CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
August 19, 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, Comm. Dev. Director
Rommel Pabalinas, Comm. Dev. Planning Manager
Mikaela Noble, Associate Planner
Eugenie Guadron, PC Secretary
Doug White, City Attorney
Efren Sanchez, Senior Planner
Thomas Cruickshank, Associate Planner

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. AGENDA MODIFICATIONS

5. INFORMATION ITEMS AND DISCLOSURES

6. 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.

7. CONSENT

7.A Review and approve July 15, 2026 meeting minutes (Eugenie Guadron)

7.B Consideration of a Design Review application for the Heartland at Hidden Hills Production Homes (Tom Cruickshank)

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for the Heartland at Hidden Hills Production Homes.

7.C Consideration of a Design Review application for the Auburn Ravine Estates Production Homes (Epick 1 & 2) (Tom Cruickshank)

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for the Auburn Ravine Production Homes.

8. PUBLIC HEARINGS

8.A Circle K - Ferrari Pavilion 81 Lincoln Boulevard (Tom Cruickshank)

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving a Conditional Use Permit and determination of

Public Convenience or Necessity for a Type 20 alcohol license (Off-sale Beer and Wine).

8.B Liberty at Lincoln Phase 1 Village 8 (Mikaela Noble)

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15182 (Projects Pursuant to a Specific Plan); and,
2. Adopt a Resolution recommending City Council approval of a Small Lot Vesting Tentative Subdivision Map for the proposed Liberty at Lincoln Phase 1 Village 8 Project.

9. GENERAL BUSINESS

9.A Receive a Report of the City of Lincoln Truck Route Study. (Nita Wracker)

9.B Receive a Report on the City of Lincoln Open Space Policy Updates. (Sean Scully)

10. INFORMATIONAL ITEMS FROM STAFF/DIRECTOR REPORTS

10.A Planning Entitlement Tracker Discussion (Nita Wracker)

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: **Review and approve July 15, 2026 meeting minutes** (Eugenie Guadron)

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: August 19, 2026

ATTACHMENTS:
7.A. Draft Meeting Minutes 07.15.2026

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
July 15, 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. Commissioner Manning was absent with notification. Various Staff and Public were also in attendance in person. Note: One (1) Commissioner position is vacant

3. PLEDGE OF ALLEGIANCE was led by Commission Peter Gilbert.

4. AGENDA MODIFICATION – None.

5. INFORMATION ITEMS AND DISCLOSURES – None.

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

7. CONSENT –

7.A Review and approve June 17, 2026 meeting minutes (Eugenie Guadron)

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson to approve the June 17, 2026 meeting minutes**. Unanimously Approved by voice call vote with no opposition and one abstention (4-0-1-1).**

8. PUBLIC HEARINGS –

8.A. Consideration of a Design Review application for the JLC Concrete Design Review

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA).
2. Adopt a Resolution approving the Design Review application for JLC Concrete with project-specific and typical conditions of approval.

Efren Sanchez, Senior Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. The Commission discussed the project with Mr. Sanchez and Nita Wracker, Community Development Director, responding to questions and comments.

Chair E.Johnson opened the public hearing at 6:14 P.M.

The following provided public comment:
Kevin Siddle, Lincoln resident.

Chair E.Johnson opened the public hearing at 6:16 P.M.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson to Determine that the project is exempt from CEQA and Adopt a Resolution Approving the Design Review application for JLC Concrete with conditions of approval. **Unanimously Approved by voice call vote with no opposition (5-0-0-1).**

9. GENERAL BUSINESS – None.

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10. INFORMATIONAL ITEMS FROM STAFF/ DIRECTOR REPORTS.

10. A. Besides the Planning Entitlement Tracker included in the agenda, Director Wracker gave a brief update that the Ferrari Pavilion project is through the Entitlement stage and is going through the building permit process.

11. COMMISSIONER COMMENTS – None.

12. ADJOURNMENT –

Chair E.Johnson adjourned the meeting at **6:27 P.M.**

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT



JLC Concrete Design Review

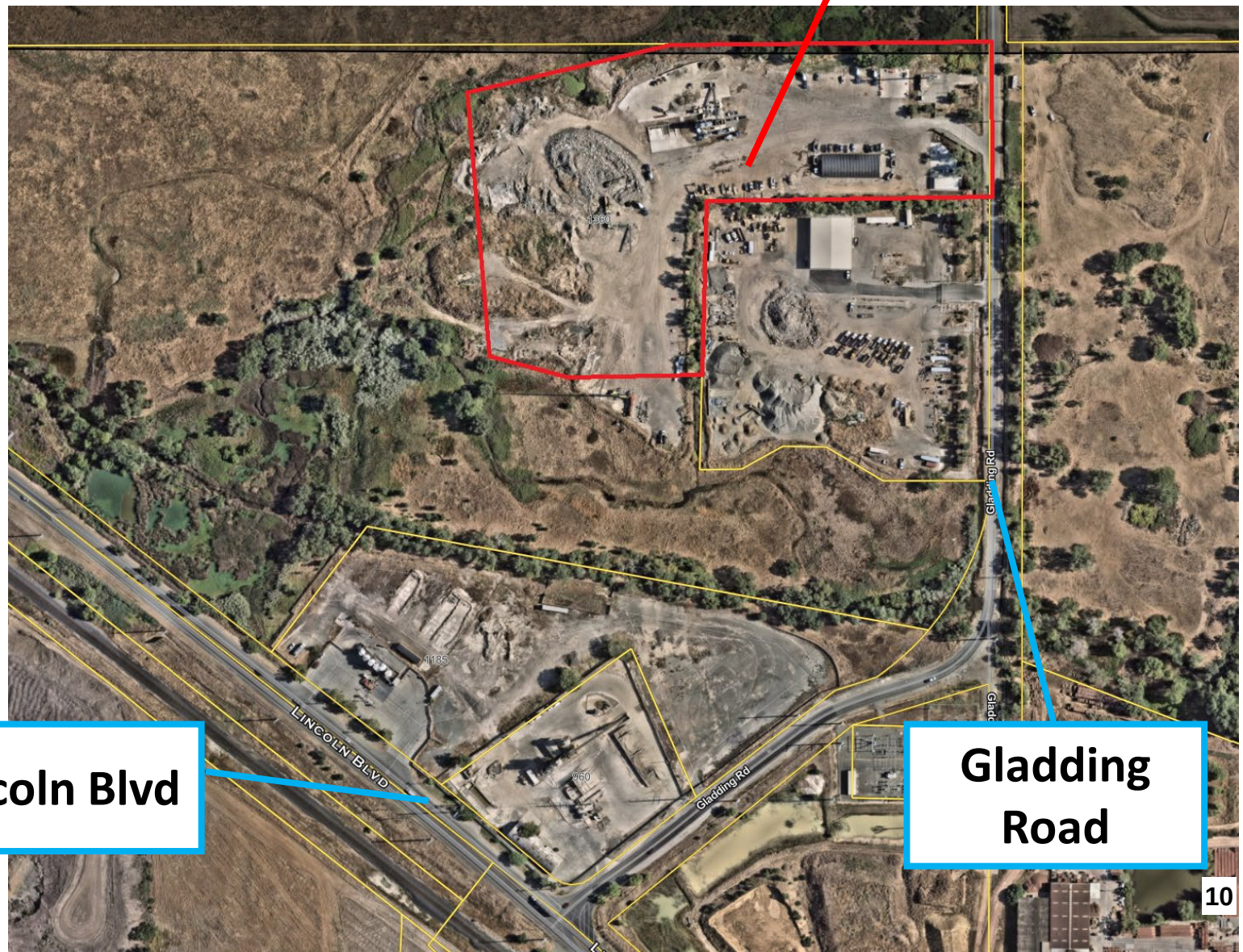
Item 8A / Planning Commission / July 15, 2026 / Efren Sanchez, Senior Planner

Project Proposal

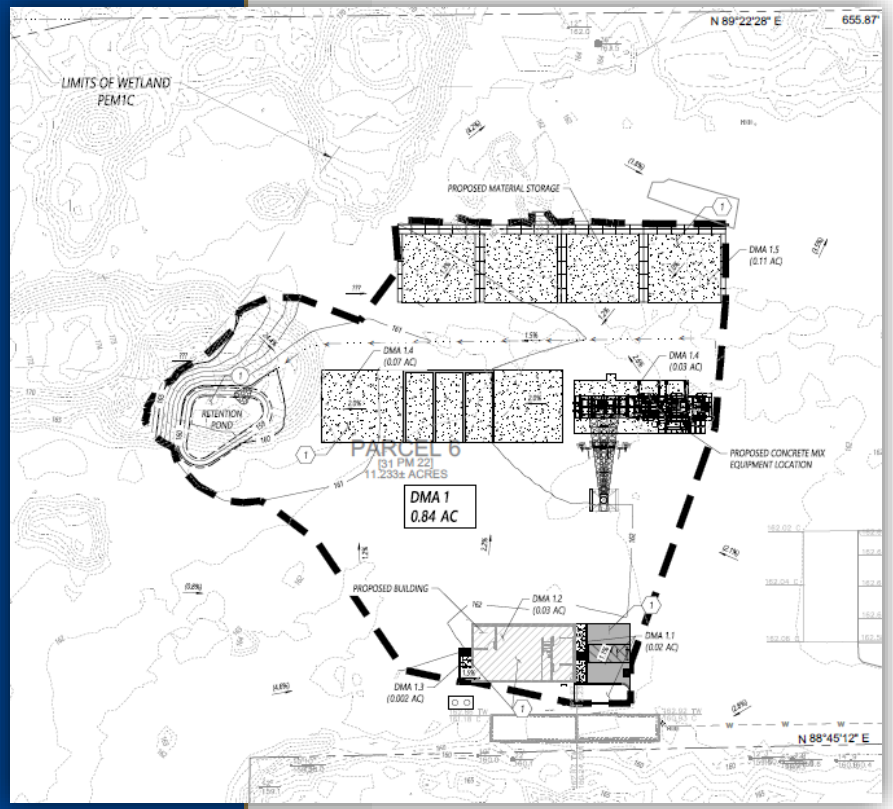
- 2,182 SF industrial building for existing ready-mix concrete facility
  - Office space/ observation room
  - Administrative uses
    - Office Space
    - Break room
    - Bathroom

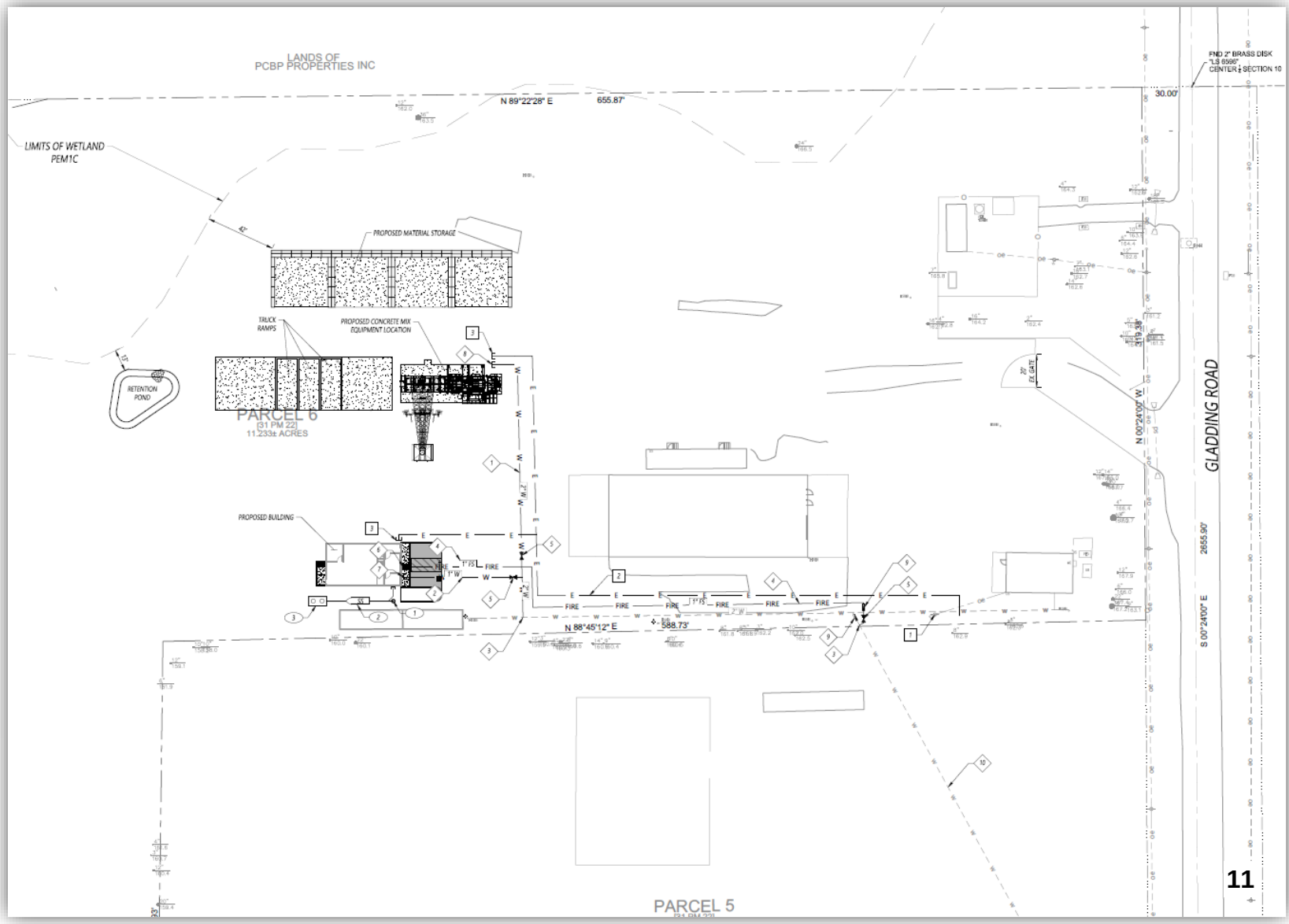
Location Details

- Located West of Gladding Road
- Develop 0.84 acre project area from the 11.2-acre site
- General Plan Designation: Industrial (I)
- Zoning: Industrial (I)

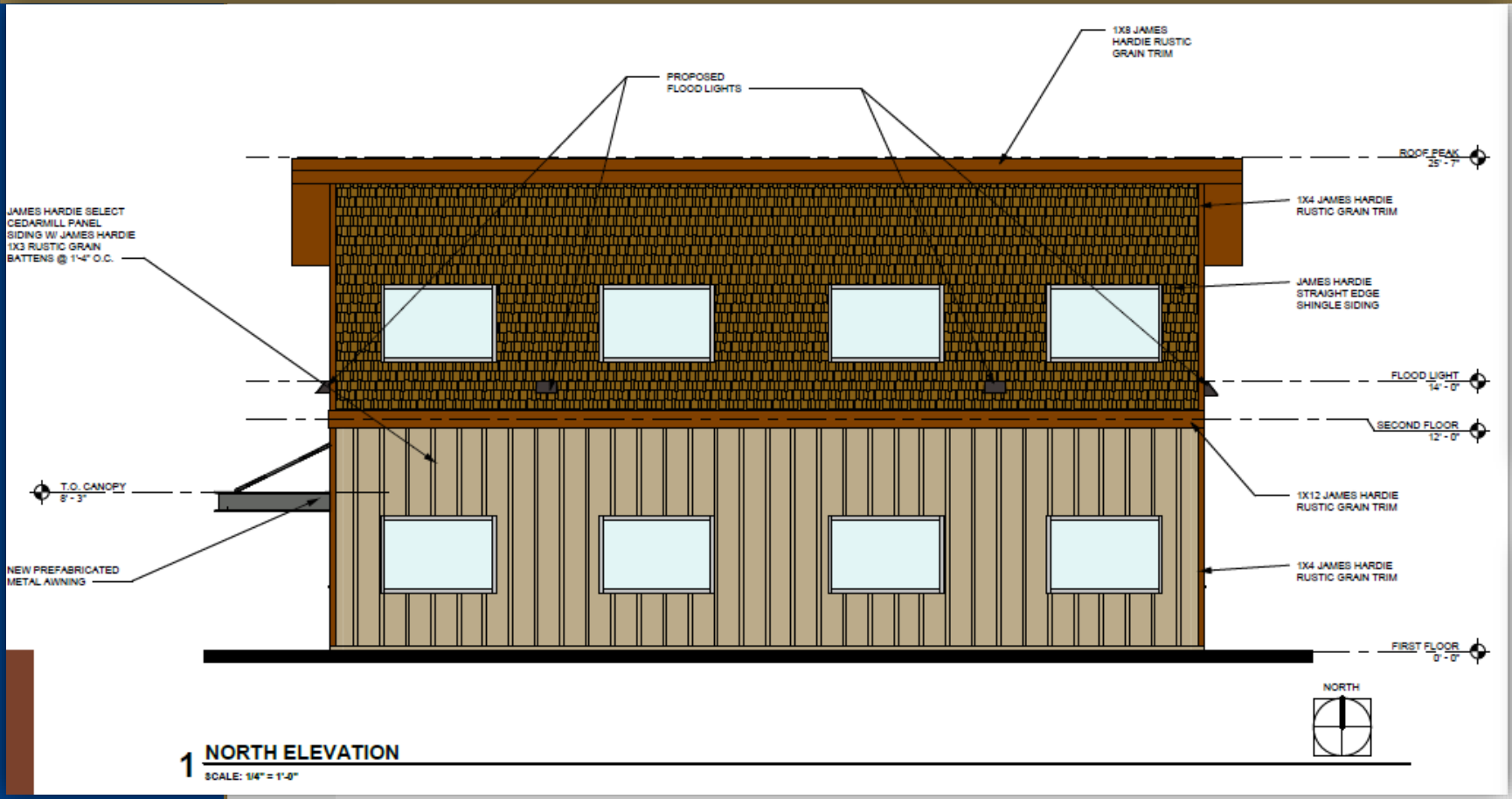


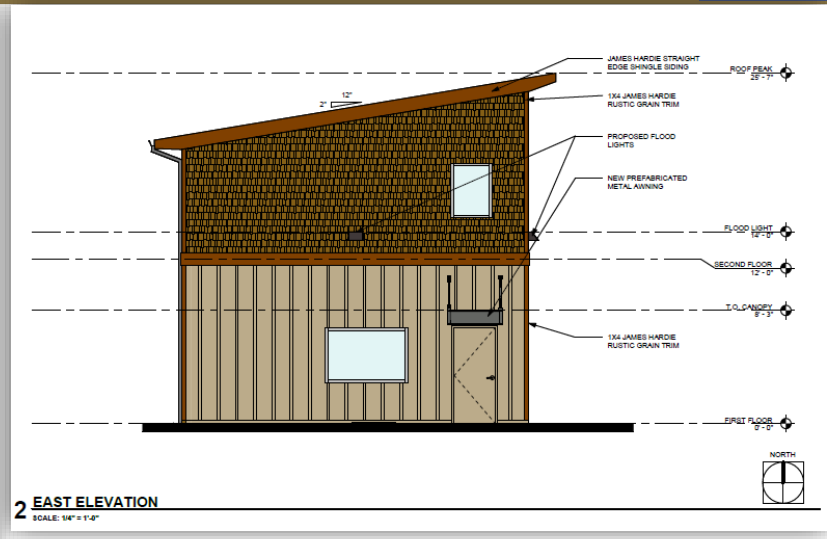
Site Plan

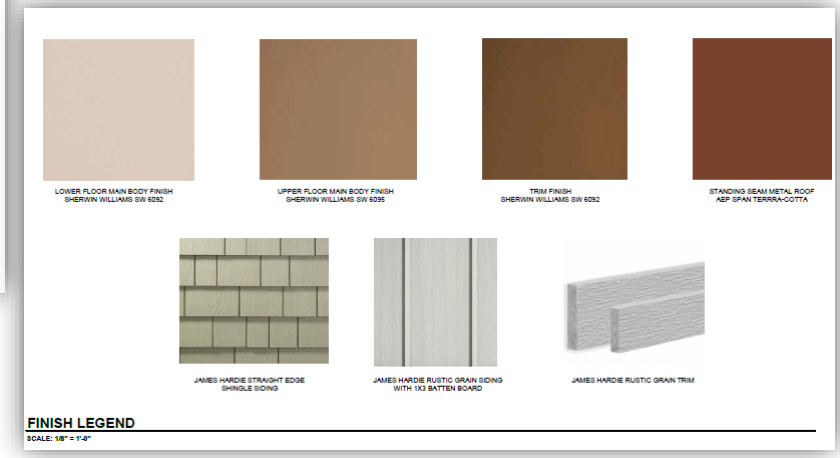

LIMITS OF WETLAND
PEM1C
N 89°22'28" E
655.87'
PROPOSED MATERIAL STORAGE
DMA 1.5
(0.11 AC)
DMA 1.4
(0.07 AC)
DMA 1.4
(0.03 AC)
RETENTION POND
PARCEL 6
(31 PM 22)
11.233± ACRES
PROPOSED CONCRETE MIX EQUIPMENT LOCATION
DMA 1
0.84 AC
PROPOSED BUILDING
DMA 1.2
(0.03 AC)
DMA 1.1
(0.02 AC)
DMA 1.3
(0.002 AC)
N 88°45'12" E


LANDS OF
PCBP PROPERTIES INC
FND 2" BRASS DISK
1.3 ASW
CENTER ¼ SECTION 10
N 89°22'28" E
655.87'
30.00'
LIMITS OF WETLAND
PEM1C
PROPOSED MATERIAL STORAGE
TRUCK RAMPS
PROPOSED CONCRETE MIX EQUIPMENT LOCATION
RETENTION POND
PARCEL 6
(31 PM 22)
11.233± ACRES
PROPOSED BUILDING
N 88°45'12" E
588.73'
GLADDING ROAD
N 00°24'00" W
319.38'
S 00°24'00" E
2655.90'
PARCEL 5

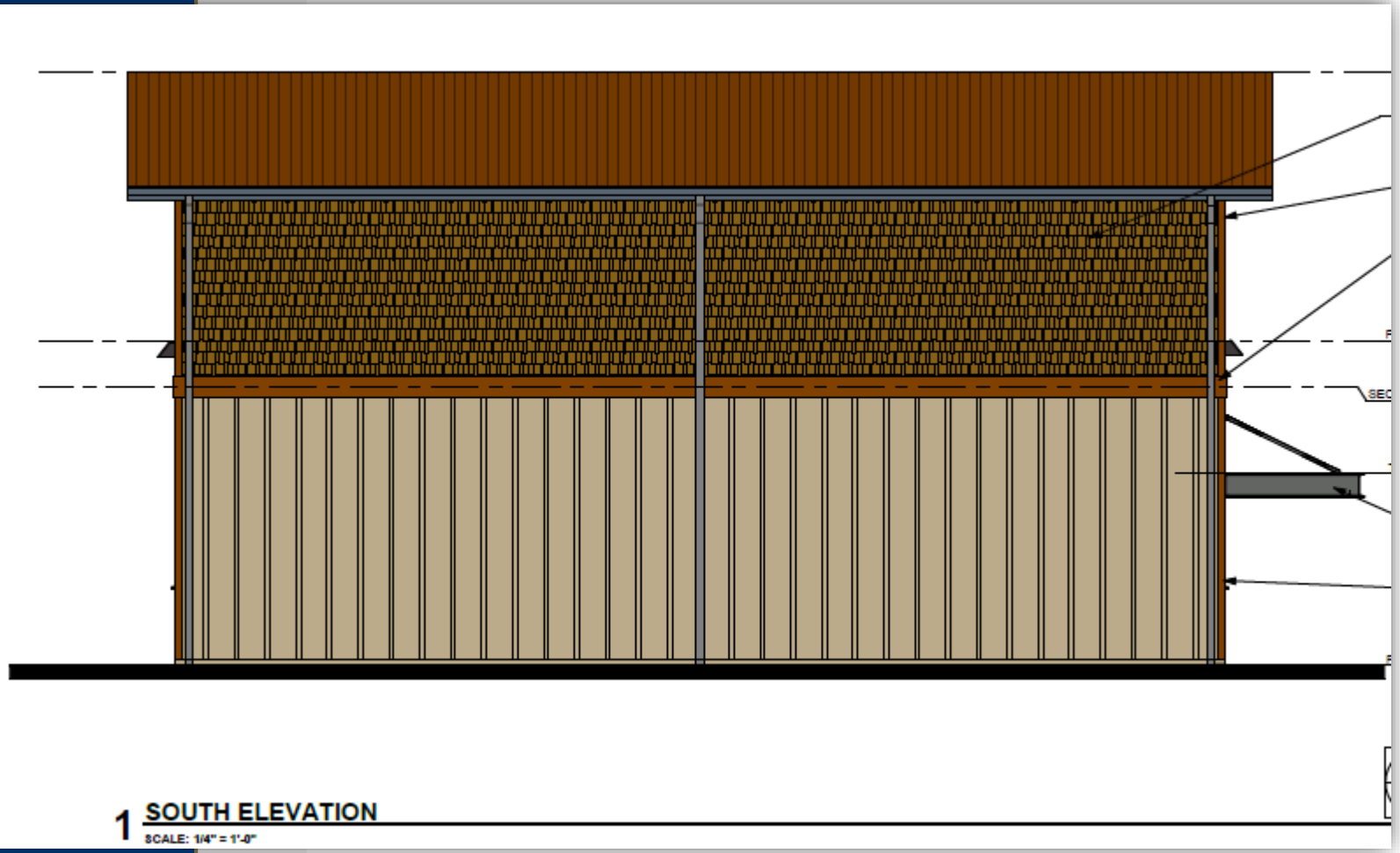
Design Review – Elevations (North/East)

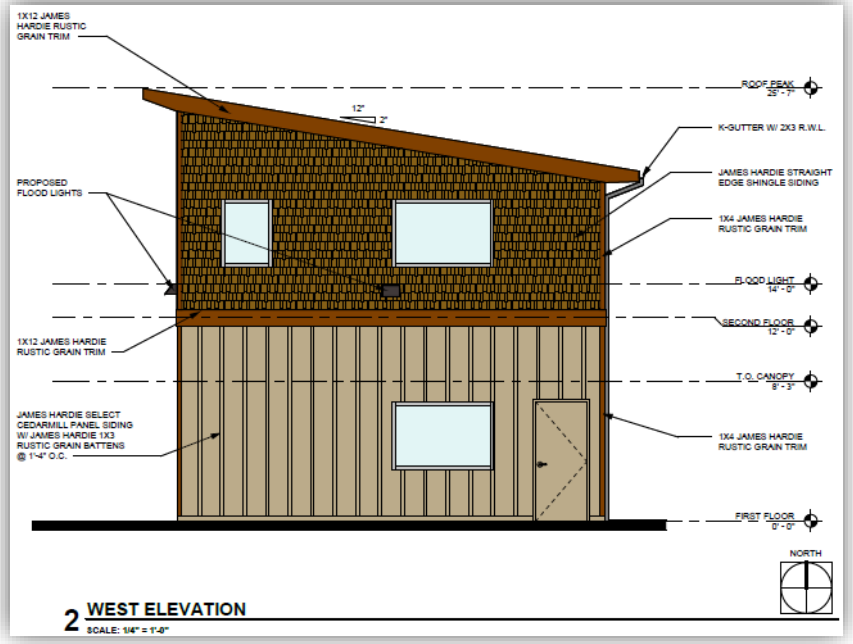


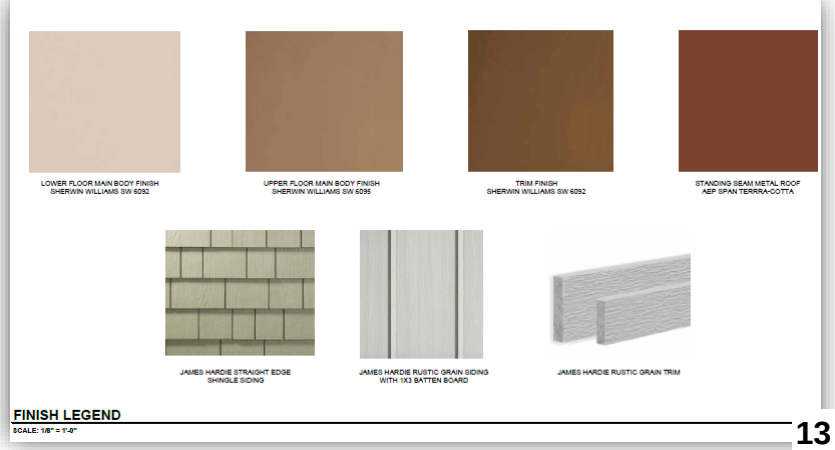




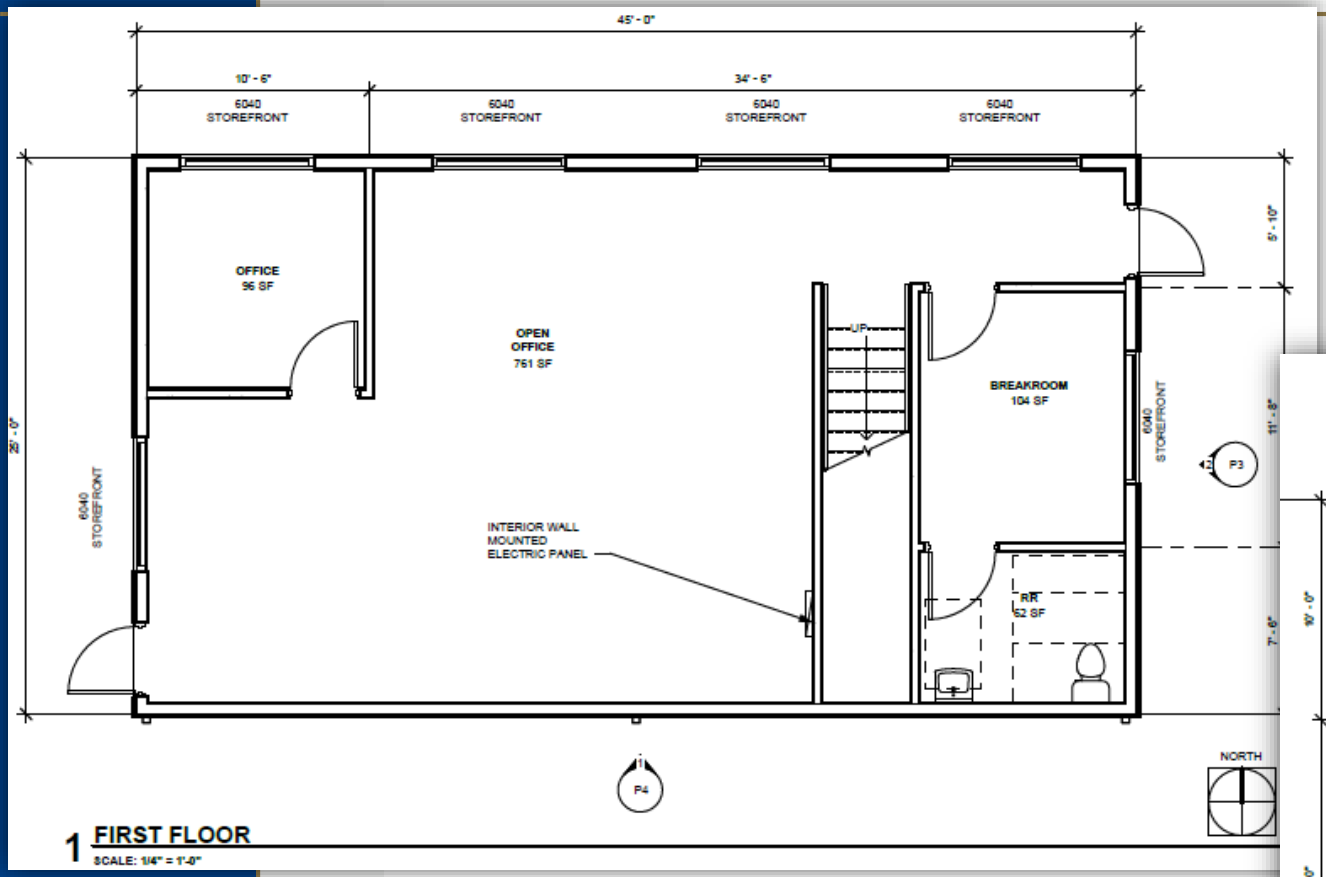
Design Review – Elevations (South/West)



