1.98± NET ACRES
PROPOSED LOT 1=1.04± NET ACRES
PROPOSED LOT 2–0.95± NET ACRES

PROPOSED IMPROVEMENTS:
CITY OF LINCOLN STANDARDS

SEWER:
CITY OF LINCOLN

WATER SUPPLY:
CITY OF LINCOLN

DRAINAGE:
CITY OF LINCOLN

FIRE PROTECTION:
CITY OF LINCOLN

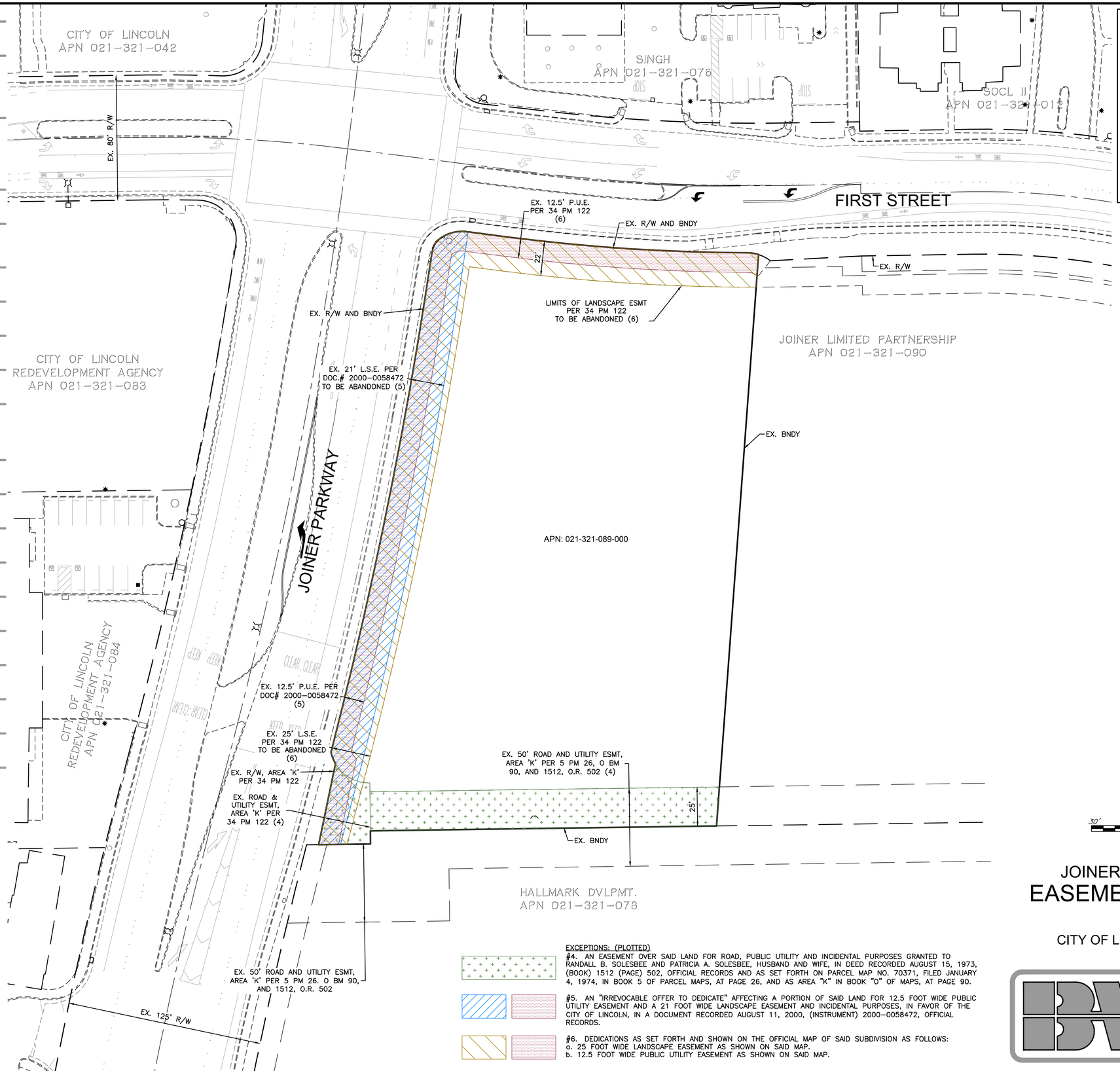
TELEPHONE SERVICE:
A.T. & T.

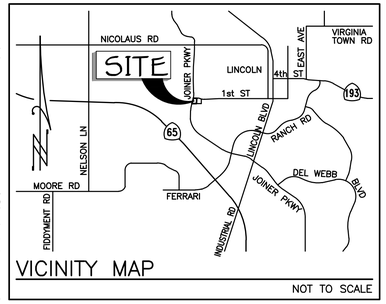
ELECTRICAL SERVICE:
P.G. & E.

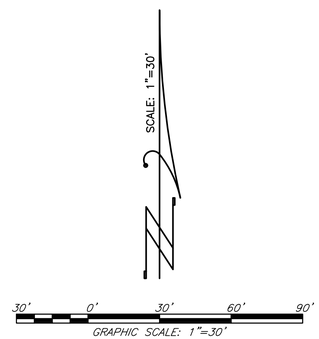
GAS SUPPLY:
P.G. & E.

SCHOOL DISTRICT:
WESTERN PLACER UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF LINCOLN







EXCEPTIONS: (PLOTTED)

#4. AN EASEMENT OVER SAID LAND FOR ROAD, PUBLIC UTILITY AND INCIDENTAL PURPOSES GRANTED TO RANDALL B. SOLESBEE AND PATRICIA A. SOLESBEE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 15, 1973, (BOOK) 1512 (PAGE) 502, OFFICIAL RECORDS AND AS SET FORTH ON PARCEL MAP NO. 70371, FILED JANUARY 4, 1974, IN BOOK 5 OF PARCEL MAPS, AT PAGE 26, AND AS AREA "K" IN BOOK "O" OF MAPS, AT PAGE 90.

#5. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT AND A 21 FOOT WIDE LANDSCAPE EASEMENT AND INCIDENTAL PURPOSES, IN FAVOR OF THE CITY OF LINCOLN, IN A DOCUMENT RECORDED AUGUST 11, 2000, (INSTRUMENT) 2000–0058472, OFFICIAL RECORDS.

#6. DEDICATIONS AS SET FORTH AND SHOWN ON THE OFFICIAL MAP OF SAID SUBDIVISION AS FOLLOWS:
a. 25 FOOT WIDE LANDSCAPE EASEMENT AS SHOWN ON SAID MAP.
b. 12.5 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.

JOINER PKWY & FIRST STREET
EASEMENT ABANDONMENT EXHIBIT
CITY OF LINCOLN, PLACER COUNTY, CA
JANUARY 2026

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610–3153
Phone (916)331–4336~Fax (916)331–4430
EMAIL: office@bwengineers.com

JOB NO.: 23–03–008

S:\BWEG Jobs\2023 Jobs\23-03-008 Joiner Parkway & First Street\Planning\2303008-ESMT-ABANDON-EXHIBIT.dwg, Layout1, 1/21/2026 1:35:15 PM, GillockH

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT FOR THE PROPOSED ALCOHOL SALES OR CONSUMPTION USE ASSOCIATED WITH SPECIFIC USES WITHIN PARCEL 1 (CIRCLE K) OF THE STARBUCKS AND CIRCLE K COMMERCIAL PROJECT LOCATED WITHIN THE JOINER RANCH GENERAL DEVELOPMENT PLAN AREA, ON AN APPROXIMATELY 2 ACRE VACANT SITE AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, Title 18, Chapter 18.56 of the LMC provides for the Planning Commission's review and recommendations on all Conditional Use Permits; and

WHEREAS, a notice describing the proposed alcohol sales or consumption in association with specific uses within the Starbucks and Circle K Commercial Project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHREAS, the proposed alcohol sales or consumption are associated with specific uses within the Starbucks and Circle K Commercial Project has been reviewed and considered by the Planning Commission; and

WHEREAS, the Planning Commission has reviewed staff recommendations on the Starbucks and Circle K Commercial Project for Assessor's Parcel Number 021-321-089-000 and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

DRAFT

Section 1.

The Planning Commission finds and determines that:

1. The analysis prepared for the proposed Starbucks and Circle K Project demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332. The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the environmental evaluation substantiates that no additional CEQA documentation is warranted.

2. The alcohol sales or consumption use at the proposed locations are substantially similar in characteristic to a use or uses currently within the Commercial district.

3. The alcohol sales or consumption use at the proposed locations would be appropriate within the Commercial district as a conditional use.

4. The alcohol sales or consumption use is substantially similar to other uses within the Commercial district and are identified as a conditional use in the City's zoning code.

5. The alcohol sales or consumption use, with the 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.

Section 2.

The proposed alcohol sales or consumption (uses) are subject to issuance of Conditional Use Permit (CUP) based on the required Findings per LMC Section 18.56.020 – *Findings Required*. The Starbucks and Circle K Commercial Project is hereby approved subject to the conditions set forth in Exhibit A attached hereto. Below details a corresponding statement of consistency with each CUP finding.

1. *A finding by the Planning Commission that the use is substantially similar in characteristic to a use or uses currently within the district;*

   The proposed alcohol sales or consumption are accessory in nature and substantially similar to what is seen at comparable shopping centers within the City of Lincoln. Similar uses exist on similar commercial districts, including Commercial district in Downtown Lincoln, the commercial shopping center in Sun City Lincoln Hills, and the future Ferrari Pavilion commercial development.

2. *A finding by the Planning Commission that the use would be appropriate in the district applicable to the property as a permitted or conditional use;*

   As designed, the proposed alcohol sales or consumption at Parcel 1 (Circle K) within the project are appropriate in the C - Commercial zone district as it economically supports the retail development and will provide additional services to select patrons of the future retail development.

3. *A finding by the Planning Commission that the proposed use, with the 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; and*

   Given that the project is appropriately designed in conformance with applicable standards, its use 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.

4. *A finding that at least one of the findings in Section 15.32.250 of the municipal code is satisfied.*

DRAFT

Consistent with Section 15.32.250 - Permits and Entitlements, the project is conditioned for compliance with urban level of flood protection measures to ensure protection from potential area flooding.

Section 3.

The Conditional Use Permit for the alcohol sales or consumption in association with the Starbucks and Circle K Commercial Project, a 6,312 square foot commercial development, in an area zoned Commercial, on APN 021-321-089-000 is hereby approved subject to the conditions set forth in Exhibit A attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 15th day of April, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

ATTEST:

_____

Planning Commission Secretary

DRAFT

Starbucks Shell and Circle K Commercial Project

The Starbucks Shell and Circle K Commercial Project, located within the Joiner Ranch General Development Plan Area in the City of Lincoln (Assessor's Parcel Number 021-321-089) 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 Starbucks Shell and Circle K Commercial Project

DRAFT

COAs for Starbucks Shell and Circle K Commercial Project Conditional Use Permit for Alcohol Sales and/or Consumption for Parcel 1			
Condition	**Timing**	**Responsible Party**	**Status**
1. This Conditional Use Permit (CUP) is in association with and subject to the conditions of approval for Planning Commission Resolution approving the Starbucks Shell and Circle K Commercial Specific Development Plan and Development Permit (Design Review) which are attached hereto and are incorporated by this reference. Specifically, this CUP corresponds with certain identified building pads and commercial parcels created with the implementation of the project.	General Condition	Community Development Department	
2. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development Department	

COAs for Starbucks Shell and Circle K Commercial Project Conditional Use Permit for Alcohol Sales and/or Consumption for Parcel 1			
Condition	**Timing**	**Responsible Party**	**Status**
3. Pursuant to Section 18.54.070 of the Lincoln Municipal Code, if the Conditional Use Permit is not used within four (4) years 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 Planning Commission. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with Lincoln Municipal Code Section 18.54.080.	General Condition	Community Development Department	
4. The applicant shall comply with all requirements of the State California Alcohol Beverage Control (ABC) Board and shall obtain appropriate license, including business license, prior to sale of alcoholic beverages on site.	General Condition	Community Development Department	
5. The City reserves the right to modify hours of alcohol sales in response to complaints or crime problems.	General Condition	Community Development Department	

DRAFT

≺END≻

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT FOR THE PROPOSED DRIVE-THROUGHS ASSOCIATED WITH SPECIFIC USES WITHIN THE STARBUCKS AND CIRCLE K COMMERCIAL PROJECT CONSISTING OF APPROXIMATELY 6,312 SQUARE FEET OF COMMERCIAL RETAIL DEVELOPMENT LOCATED WITHIN THE JOINER RANCH GENERAL DEVELOPMENT PLAN AREA, ON AN APPROXIMATELY 2 ACRE VACANT SITE AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, Title 18, Chapter 18.56 of the LMC provides for the Planning Commission's review and recommendations on all Conditional Use Permits; and

WHREAS, the proposed drive-through uses are specifically designed in association with the Quicks Service Restaurant (Starbucks) use within the Starbucks and Circle K Commercial Project has been reviewed and considered by the Planning Commission; and

WHEREAS, a notice describing the proposed drive-throughs in association with specific uses within the Starbucks and Circle K Commercial Project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission has reviewed staff recommendations on the Starbucks and Circle K Commercial Project for Assessor's Parcel Number 021-321-089-000 and conducted a public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

DRAFT

Section 1. The Planning Commission finds and determines that:

1. The analysis prepared for the proposed Starbucks and Circle K Project demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332. The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the environmental evaluation substantiates that no additional CEQA documentation is warranted.

2. The drive-through uses are substantially similar in characteristic to a use or uses currently within the Commercially-zoned district.

3. The drive-through use at the proposed location would be appropriate within the Commercial district as a conditional use.

4. The drive-through uses are substantially similar to other uses within the Commercial district and are identified as a conditional use in the City's zoning code.

5. The drive-through uses, with the 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.

Section 2.

The proposed drive-through facility is subject to issuance of Conditional Use Permit (CUP) based on the required Findings per LMC Section 18.56.020 – *Findings Required*. The Starbucks and Circle K Commercial Project is hereby approved subject to the conditions set forth in Exhibit A attached hereto. Below details a corresponding statement of consistency with each CUP finding.

1. *A finding by the Planning Commission that the use is substantially similar in characteristic to a use or uses currently within the district;*

   The proposed drive-through facility is accessory in nature and substantially similar to what is seen at comparable shopping centers within the City of Lincoln. Similar uses exist on similar commercial districts, including the Dutch Bros in downtown Lincoln, (Taco Bell and KFC) at Sterling Pointe Shopping Center, and Lincoln Crossings Market Place with Starbucks, Carl's Jr, and Panda Express.