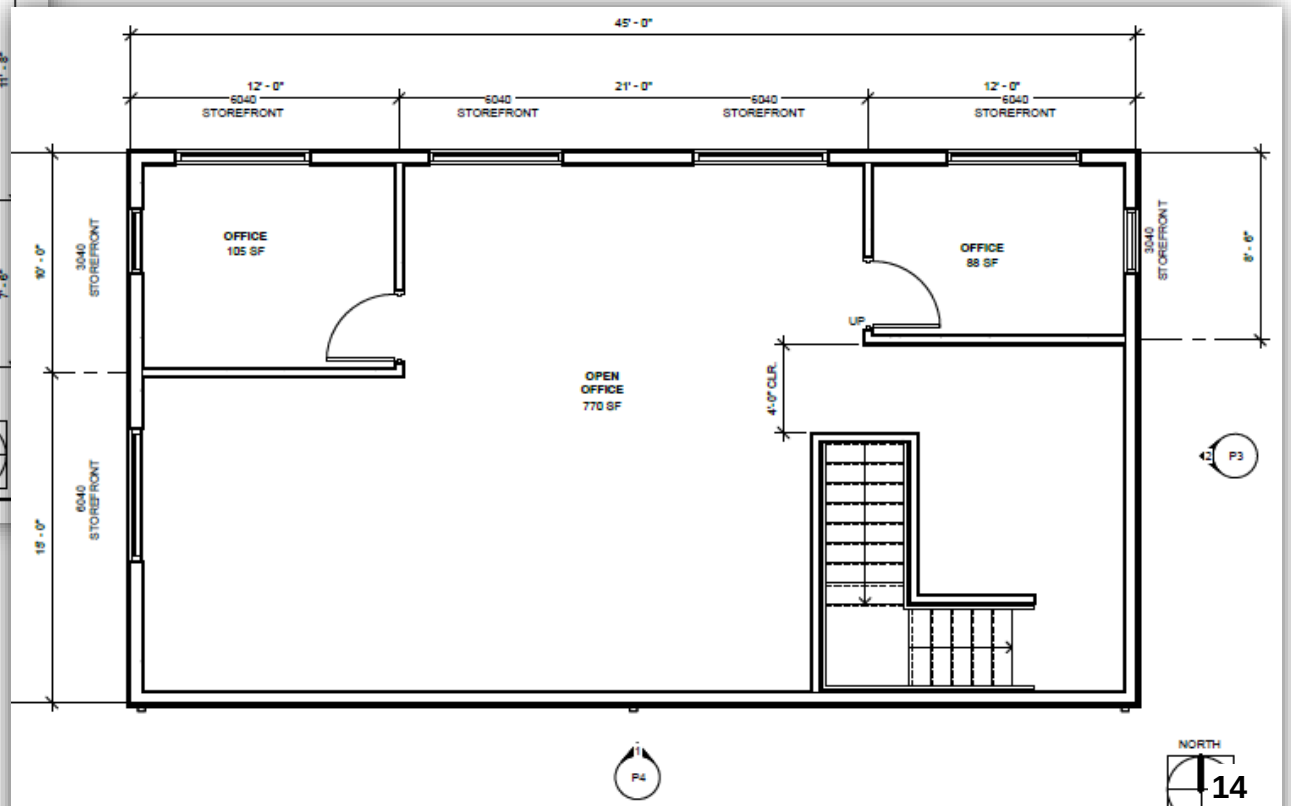




Design Review – Floor Plan



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



2 SECOND FOOR
SCALE: 1/4" = 1'-0"

Findings

- Consistent with General Plan and Zoning Ordinance (Title 18)
  - LMC Section 18.28.010 – Permitted Uses
    - Land Use of **Concrete batch plant** is permitted by right in Industrial (I) zone.
    - Land use of **Contractor's yards**
- Design Review Board (DRB)
  - May 27, 2026 → Recommended Approval

Environmental Review

- CEQA Exemption:
  - Section 15303 (New Construction or Conversion of Small Structures)
  - Construction of 2,182 SF Industrial Building
  - Exempt because it meets the criteria

Recommendation

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures); and,
2. Adopt a Resolution approving the Design Review application for JLC Concrete with project-specific and typical conditions of approval (Attachment 1).

STAFF REPORT

Item Number 7.B

SUBJECT:	**Consideration of a Design Review application for the Heartland at Hidden Hills Production Homes** (Tom Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	August 19, 2026

STAFF RECOMMENDATION:

1. Pursuant to the California Environmental Quality Act (CEQA) under Section 15183, determine that the 2012 Village 1 Specific Plan Environmental Impact Report (EIR) as supplemented in the 2023 Village 1 Specific Plan EIR (State Clearinghouse (SCH) #2010102018) satisfies the requirements of CEQA given that no new, or substantially more severe, impacts would result from the project and that the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts.
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for Heartland at Hidden Hills by Fieldstone Communities for the design and construction of 14 single-family residential units, subject to the findings and conditions of approval included as Exhibit A of the Resolution (Attachment 1).

BACKGROUND/INTRODUCTION:

Heartland at Hidden Hills by Fieldstone Communities (project) is a Specific Development Plan/Development Permit (Design Review) application (PLN26-00009) implementing the approved residential development, Heartland at Hidden Hills (Attachment 2). The residential subdivision, which was approved in 2025, is located within the adopted Village 1 Specific Plan area and has a Village Low Density Residential (VLDR) land use designation based on the Village 1 Specific Plan[1] (Specific Plan) and General Development Plan [2] (GDP) (Attachment 4). The residential subdivision consists of 14 detached single-family residential lots located within the larger Hidden Hills Community – a private, gated community with a homeowner's association (HOA) that will maintain roads and other infrastructure and amenities (Attachment 5). Specifically, seven (7) lots are located along Basecamp Court while the remaining lots would be accessed via Trailhead Lane.

The project is specifically located on Assessor's Parcel Number: 021-274-026-000, bordered on the north, south, and west by the approved Hidden Hills by Century Homes, a low-density residential development. The property is bordered on the east by the approved Leavell Ranch

residential development. Consistent with the Village 1 Specific Plan and GDP, the single-family residential development is a permitted use for VLDR zoned parcels.

PROJECT DESCRIPTION

The proposed project involves the construction of 14 single-family homes. The single-story homes will range in size from 2,247 square feet (SF) to 3,250 SF and will be located on lots varying in size (Attachment 3). The project proposes three floor plans with three elevations with three separate color/material schemes and one floor plan with two color/material schemes (eleven total color schemes and material variety combinations), which include Stratford Modern, Santa Barbara, and Traditional Farmhouse (Attachment 3). Details regarding the homes are included below:

	Heartland at Hidden Hills by Fieldstone Communities				
MINIMUM LOT SIZE	PLAN	SQ. FT	STORY(S)	BEDROOMS	GARAGE
55’ x 100’	Plan 1	2,247	1	3*	3 car tandem
	Plan 2	2,590	1	4*	3 car tandem
	Plan 3	2,737	1	3 or 4* + Multi-Gen Suite	3 car tandem
	Plan 4	3,250	1	3	3 car
*Floor Plan has option for den in lieu of bedroom					

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

FINDINGS/ANALYSIS:

This application is being reviewed pursuant to Lincoln Municipal Code (LMC) Chapters 18.32 (PD Planned Development District)[1] related to Specific Development Plans/Development Permits (Village 1 GDP) and 18.64 (Design Review – General Provisions)[2]

Heartland at Hidden Hills – Village 1 General Development Plan

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

The project aligns with the Specific Plan’s vision to establish well organized communities supported by a cohesive land use pattern, integrated mobility network, and parks and open space areas. The neighborhood incorporates sidewalk connections to the adjacent Hidden Hills subdivision, improving overall circulation and reinforcing connectivity with the surrounding residential community (Attachment 2 and 5).

Design Review Board

The project was reviewed by the Design Review Board (DRB) at a special meeting scheduled on July 23, 2026. After a brief presentation made by staff and the applicant, the board members, planning staff and the applicant team discussed the project. The DRB expressed support for the designs presented with an emphasis on the variety provided and visual renderings in the submittal. The Board raised concerns regarding two of the proposed color schemes (Schemes 4 and 7, shown on Sheets A2.4 and A2.7), observing that they appeared visually similar. This issue was resolved when the applicant agreed to a condition prohibiting these two color schemes from being used on homes located adjacent to one another. No other changes were requested. Ultimately, the DRB found the proposed project to be consistent with the Village 1 GDP development standards and recommended approval of the project to the City of Lincoln Planning Commission.

Conditions of Approval

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

ENVIRONMENTAL REVIEW:

The Project has been reviewed based upon the previously certified Final Village 1 Specific Plan EIR (SCH #2010102018). In light of the record, the project, as conditioned, does not present project specific environmental impacts that have not already been addressed in the previously certified Final EIR. Pursuant to the requirements of CEQA Section 15183 and the environmental guidelines of the City of Lincoln, the City has determined that the appropriate level of documentation to satisfy the requirements of CEQA based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts. Therefore, no further environmental analysis is warranted under CEQA.

CONCLUSION

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

ATTACHMENTS:

Attachment 1_Planning Commission Resolution with Conditions of Approval.pdf

Attachment 2 - Tentative Subdivision Map.pdf

Attachment 3 - Design Review Set.pdf

Attachment 4 - V1SP Exhibit 3.1 Land Use Plan.pdf

Attachment 5 - V1SP Exhibit 4.10 Pedestrian Circulation Plan.pdf

PLANNING COMMISSION- DRAFT
RESOLUTION NO. 2026 -XX

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN/DEVELOPMENT PERMIT (DESIGN REVIEW) FOR RESIDENTIAL DEVELOPMENT OF HEARTLAND AT HIDDEN HILLS SUBDIVISION WITHIN THE VILLAGE 1 SPECIFIC PLAN AREA. LOCATED EAST OF SILVARADO TRAIL ON ASSESSOR'S PARCEL NUMBER (APN) 021-274-026-000 (PLN26-00009 / APPLICANT: FIELDSTONE COMMUNITIES LLC / PROPERTY OWNER: EDWARD JOHANSON)

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

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

WHEREAS, the Design Review Board reviewed and considered the standards of the Heartland at Hidden Hills Subdivision (Fieldstone Communities); and

WHEREAS, the Design Review Board recommends that the Planning Commission approve the proposed elevations for the Heartland at Hidden Hills Subdivision (Fieldstone Communities); and

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

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

PASSED AND ADOPTED this 19th day of August, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

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EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) application for the Heartland at Hidden Hills Subdivision (Fieldstone Communities), on 14 single-family residential lots, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

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

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

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

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

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

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

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

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

10. Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours.

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

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

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

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

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

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

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

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

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

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

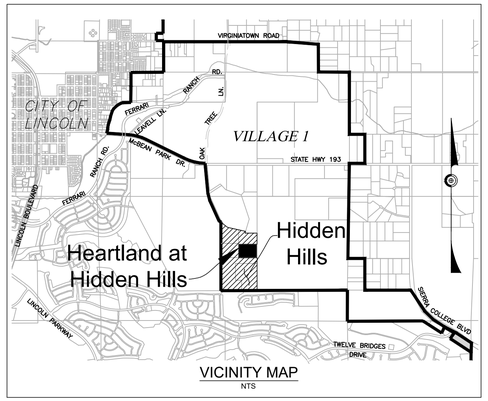
21. Wood stove and open fireplaces shall be prohibited within the proposed development, except for EPA certified Phase II wood stoves and inserts. Open fireplaces without EPA certified inserts shall not be allowed.

22. Schemes 4 and 7, shown on Sheets A2.4 and A2.7 of Staff Report Attachment 3 – Heartland at Hidden Hills Design Review Set, are prohibited from being used on homes located adjacent to one another.

≺END≻

DRAFT

Attachment 2



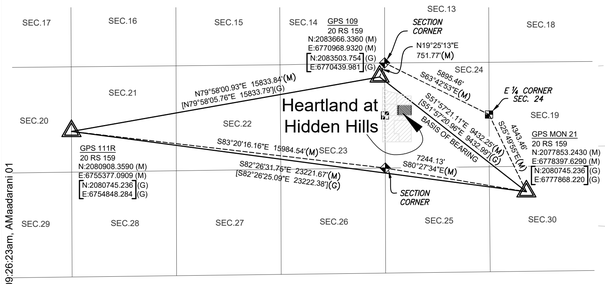
VICINITY MAP
NTS

NOTES:

1. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. PROPOSED NUMBER OF RESIDENTIAL LOTS MAY BE REDUCED AT TIME OF FINAL MAP.
2. PURSUANT TO GOVERNMENT CODE SECTION 56456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3. THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4. ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6. GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN OF GRADING PLANS.
7. PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
8. MINIMUM LOT DIMENSIONS PER VILLAGE 1 GENERAL DEVELOPMENT PLAN.
9. ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO SUBSEQUENT DEVELOPMENT.
10. 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.

SURVEYOR'S STATEMENT:

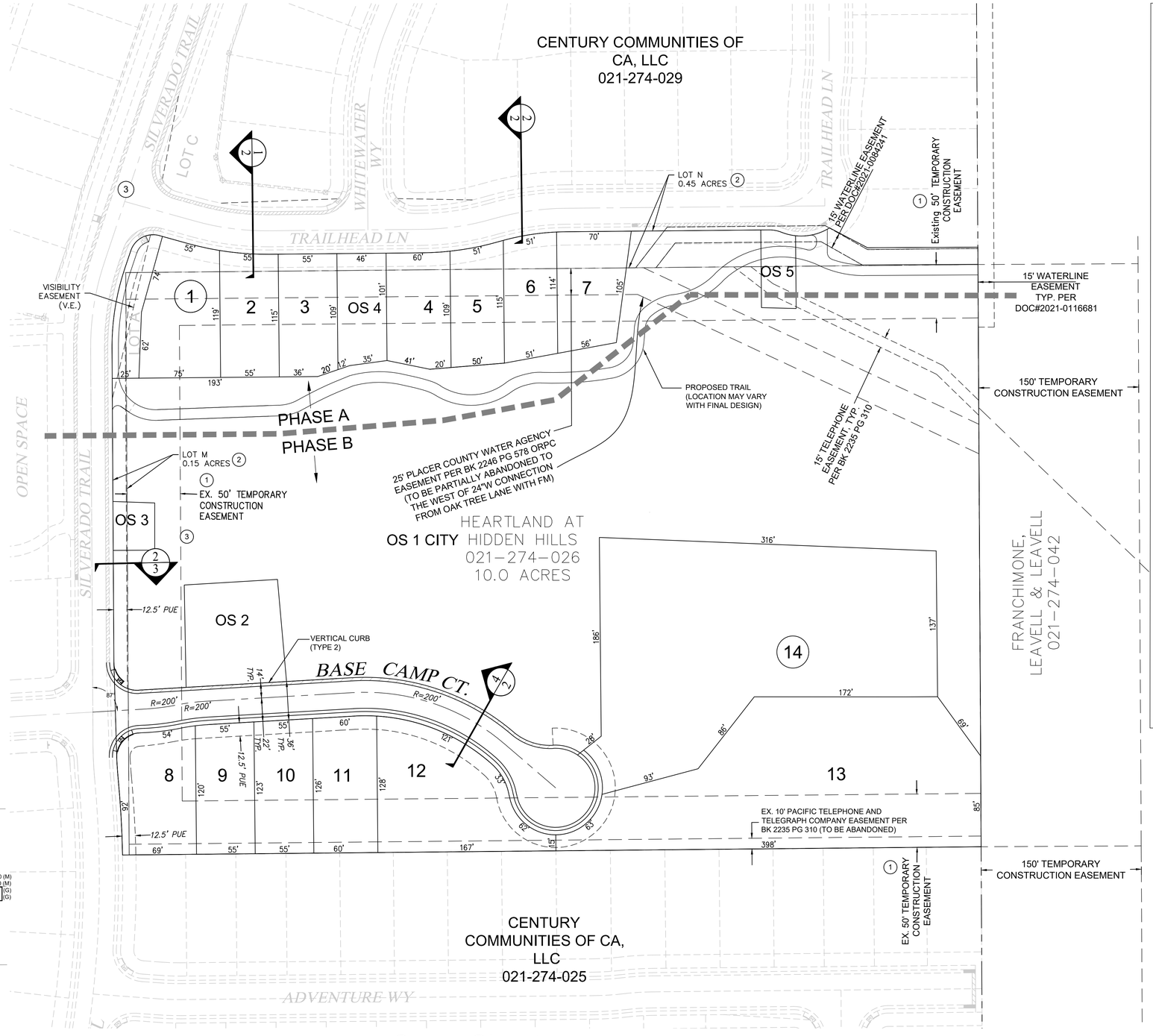
THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN FIDELITY NATIONAL TITLE REPORT ORDER NUMBER 01004732-010-PA-SLO DATED AUGUST 10, 2021. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT AFFECT IS SHOWN HEREON. ANY PUBLIC EASEMENTS TO BE ABANDONED ARE SHOWN AS "TO BE ABANDONED WITH THE FINAL MAP".



CITY OF LINCOLN CONTROL
TIES TO LINCOLN G.P.S. CONTROL NETWORK ARE SHOWN FOR REFERENCE INFORMATION ONLY

NOT TO SCALE

LEGEND:
(M) MEASURED GROUND BEARINGS & DISTANCES IN U.S. SURVEY FEET
(G) GRID BEARINGS & DISTANCES
[ ] PER 23 RS 155



TENTATIVE MAP INFORMATION

DEVELOPER/ OWNER:	EDWARD JOHNSON and ELIZABETH JOHNSON 3400 DOUGLAS BLVD., SUITE 270 ROSEVILLE, CA 95661 (916) 406-7627
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BOULEVARD ROSEVILLE, CA 95678 (916) 782-3000
ASSESSOR'S PARCEL NO.S:	021-274-026
ACREAGE	
HEARTLAND:	10.0 ± AC
LOT M:	0.15 ± AC
LOT N:	0.45 ± AC
TOTAL ACREAGE:	10.6 ± AC
EXISTING ZONE:	VLDR, VOS, VPR, VR, LSC
PROPOSED ZONE:	VLDR, VOS, LSC

LOT SUMMARY:

SMALL LOT TENTATIVE MAP
14 SINGLE FAMILY LOTS
SMALLEST: 5,560 S.F.
LARGEST: 54,316 S.F.
AVERAGE: 12,991 S.F.

LSC LOT A:	1,545 S.F.
PORTION LOT M:	1,058 S.F.
PORTION LOT N:	872 S.F.
TOTAL:	3,475 S.F.
OS 1:	223,698 S.F.
PORTION LOT M:	3,142 S.F.
PORTION LOT N:	7,852 S.F.
TOTAL:	234,692 S.F.
OS 2:	8,724 S.F.
TOTAL:	8,724 S.F.
OS 3:	1,155 S.F.
PORTION LOT M:	605 S.F.
TOTAL:	1,760 S.F.
OS 4:	4,046 S.F.
PORTION LOT N:	732 S.F.
TOTAL:	4,778 S.F.
OS 5:	1,270 S.F.
PORTION LOT N:	1,052 S.F.
TOTAL:	2,322 S.F.

DENSITY:

VLDR : 2.9 DU/ACRE	DU	ACRES
	14	4.8

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS / CABLE CO.

NOTES:

(1) TCE WILL BE REMOVED UPON COMPLETION OF HIDDEN HILLS CONSTRUCTION, AND PRIOR TO RECORDATION OF HEARTLAND FINAL MAP.

(2) PARCELS M(0.15AC) AND N(0.45AC) BEING CREATED WITH HIDDEN HILLS FINAL MAP, WILL BE SUBDIVIDED TO CREATE THE PROPOSED LOTS.

(3) EXISTING ACCESS BEING REALIGNED TO BE SILVERADO TRAIL WITH HIDDEN HILLS FINAL MAP.

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE BASIS OF BEARINGS AS SHOWN ON THE LINCOLN GPS CONTROL NETWORK, RECORDED AS RECORD OF SURVEY #3069 IN BOOK 20, PAGE 159 OF SURVEYS, OFFICIAL RECORDS OF PLACER COUNTY. (SEE "CITY OF LINCOLN CONTROL DETAIL ON SHEET 4) BEING: S51°57'21"E

Cover Sheet
Tentative Subdivision Map

Heartland at Hidden Hills

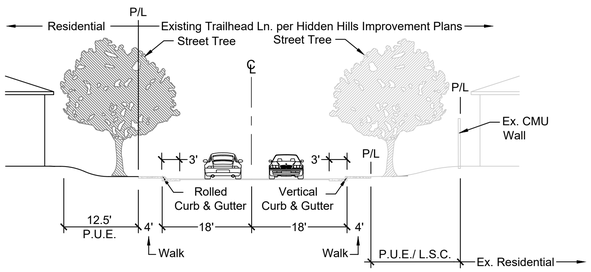
City of Lincoln, California April 02, 2025

REGISTERED PROFESSIONAL ENGINEER
TONY J. FRAYJI
NO. 57265
CIVIL
STATE OF CALIFORNIA

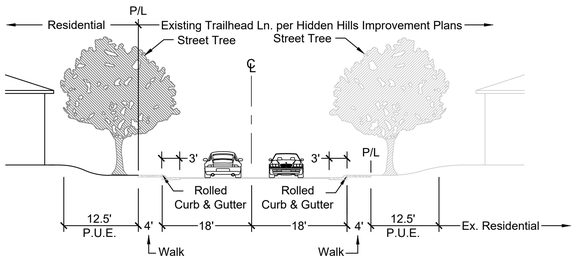
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SCALE 1"=50'

SHEET 1 OF 4

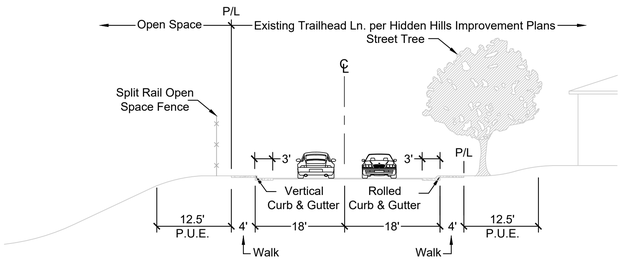
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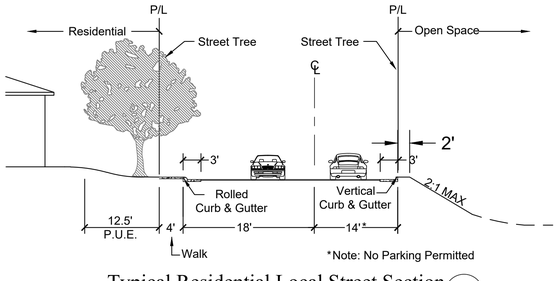
1 Typical Residential Local Street Section
NTS (EXISTING PER HIDDEN HILLS)



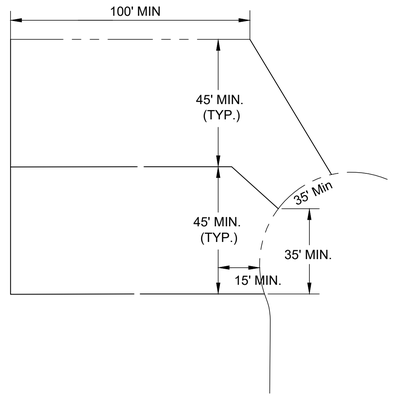
2 Typical Residential Local Street Section
NTS (EXISTING PER HIDDEN HILLS)



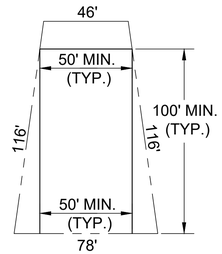
3 Typical Residential Local Street Section
NTS (EXISTING PER HIDDEN HILLS)



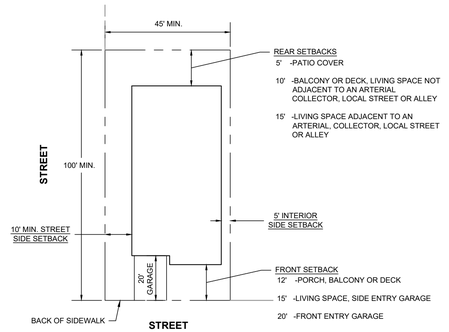
Typical Residential Local Street Section
NTS
4



Cul-De-Sac Lot Configuration (LDR) (Flag Lots)
NTS
(LOT DIMENSIONS SHOWN ARE EXAMPLES USED FOR ILLUSTRATIVE PURPOSE)
5

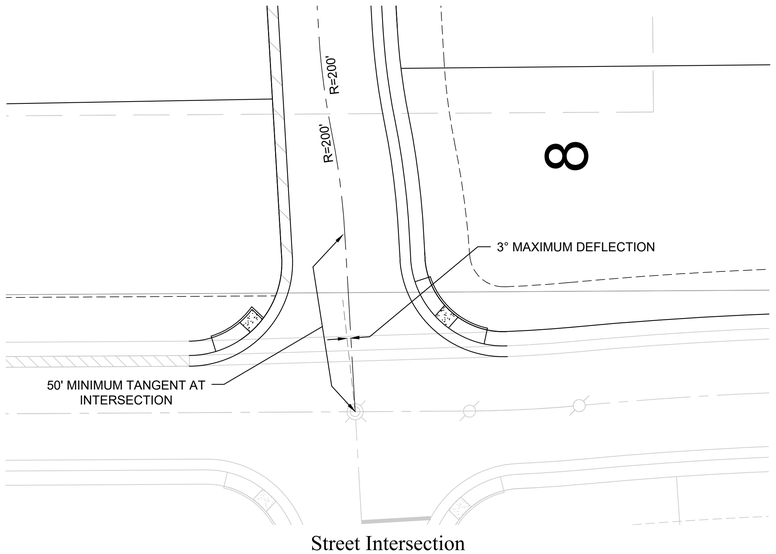


* Typical Lot Minimum Distance
NTS
(LOT DIMENSIONS SHOWN ARE EXAMPLES USED FOR ILLUSTRATIVE PURPOSE)
6

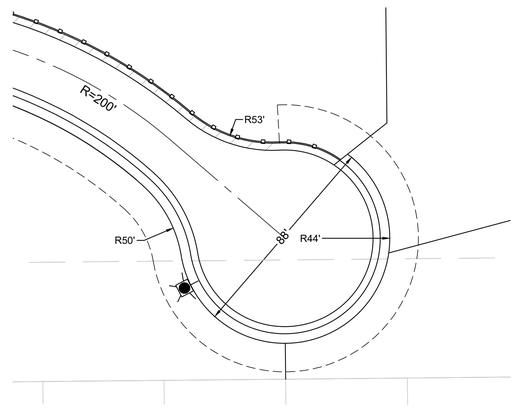


NOTES:
- ALL FRONT AND STREET SIDE SETBACKS ARE MEASURED FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONCEPTUAL PLAN, SHOWN FOR REFERENCE PURPOSES ONLY. FINAL BUILDING FOOTPRINTS AND LAYOUT WILL VARY.

Typical Lot Configuration
NTS
8



Street Intersection
Centerline Radius R= 200' < 250'
Tangent Length
(Deviation Required)
NTS
7



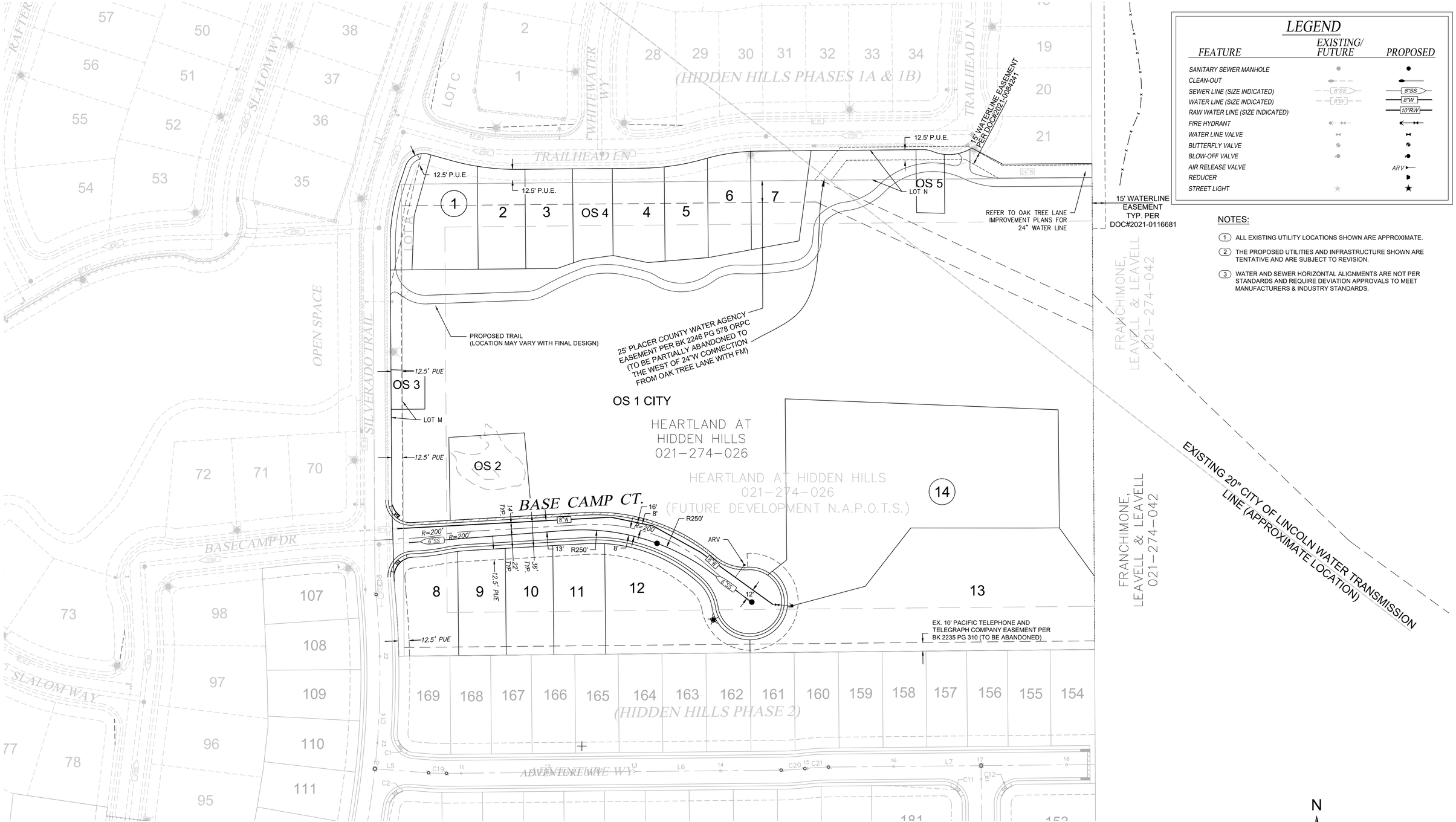
Sidewalk on One Side (Deviation Required)
One Street Light at Cul-De-Sac
(Deviation Required)
NTS
9

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Detail Sheet
Tentative Subdivision Map
Heartland at Hidden Hills

City of Lincoln, California April 02, 2025

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LEGEND

FEATURE	EXISTING/ FUTURE	PROPOSED
SANITARY SEWER MANHOLE		
CLEAN-OUT		
SEWER LINE (SIZE INDICATED)	8"SS	8"SS
WATER LINE (SIZE INDICATED)	8"W	8"W
RAW WATER LINE (SIZE INDICATED)		10"RW
FIRE HYDRANT		
WATER LINE VALVE		
BUTTERFLY VALVE		
BLOW-OFF VALVE		
AIR RELEASE VALVE		ARV
REDUCER		
STREET LIGHT		

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE TENTATIVE AND ARE SUBJECT TO REVISION.
3. WATER AND SEWER HORIZONTAL ALIGNMENTS ARE NOT PER STANDARDS AND REQUIRE DEVIATION APPROVALS TO MEET MANUFACTURERS & INDUSTRY STANDARDS.

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Conceptual Sewer & Water Plan
Tentative Subdivision Map

Heartland at Hidden Hills

City of Lincoln, California April 02, 2025

N W E S

0 50' 100' 200'
SCALE 1"=50'

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Attachment 2

LEGEND

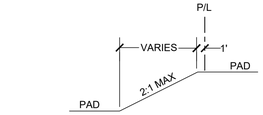
FEATURE	EXISTING/ FUTURE	PROPOSED
DROP INLET/CATCH BASIN	■	■
STORM DRAIN MANHOLE	◉	◉
RETAINING WALL		
STORM DRAIN (SIZE INDICATED)	12"SD	12"SD
STORM DRAIN RISER		
EXISTING WETLANDS		
OVERLAND RELEASE PATH		
ROCKY WALL		

NOTES

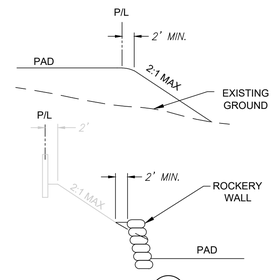
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE TENTATIVE AND ARE SUBJECT TO REVISION.
3. PROPOSED GRADES ARE TENTATIVE AND ARE SUBJECT TO REVISION AT FINAL DESIGN.
4. RETAINING WALLS ARE TENTATIVE AND ARE SUBJECT TO REVISION AT FINAL DESIGN.
5. SLOPES MAY BE MODIFIED WITH THE REMOVAL OF WALL OR BY ADDING ADDITIONAL WALLS AT FINAL DESIGN.
6. TRAIL LOCATION IS CONCEPTUAL SUBJECT TO FINAL DESIGN. TRAIL MAY BE MODIFIED TO AVOID WETLAND WITH POTENTIAL INCREASED RETAINING WALL HEIGHT - SUBJECT TO WETLAND PERMITTING.
7. ALL OAK TREES WITHIN DEVELOPED AREAS ARE BEING REMOVED & FEES PAID VIA PCCP-PERMIT.

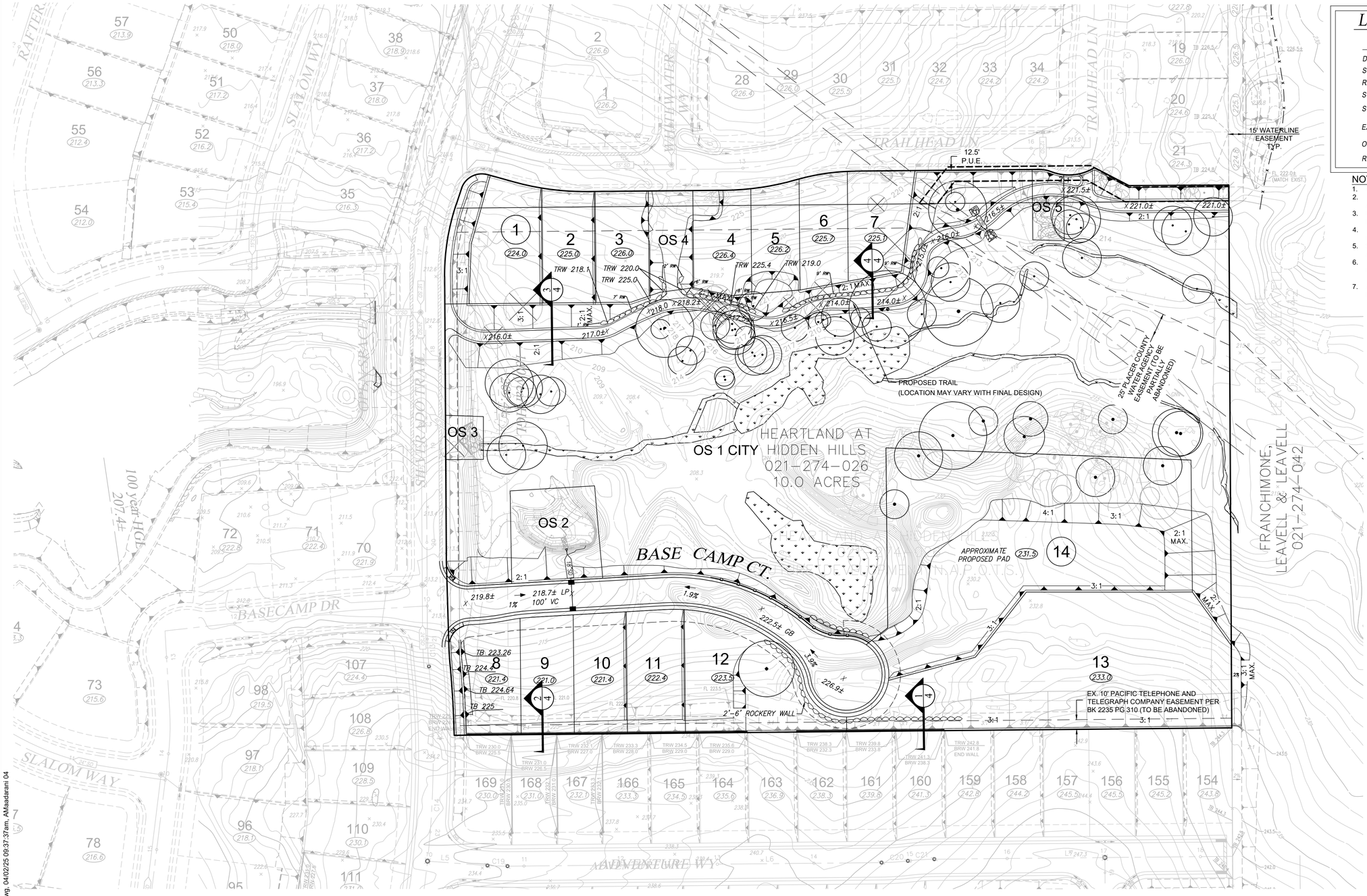
GRADING QUANTITY ESTIMATES

AMOUNT OF CUT:	8,000	CU. YDS. ±
AMOUNT OF FILL:	22,000	CU. YDS. ±
ESTIMATED NET FILL:	14,000	CU. YDS. ±



TYPICAL SIDE YARD & REAR YARD CROSS - SECTION
NTS





N
W E
S
0 50' 100' 150'
SCALE 1"=50'

Conceptual Grading & Drainage Plan
Tentative Subdivision Map

Heartland at Hidden Hills

City of Lincoln, California April 02, 2025

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

SHEET 4 OF 4

I:\Drafting\21160-Delcachi\Tentative Map\TM 04 Grading.dwg, 04/02/25 09:37:37am, AMaadarani 04

C:\Users\jballa\Library\CloudStorage\Egnyte-jdaarch\Shared\00 PROJECTS\FIELDSTONE COMMUNITIES\25089 HEARTLAND AT HIDDEN HILLS\01 DESIGN\02 WORKING FILES\02 LAYOUT\01 SD\DRSP\25089_A0_COVER_30x42L

Attachment 3

HEARTLAND AT HIDDEN HILLS

SINGLE FAMILY HOMES

Fieldstone Communities LLC

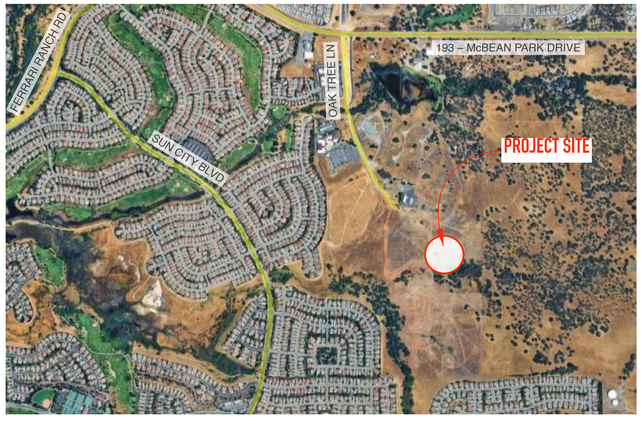
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

LINCOLN, CALIFORNIA
06.12.2026 I DESIGN REVIEW SUBMITTAL

VICINITY MAP



CONTEXT MAP



PROJECT TEAM

APPLICANT
FIELDSTONE COMMUNITIES
555 UNIVERSITY AVE, SUITE 116
SACRAMENTO, CALIFORNIA 95825
CONTACT: AARON ROSS-SWAIN
PHONE: 916.514.1126
EMAIL: AARON@FIELDSTONECOMMUNITIESLLC.COM

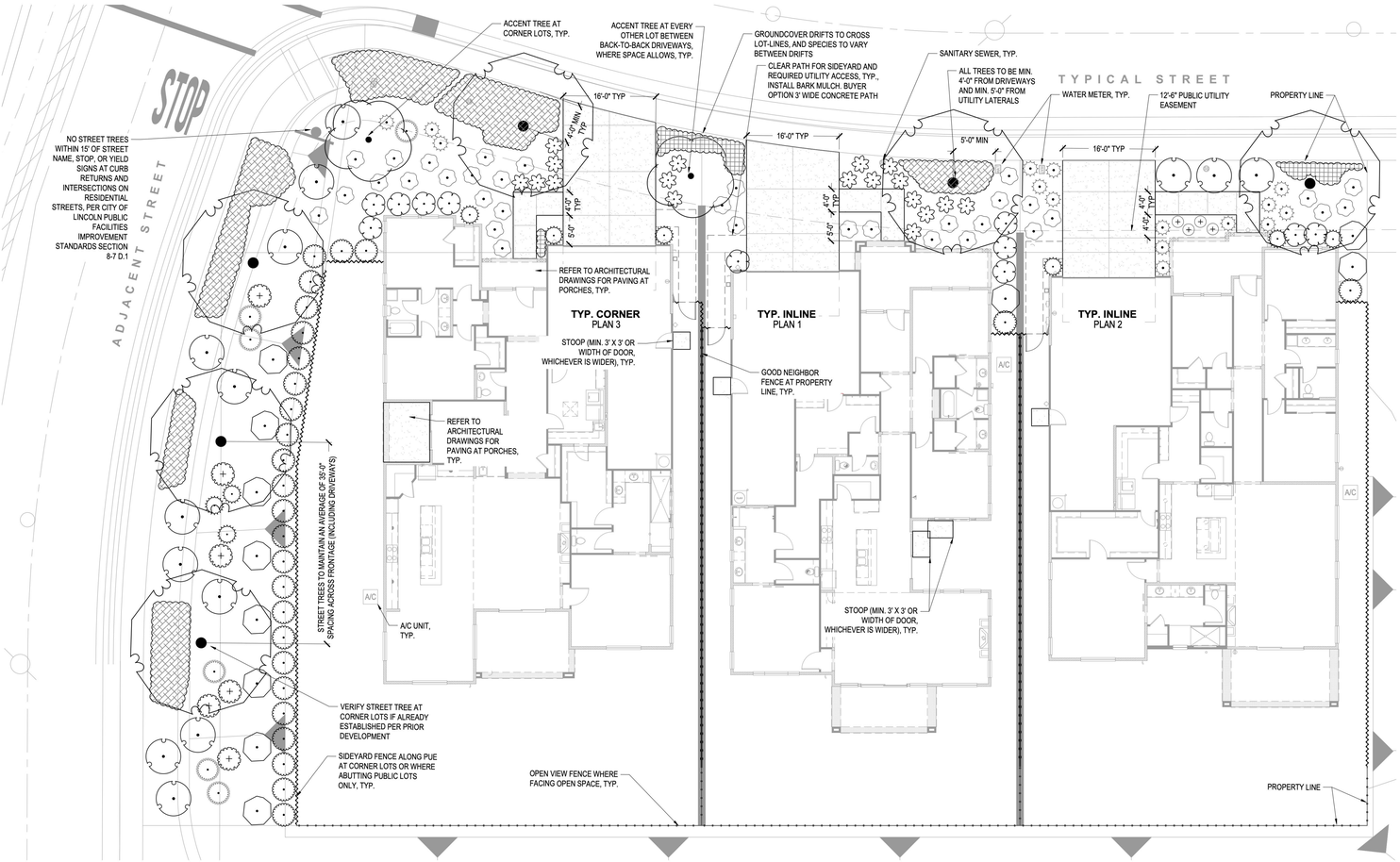
ARCHITECT
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS, INC.
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: SEAN RICHARDSON
PHONE: 916.771.9021
EMAIL: SRICHARDSON@JDAARCH.COM

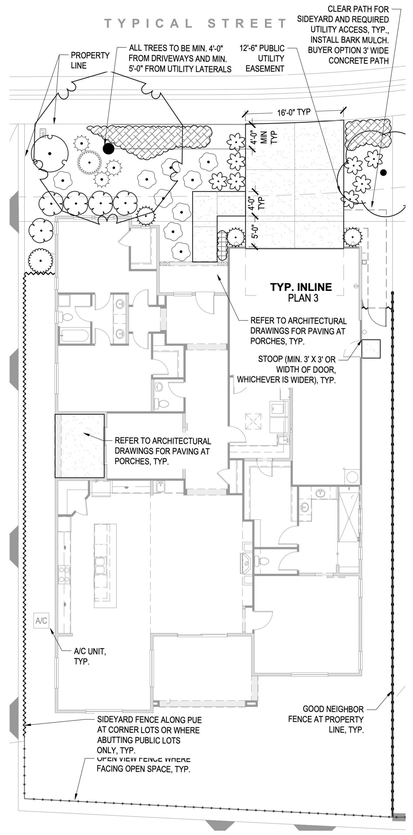
CIVIL ENGINEER
FRAYJI DESIGN GROUP, INC.
1316 BLUE OAKS BOULEVARD
ROSEVILLE, CALIFORNIA 95678
CONTACT: TONY FRAYJI, PE
PHONE: 916.782.3000
EMAIL: TFRAYJI@FRAYJIDG.COM

LANDSCAPE ARCHITECT
ROACH & CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CALIFORNIA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.827.4020
EMAIL: DAVID@ROACHCAMPBELL.COM

SHEET INDEX

A0.0	COVER SHEET
L1.1	PRELIMINARY LANDSCAPE TYPICALS
L1.2	PRELIMINARY LANDSCAPE TYPICALS
L1.3	OVERALL COMMUNITY MAP AND STREET TREE LIST
A1.1	TYPICAL PLOTTING PLAN
A1.2	PRELIMINARY LOT FIT
A1.2	SCHEMATIC RENDERINGS
A1.3	SCHEMATIC RENDERINGS
A2.1	SCHEMATIC FLOOR PLAN I PLAN 1 – 2,247 SF
A2.2	SCHEMATIC ELEVATIONS I PLAN 1 – ‘STRATFORD MODERN’
A2.3	SCHEMATIC ELEVATIONS I PLAN 1 PATIO OPTION – ‘STRATFORD MODERN’
A2.4	SCHEMATIC ELEVATIONS I PLAN 1 – ‘SANTA BARBARA’
A2.5	SCHEMATIC ELEVATIONS I PLAN 1 PATIO OPTION – ‘SANTA BARBARA’
A2.6	SCHEMATIC ELEVATIONS I PLAN 1 – ‘TRADITIONAL FARMHOUSE’
A2.7	SCHEMATIC ELEVATIONS I PLAN 1 PATIO OPTION – ‘TRADITIONAL FARMHOUSE’
A2.8	SCHEMATIC ROOF PLANS I PLAN 1
A3.1	SCHEMATIC FLOOR PLAN I PLAN 2 – 2,590 SF
A3.2	SCHEMATIC ELEVATIONS I PLAN 2 – ‘STRATFORD MODERN’
A3.3	SCHEMATIC ELEVATIONS I PLAN 2 – ‘SANTA BARBARA’
A3.4	SCHEMATIC ELEVATIONS I PLAN 2 – ‘TRADITIONAL FARMHOUSE’
A3.5	SCHEMATIC ROOF PLANS I PLAN 2
A4.1	SCHEMATIC FLOOR PLAN I PLAN 3 – 2,737 SF
A4.2	SCHEMATIC ELEVATIONS I PLAN 3 – ‘STRATFORD MODERN’
A4.3	SCHEMATIC ELEVATIONS I PLAN 3 – ‘SANTA BARBARA’
A4.4	SCHEMATIC ELEVATIONS I PLAN 3 – ‘TRADITIONAL FARMHOUSE’
A4.5	SCHEMATIC ROOF PLANS I PLAN 3
A5.1	SCHEMATIC FLOOR PLAN I PLAN 4 – 3,250 SF
A5.2	SCHEMATIC ELEVATIONS I PLAN 4 – ‘TRADITIONAL FARMHOUSE’
A5.3	SCHEMATIC ROOF PLANS I PLAN 4
A6.1	COLOR + MATERIALS – ‘STRATFORD MODERN’
A6.2	COLOR + MATERIALS – ‘SANTA BARBARA’
A6.3	COLOR + MATERIALS – ‘TRADITIONAL FARMHOUSE’
A6.4	COLOR + MATERIALS – ‘TRADITIONAL FARMHOUSE’





PRELIMINARY LANDSCAPE DESIGN CONCEPT

Heartland at Hidden Hills is a proposed community of single family residences. As part of an overall City of Lincoln Village 1 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

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

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

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

All planting and irrigation will follow the City of Lincoln Village 1 Specific Plan and General Development Plan.

PRELIMINARY PLANT LEGEND

T1 11
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS.
ACER RUBRUM 'FRANKSRED' / RED SUNSET® MAPLE — 15 GAL., M
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE — 15 GAL., L
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA — 15 GAL, M

T2 3
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS
ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD — 15 GAL., L
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD — 15 GAL., L
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE — 15 GAL., M
LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE — 15 GAL., L
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA — 15 GAL., M

T4 6
LARGE OAKS TO BE USED IN BROADER LANDSCAPE AREAS
QUERCUS LOBATA / VALLEY OAK — 15 GAL., L
QUERCUS WISLIZENII / INTERIOR LIVE OAK — 15 GAL., VL

S1 62
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.
DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH — 5 GAL., L
ELAEOCARPUS DECIPIENS 'MONPROUD' / LITTLE EMPEROR™ JAPANESE BLUEBERRY TREE — 5 GAL., L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL — 5 GAL., L
LIGUSTRUM COMPACTUM / COMPACT PRIVET — 5 GAL., L
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS — 5 GAL., M
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL — 5 GAL., L

S2 74
LARGE, EVERGREEN SHRUBS 4'-6' USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.
ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE — 5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA — 5 GAL., L
GREVILLEA ROSMARINIFOLIA 'SCARLET SPRITE' / SCARLET SPRITE ROSEMARY GREVILLEA — 5 GAL., L
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE — 5 GAL., M
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL — 5 GAL., M
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY — 5 GAL., L
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN — 5 GAL., M
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER — 5 GAL., L
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS — 5 GAL., M
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY — 1 GAL., L

S3 61
MID-GROUND EVERGREEN SHRUBS 3'-5' IN SIZE SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.
CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE — 1 GAL., L
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER — 1 GAL., L
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO — 1 GAL., L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI — 1 GAL., M
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM — 1 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN — 1 GAL., M
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE — 1 GAL., M
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY — 1 GAL., L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA — 1 GAL., M
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER — 1 GAL., L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY — 1 GAL., L
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY — 1 GAL., L

S4 32
ACCENT PLANTS 2'-3' FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.
AGAPANTHUS PRAECOX ORIENTALIS 'GETTY WHITE' / GETTY WHITE AFRICAN LILY — 1 GAL., M
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE — 1 GAL., VL
BULBINE FRUTESCENS 'YELLOW' / YELLOW BULBINE — 1 GAL., L
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY — 1 GAL., L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY — 1 GAL., L
HEUCHERA MAXIMA / ISLAND ALUM ROOT — 1 GAL., M
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN — 1 GAL., L
LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF — 1 GAL., M
VERBENA BONARIENSIS 'LOLLIPOP' / LOLLIPOP TALL VERBENA — 1 GAL., L

S5 46
ORNAMENTAL GRASS LIKE PLANTS, MOSTLY EVERGREEN, FOR TEXTURE AND MOVEMENT.
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS — 1 GAL., L
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH — 1 GAL., L
DIANELLA X 'DPI401' / CLARITY BLUE™ FLAX LILY — 1 GAL., L
DIETES VEGETA / AFRICAN IRIS — 1 GAL., L
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE — 1 GAL., L
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH — 1 GAL., L
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH — 1 GAL., M
PHORMIUM X 'PLATT'S BLACK' / PLATT'S BLACK NEW ZEALAND FLAX — 1 GAL., L

S6 12
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT.
AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT — 5 GAL., L
AGAVE ANGUSTIFOLIA 'MARGINATA' / VARIEGATED CARIBBEAN CENTURY PLANT — 5 GAL., L
DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON — 5 GAL., L
LEUCADENDRON X 'EBONY' / EBONY CONEBUSH — 5 GAL., M
PHORMIUM 'TENAX 'RUBRUM' / NEW ZEALAND FLAX — 5 GAL., M
YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE — 5 GAL., L
YUCCA PARVIFLORA / RED YUCCA — 5 GAL., L
YUCCA ROSTRATA / BEAKED YUCCA — 5 GAL., L

S8 26
LARGE ORNAMENTAL GRASSES FOR TEXTURE AND SEASONALITY.
CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH — 5 GAL., L
MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS — 5 GAL, M
MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS — 5 GAL, M
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY — 5 GAL., L
MUHLENBERGIA RIGENS / DEER GRASS — 5 GAL., L
SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE — 5 GAL., L

S9 15
UPRIGHT SHRUBS AND GRASS LIKE PLANTS FOR DRAMATIC INTEREST OR USE UNDER TALL WINDOWS. TYPICALLY EVERGREEN.
CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH — 5 GAL., L
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH — 5 GAL., L
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY — 5 GAL., M
PHORMIUM X 'ALISON BLACKMAN' / ALISON BLACKMAN NEW ZEALAND FLAX — 5 GAL., M
PHORMIUM X 'PLATT'S BLACK' / PLATT'S BLACK NEW ZEALAND FLAX — 5 GAL., M
PHORMIUM X 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX — 5 GAL., M
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY — 5 GAL., L

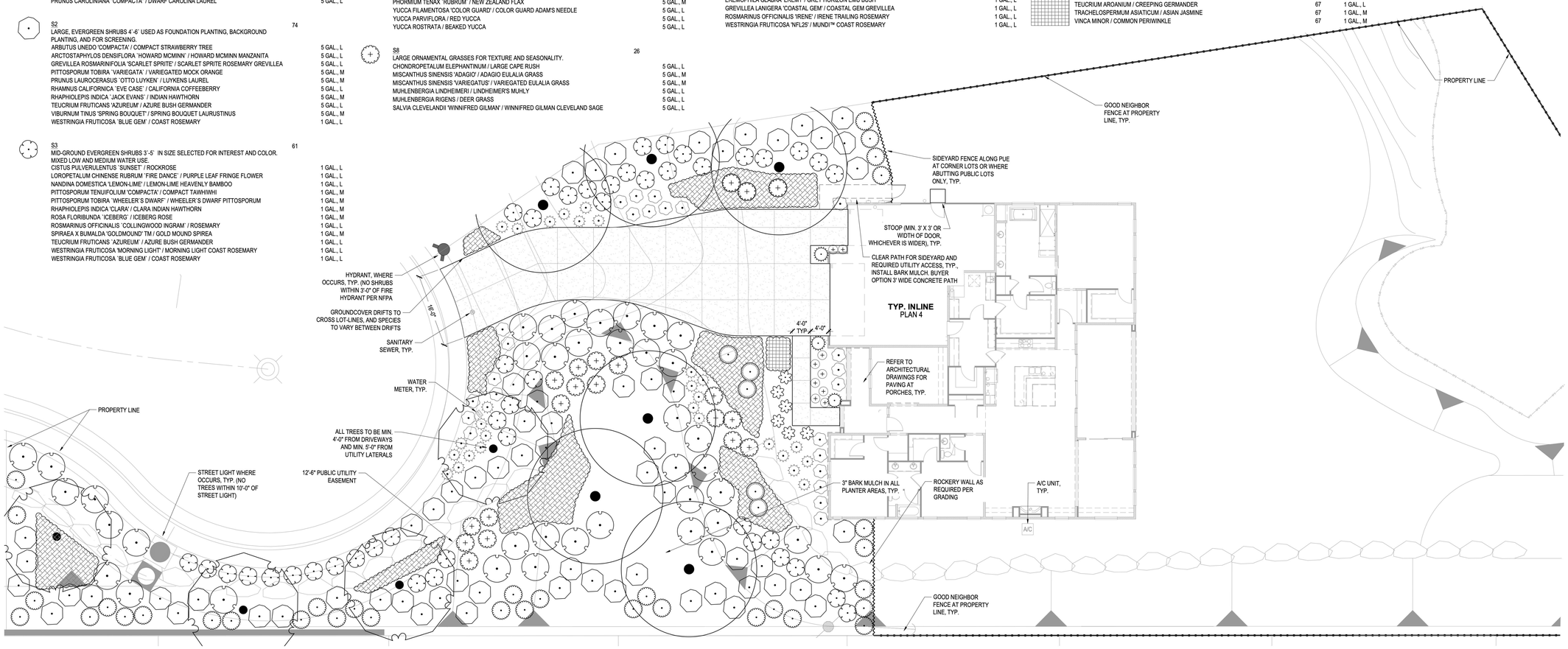
S10 13
FLOWERING OR EVERGREEN PLANTS SUITED TO SMALL SPACES 12- 24" WIDE .
CISTUS CORBARIENSIS 'DUNNECIS / LITTLE MISS SUNSHINE ROCKROSE — 1 GAL., L
DIANELLA REVOLUTA 'ALLYN-CITATION' / COOLVISTA™ FLAX LILY — 1 GAL., L
HEUCHERA X 'CHOCOLATE RUFFLES' / CHOCOLATE RUFFLES CORAL BELLS — 1 GAL., M
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER — 1 GAL., L
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF — 1 GAL., M
PHORMIUM TENAX 'TONY TIGER' / TONY TIGER NEW ZEALAND FLAX — 1 GAL., L
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' / CHEFS CHOICE® ROSEMARY — 1 GAL., L
SANTOLINA CHAMAECYPARISSUS 'NANA' / LAVENDER COTTON — 1 GAL., L
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS — 1 GAL., M
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS — 1 GAL., M
TEUCRIUM CHAMAEDRYS / GERMANDER — 1 GAL., L

S11 55
LOW GROWING MOUNDING SHRUBS FOR LARGE EXPANSES. USE MIN THREE TYPES PER LOT, ONE TO BE CONSISTENT WITH SWATH AT STREET.
ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW — 1 GAL, VL
EREMOPHILA GLABRA 'EREMI' / GREY HORIZON EMU BUSH — 1 GAL., L
GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA — 1 GAL., L
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY — 1 GAL., L
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY — 1 GAL., L

S7 67
MID-GROUND MOSTLY 2'-3' EVERGREEN SHRUBS SELECTED FOR INTEREST AND COLOR TO BE USED UNDER LOWER WINDOWS. MIXED LOW AND MEDIUM WATER USE.
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA — 1 GAL., M
CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH — 1 GAL., L
PITTOSPORUM TOBIRA 'DWARF VARIEGATA' / DWARF VARIEGATED PITTOSPORUM — 1 GAL., L
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE — 1 GAL., L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE — 1 GAL., L
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER — 1 GAL., L

G1 2,196 SF
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, FOR AREAS LARGER THAN 3' WIDE
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA — 253 — 1 GAL.
COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA — 253 — 1 GAL.
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER — 253 — 1 GAL.
HYPERICUM CALYCINUM / CREEPING ST. JOHN'S WORT — 253 — 1 GAL., M
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER — 253 — 1 GAL.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM — 253 — 1 GAL.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM — 253 — 1 GAL., L
ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE — 365 — 1 GAL.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY — 253 — 1 GAL.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE — 253 — 1 GAL.
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA — 365 — 1 GAL.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA — 365 — 1 GAL.