2. *A finding by the Planning Commission that the use would be appropriate in the district applicable to the property as a permitted or conditional use;*

   As designed, the proposed drive-through facility at Parcel 2 within the project is appropriate in the C - Commercial zone district as it economically supports the retail development and will provide additional services to select patrons of the future retail development.

3. *A finding by the Planning Commission that the proposed use, with the 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; and*

   Given that the project is appropriately designed in conformance with applicable standards, its use 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.

DRAFT

4. *A finding that at least one of the findings in Section 15.32.250 of the municipal code is satisfied.*

   Consistent with Section 15.32.250 - Permits and Entitlements, the project is conditioned for compliance with urban level of flood protection measures to ensure protection from potential area flooding.

PASSED AND ADOPTED this 15th day of April, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

Starbucks Shell and Circle K Commercial Project

The Starbucks Shell and Circle K Commercial Project, located within the Joiner Ranch General Development Plan Area in the City of Lincoln (Assessor's Parcel Number 021-321-089) 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 Starbucks Shell and Circle K Commercial Project

DRAFT

COAs for Starbucks Shell and Circle K Commercial Project for Conditional Use Permits for Automotive Drive-Throughs for Parcel 2			
Condition	**Timing**	**Responsible Party**	**Status**
1. This Conditional Use Permit (CUP) is in association with and subject to the conditions of approval for Planning Commission Resolution approving the Starbucks Shell and Circle K Commercial Specific Development Plan and Development Permit (Design Review) which are attached hereto and are incorporated by this reference. Specifically, this CUP corresponds with certain identified building pads and commercial parcels created with the implementation of the project.	General Condition	Community Development Department	
2. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development Department	
3. Pursuant to Section 18.54.070 of the Lincoln Municipal Code, if the Conditional Use Permit is not used within four (4) years 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. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with Municipal Code Section 18.54.080.	General Condition	Community Development Department	

COAs for Starbucks Shell and Circle K Commercial Project for Conditional Use Permits for Automotive Drive-Throughs for Parcel 2			
Condition	**Timing**	**Responsible Party**	**Status**
4. In the event of any issues arising from the drive through use (excessive noise, excessive traffic, etc.), or if other impacts arise that were not contemplated in the approval of the Conditional Use Permit, the Community Development Director may require a revision to the Conditional Use Permit addressing potential issues and changes to the project subject to review by the Planning Commission.	General Condition	Community Development Department	

≺END≻

DRAFT

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT ON A COMMERCIAL PARCEL WITH A NONCONFORMING PARCEL SIZE (PARCEL 2, QUICK SERVICE RESTAURANT - STARBUCKS) AS A RESULT OF A TENTATIVE PARCEL MAP, LOCATED AT THE SOUTHEAST CORNER OF JOINER PARKWAY AND FIRST STREET, ON APN: 021-321-089-000 (PLN23-00025) APPLICANT: CALLIE HUFF, GREEN RIVER PROPERTIES LLC / PROPERTY OWNER: JOINER LIMITED PARTNERSHIP

WHEREAS, The analysis prepared for the proposed Starbucks and Circle K Project demonstrates that the Project qualifies for the Class 32 Infill Development exemption under CEQA Guidelines Section 15332. The evaluation concludes that the Project would not result in environmental effects beyond those previously identified, and the environmental evaluation substantiates that no additional CEQA documentation is warranted; and

WHEREAS, the subject property is located within the Joiner Ranch General Development Plan (GDP) area and is zoned Commercial, which establishes a minimum parcel size of 1.0 acre for parcels within this designation; and

WHEREAS, the project Tentative Parcel Map proposes the creation of Parcel 2 (Starbucks), consisting of 0.94 acres, which is less than the minimum parcel size established by the Joiner Ranch GDP; and

WHEREAS, pursuant to Joiner Ranch GDP Section 7(IV.)(C.), parcels smaller than the minimum parcel size may be permitted through approval of a Conditional Use Permit when it can be demonstrated that the proposed parcel configuration maintains consistency with the applicable General Plan, Specific Plan, and adopted Development Plans, including the Joiner Ranch GDP; and

WHEREAS, the Planning Commission finds that although Parcel 2 is 0.06 acres below the 1-acre minimum, the reduced size is the result of existing physical constraints and does not impede the parcel's ability to accommodate development consistent with the standards, design guidelines, and intent of the Joiner Ranch GDP; and

WHEREAS, the Planning Commission further finds that the proposed parcel configuration maintains adequate building envelopes, setbacks, access, infrastructure capacity, and neighborhood compatibility consistent with the objectives of the Joiner Ranch GDP.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln, take the following actions:

The Planning Commission finds and determines that:

DRAFT

1. The proposed use complies with applicable zoning regulations other than parcel size. The project meets all setbacks, height, parking, and parcel coverage standards of the Commercial Zoning District.

2. The proposed development will not be detrimental to the public health, safety, or welfare, is compatible with surrounding land uses and will be served by existing public infrastructure.

3. The reduced parcel size will not preclude reasonable development of the property. The proposed project results in a development comparable in size, scale, and design to surrounding commercial uses and does not create undue crowding or congestion.

PASSED AND ADOPTED this 15th day of April 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

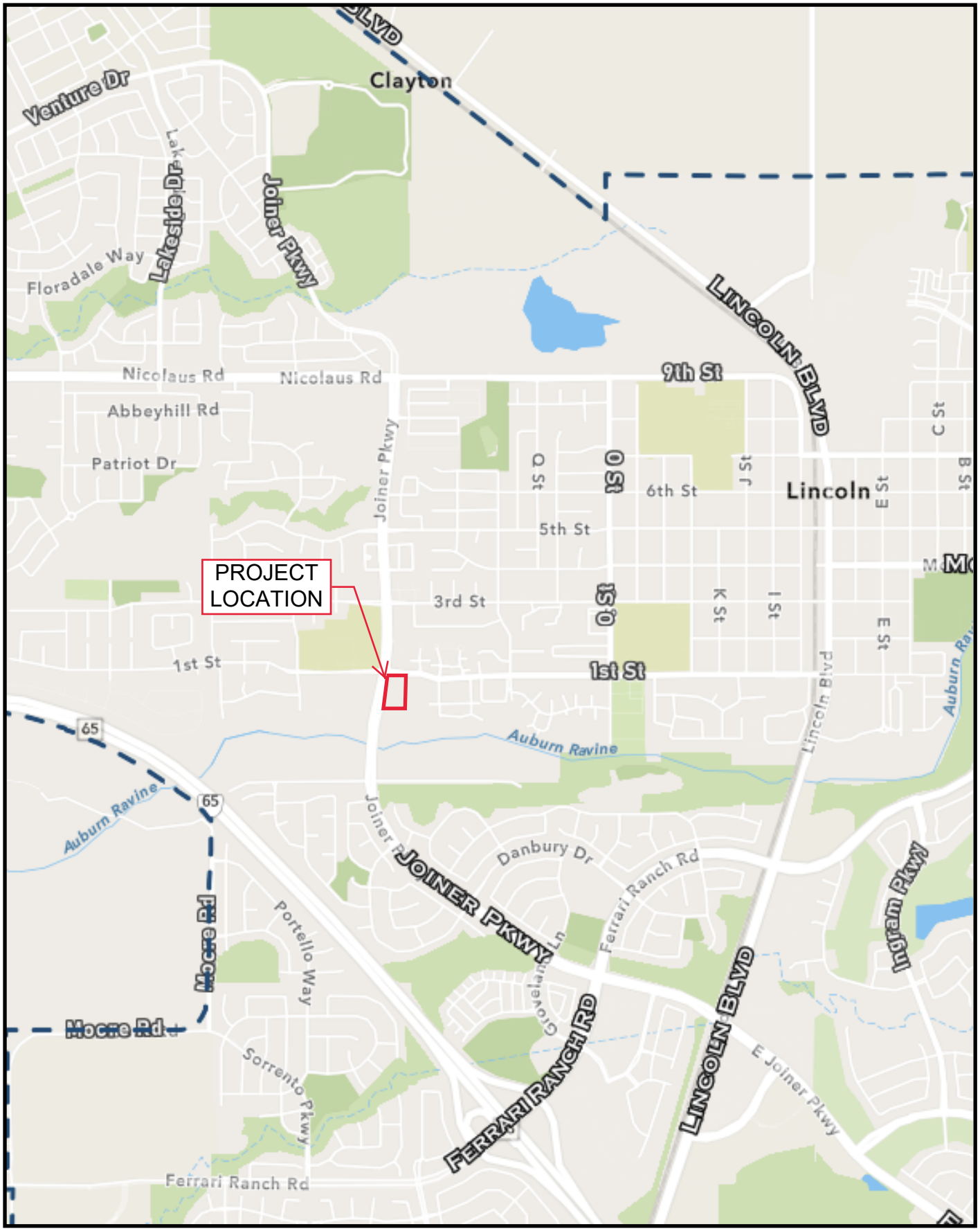
ATTEST:

_____

Planning Commission Secretary

DRAFT

ATTACHMENT 8 - PROJECT LOCATION



ATTACHMENT 9

TRAFFIC IMPACT STUDY

DATE: September 26, 2024

TO: Rommel Pabalinas | City of Lincoln

FROM: David Tokarski | DKS Associates
Sean Carney, TE | DKS Associates

SUBJECT: Traffic Impact Study for Circle K Service Station and Starbucks at Joiner Parkway and 1st Street — Project #19114-006

INTRODUCTION

This memo presents a near-term Traffic Impact Study for the proposed Starbucks drive-through coffee shop and Circle K Service Station on the southeast corner of Joiner Parkway and 1st Street. The location of the project and study intersections are shown in **Figure 1**.

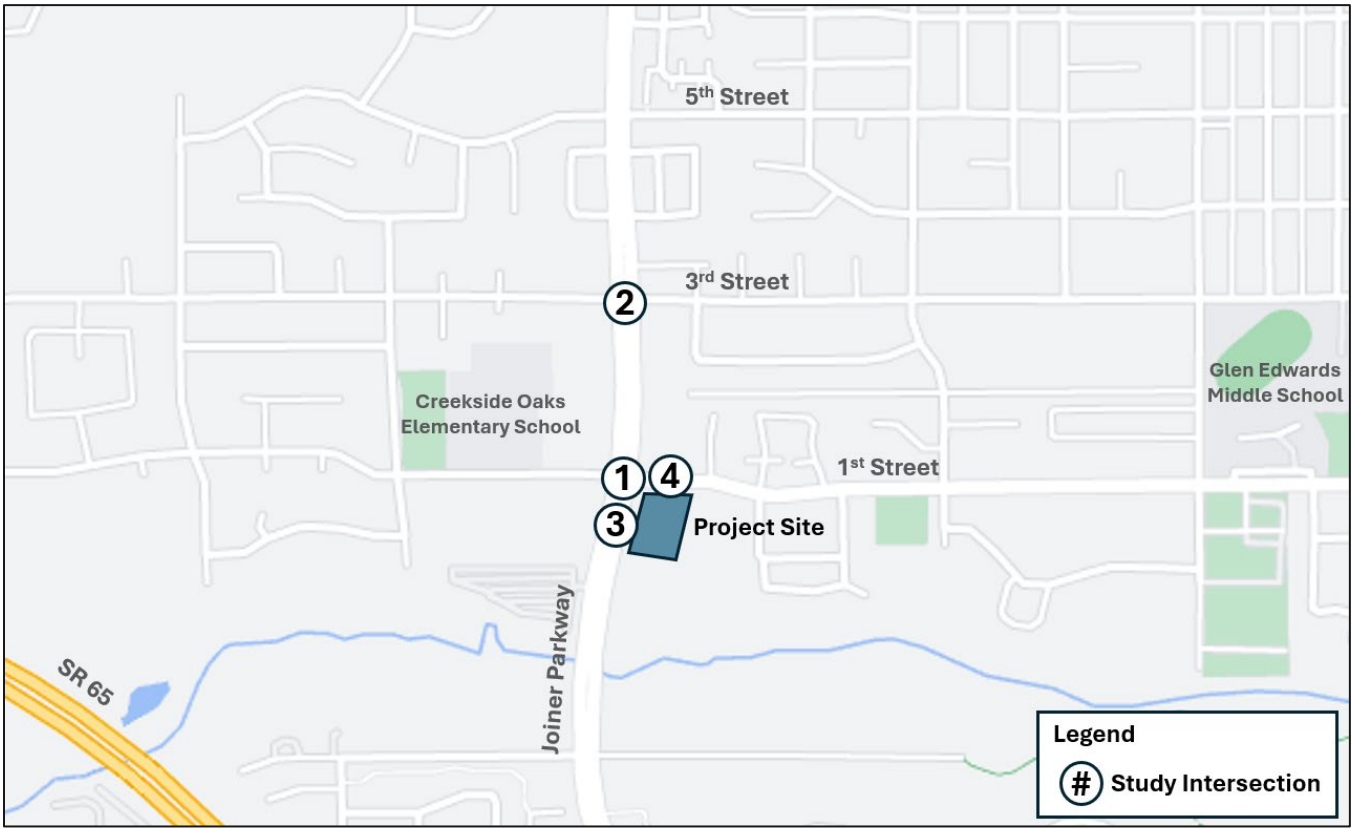


FIGURE 1: PROJECT AREA AND STUDY INTERSECTIONS

EXISTING CONDITIONS

ROADWAY SYSTEM

The two key roadways in the project vicinity that will serve project traffic are Joiner Parkway and 1st Street.

JOINER PARKWAY

Joiner Parkway is a major north-south arterial in the City of Lincoln, running roughly parallel to SR 65 through most of the city limits. In the project area, it is a 4-lane arterial with a posted speed limit of 45 miles per hour (mph) and a continuous raised median with landscaping. Joiner Parkway has sidewalks and Class II bicycle lanes that allow the use of neighborhood electric vehicles (NEV) near the project site.

1ST STREET

1st Street is an east-west collector in the City of Lincoln, running from the western city limits to Auburn Ravine. In the project area, it is a 2-lane collector with a posted speed limit of 25 mph. 1st Street has sidewalks and Class II bicycle lanes and is posted as an NEV route. Just west of Joiner Parkway, westbound 1st Street has a linear passenger loading zone separated by a raised median for Creekside Oaks Elementary School.

TRAFFIC COUNTS

AM and PM peak period (7:00-9:00 AM and 4:00-6:00 PM) traffic counts were collected at the Joiner Parkway/1st Street intersection on May 2, 2024 and at the Joiner Parkway/3rd Street intersection on August 29, 2024. The peak hours were 7:30 to 8:30 AM and 4:15 to 5:15 PM. Counts included cars, heavy vehicles, bicycles, and pedestrians. Heavy vehicles were less than 2% of the traffic volume. Only a few bicycles and pedestrians were counted except for 46 pedestrians using the north-leg crosswalk at Joiner Parkway/1st Street in the AM peak hour, this is likely associated with school arrivals at Creekside Oaks Elementary School.

TABLE 1: PEAK HOUR TURNING MOVEMENT COUNTS

Intersection	Turning Movement Volume (veh/hr)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM Peak Hour												
1. JOINER PKWY/1ST ST	0	108	291	78	34	451	156	37	57	183	143	90
2. JOINER PKWY/3RD ST	0	17	245	59	74	500	29	84	83	73	94	24
PM Peak Hour												
1. JOINER PKWY/1ST ST	105	535	100	53	362	32	35	37	71	109	44	50
2. JOINER PKWY/3RD ST	36	528	56	25	396	23	18	11	32	52	21	39

COLLISION DATA

Total traffic collision data was provided by the City for a 5-year period (August 2019 through July 2024). Additional detail about injury or fatal collisions was obtained from the Statewide Integrated Traffic Records System (SWITRS) using the Transportation Injury Mapping System (TIMS). There were 12 total collisions at the study intersections with 7 at Joiner Parkway/1st Street and 5 at Joiner Parkway/3rd Street. There was 1 severe injury collision at each of the two intersections, 3 minor injury collisions at Joiner Parkway/1st Street, and 4 minor injury collisions at Joiner Parkway/3rd Street. Broadside collisions were most common with 5. There were 2 collisions involving pedestrians, one at each intersection.

INTERSECTION OPERATIONS

DKS applied the Highway Capacity Manual (HCM) 7th Edition methodology to calculate LOS at the study intersections under Existing conditions. A summary of LOS results is shown in **Table 2**.

TABLE 2: EXISTING CONDITIONS INTERSECTION OPERATIONS

		AM PEAK HOUR		PM PEAK HOUR	
INTERSECTION	CONTROL TYPE	LOS	DELAY	LOS	DELAY
JOINER PKWY/1ST ST	Signal	C	32.3	B	18.0
JOINER PKWY/3RD ST	Signal	B	18.9	B	13.5

Both existing study intersections meet the City standard of LOS "C" under Existing conditions.

EXISTING PLUS PROJECT CONDITIONS

TRIP GENERATION

DKS estimated trip generation of the project based on rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*.

ITE Land Use 945: Convenience Store/Gas Station was used for the Circle K Service station. The convenience store has a gross floor area (GFA) of approximately 4.1KSF (1,000 square feet) and there are 10 vehicle fueling positions proposed. As both floor area of the convenience store and vehicle fueling positions affect trip generation, the ITE manual has this category split into subcategories to provide a multi-variable evaluation of sites with single-variable data plots. There are subcategories based on vehicle fueling position and based on the GFA of the convenience store. After testing both approaches, the GFA 4.0-5.5k subcategory (independent variable: vehicle fueling positions) was selected as it produces the highest peak hour trip generation and thus is the most conservative. A pass-by rate of 75% was selected based on ITE 945 for sites with between 9 and 20 vehicle fueling positions. Pass-by trips are trips that would stop at Circle K but are existing trips with a different primary destination and/or purpose.

ITE Land Use 937: Coffee/Donut Shop with Drive-Through Window is the category that best represents a Starbucks with seating and a drive-through. A pass-by rate of 50% was assumed for Starbucks based on ITE Land Use 934: Fast-Food Restaurant with Drive Through Window. ITE does not have pass-by trip data for ITE Land Use 937, and Land Use 934 is the most analogous category with data. Note that diverted trips are included as non-pass-by trips for this analysis.

Trip generation and pass-by trips are summarized **Table 3**.

TABLE 3. VEHICLE TRIP GENERATION

	Week-day	AM Peak Hour			PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
CONVENIENCE STORE/GAS STATION (GFA: 4-5.5K) (LU 945) - 10 VEHICLE FUELING POSITIONS							
Total Trips	2,571	135	135	270	114	114	228
Pass-by[1]	1,928	102	102	204	85	85	170
Non-Pass-By (new Trips)	643	33	33	66	29	29	58
COFFEE/DONUT SHOP WITH DRIVE-THROUGH WINDOW (LU 937) - 2.3 KSF							
Total Trips	1,227	101	97	198	45	45	90
Pass-by[1]	613	49	49	98	22	22	44
Non-Pass-By (New Trips)	614	52	48	100	23	23	46

[1] Pass-by trips represent vehicle trips that would have traveled past the project site whether the project exists or not and stop at the site due to new availability of product or service.

SHORT-TERM VS LONG-TERM ANALYSIS

The proposed project generates more than 50 trips in the PM peak hour so this traffic impact study is required under the City's Traffic Impact Study guidelines in the Design Criteria and Procedures. The project is consistent with the general plan zoning for neighborhood commercial plan, so only short-term traffic analysis is required.

TRIP DISTRIBUTION

DKS utilized the South Placer South Sutter travel demand model (SPSS) travel demand model developed for Placer County in 2024 to estimate the potential distribution of vehicle trips to/ from the proposed development. In order to do this, a "select zone" run was created where trips within the project traffic analysis zone (TAZ) were isolated in order to estimate the travel patterns of project trips. Trip distribution estimated using the model is shown in **Figure 2** below.

The figure shows that the highest percentage of trips travel to/ from Joiner Parkway to the north, with approximately 8% going east or west from Joiner Parkway and approximately 27% continuing further north. Next highest is travel to/ from eastbound 1st Street (with approximately 8% heading into the neighborhood north of 1st Street and approximately 29% heading further east of 1st Street. Additionally, approximately 23% travel to/ from Joiner Parkway south and approximately 5% travel to/ from 1st Street to the west.