G2 418 SF
GROUNDCOVER: SMALLER-SCALE FOR ENTRY WALKS OR AREAS 3' AND SMALLER TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS
AJUGA REPTANS / CARPET BUGLE — 69 — 1 GAL., M
ROSA X 'MEIZORLAND' TM / WHITE DRIFT ROSE — 1 GAL., M
TEUCRIUM ARDANIUM / CREEPING GERMANDER — 67 — 1 GAL., L
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE — 67 — 1 GAL., M
VINCA MINOR / COMMON PERIWINKLE — 67 — 1 GAL., M



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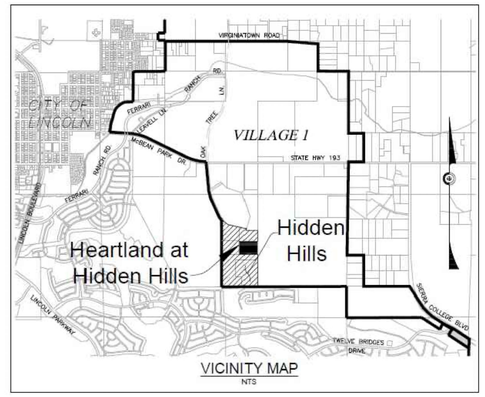
Roach & Campbell

June 8, 2026
Hidden Hills, Lincoln, CA
Fieldstone Communities
R&C PN:26035A

Heartland at Hidden Hills
Preliminary Landscape Typicals

L1.2





VICINITY MAP
NTS

LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

STREET TREE LIST

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

TRAIL HEAD LANE AND SILVERADO TRAIL
STREET TREE WILL MATCH APPROVED STREET TREE PLAN FROM ADJACENT DEVELOPMENT (IF EXISTING). IF NON EXISTING TREE WILL BE SELECTED FROM THE LIST BELOW.

BASECAMP COURT
STREET TREE WILL BE CHOSEN FROM THE FOLLOWING TREES CONTINGENT UPON ADJACENT STREET TREES

ACER RUBRUM 'FRANKSRED' / RED SUNSET MAPLE WUCOLS (M)	15 GAL.
PISTACHE CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L)	15 GAL.
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA WUCOLS (M)	15 GAL.

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 1 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.

Fieldstone Communities LLC

Roach & Campbell

June 8, 2026
Hidden Hills, Lincoln, CA
Fieldstone Communities
R&C PN:26035A

Heartland at Hidden Hills
Overall Community Map and Street Tree List

L1.3

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PLAN 1 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,050 SF
LIVING AREA:	2,247 SF
COVERED OUTDOOR AREA:	206 SF
OPTIONAL COVERED PATIO:	144 SF
GARAGE AREA:	695 SF
TOTAL LOT COVERAGE AREA:	3,148 SF
TOTAL LOT COVERAGE AT OPT:	3,292
TOTAL LOT COVERAGE PERCENTAGE:	52%
TOTAL LOT COVERAGE AT OPT:	54%

PLAN 2 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,600 SF
LIVING AREA:	2,590 SF
COVERED OUTDOOR AREA:	329 SF
GARAGE AREA:	704 SF
TOTAL LOT COVERAGE AREA:	3,623 SF
TOTAL LOT COVERAGE PERCENTAGE:	55%

PLAN 3 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,600 SF
LIVING AREA:	2,737 SF
COVERED OUTDOOR AREA:	373 SF
GARAGE AREA:	667 SF
TOTAL LOT COVERAGE AREA:	3,777 SF
TOTAL LOT COVERAGE PERCENTAGE:	57%

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN

0 2 4 8

SCALE: 3/16" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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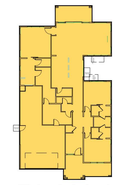
LOT #	PLAN #	ELEVATION STYLE	LOT AREA	BUILDING COVERAGE	SITE COVERAGE
1	1	TRADITIONAL FARMHOUSE	8,610.13	3,286	38%
2	2	SANTA BARBARA	6,408.47	3,640	57%
3	3	STRATFORD MODERN	6,900.00	3,731	54%
4	3	TRADITIONAL FARMHOUSE	6,702.14	3,731	56%
5	2	SANTA BARBARA	7,078.29	3,640	51%
6	1	STRATFORD MODERN	6,392.92	3,286	51%
7	1	TRADITONAL FARMHOUSE	6,170.83	3,286	53%
8	3	SANTA BARBARA	8,219.02	3,731	45%
9	1	STRATFORD MODERN	6,717.86	3,286	49%
10	3	TRADITIONAL FARMHOUSE	7,498.03	3,731	50%
11	1	SANTA BARBARA	7,018.57	3,286	47%
12	2	STRATFORD MODERN	16,724.44	3,640	22%
13	4	TRADITIONAL FARMHOUSE	35,002.17	4,651	13%
14	4	TRADITIONAL FARMHOUSE	51,452.68	4,651	9%

NOTE: PRELIMINARY LOT FIT SHOWN, SUBJECT TO MODIFICATIONS BASED ON MARKET DEMAND. FINAL LOT FIT SHALL COMPLY WITH NO MORE THAN 2 OF THE SAME PLAN + ELEVATION STYLES NEXT TO ONE ANOTHER, WITH NO REPEAT OF COLOR SCHEMES ON ADJACENT LOTS.



PRELIMINARY LOT FIT

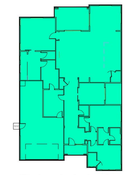
SCALE: 1" = 30'



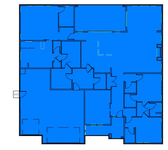
PLAN 1



PLAN 2



PLAN 3



PLAN 4

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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PRELIMINARY LOT FIT

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC RENDERINGS

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HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC RENDERINGS

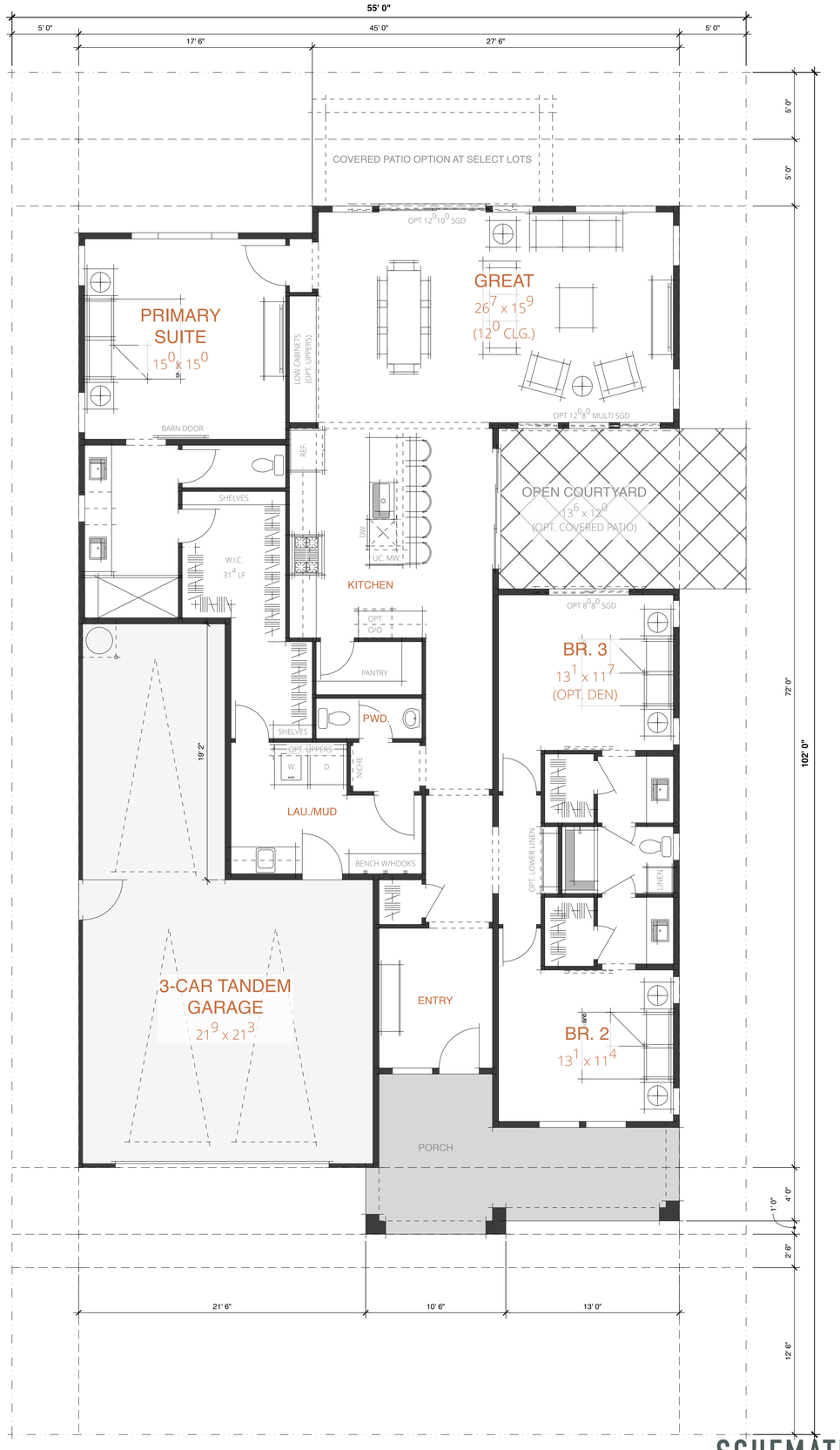
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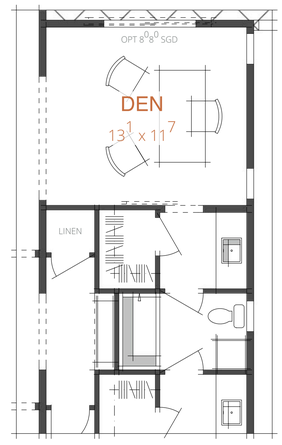
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DEN OPTION
(IN LIEU OF BR. 3)

PROGRESS SET

SCHEMATIC FLOOR PLAN | PLAN 1 - 2,247 SF

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

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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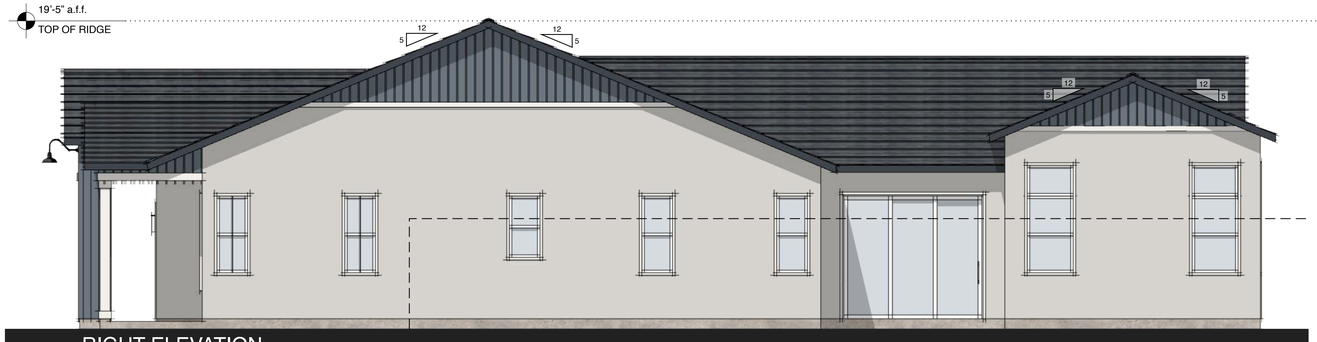
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SHEET NOTES

MATERIALS

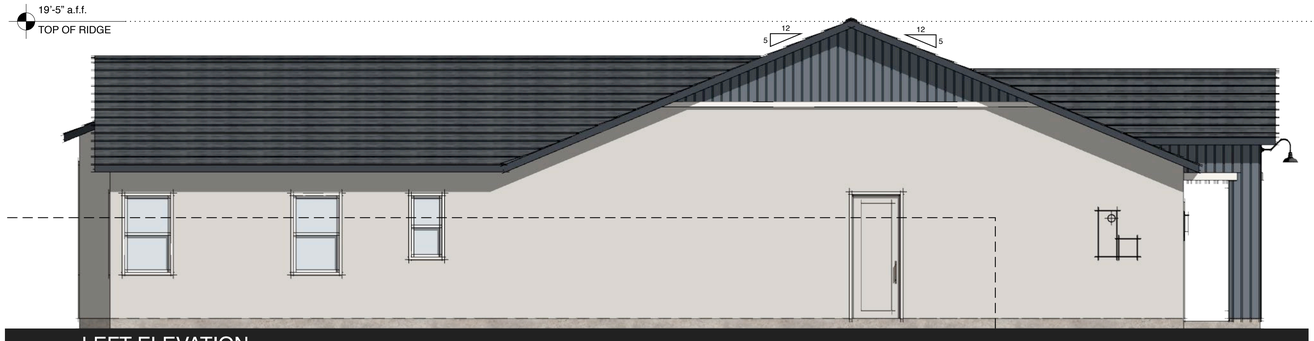
1. COMPOSITION ROOF
2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'STRATFORD MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.12.2026

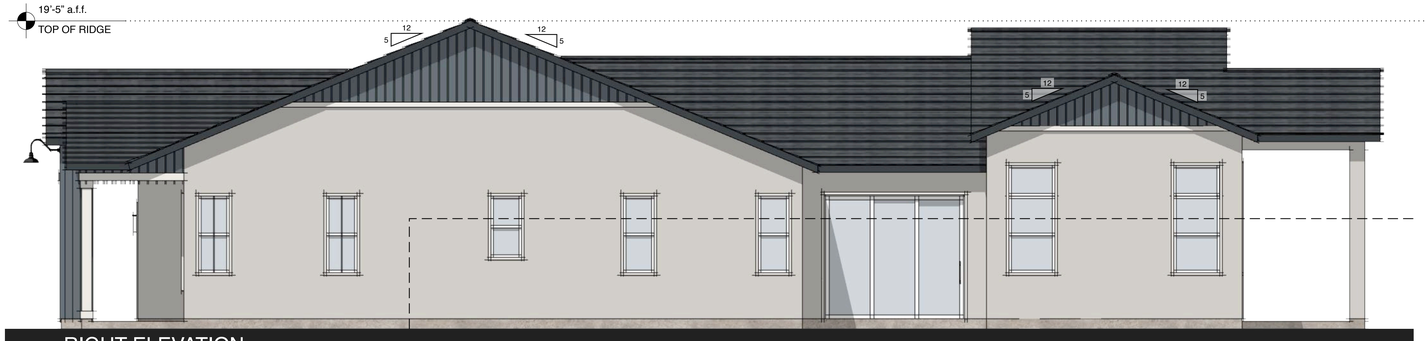
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SHEET NOTES

MATERIALS

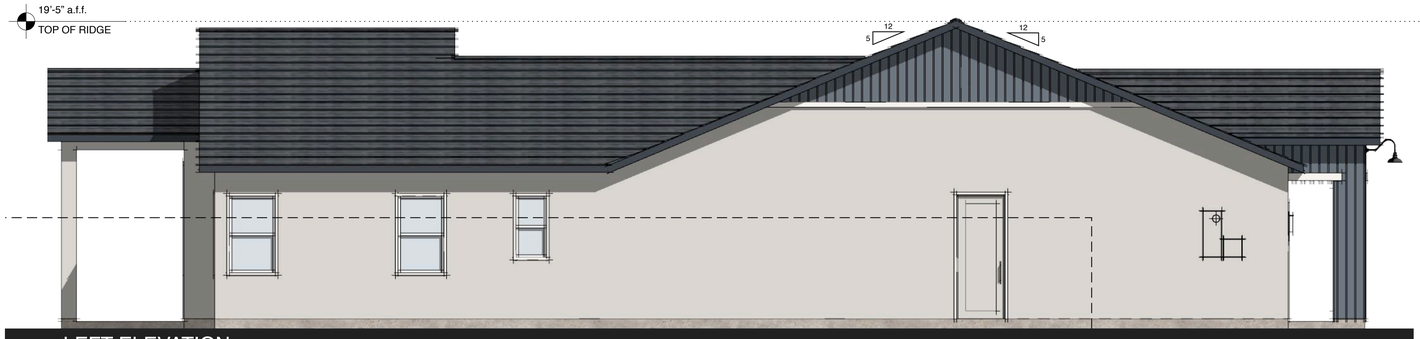
1. COMPOSITION ROOF
2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'STRATFORD MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.12.2026

A2.3

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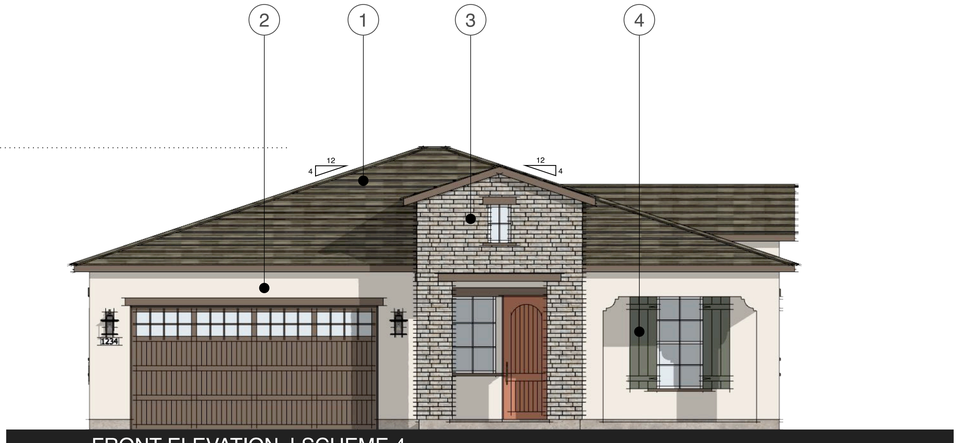
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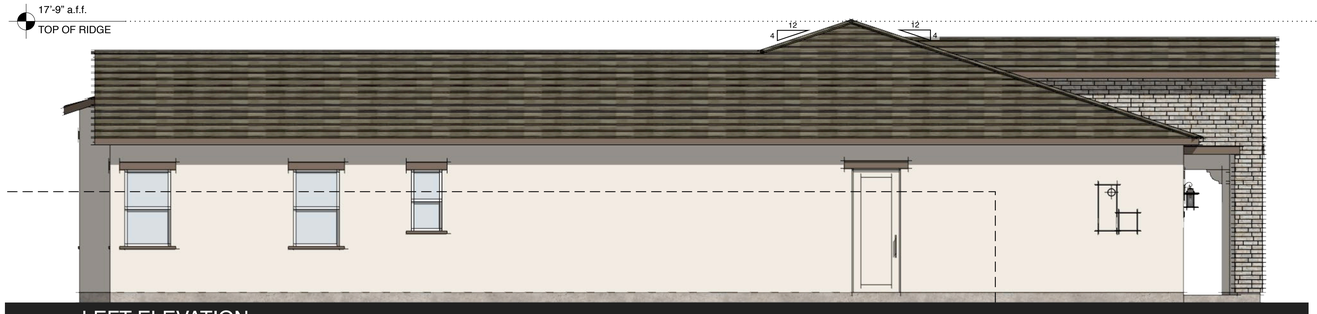
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



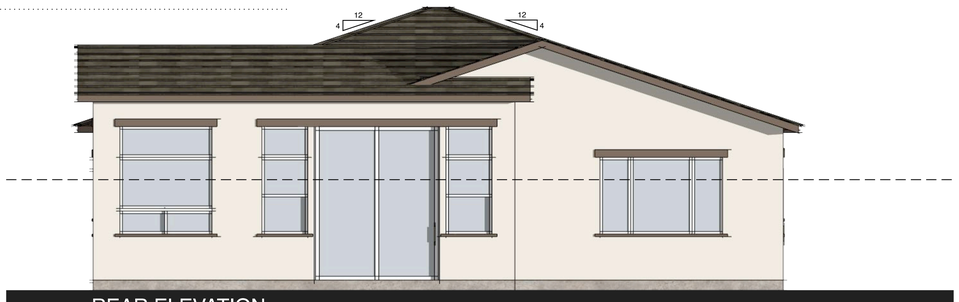
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'SANTA BARBARA'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.12.2026

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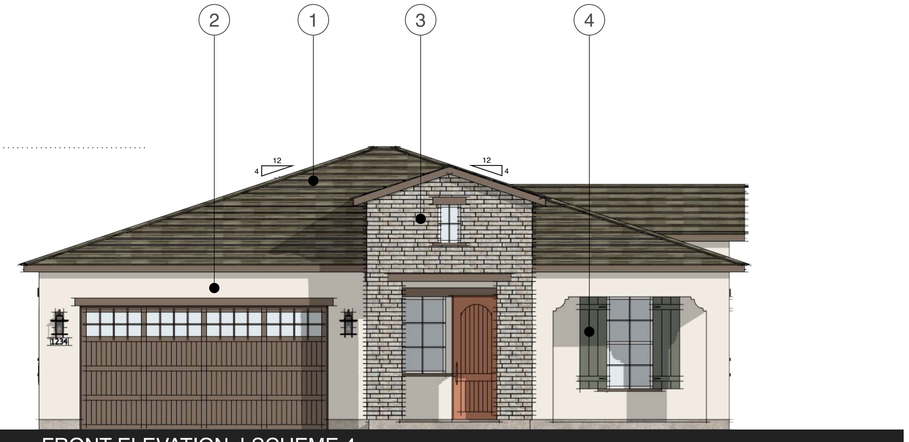
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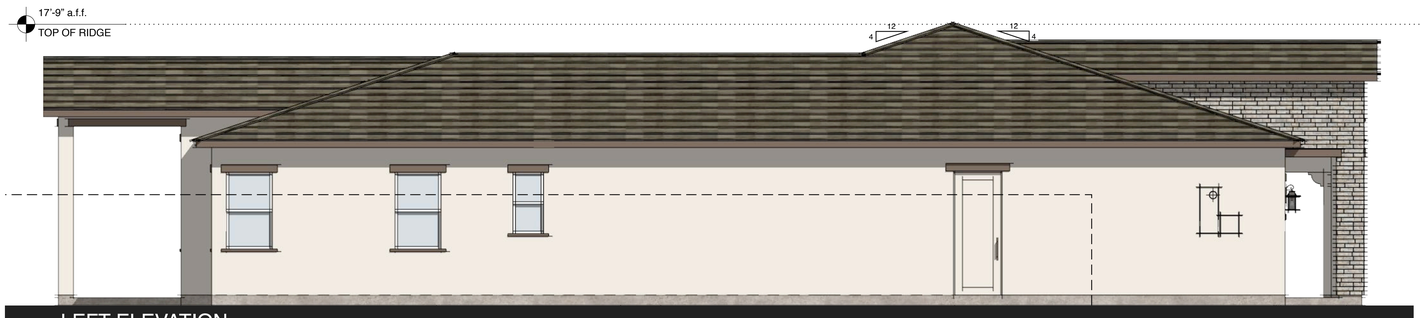
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



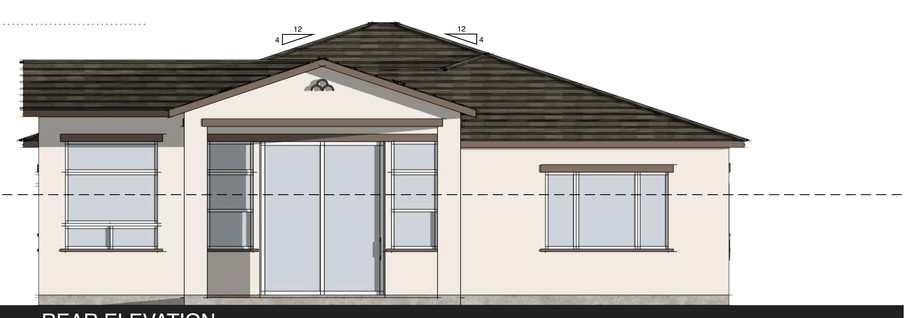
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'SANTA BARBARA'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 06.12.2026