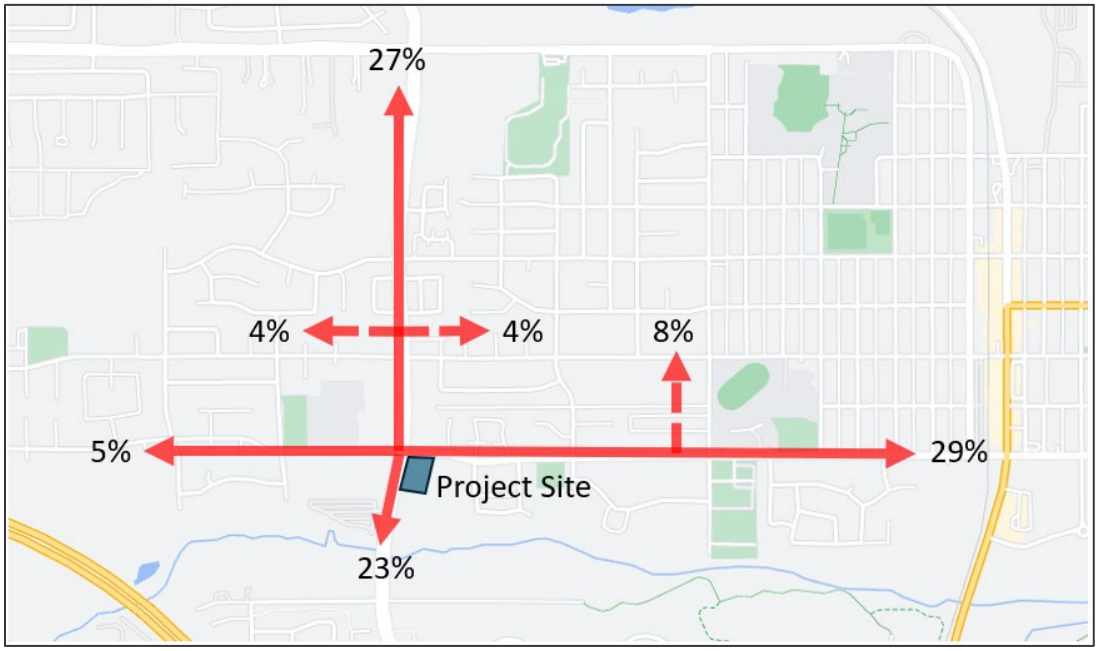


FIGURE 2: PROJECT TRIP DISTRIBUTION

EXISTING PLUS PROJECT FORECAST

Project trips were distributed to intersection turning movements and added to existing traffic counts to produce existing plus project forecasts for the AM and PM peak hours. The intersections of Joiner Pkwy at 1st and 3rd Streets were included as well as the project driveways. Based on the trip distribution, other nearby intersections would have fewer than 50 project trips. First, the new project trips (non-pass-by) were applied to the distribution discussed in the previous section. Then, pass-by trips were allocated to turning movements based on the existing traffic counts since pass-by trips divert existing traffic rather than following a distribution for new trips. The corresponding movements were reduced resulting in some turning movements with negative project-only trips at Joiner Pkwy/1st St. For example, southbound-through vehicles divert to make the southbound left. Then the project-only delta was added to existing counts to produce the existing plus project forecast, shown **Table 4**.

TABLE 4. EXISTING PLUS PROJECT PEAK HOUR TURNING MOVEMENT VOLUMES

Intersection	Turning Movement Volume (veh/hr)											
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
AM Peak Hour												
1. JOINER PKWY/1ST ST	224[1]	325	101	118	411	141	34	55	167	130	81	24
2. JOINER PKWY/3RD ST	20	267	62	74	523	29	84	83	76	97	24	54
3. JOINER PKWY DRIVEWAY		449	48		796							201
4. 1ST ST DRIVEWAY			31					143	131	57	235	
PM Peak Hour												
1. JOINER PKWY/1ST ST	162[2]	560	123	97	338	30	32	37	66	101	41	46
2. JOINER PKWY/3RD ST	38	542	58	25	410	23	18	11	34	54	21	39
3. JOINER PKWY DRIVEWAY		710	42		554							135
4. 1ST ST DRIVEWAY			24					174	83	34	188	

[1] This northbound left-turn volume includes 88 northbound U-turns in the AM peak hour.

[2] This northbound left-turn volume includes 49 northbound U-turns in the PM peak hour.

The project has no driveways that allow for left-out movements and U-turns are not allowed on 1st Street resulting in heavy use of the Joiner Parkway right-out driveway with many vehicles needing to make a northbound U-turn on Joiner Pkwy at 1st Street.

EXISTING PLUS PROJECT TRAFFIC OPERATIONS

The study intersections were analyzed for Existing Plus Project conditions following the same methodology as for Existing conditions. LOS for Existing Plus Project meets the City's LOS "C" policy except for Joiner Parkway/1st Street in the AM peak hour which would operate at LOS E with no modification to the existing intersection or traffic signal timing.

Increasing the cycle length to 120 seconds could improve the LOS at Joiner Parkway/1St Street to LOS C (34.8 sec/veh). However, even with the increased cycle length, the 95th percentile queue for the northbound left-turn lane extends approximately 300-ft, exceeding the current 100-ft lane storage. This estimated 95th percentile queue would extend south of the project driveway on Joiner Parkway, blocking vehicles attempting to exit the site to travel south on Joiner Parkway.

Consequently, these motorists would have to wait in the driveway for the queue to clear or block the right lane waiting to merge into the left-turn queue.

Alternatively, if a left turn out of the project site onto Joiner Parkway could be provided (with median storage), that would reduce almost all the demand for northbound U-turns, and both Joiner Parkway/1st Street and the Joiner Parkway Driveway would operate acceptably. The median acceleration lane would conflict with the current fire station northbound egress, making this option not likely to be feasible.

A summary of LOS results is shown in **Table 5**.

TABLE 5: EXISTING CONDITIONS INTERSECTION OPERATIONS

INTERSECTION	CONTROL TYPE	EXISTING				EXISTING PLUS PROJECT			
		AM PEAK HOUR		PM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR	
		LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY
JOINER PKWY/1ST ST	Signal	C	32.3	B	18.0	**E**	**75.9**	B	19.0
JOINER PKWY/3RD ST	Signal	B	18.9	B	13.5	B	19.2	B	13.6
JOINER PKWY DRIVEWAY	SSSC[1]	-	-	-	-	B	13.9	B	12.8
1ST ST DRIVEWAY	SSSC	-	-	-	-	A	< 10	A	< 10

[1] SSSC is side-street-stop control. LOS and average delay are reported for the worst movement at the intersection.

VMT ANALYSIS

The County of Placer Transportation Study Guidelines (2021) provide guidelines for VMT analysis include screening criteria for projects that can be presumed to have a less than significant VMT impact. This project meets the screening criteria of Local-Serving Retail Development, as it is less than 50,000 square feet and does not contain retail with a regional draw. Therefore, this project has a less than significant VMT impact, and no further VMT analysis is warranted.

SUMMARY

The Starbucks drive-through coffee shop and Circle K Service Station on the southeast corner of Joiner Parkway and 1st Street will generate about 643 new daily trips. The development is expected to generate more traffic at study intersections in the AM peak hour with 270 total trips (including pass-by trips). Currently, study intersections operate at or below the City's LOS standard of LOS C.

The intersections and traffic signals would operate acceptably with no modifications in the PM peak hour. The intersection of Joiner Parkway/1St Street would operate unacceptably in the AM peak hour at LOS E unless modifications are made to the intersection signal timing or geometry. This is driven largely by the increase in demand for northbound U-turns from vehicles exiting the site to travel south on Joiner Parkway. LOS can be reduced to acceptable operation (LOS C) by increasing

the cycle length to 120 seconds, but queuing for the northbound left-turn is expected to exceed storage and occasionally create blockages for northbound through and right turn vehicles even with signal retiming.

The project driveways are expected to accommodate traffic demand as side-street-stop controlled intersections with LOS A or B in AM and PM peak hours.

Attachment 10 Summary of West Lincoln Square Commercial Development

Parcel		Building	Proposed Use				Notes
#	*Approximate Area (in acreage)*	*Approximate Building Area (in square feet)*	*Use*	*Drive-Through*	*Alcohol Sales*	*CUP Required*	
1	1.04	2,338	Gas Station/Convenience Store (Circle K) (See Notes)	No	Yes (See Notes)	Yes	With five (5) fuel pumps under canopy; Conditional Use Permit for alcohol sales required per LMC Section 18.22.030-21
2	0.95	3,974	Restaurant	Yes (See Notes)	No	Yes	Conditional Use Permit for Drive-Through required per LMC Section 18.22.030-26 and non conforming parcel size per the Joiner Ranch General Development Plan

ATTACHMENT 11 - MASTER CONSISTENCY FINDINGS DETERMINATION MATRIX

Starbucks Shell and Circle K Commercial Feature	Applicable General Plan Policy	General Development Plan Policy Standard Citation	LMC Title 18 (Zoning) Citation (where applicable)	LMC Title 17 (Subdivision) Citation (where applicable)	Compliance Justification Statement
Proposed Commercial Development	**Economic Development Element Policy ED-2.3 – Business Expansion and Attraction.** The City shall facilitate zoning and permit activities related to the expansion of existing businesses and the location of new businesses.	Joiner Ranch General Development Plan	Section 18.06.010	N/A	Consistent. The project is consistent with zoning for the site and would obtain the appropriate permits required for development of the site as a new commercial center and businesses.
Proposed Commercial Development	**Economic Development Element Policy ED-4.5 – Retail Market.** The City shall identify a range of retail development sites and opportunities in order to promote a stronger local and regional retail market which meets the needs of the growing Lincoln population and complements the Lincoln downtown.	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project is retail in nature and provides a fueling station and quick service restaurant for residents and visiting patrons.
Proposed Commercial Development-Architectural Designs and Materials	**Land Use Element Policy LU 1.12 – Quality Design.** Through the design review process, apply design standards that promote the use of high quality building materials, architectural and site designs, landscaping signage and amenities. The City will continue to develop and apply design standards that result in efficient site and building designs, pedestrian friendly projects that stimulate the use of alternative modes of transportation, and a	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project has been appropriately designed consistent with the commercial architectural design theme guidelines and standards of the Joiner Ranch General Development Plan. The proposed designs will incorporate a variety of modern decorative elements, accent colors, and architectural features to establish a cohesive and marketable thematic

	functional relationship between adjacent developments.				identity for the retail development.
Proposed Commercial Development – Parking	**Land Use Element Policy LU 3.3 – Parking & Transportation and Circulation Element Policy T-3.2 – Adequate Off-Street Parking.** LU 3.3: The City shall ensure that adequate parking and access are included in approved commercial development plans. T-3.2: The City shall require the provision of adequate off-street parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessible from the street system.	Joiner Ranch General Development Plan	Section 18.22.010 Section 18.44.090	N/A	Consistent. The project has been designed with the appropriate amount and type of parking stalls consistent with the standards of the General Development Plan and LMC Title 18 Section 18.44.080 – Commercial Use and Section 18.44.070 Theaters, Restaurants and Bars. As discussed above, the project would be consistent with the number of required parking stalls.
Proposed Commercial Development – Circulation and Access	**Transportation and Circulation Element Policy T-2.3 – Level of Service for Local Streets and Intersections** T-2.3: Strive to maintain a LOS C at all signalized intersections in the City during the p.m. peak hours. Exceptions to this standard may be considered for intersections where the city determines that the required road improvements are not acceptable (i.e., due to factors such as the cost of improvements exceeding benefits achieved, results are contrary to achieving a pedestrian design, or other factors) or that based upon overriding considerations regarding project benefits, an alternative LOS	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project retained the professional transportation planning services of DKS Associates that studied the traffic impacts of this proposed design and determined that it would meet the LOS standard in this policy (Attachment 7 of staff report).

	may be accepted. For purposes of this policy, City intersections along McBean Park Drive between East Avenue and G Street, and G Street between First Street and Seventh Street, are excluded from the LOS C standard, and will operate at a lower LOS.				
Proposed Commercial Development – Pedestrian Access and Circulation	**Transportation and Circulation Element Policy T-5.9 – Pedestrian Access.** The City shall encourage specific plans and development plans to include design of pedestrian access that enables residents to walk from their homes to places of work, recreation and shopping.	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project would incorporate pathways and internal walkways to enable nearby residential and internal pedestrian access at the site.
Proposed Commercial Development – Infrastructure	**Public Facilities & Services Element PFS-1.3 – Conditions of Approval.** During the development review process, the City shall not approve new development unless the following conditions are met: - The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed; - Infrastructure improvements are consistent with City infrastructure plans; and - Infrastructure improvements incorporate a range of feasible measures that can be	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project would include installation of new required infrastructure and interconnecting with existing infrastructure in the project area consistent with City regulations.

	implemented to reduce public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement.				
Proposed Commercial Development – Onsite Water Supplies	**Public Facilities & Services Element PFS-2.3 – Adequate Water Supply for New Development.** The City shall require the availability of an adequate water supply to be demonstrated before approving new development.	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project is designed and conditioned to connect to existing water facility connections adjacent to the site.
Proposed Commercial Development – Wastewater Infrastructure	**Public Facilities & Services Element Policy PFS-3.10 – Sewer Lines for New Development.** The City shall require new development to be responsible for construction of all sanitary sewer lines serving such development. Provision will be made allowing reimbursement from Third Parties, or credits against City wastewater fees (as approved by the Director of Public Works) should such lines result in an "over-sizing" for a particular development.	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project is designed and conditioned to connect to existing sewer facility connections adjacent to the site.
Proposed Commercial Development – Stormwater Infrastructure	**Public Facilities & Services Element Policy PFS-4.1 – Adequate Storm Drainage Facilities, Policy PFS 4.2 - Development Requirements, and Policy PFS-4.7 – Stormwater Runoff.** PFS-4.1: The City shall provide storm drainage facilities with sufficient capacity to protect the public and	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project would be designed to connect to existing storm water infrastructure and would include on-site drainage basins for stormwater flows.

	private property from storm water damage. The facilities will also be implemented in a manner that reduces all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required drainage improvements (i.e., drainage basins, etc.). PFS-4.2: The City shall encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, be designed to provide a natural water course appearance. Policy-4.7: The City shall require new development to provide stormwater-retention sufficient for the incremental runoff from an eight-day 100 year storm.				
Proposed Commercial Development – Solid Waste Collection	**Public Facilities & Services Element Policy PFS-5.1 – Solid Waste Collection and Policy PSF-5.2 – Waste Reduction** PSF 5.1: The City shall require solid waste collection services for existing and new developments to ensure the maintenance of health standards. PSF 5.2: The City shall promote maximum use of solid waste reduction, recycling, and composting of wastes for a reduction in	Joiner Ranch General Development Plan	N/A	N/A	Consistent. The project would include onsite solid waste and recycling disposal, and collection.

	residential, commercial, and industrial waste disposal.				
Proposed Commercial Development – Landscaping	N/A	Joiner Ranch General Development Plan (Section VII)			Consistent. Proposed landscaping plan includes trees, shrubs, and groundcover and is consistent with landscape provisions of the GDP.
Proposed Commercial Development – Setbacks	N/A	Joiner Ranch General Development Plan (Section VII)			Consistent. Proposed plans are consistent with the setback provisions of the GDP.
Proposed Commercial Development –Architectural Standards	N/A	Joiner Ranch General Development Plan (Section XIV)			Consistent. Proposed plans are consistent with the architectural provisions of the GDP.
Proposed Commercial Development – Drive-Through Facilities	N/A	Joiner Ranch General Development Plan	Section 18.56.020		Consistent. This project feature is consistent with a Conditional Use Permit for the proposed Quick Service Restaurant (QSR) at Parcel 2, in accordance with LMC Section 18.22.030-26 (“All uses with an automobile “drive-thru”) and Findings under LMC Section 18.56.020.
Proposed Commercial Development – Alcohol Sales and/or Consumption	N/A	Joiner Ranch General Development Plan	Section 18.22.030.(21)		Consistent. This project feature is consistent with a Conditional Use Permit and with Lincoln Municipal Code (LMC) Section 18.22.030.(21), for the proposed fuel station Parcel 1 (Gasoline/Convenience Store).