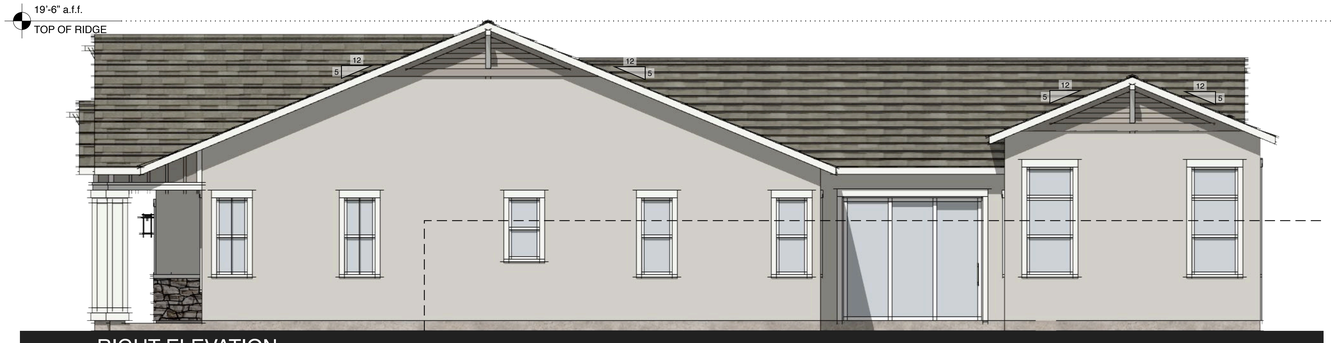
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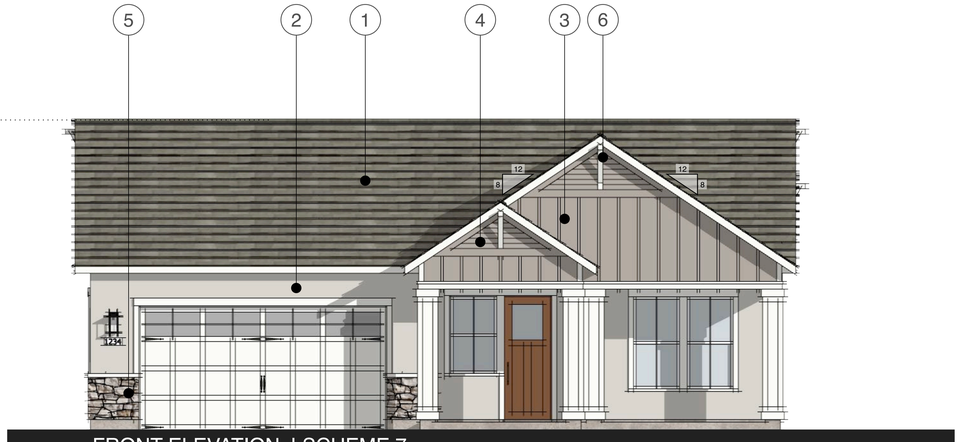
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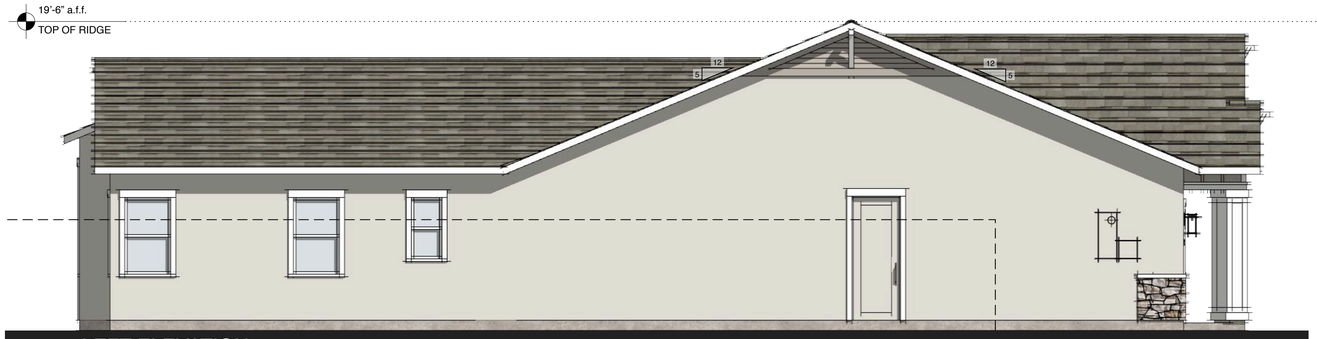
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

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SCHEMATIC ELEVATIONS | PLAN 1 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

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DATE: 06.12.2026

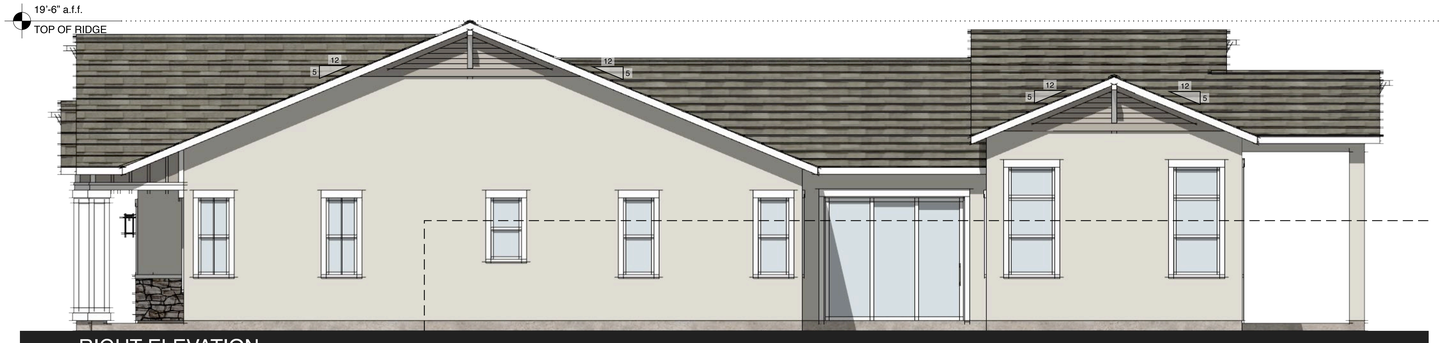
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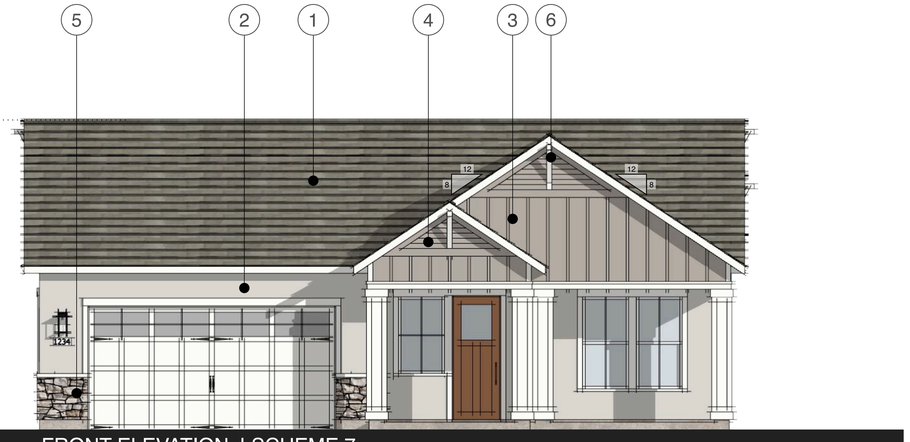
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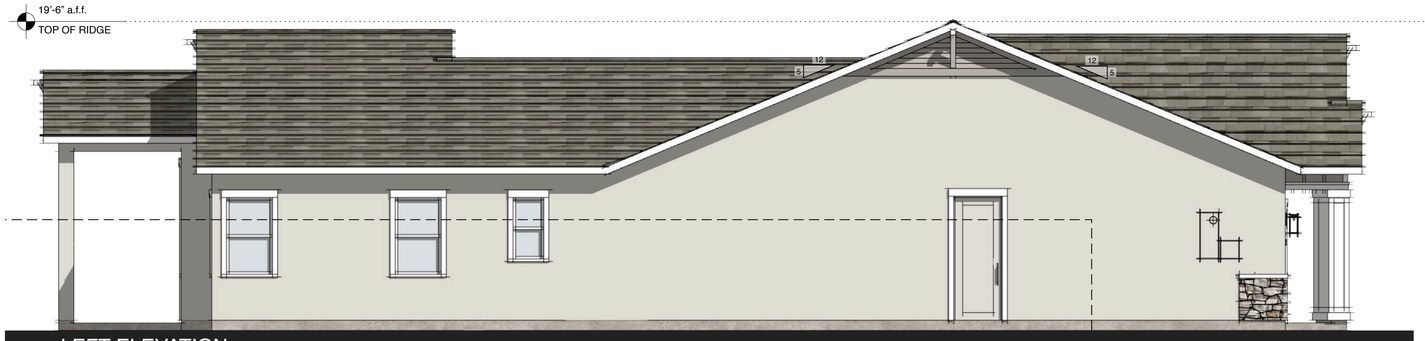
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



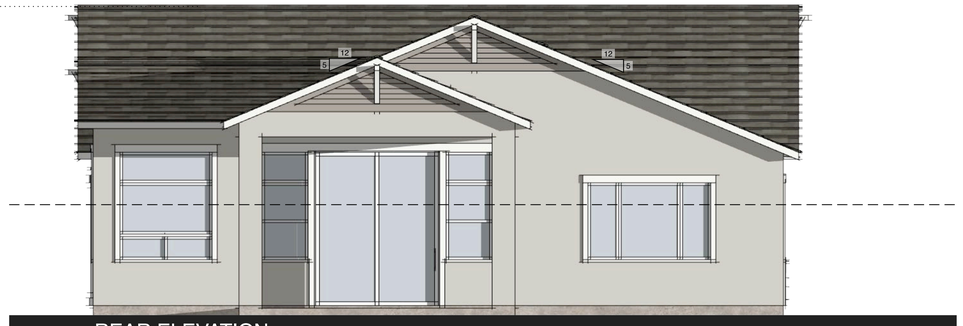
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

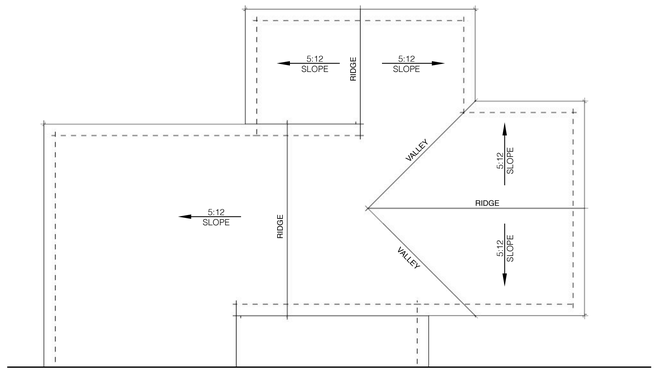
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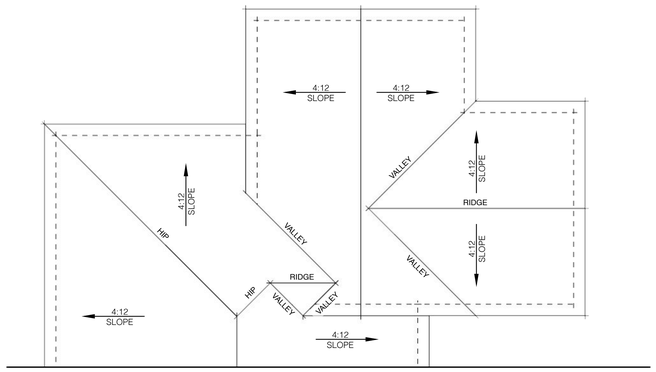
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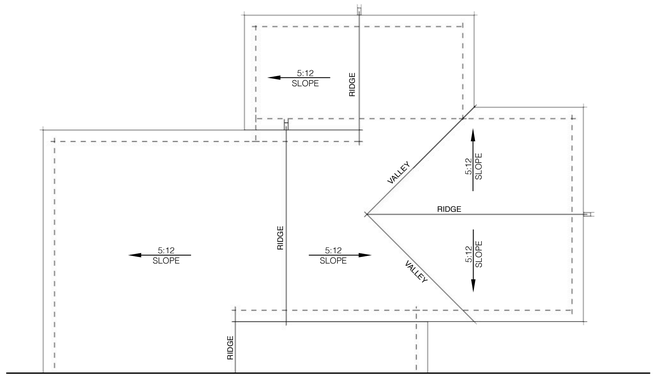
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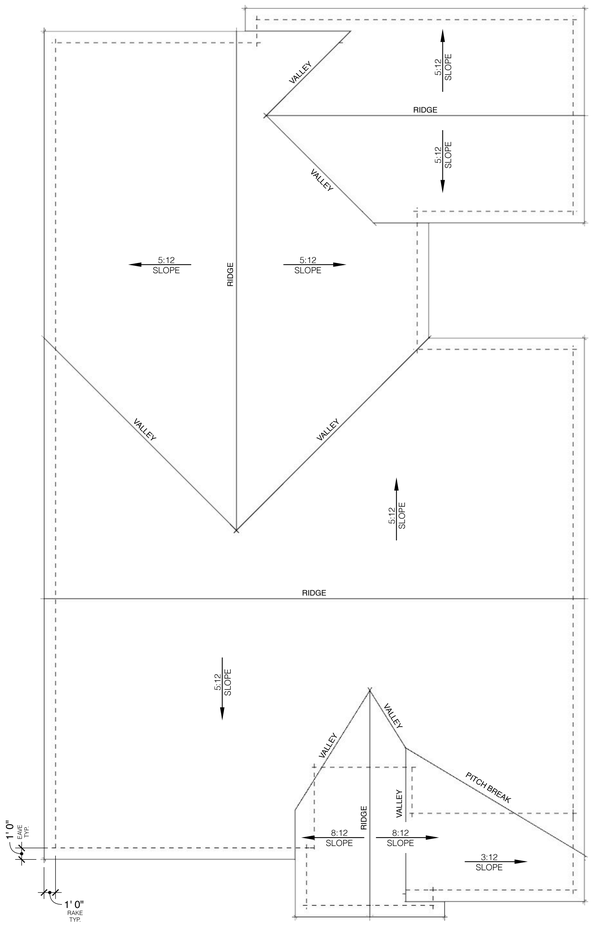
ROOF PLAN – STRATFORD MODERN PATIO OPTION



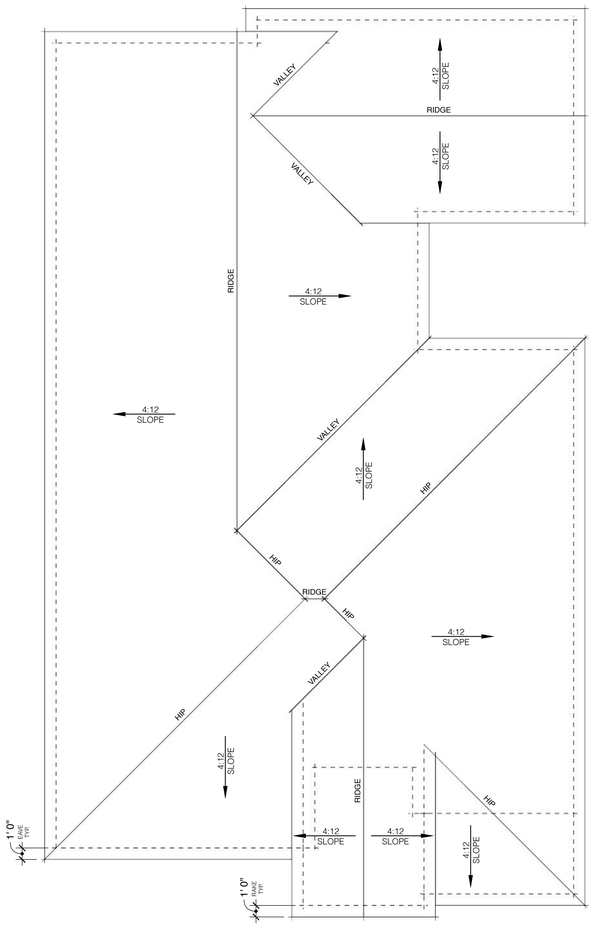
ROOF PLAN – SANTA BARBARA PATIO OPTION



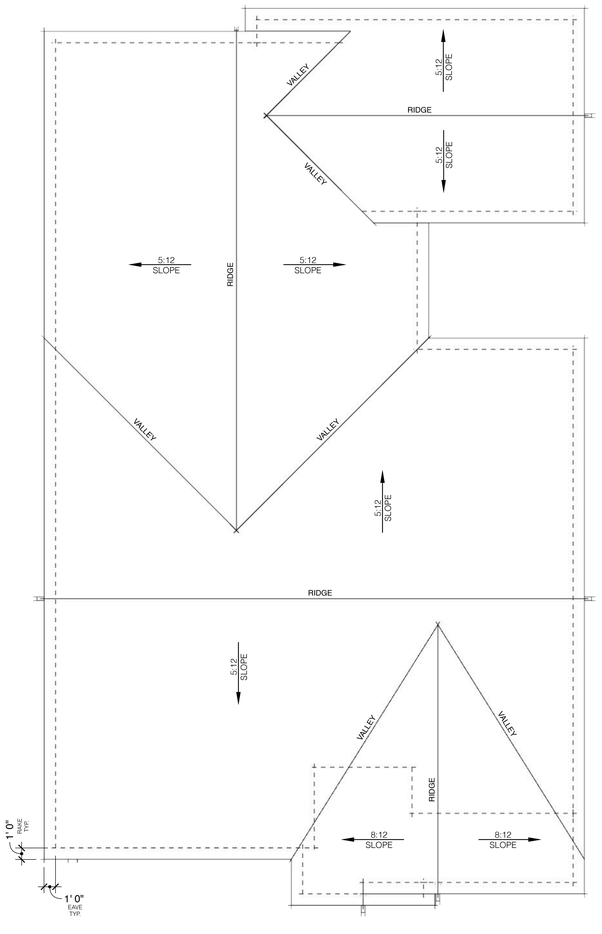
ROOF PLAN – NAPA FARMHOUSE PATIO OPTION



ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

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HEARTLAND AT HIDDEN HILLS

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SCHEMATIC ROOF PLANS | PLAN 1

0 2 4 8

SCALE: 3/16" = 1'-0"

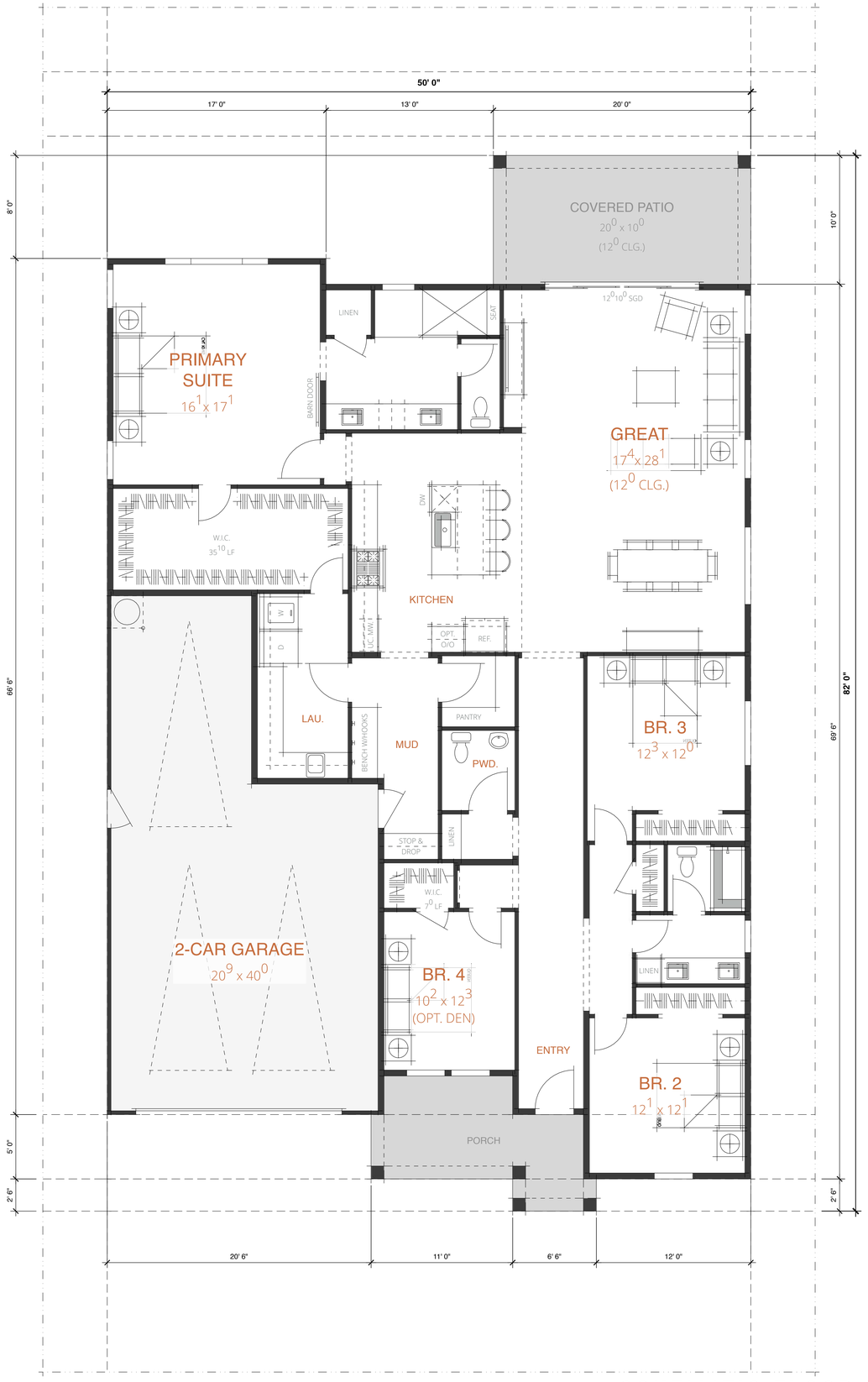
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

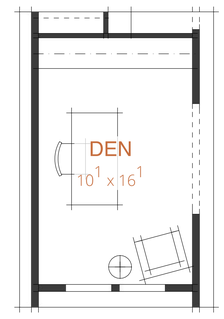
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A2.8





DEN OPTION

(IN LIEU OF BR. 4)

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HEARTLAND AT HIDDEN HILLS

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SCHEMATIC FLOOR PLAN | PLAN 2 - 2,590 SF

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

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JD+A JOB NUMBER: 25089

DATE: 06.16.2026

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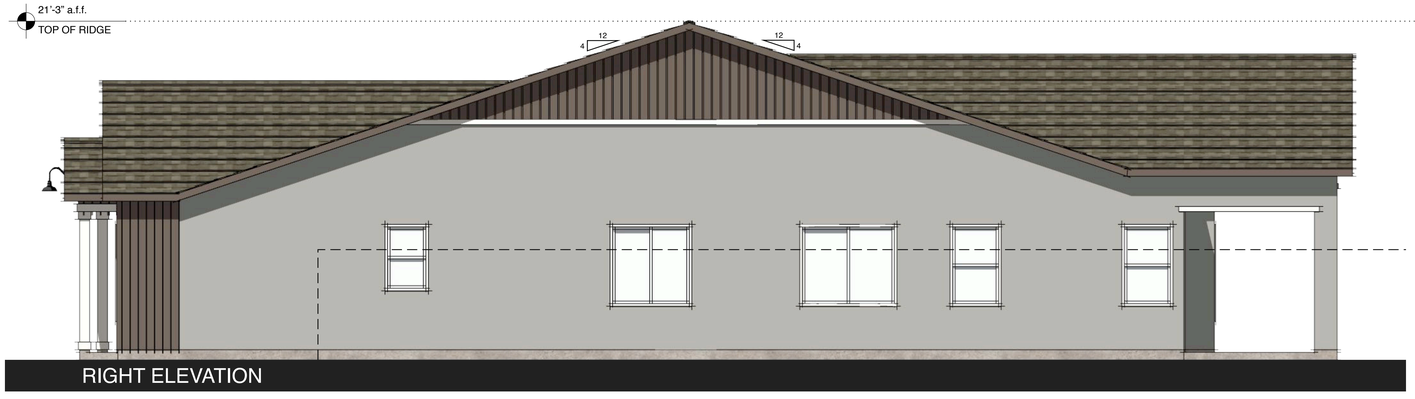
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SHEET NOTES

MATERIALS

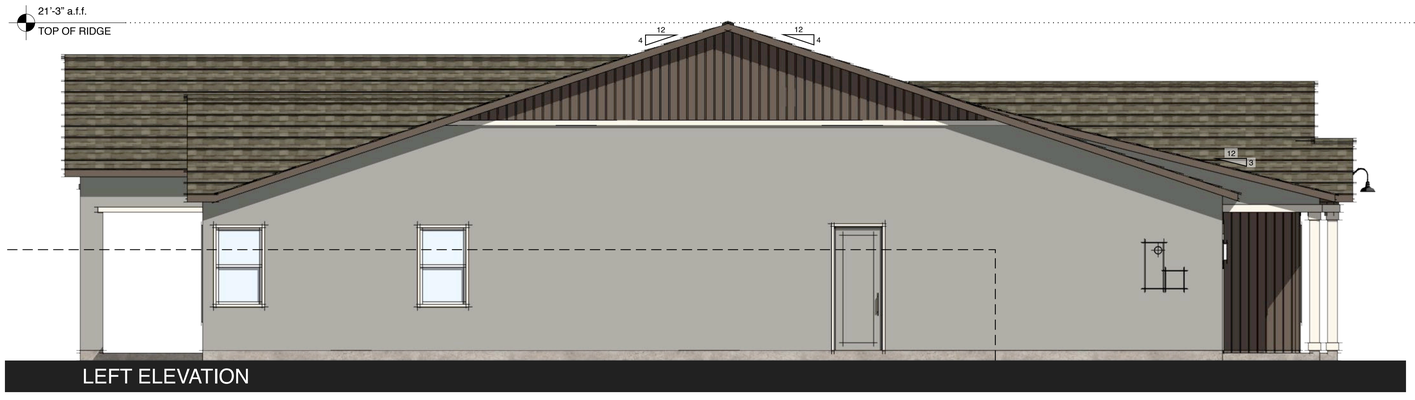
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2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



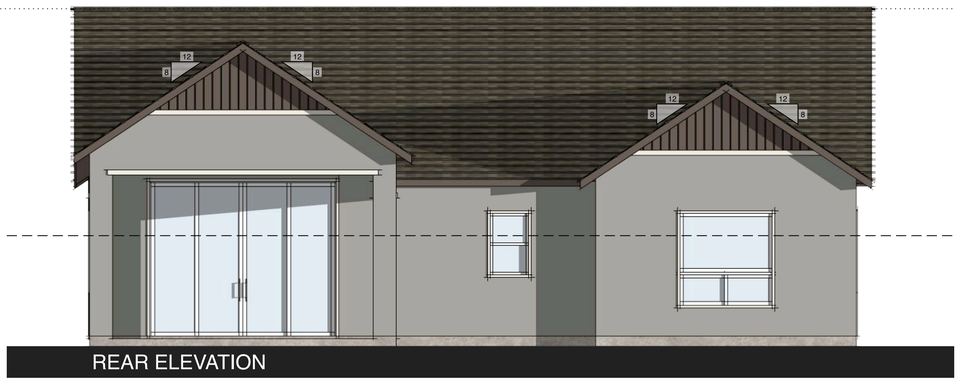
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 2



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

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SCHEMATIC ELEVATIONS | PLAN 2 - 'STRATFORD MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

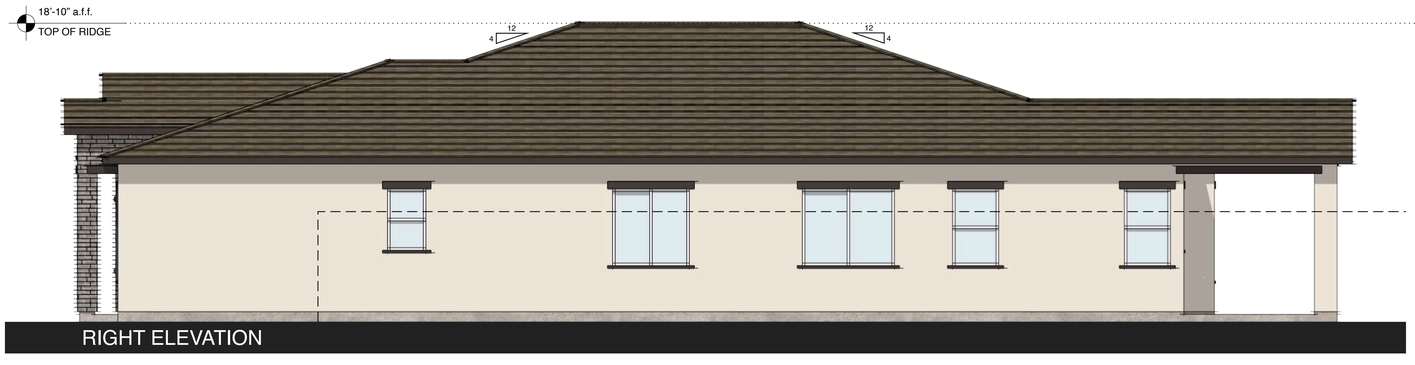
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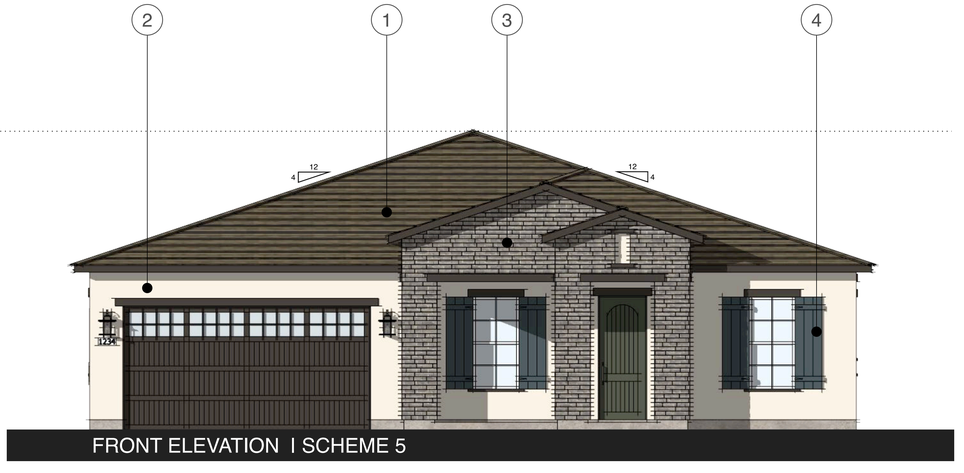
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MATERIALS