STAFF REPORT

Item Number 10.A

SUBJECT: Planning Entitlement Tracker Discussion

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: April 15, 2026

ATTACHMENTS:
PC Tracker April 2026

PLANNING ENTITLEMENT TRACKER (as of 4/7)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
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)	CC scheduled for 4/28/26
The Waterfront	Development Agreement	Proposed Mixed Use Development consisting of 271 residential apartment units and 50,000 square feet of commercial within Village 1 Specific Plan.	Southeast corner of McBean Park Drive and Oak Tree Lane (APN: 021-274-033-000)	Waiting for resubmittal from applicant
Turkey Creek Golf Course Driving Range Netting	Conditional Use Permit (CUP)	Amendment to the Turkey Creek Golf Course's Conditional Use Permit for the proposed construction of a maximum 100-foot netting along Driving Range portion of Turkey Creek Golf Course.	Oak Tree Lane north of McBean Park Drive on Turkey Creek Golf Course (APN 021-272-009-000)	Pending receipt of updated information for applicant

VILLAGE 5

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Brar Pre-Annexation Proceedings	Pre-Annexation Proceedings	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 116-acre property within the Village 5 Specific Plan.	2660 Moore Road; APN 021-263-016-000	CC scheduled for 4/28/26
Windsor Cove	General Development Plan Amendment/Large Lot Tentative Subdivision Map/Small Lot Tentative Subdivision Map/Development Agreement	Proposed Large Lot and Small-Lot Tentative Subdivision Map creating a total 172 residential lots, recreational and open space lots	Northeast corner of Moore Road & Fiddyment Road (APN: 021-490-002-000)	Under departmental review

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Liberty at Lincoln - Village 8	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 106 50'x55' single family residential lots within the Village 7 Specific Plan area.	Southeast corner of Ferrari Ranch Road and future Western Blvd (APN: 327-380-002-000)	Under departmental review
Liberty at Lincoln - Village 9	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 48 50'x95' single family residential lots and a 9.5-acre community park site.	West of future Western Blvd extension (APN: 021-283-044-000)	Waiting for resubmittal from applicant
Village 7B Amendments	Specific Plan Amendment/General Development Plan Amendment	Amendments to Specific Plan and General Development to modify the land use plan for annexed land within Village 7, as well as unannexed land within Village 7 and Village 5.	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review
Village 7B Annexation	Annexation	Request Pre-Annexation approval for filing of an application to Placer County LAFCO for annexation of approximately 180 acres of property within the northern portion of the Village 7 Specific Plan (~146 acres) and a portion within the Village 5 Specific Plan (~34 acres).	Northwest corner of Moore Road & Sorrento Parkway (multiple APNs)	Under departmental review

PLANNING ENTITLEMENT TRACKER (as of 4/7)

SUD-B NEQ

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
West Lincoln Square Commercial	Specific Development Plan/Design Review/Tentative Subdivision Map/Conditional Use Permit/General Development Plan Amendment	Project proposes the following: zone text amendment to the SUD-B NEQ GDP, amended Tentative Subdivision Map, Specific Development Permit/Design Review, Conditional Use Permits, General Development Plan amendment to develop ~39 acres into ~244,000 square feet of commercial development	Northeast corner of Highway 65 and Nelson Lane (APN: 021-262-044-000)	DRB recommended approval on 01/30/26, PC recommended approval on 3/18/26, CC scheduled for 4/28/26

OTHER AREAS

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Chevron CUP	Conditional Use Permit (CUP)	Proposed sale and/or consumption of alcoholic beverage in accordance with LMC Section 18.22.030 (21) and Public Convenience of Necessity Letter (PCN) LMC Section 18.60 (Alcohol Sales)	151 East Joiner Parkway	PC scheduled for 4/15/26
Home Depot CUP Modification	Conditional Use Permit (CUP)	CUP modification request to alter existing CUP for outdoor storage to utilize 28 parking stalls to store rental equipment and vehicles associated with a new tool rental center.	1000 Groveland Lane	Under review for completeness
JLC Ready Mix	Design Review	Project proposes to build a two story office building with concrete plant observation room.	1360 Gladding Road	Application deemed complete; under departmental review
Lincoln Skyways Hangar	Design Review Permit	Proposed construction and operation of a new 100 foot x 135 foot steel building aircraft hangar within the Lincoln Regional Airport.	No situs address; APN: 021-590-016-000	Under departmental review and conditioning; Tentative scheduling for May PC meeting
Lincoln 14	Rezone/General Plan Amendment/General Development Plan Amendment/Tentative Subdivision Map	The project proposal includes a Rezone, General Plan Amendment, and GDP amendment to rezone commercial and business-professional uses to residential and open space uses. The proposed Tentative Subdivision Map will create 55 single-family residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-017, -032, and -100)	Project on hold
Lincoln 270	Rezone/General Plan Amendment/Specific Plan Amendment/General Development Plan Amendment/Design Guidelines Amendment/Development Agreement Amendment/Large Lot Tentative Map Modification	Proposed amendments to the adopted Lincoln Village 270 Specific Plan, General Development Plan, and Design Guidelines to rezone some commercial and business-professional uses to residential and park uses. A Development Agreement Amendment and Large Lot Tentative Map Amendment will be required due to the proposed rezone.	Located between Highway 65 and Industrial Avenue (multiple APNs)	Project on hold
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

PLANNING ENTITLEMENT TRACKER (as of 4/7)				
Prairie Point Telecommunications Facility	Conditional Use Permit (CUP)	CUP to build a 60-foot mono-broadleaf cell communications tower within a 3,600SF lease area and associated improvements located on an open space parcel near Twelve Bridges Elementary School.	Located Southwest of Twelve Bridges Elementary School (APN: 334-010-013-000)	Waiting for resubmittal from applicant
Starbucks/Circle K at 1st St and Joiner Parkway	Tentative Subdivision Map/Conditional Use Permit	The project includes the following entitlements: Tentative Subdivision Map to divide the existing 2 acre property into two approximately one-acre lots. Conditional Use Permits for alcohol sales (gas station), a drive-through at the quick service restaurant (Starbucks), and a nonconforming parcel (less than one-acre).	Southeast corner of 1st Street and Joiner Parkway (APN: 021-321-089-000)	DRB recommended approval on 11/20/25; PC scheduled for 4/15/2026
1905 Aviation - Storage Yard	Specific Development Plan/Development Permit/Conditional Use Permit (CUP)	Specific Development Plan/Development Permit and Conditional Use Permit Application to develop a vacant parcel into a fenced storage yard near the airport	(APN: 021-562-005-000 & 021-562-007-000)	Under review for completeness