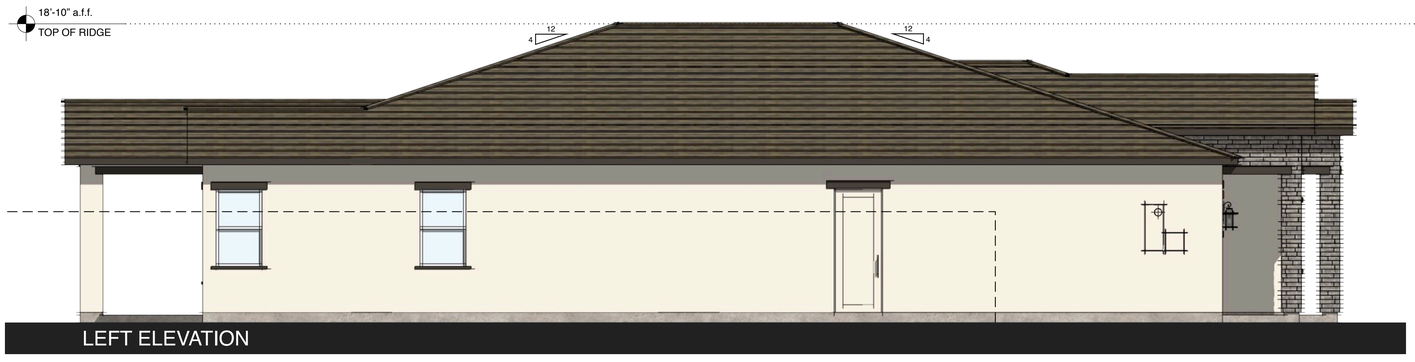
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



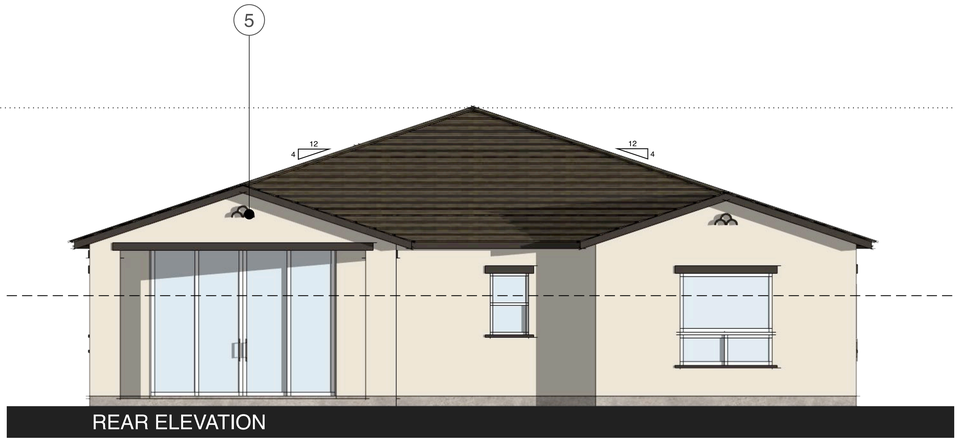
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 5



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'SANTA BARBARA'

0 2 4 8

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

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

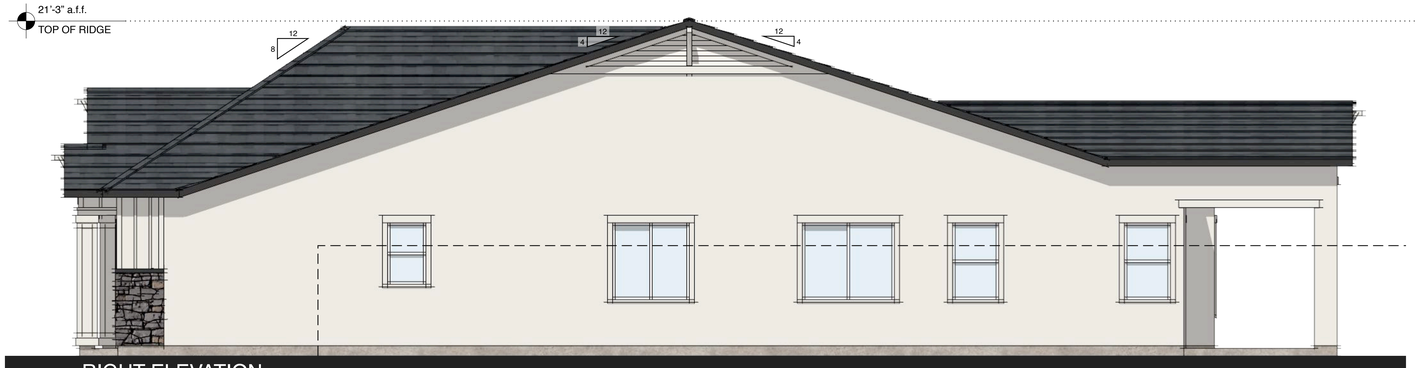
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SHEET NOTES

MATERIALS

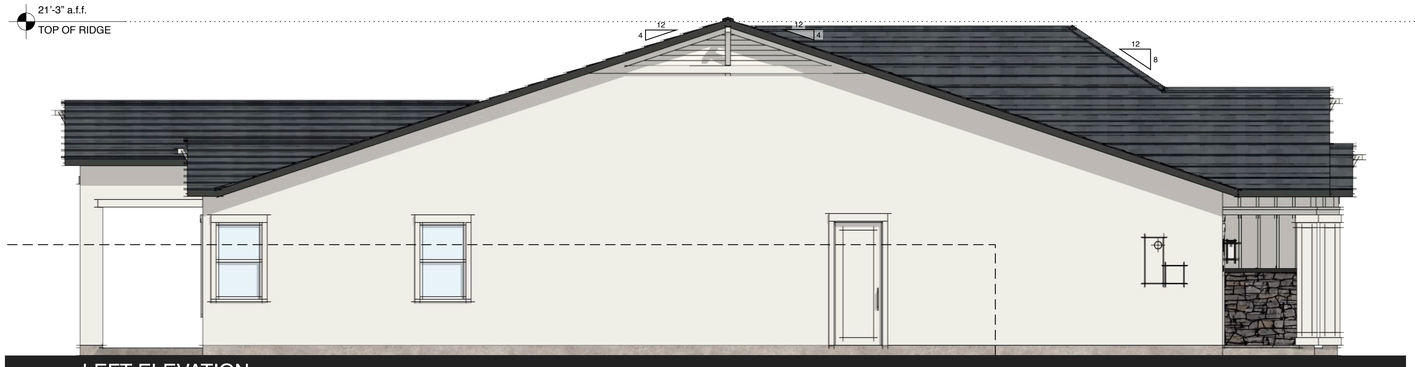
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 8



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

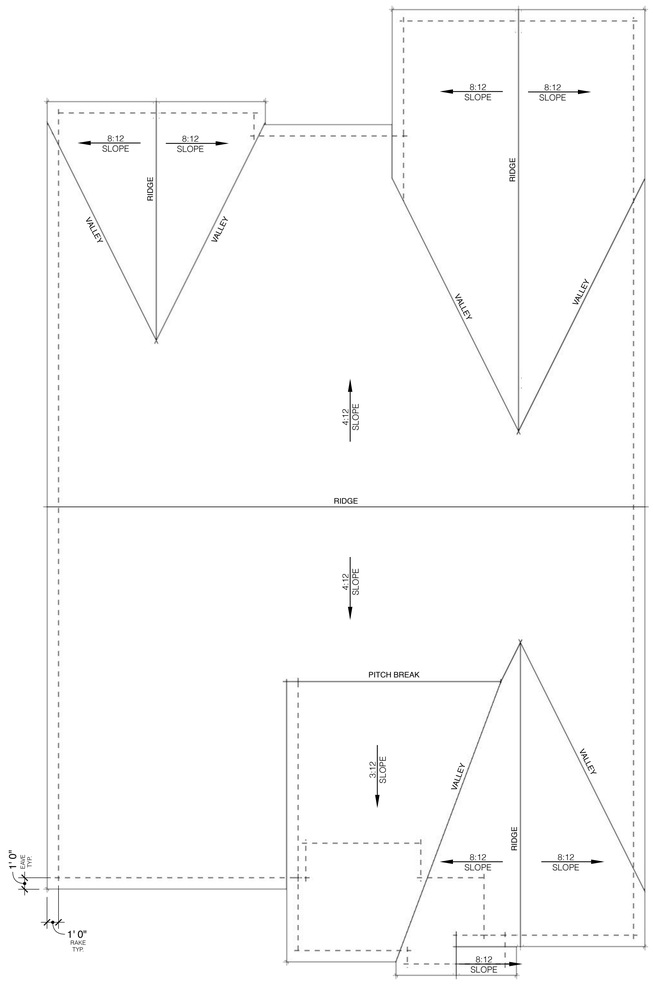
SCALE: 1/4" = 1'-0"

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

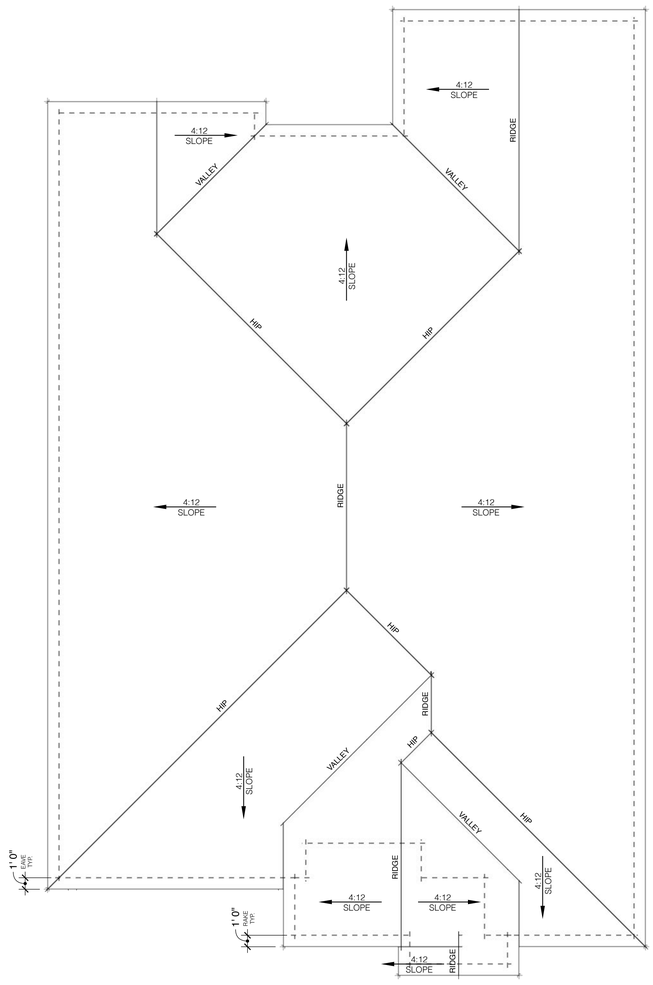
JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A2.4

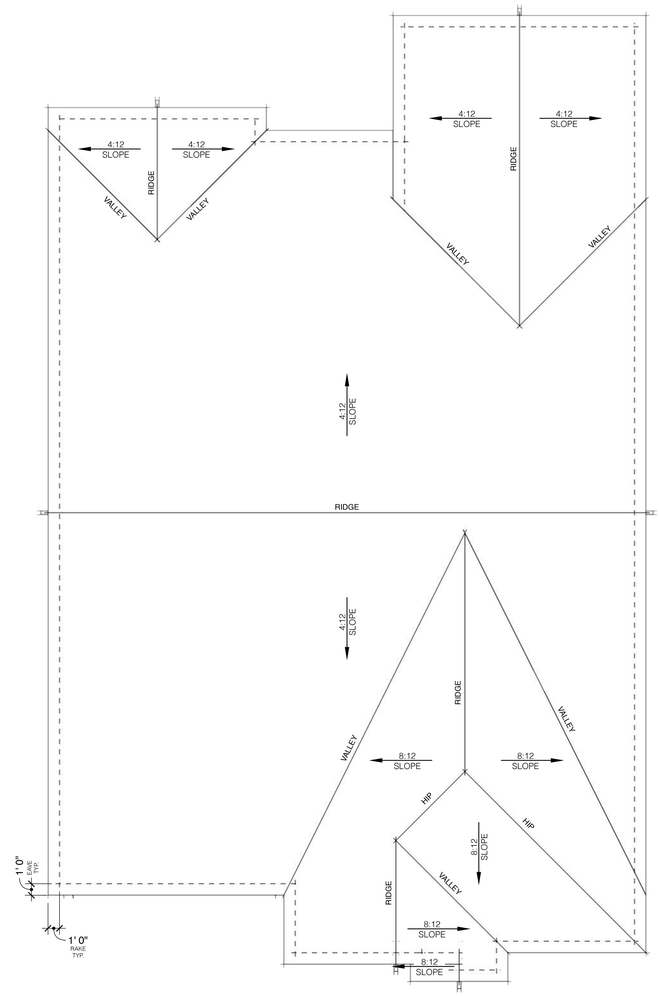
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ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 2

0 2 4 8

SCALE: 3/16" = 1'-0"

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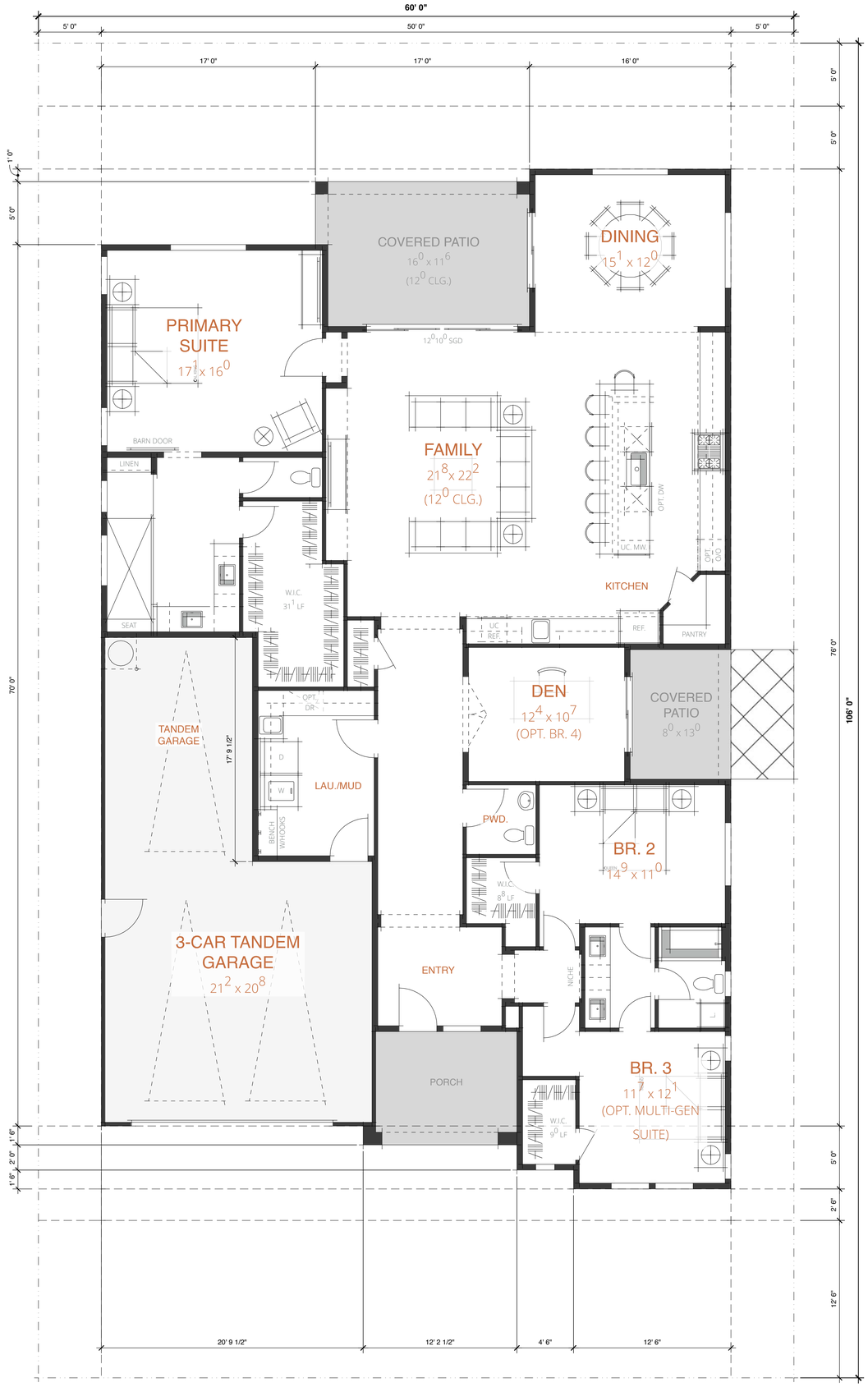
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

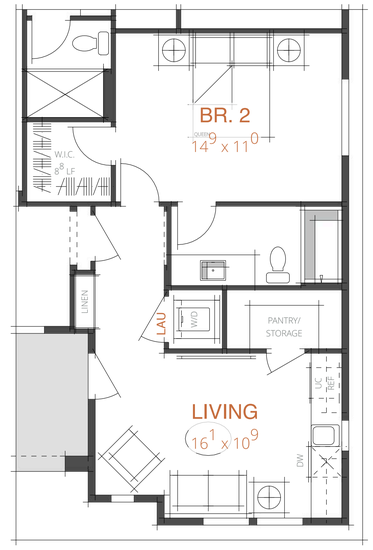
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DATE: 06.16.2026

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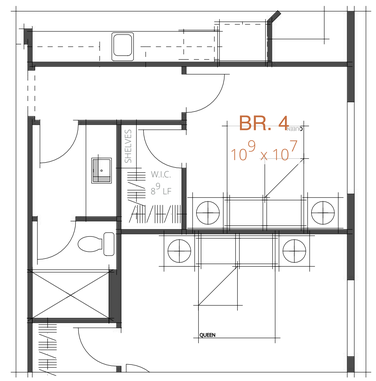
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MULTI-GEN SUITE OPTION + 82 SF

(IN LIEU OF BR. 3)



BR. 4 OPTION + 82 SF

(IN LIEU OF DEN)

PROGRESS SET

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 3 - 2,737 SF

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 06.16.2026

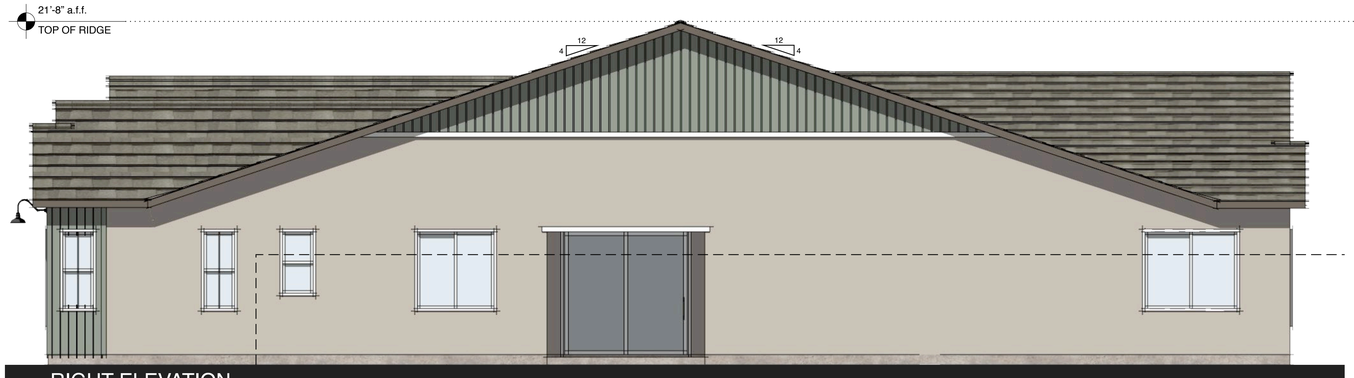
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SHEET NOTES

MATERIALS

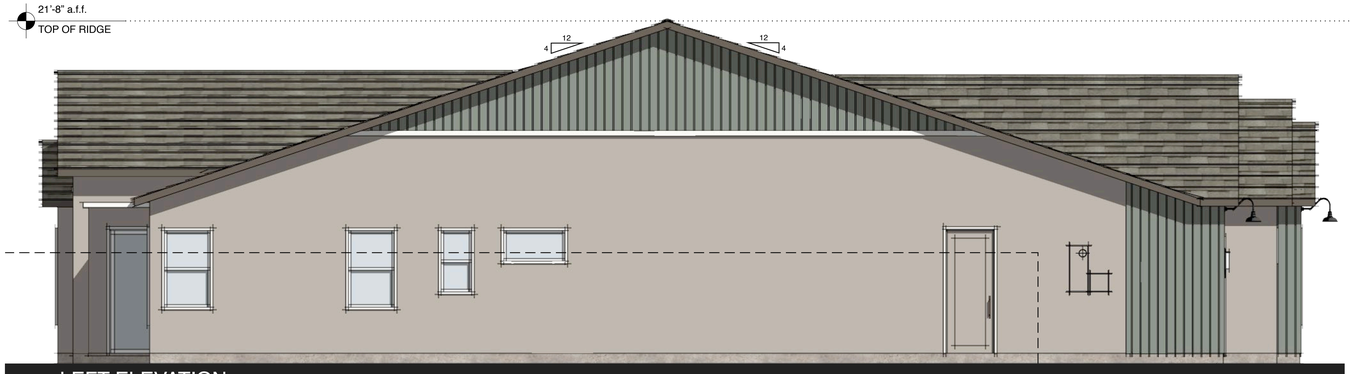
1. COMPOSITION ROOF
2. STANDING SEAM METAL ROOF
3. STUCCO
4. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'STRATFORD MODERN'

0 2 4 8

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

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A4.2

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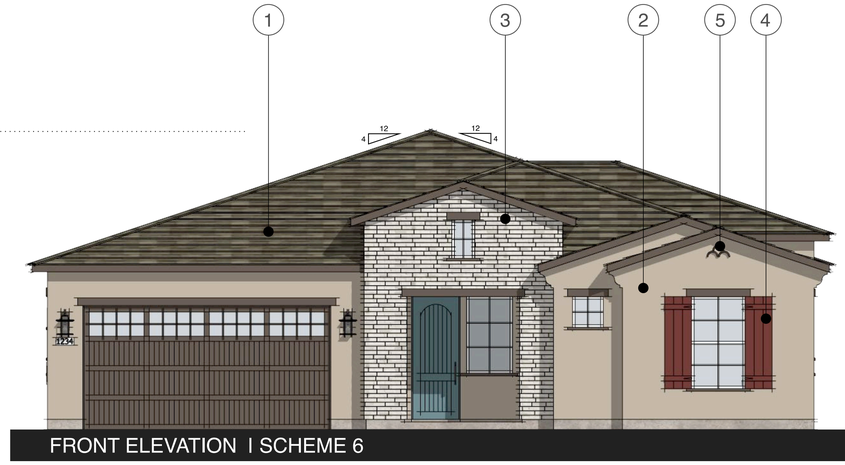
SHEET NOTES

MATERIALS

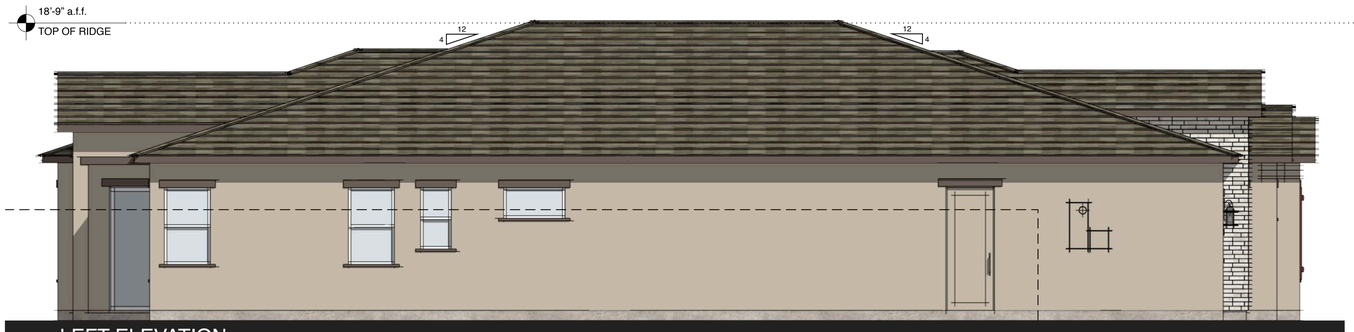
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 6



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'SANTA BARBARA'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

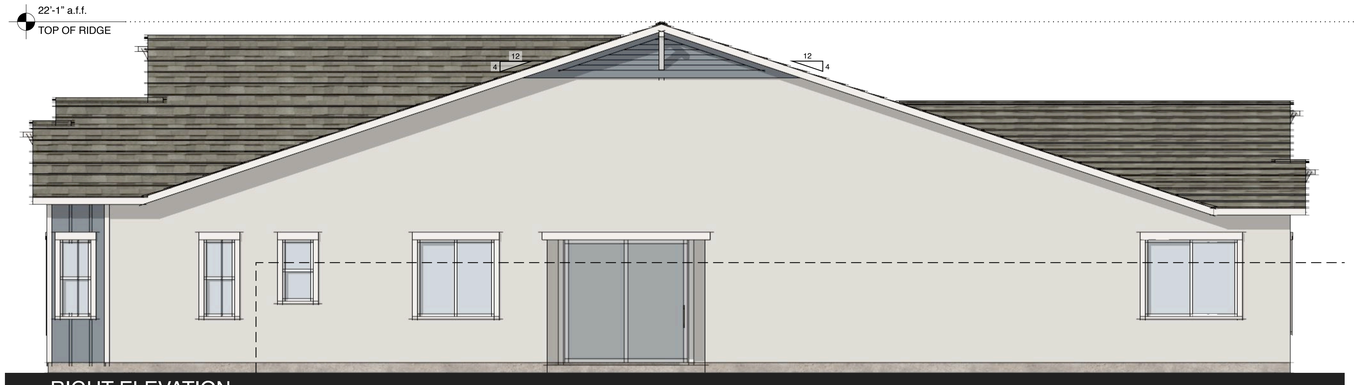
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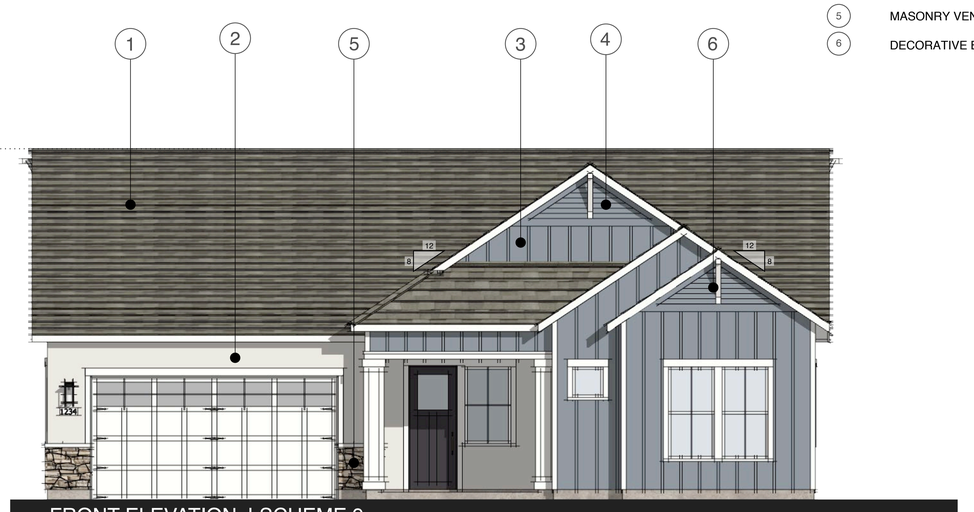
SHEET NOTES

MATERIALS

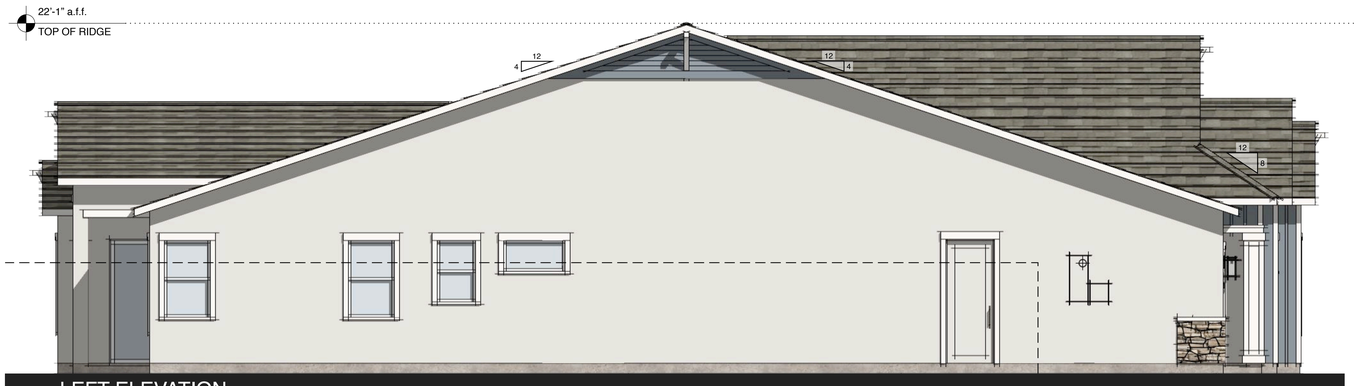
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

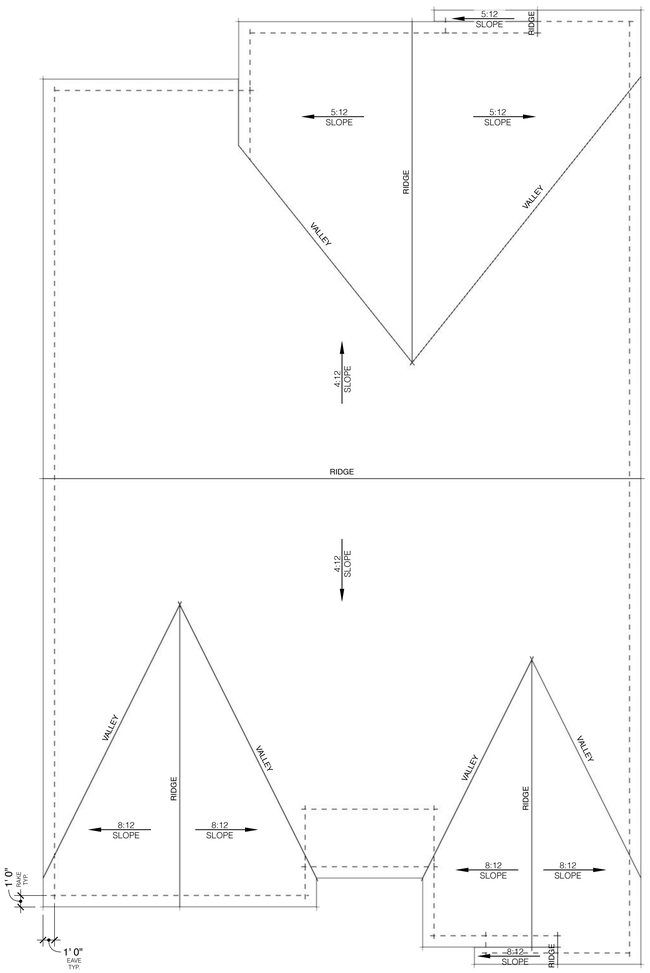
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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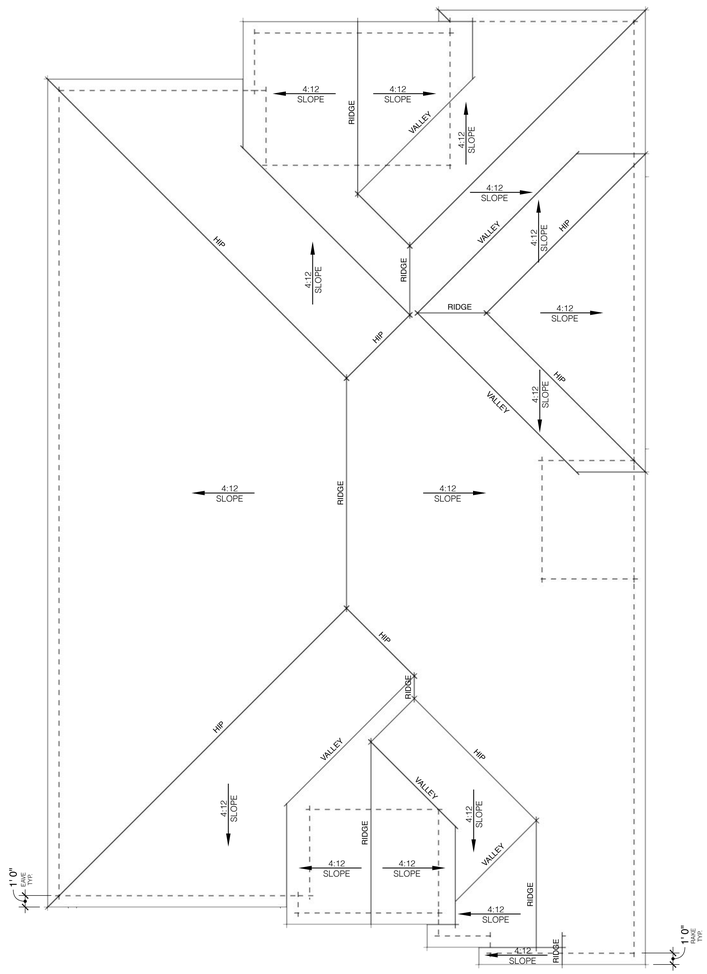
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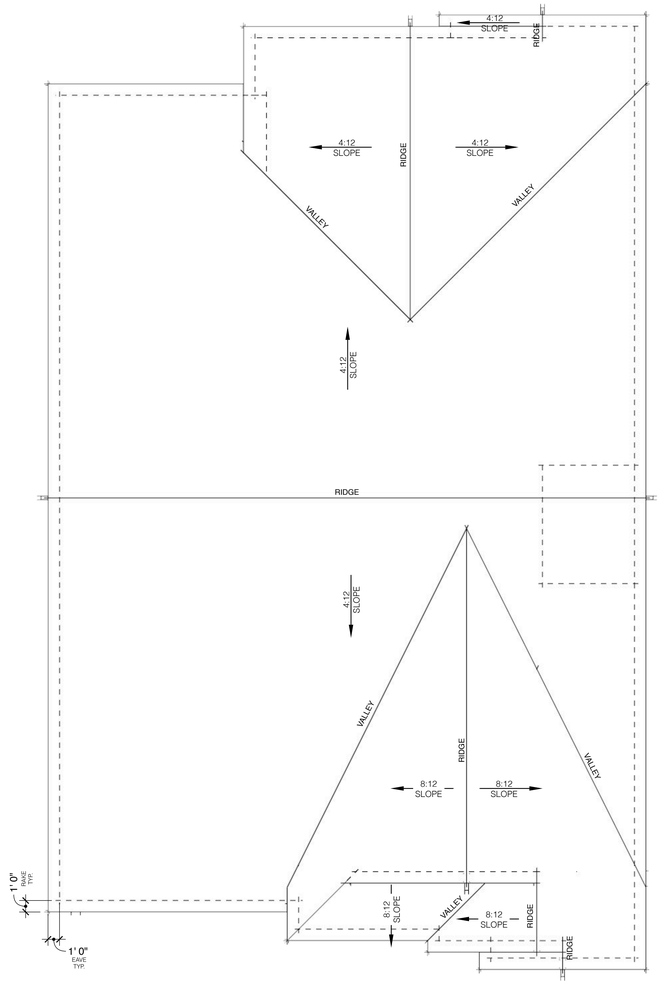
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ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLAN | PLAN 3

0 2 4 8

SCALE: 3/16" = 1'-0"

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MAIN FLOOR I 3,250 SF

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 4 - 3,250 SF

0 2 4 8

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

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JD+A JOB NUMBER: 25089

DATE: 06.16.2026

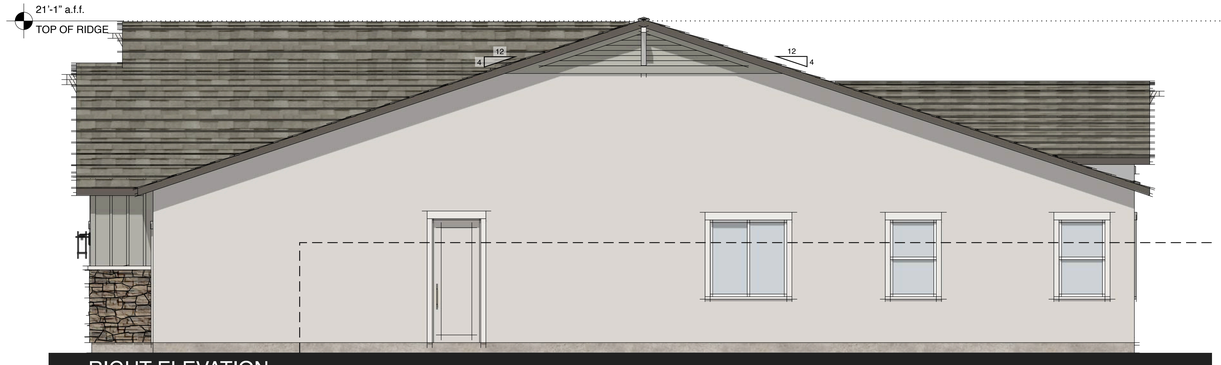
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SHEET NOTES

MATERIALS

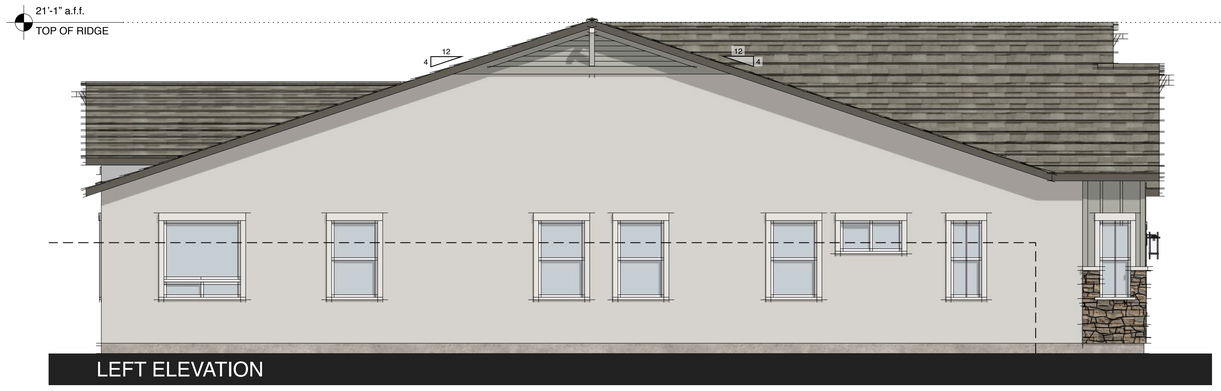
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

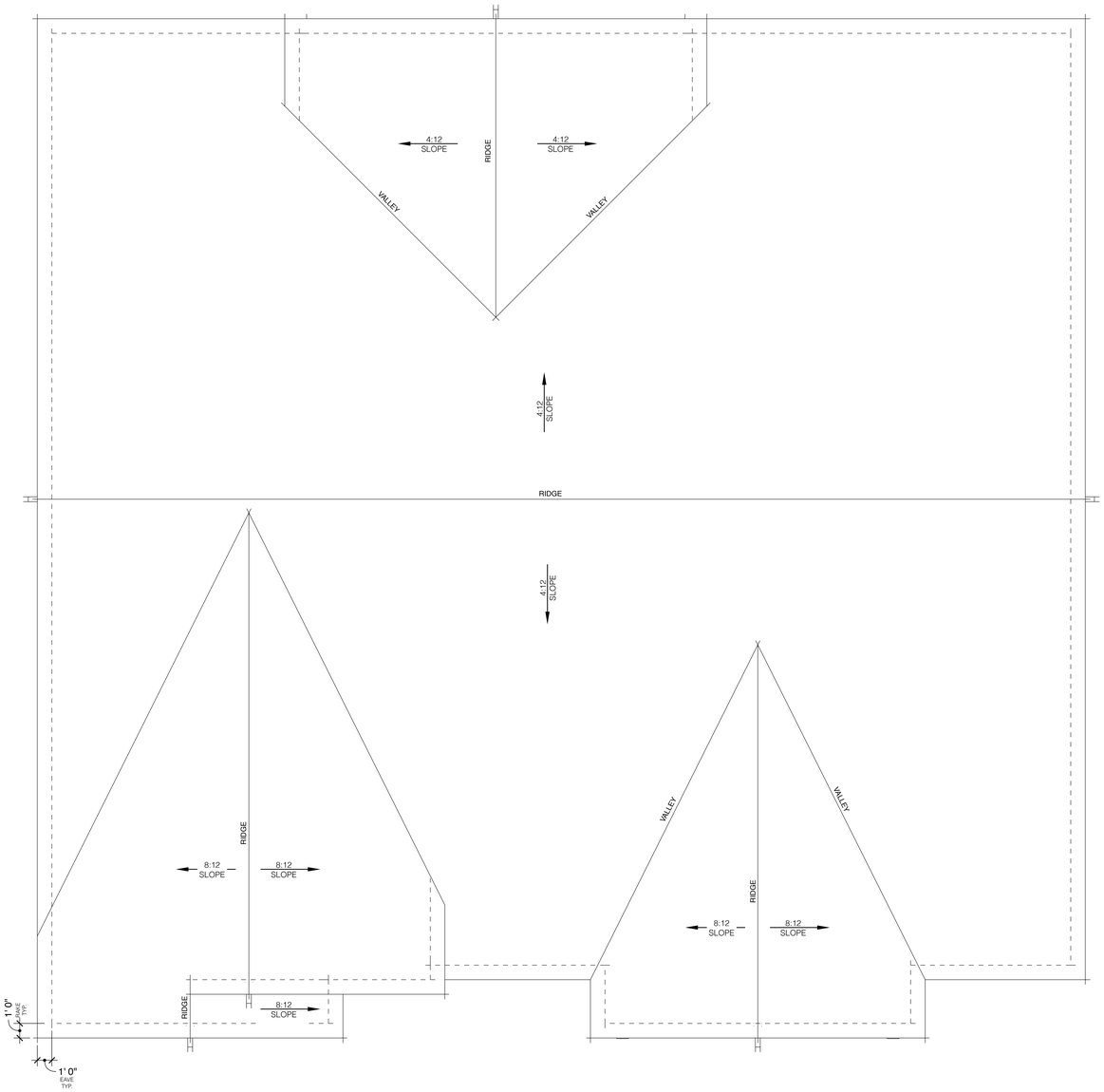
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DATE: 06.16.2026

A5.2

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ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLAN | PLAN 4

0 2 4 8

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

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ARCHITECTS PLANNERS

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DATE: 06.16.2026

A5.3

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MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 1



TIMBERLINE HDZ – CHARCOAL
COMP ROOFING

INKWELL (SW 6992)
FASCIA + GARAGE

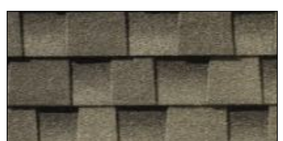
BIG CHILL (SW 7648)
STUCCO BODY

SNOWBOUND (SW 7004)
TRIM + POSTS

OUTERSPACE (SW 6251)
VERTICAL SIDING + VERTICAL CORNER TRIM

BLONDE (SW 6128)
ENTRY DOOR

SCHEME 2



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

GRIFFIN (SW 7026)
FASCIA + GARAGE

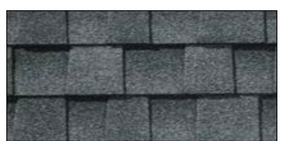
ELLIE GRAY (SW 7566)
STUCCO BODY

WESTHIGHLAND WHITE (SW 7566)
TRIM + POSTS

GRIFFIN (SW 7026)
VERTICAL SIDING + VERTICAL CORNER TRIM

VINTAGE VESSEL (SW 9050)
ENTRY DOOR

SCHEME 3



TIMBERLINE HDZ – PEWTER GRAY
COMP ROOFING

PORPOISE (SW 7047)
FASCIA + GARAGE

REQUISITE GRAY (SW 7023)
STUCCO BODY

ALABASTER (SW 7008)
TRIM + POSTS

RETREAT (SW 6207)
VERTICAL SIDING + VERTICAL CORNER TRIM

WINDOW PANE (SW 6210)
ENTRY DOOR



PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"
(OR SIMILAR)



PROGRESS LIGHTING I ENDICOTT I P5610-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 7-1/4" / H: 14-1/4" / D: 9-1/2"
(OR SIMILAR)



CLOPAY I BRIDGEPORT I PREMIUM SERIES - BD1EU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)



SMOOTH STAR I THERMA TRU I S4200-SDLF1LE1
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

1. **MAINTAIN CLEAN, CONSISTENT COLOR BREAKS —** NO ARBITRARY CHANGES OR EARLY TERMINATIONS.
2. **DOWNSPOUTS :** MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. **EAVES :** PAINT AS SINGLE COLOR, TYPICALLY THE MAIN BODY COLOR, UNLESS OTHERWISE NOTED.
4. **DO NOT TERMINATE PAINT AT OUTSIDE CORNERS**, UNLESS SPECIFICALLY DETAILED. CONTINUE COLOR AROUND TO THE NEXT LOGICAL TRANSITION — AN **INSIDE CORNER, WINDOW TRIM, EXPANSION JOINT OR MATERIAL CHANGE.**
5. **INSIDE CORNERS** ARE TYPICALLY THE CORRECT TERMINATION POINT BETWEEN COLOR OR MATERIAL CHANGES.
6. **MATERIAL TRANSITIONS** (E.G., LAP SIDING TO STUCCO, BOARD & BATTEN TO STONE) ARE ACCEPTABLE COLOR BREAKS IF ALIGNED WITH DESIGN INTENT.
7. **WHERE TRIM OCCURS OVER A SOFFITED OPENING**, PAINT THE FACE **AND** UNDERSIDE OF THE TRIM THE SAME COLOR FOR A UNIFORM APPEARANCE.
8. **ALL FOUR SIDES** OF PORCH COLUMNS MUST RECEIVE FULL PAINT APPLICATION IN THE DESIGNATED COLOR(S).

VERIFICATION + DISCREPANCIES

- IF ANY DISCREPANCY EXIST BETWEEN DRAWINGS, COLOR PALETTES, OR COLOR SPECIFICATIONS — **STOP** AND CONFIRM BEFORE ORDERING.
- **STOP** IF COLOR NAME AND NUMBER DO NOT MATCH.
- CONFIRM ALL DISCREPANCIES WITH THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALWAYS REFERENCE THE MOST CURRENT APPROVED COLOR ELEVATION FOR DIRECTION.

FIELD REMINDER

WHEN IN DOUBT — ASK BEFORE YOU PAINT.
ONE QUICK QUESTION SAVES A FULL REPAINT LATER.

DRSP SUBMITTAL

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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COLOR + MATERIAL | STRATFORD MODERN

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A6.1

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MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 4



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

HOMESTEAD BROWN (SW 7515)
FASCIA + TRIM + GARAGE

GREEK VILLA (SW 7551)
STUCCO BODY

CAVERN CLAY (SW 7701)
ENTRY DOOR

ROSEMARY (SW 6187)
SHUTTERS



TUNDRABRICK – LATIGO
BRICK MASONRY



PROGRESS LIGHTING I GIBBES STREET I P560022-031
OUTDOOR WALL MOUNTED I COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"
(OR SIMILAR)

SCHEME 5



TIMBERLINE HDZ – BARKWOOD
COMP ROOFING

SEALSKIN (SW 7675)
FASCIA + TRIM + GARAGE

CREAMY (SW 7012)
STUCCO BODY

RIPE OLIVE (SW 6209)
ENTRY DOOR

MOUNT ETNA (SW 7625)
SHUTTERS



TUNDRABRICK – ASHLAND
BRICK MASONRY



CLOPAY I GALLERY STEEL I PREMIUM SERIES - GD2LU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

SCHEME 6



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

GRIFFIN (SW 7026)
FASCIA + TRIM + GARAGE

SHIITAKE (SW 9173)
STUCCO BODY

REFUGE (SW 6228)
ENTRY DOOR

ROOKWOOD RED (SW 2802)
SHUTTERS



TUNDRABRICK – CHAULK DUST
BRICK MASONRY



SMOOTH STAR I THERMA TRU I S205
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

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FIELD REMINDER

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DRSP SUBMITTAL

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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COLOR + MATERIAL | SANTA BARBARA

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A6.2

/Users/jbatts/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/25089_A6_C_M_30x42L

MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 7



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

HIGH REFLECTIVE WHITE (SW 7757)
FASCIA + TRIM + GARAGE

REPOSE GRAY (SW 7015)
STUCCO BODY

BRANDYWINE (SW 7710)
ENTRY DOOR

PAVESTONE (SW 7642)
SIDING



CLIFFSTONE – WHITEBARK
STONE MASONRY

SCHEME 8



TIMBERLINE HDZ – CHARCOAL
COMP ROOFING

CAVIAR (SW 6990)
FASCIA

ORIGAMI WHITE (SW 7636)
STUCCO BODY

ROOKWOOD RED (SW 2802)
ENTRY DOOR

ORIGAMI WHITE (SW 7636)
SIDING + TRIM + GARAGE



CLIFFSTONE – BANFF SPRING
STONE MASONRY

SCHEME 9



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

SNOWBOUND (SW 7004)
FASCIA + TRIM + GARAGE

CRUSHED ICE (SW 7647)
STUCCO BODY

BLACK MAGIC (SW 6991)
ENTRY DOOR

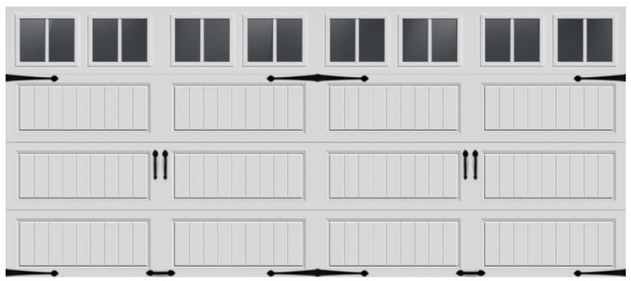
DOWNING SLATE (SW 2819)
SIDING



CLIFFSTONE – BOARDWALK
STONE MASONRY



PROGRESS LIGHTING I TRAFFORD NON-METALLIC I P560288-031
OUTDOOR WALL MOUNTED I COLOR : TEXTURED BLACK
W: 5" / H: 11-1/2" / D: 6-3/4"
(OR SIMILAR)



CLOPAY I BRIDGEPORT I PREMIUM SERIES - BD1EU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)



SMOOTH STAR I THERMA TRU I S4810-LE1
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

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DRSP SUBMITTAL

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HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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MANUFACTURER DETAILS

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- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 10

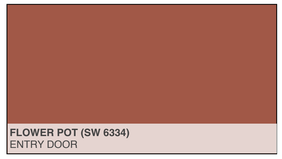


TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

URBANE BRONZE (SW 7048)
FASCIA

SNOWBOUND (SW 7004)
TRIM + GARAGE

CRUSHED ICE (SW 7647)
STUCCO BODY



FLOWER POT (SW 6334)
ENTRY DOOR

RARE GRAY (SW 6199)
SIDING



CLIFFSTONE – LANTANA
STONE MASONRY

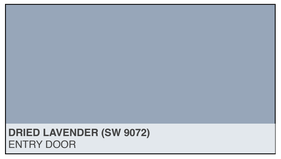
SCHEME 11



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

BIG CHILL (SW 7648)
FASCIA + TRIM + GARAGE

FIRST STAR (SW 7646)
STUCCO BODY



DRIED LAVENDER (SW 9072)
ENTRY DOOR

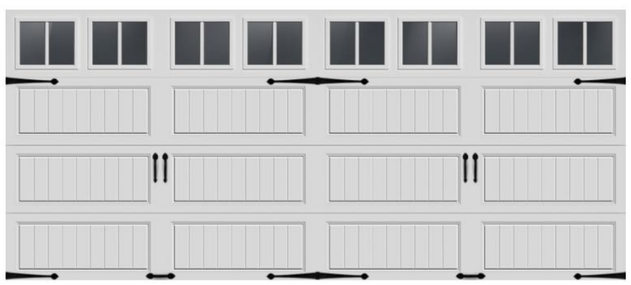
CHELSEA GRAY (SW 2850)
SIDING



CLIFFSTONE – WHITE BARK
STONE MASONRY



PROGRESS LIGHTING I TRAFFORD NON-METALLIC I P560288-031
OUTDOOR WALL MOUNTED I COLOR : TEXTURED BLACK
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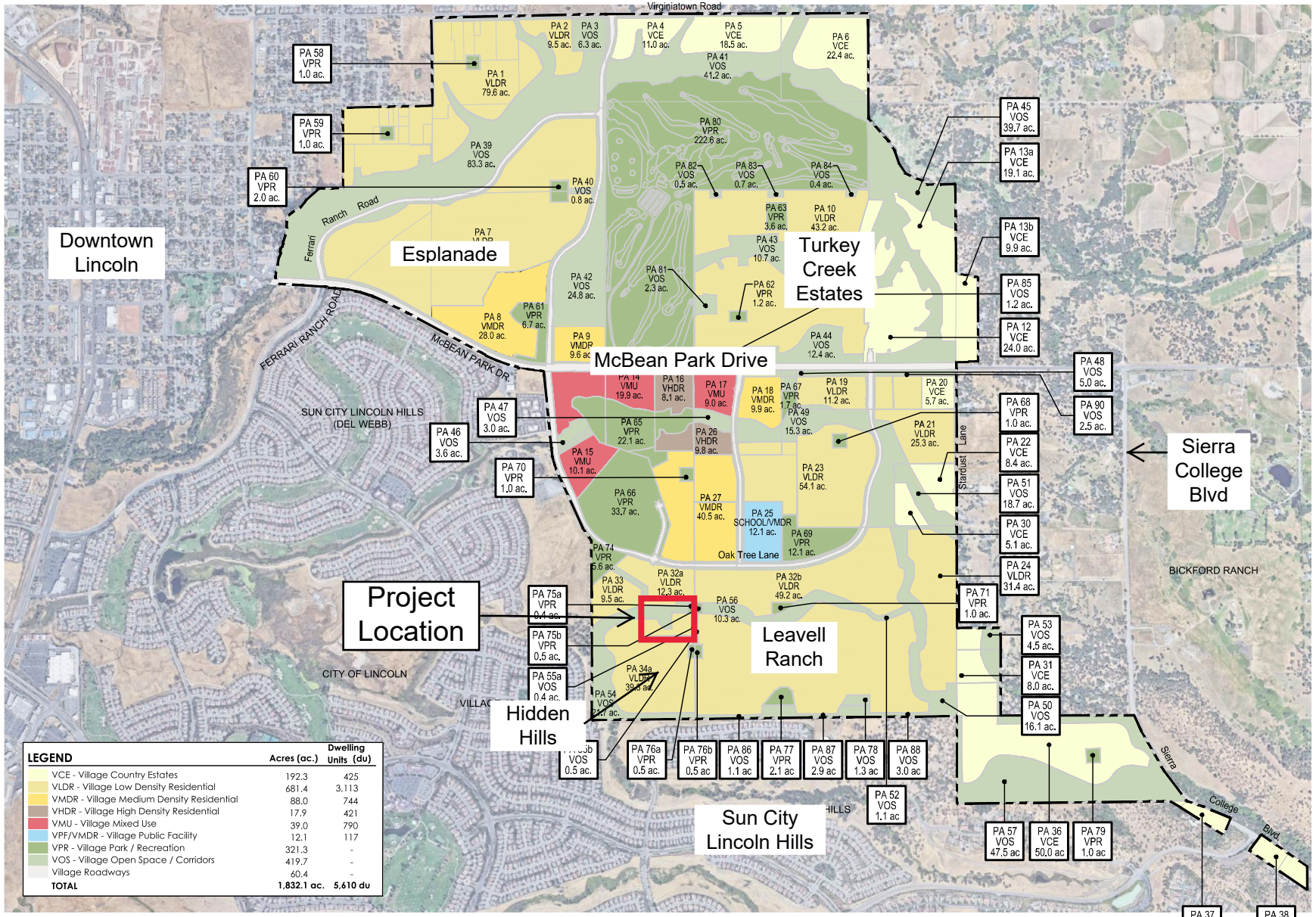
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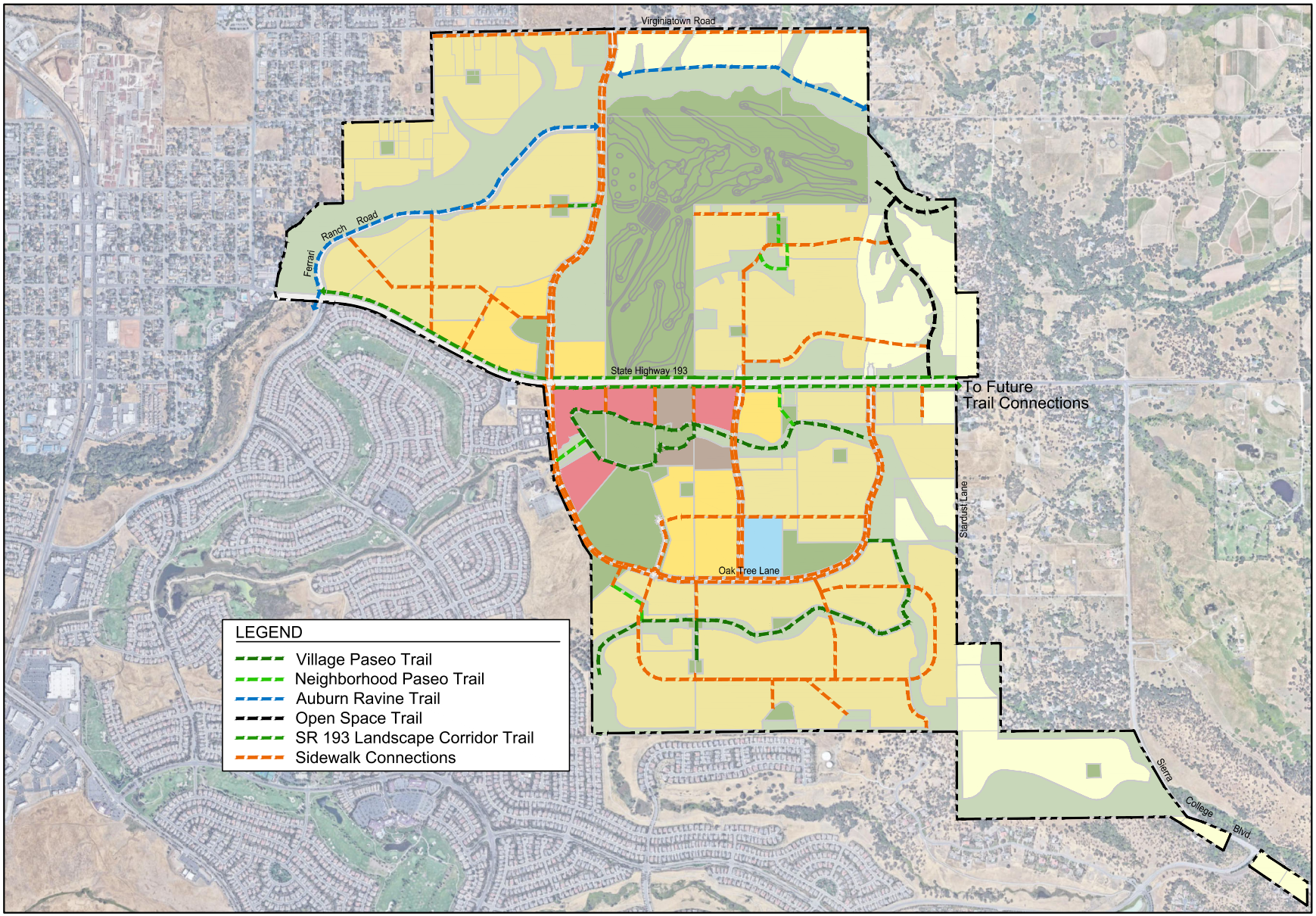
Attachment 4



N. T. S.

Land Use Plan

Attachment 5



N. T. S.

Exhibit 4.10: Pedestrian Circulation Plan

STAFF REPORT

Item Number 7.C

SUBJECT:	**Consideration of a Design Review application for the Auburn Ravine Estates Production Homes (Epick 1 & 2)** (Tom Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	August 19, 2026

STAFF RECOMMENDATION:

1. Pursuant to the California Environmental Quality Act (CEQA) under Section 15183, determine that the 2012 Village 1 Specific Plan Environmental Impact Report (EIR) as supplemented in the 2023 Village 1 Specific Plan EIR (State Clearinghouse (SCH) #2010102018) satisfies the requirements of CEQA given that no new, or substantially more severe, impacts would result from the project and that the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts.
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review) application for Lennar Homes for the design and construction of 80 single-family residential units, subject to the findings and conditions of approval included as Exhibit A of the Resolution (Attachment 1).

BACKGROUND/INTRODUCTION:

Auburn Ravine by Lennar (project) is a Specific Development Plan/Development Permit (Design Review) application (PLN26-00010) implementing the residential development of the approved Epick 1 and 2. The residential subdivision, which was approved in 2016, is located within the adopted Village 1 Specific Plan area and has a Village Low Density Residential (VLDR) land use designation based on the Village 1 Specific Plan[1] (Specific Plan) and General Development Plan[2] (GDP) (Attachment 4). The residential subdivision consists of 80 detached single-family residential lots and would be served by public streets, sidewalks, sewer and water facilities (Attachment 2). Situated along both sides of E 8th Street, the project site is bounded by E 9th Street to the north, Auburn Ravine to the south, Theresa Lane to the west, and Liberty Lane to the east. It encompasses Assessor's Parcel Numbers 021-272-066-000 and 021-231-045-000, and is bordered on the north, east, and west by existing low density residential uses, with Auburn Ravine forming the southern boundary. Consistent with the Village 1 Specific Plan and GDP, single family residential development is permitted on parcels zoned VLDR.

PROJECT DESCRIPTION

The proposed project involves the construction of 80 single-family homes. The single and two-story homes will range in size from 1,832 square feet (SF) to 3,384 SF and will be located on lots varying in size (Attachment 3). Each floor plan has three elevations with three separate color/material schemes (twenty-one total color schemes and material variety combinations), which include Spanish, Bungalow, and Ranch (Attachment 3). Details regarding the homes are included below:

	Auburn Ravine by Lennar				
MINIMUM LOT SIZE	PLAN	SQ. FT	STORY(S)	BEDROOMS	GARAGE
55' x 105'	Plan 1	1,832	1	4	2 car
	Plan 2	2,389	2	4 + Loft	2 car
	Plan 3	2,629	2	5 + Loft	2 car
	Plan 4	3,384	2	5 + Den + Loft	3 car

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

FINDINGS/ANALYSIS:

This application is being reviewed pursuant to Lincoln Municipal Code (LMC) Chapters 18.32 (PD Planned Development District)[1] related to Specific Development Plans/Development Permits (Village 1 GDP) and 18.64 (Design Review – General Provisions)[2].

Auburn Ravine – Village 1 General Development Plan

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

The project aligns with the Specific Plan's vision to establish well organized communities supported by a cohesive land use pattern, integrated mobility network, and parks and open space areas. The neighborhood incorporates sidewalks that enhance internal circulation and strengthen connectivity to residential development adjacent to the project site (Attachment 2 and 5).

Design Review Board

The project was reviewed by the Design Review Board (DRB) at a special meeting scheduled on July 23, 2026. Following a brief presentation by staff and the applicant, the DRB and applicant discussed the project in detail. The DRB provided comments regarding the textures and visual renderings and requested several revisions. Specifically, the DRB asked that the two story homes incorporate architectural features to break up large, blank wall surfaces.

Additional requests included installing 8 foot tall garage doors, placing two outdoor light fixtures on each side of the garage, adding windows to the side elevations of homes located at the end of a block, and revising the garage door paint color for the Ranch-style home shown on sheet A2. The design review plans have been revised and included for the Planning Commission's consideration. (Attachment 3). Ultimately, the DRB found the proposed project to be consistent with the Village 1 GDP development standards and recommended approval of the project, with the requested modifications, to the City of Lincoln Planning Commission.

Conditions of Approval

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

ENVIRONMENTAL REVIEW:

The Project has been reviewed based upon the previously certified Final Village 1 Specific Plan EIR (SCH #2010102018). In light of the record, the project, as conditioned, does not present project specific environmental impacts that have not already been addressed in the previously certified Final EIR. Pursuant to the requirements of CEQA Section 15183 and the environmental guidelines of the City of Lincoln, the City has determined that the appropriate level of documentation to satisfy the requirements of CEQA based on a determination that no new or substantially more severe impacts would result from the project, and the prior analysis contained in the certified Village 1 Specific Plan Final EIR adequately addresses environmental impacts. Therefore, no further environmental analysis is warranted under CEQA.

CONCLUSION

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

ATTACHMENTS:

Attachment 1_Planning Commission Resolution with Conditions of Approval.pdf

Attachment 2 - Tentative Subdivision Map.pdf

Attachment 3 - Auburn Ravine Design Review Set.pdf

Attachment 4 - V1SP Exhibit 3.1 Land Use Plan.pdf

Attachment 5 - V1SP Exhibit 4.10 Pedestrian Circulation Plan.pdf

PLANNING COMMISSION- DRAFT
RESOLUTION NO. 2026 -XX

A RESOLUTION APPROVING A SPECIFIC DEVELOPMENT PLAN/DEVELOPMENT PERMIT (DESIGN REVIEW) FOR RESIDENTIAL DEVELOPMENT OF THE AUBURN RAVINE SUBDIVISION WITHIN THE VILLAGE 1 SPECIFIC PLAN AREA. LOCATED ALONG 8TH AND 9TH STREET EAST OF THERESA LANE AND LIBERTY LANE ON ASSESSOR'S PARCEL NUMBERS (APN) 021-272-066-000 AND 021-231-045-000 (PLN26-00010 / APPLICANT / OWNER: LENNAR HOMES OF CALIFORNIA INC)

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

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

WHEREAS, the Design Review Board reviewed and considered the standards of the Auburn Ravine Subdivision (Lennar Homes); and

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

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

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

PASSED AND ADOPTED this 19th day of August, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) application for the Auburn Ravine Subdivision (Lennar Homes) on 80 lots, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

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

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

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

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

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

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

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

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

10. Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department allowing work for different days or hours.

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

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

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

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

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

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

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

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

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

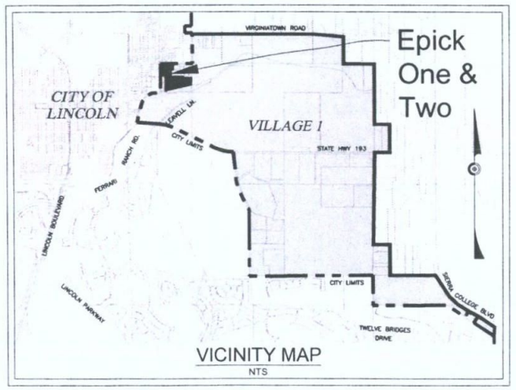
20. Prior to the **occupancy of any home**, a “REQUEST FOR OCCUPANCY RESIDENTIAL BUILDING PERMITS”, needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

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

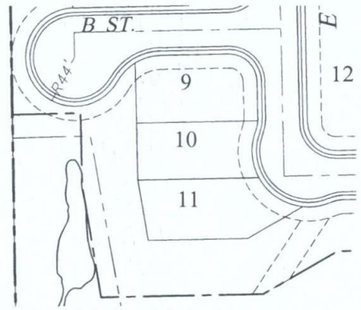
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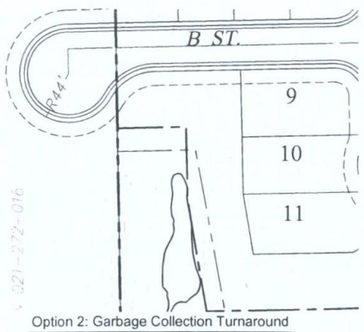
Attachment 2



VICINITY MAP
NTS

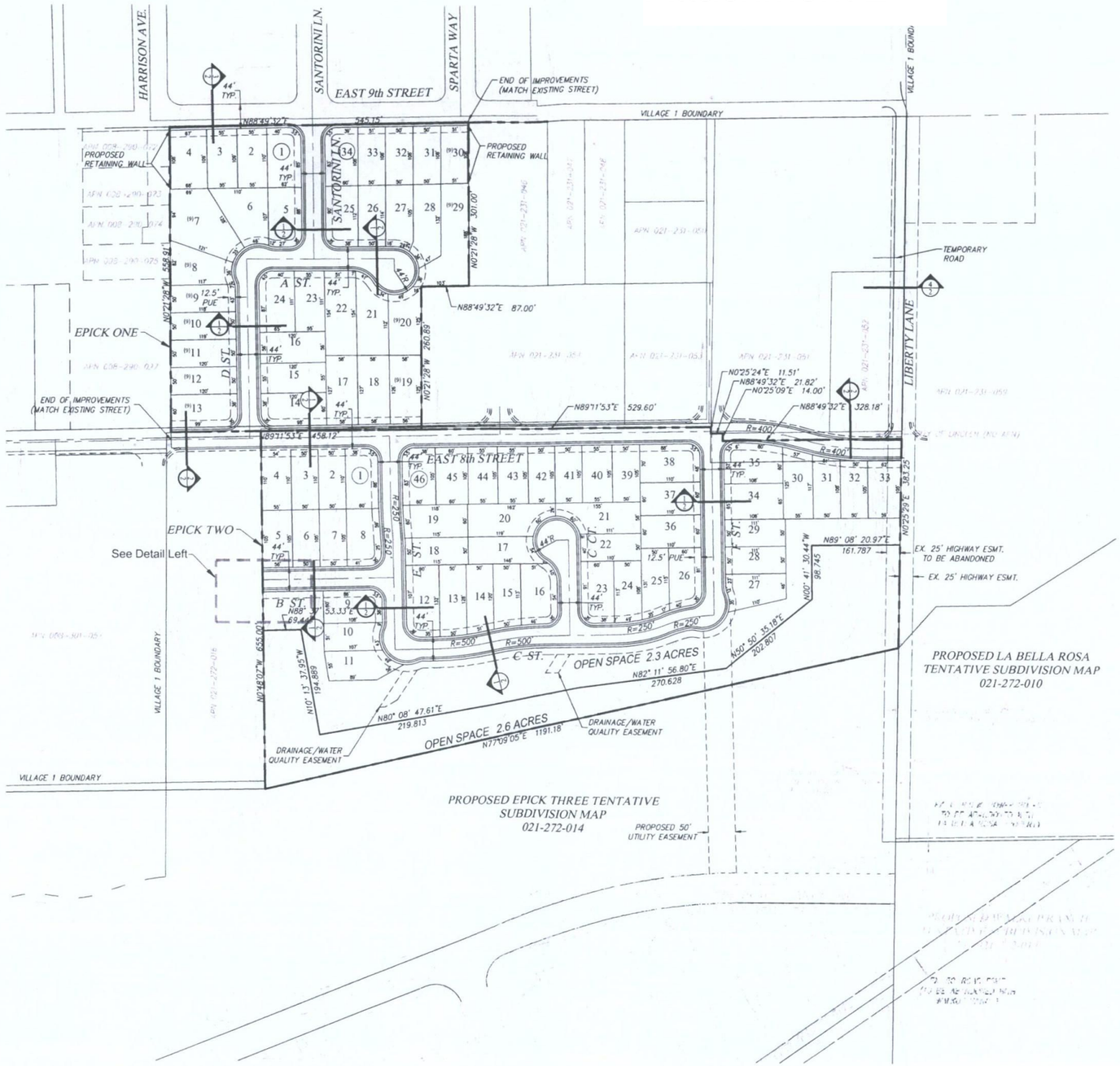


Option 1: Garbage Collection Turnaround
Scale: 1" = 60'



Option 2: Garbage Collection Turnaround
Scale: 1" = 60'

Note: This option requires obtaining access and rights to neighboring property. A hybrid option of a shared garbage collection turnaround straddling the property line is also possible in final design.



TENTATIVE MAP INFORMATION

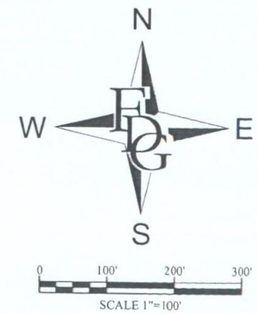
DEVELOPER/OWNER:	EPICK HOMES 901 BRUCE ROAD, SUITE 280 CHICO, CA 95928 (530) 891-4757
ENGINEER/PLANNER:	FRAYJI DESIGN GROUP, INC. 1540 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 782-3000
ASSESSOR'S PARCEL NO.:	021-272-014, 021-231-045
TOTAL ACREAGE:	20.5± AC
EXISTING ZONE:	RA-B-X (20 AC. MIN)
PROPOSED ZONE:	VLDR, VOS
LOT SUMMARY:	SMALL LOT TENTATIVE MAP 80 SINGLE FAMILY SMALLEST: 5,000 S.F. LARGEST: 12,039 S.F. AVERAGE: 6,529 S.F. 2 VOS LOTS
DENSITY:	EPICK ONE - LDR 5.2 DU/ACRE — 34 DU | 6.5 ACRE EPICK TWO - LDR 5.1 DU/ACRE — 46 DU | 9.1 ACRE

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS / CABLE CO.

NOTES:

1. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. PROPOSED NUMBER OF RESIDENTIAL LOTS MAY BE REDUCED AT TIME OF FINAL MAP.
2. PURSUANT TO GOVERNMENT CODE SECTION 56456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3. THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4. ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6. GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN OF GRADING PLANS.
7. PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
8. MINIMUM LOT DIMENSIONS PER VILLAGE 1 GENERAL DEVELOPMENT PLAN.
9. EPICK ONE LOTS 7-13, 19-20, AND 29-30 WILL BE DESIGNED AND CONDITIONED TO ACCEPT MINOR DRAINAGE FROM OFFSITE.



FRAYJI DESIGN GROUP, INC.
1540 Eureka Road Ste. 100 (916) 782-3000 Phone
Roseville, CA 95661 (916) 782-3955 Fax
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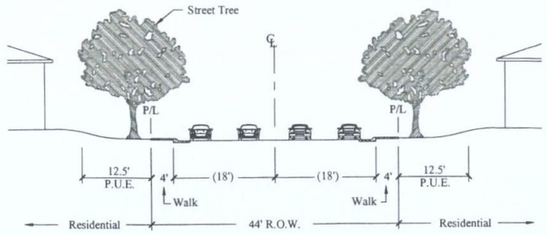
REGISTERED PROFESSIONAL ENGINEER
TONY J. FRAYJI
NO. 57265
EXP. 12-31-15
CIVIL
STATE OF CALIFORNIA

Cover Sheet
Tentative Subdivision Map

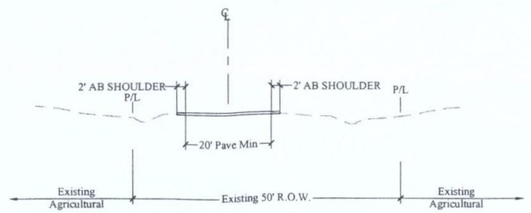
Epick One & Two

City of Lincoln, California October 12, 2015

SHEET 1 OF 4

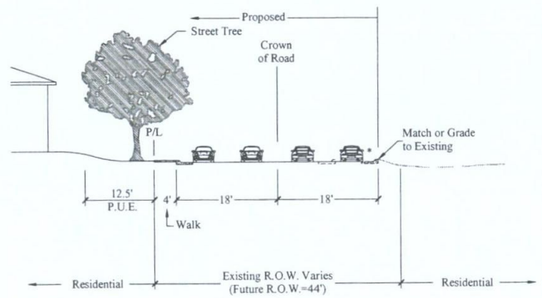


Typical Residential Local Street Section (1)
NTS



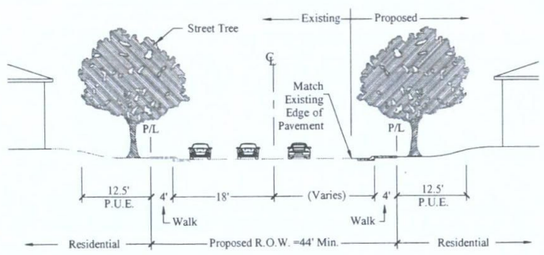
Temporary Improvements for Secondary Access Road (4)
NTS

(FUTURE LIBERTY LANE)



East 8th Street Improvements (2)
NTS

*Curb & Gutter may be replaced by ditch, where permissible.



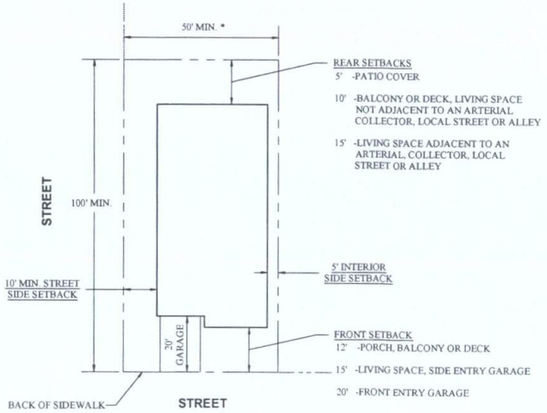
East 9th Street Improvements (3)
NTS

East 9th Street - parking on both sides - 44' R.O.W. Min.
Existing may exceed 44' in places.

SMALL LOT
Tentative Subdivision Map

The Epick One and Two Small Lot Tentative Subdivision Map would create the following lots:

Land Use	Acres	No. of Lots	No. of dwelling units
VLDR – Village Low Density Residential	15.6	80	80
Open Space	4.9	2	
Total	**20.5**		**80**



Typical Lot Configuration
NTS

NOTES:
- ALL FRONT AND STREET SIDE SETBACKS ARE MEASURED FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
- CONCEPTUAL PLAN, AND SHOWN FOR REFERENCE PURPOSES ONLY. FINAL BUILDING FOOTPRINTS AND LAYOUT WILL VARY.

*(55' MIN. CORNER LOTS)

FRAYJI DESIGN GROUP, INC.
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Roseville, CA 95661 (916) 782-3955 Fax
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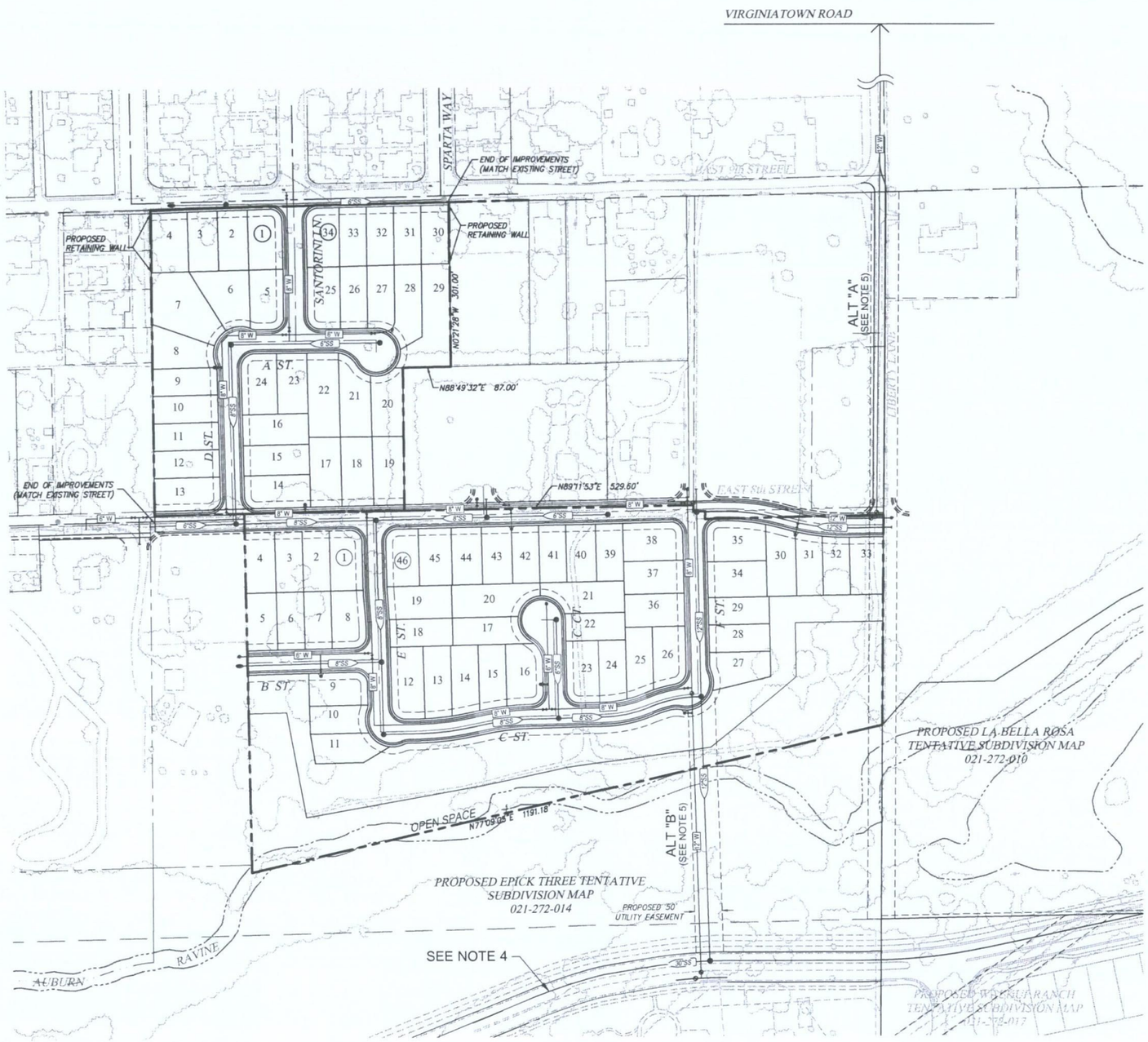
Detail Sheet
Tentative Subdivision Map

Epick One & Two

City of Lincoln, California October 12, 2015

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE TENTATIVE AND ARE SUBJECT TO REVISION.
3. SEWER LINE IN F STREET AND 8TH STREET TO LIBERTY LANE MAY BE REDUCED TO 8 INCH DIAMETER IF NOT REQUIRED TO SERVE ALL OF VILLAGE 1 PHASE 6.
4. 30" SANITARY SEWER LINE IN FERRARI RANCH ROAD WILL NEED TO BE CONSTRUCTED IF NOT ALREADY COMPLETED WITH EPICK THREE. THE PROPOSED 30" SANITARY SEWER LINE MAY BE REDUCED IN SIZE IF CAPACITY IS NOT NEEDED TO SERVE VILLAGE 2.
5. A WATER LINE CONNECTION TO EITHER FERRARI RANCH ROAD OR VIRGINIATOWN ROAD MAY BE REQUIRED. DEVELOPER SHALL CONSTRUCT EITHER OPTION SUBJECT TO INFRASTRUCTURE REIMBURSEMENT. THE MOST COST EFFECTIVE ALTERNATIVE WILL BE DETERMINED AT THE IMPROVEMENT PLAN STAGE.



LEGEND

FEATURE	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
CLEAN-OUT		
SEWER LINE (SIZE INDICATED)	10"SS	8"SS
WATER LINE (SIZE INDICATED)	12"W	8"W
FIRE HYDRANT		
WATER LINE VALVE		
BLOW-OFF VALVE		

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Conceptual Sewer & Water Plan
Tentative Subdivision Map

Epick One & Two

City of Lincoln, California October 12, 2015

N W E S

0 100' 200' 300'
SCALE 1"=100'

LEGEND

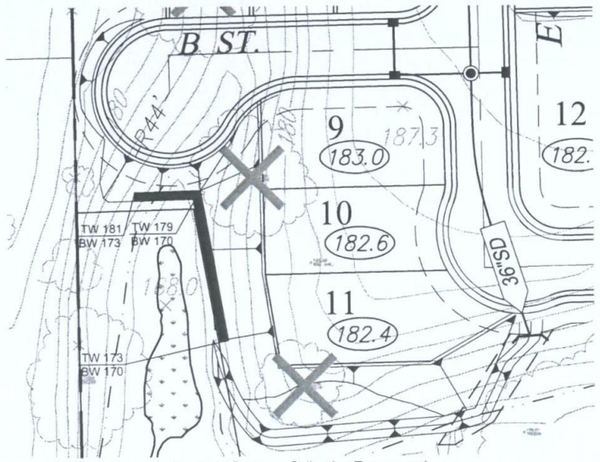
FEATURE	EXISTING	PROPOSED
DROP INLET/CATCH BASIN	▪	▪
STORM DRAIN MANHOLE	●	●
INLET RISER	◉	●
STORM DRAIN (SIZE INDICATED)	12"SD	12"SD
OAK TREE TO BE REMOVED	⊗	
OAK TREE TO REMAIN	⊙	
WETLANDS	▨	

NOTES:

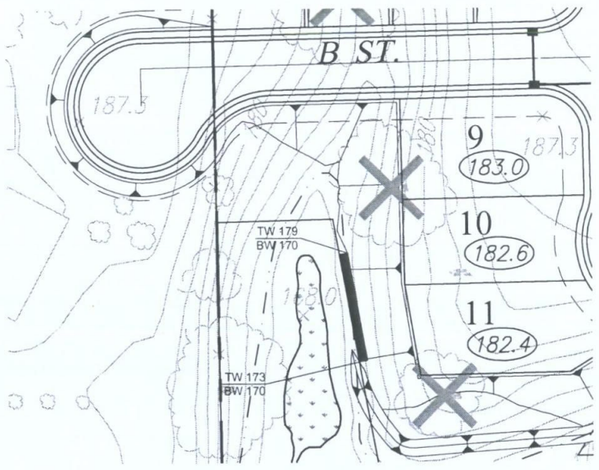
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE TENTATIVE AND ARE SUBJECT TO REVISION.
3. PROPOSED GRADES ARE TENTATIVE AND ARE SUBJECT TO REVISION AT FINAL DESIGN.

GRADING QUANTITY ESTIMATES

AMOUNT OF CUT:	53,000 ± CU. YDS.
AMOUNT OF FILL:	34,000 ± CU. YDS.
ESTIMATED NET:	19,000 ± CU. YDS.

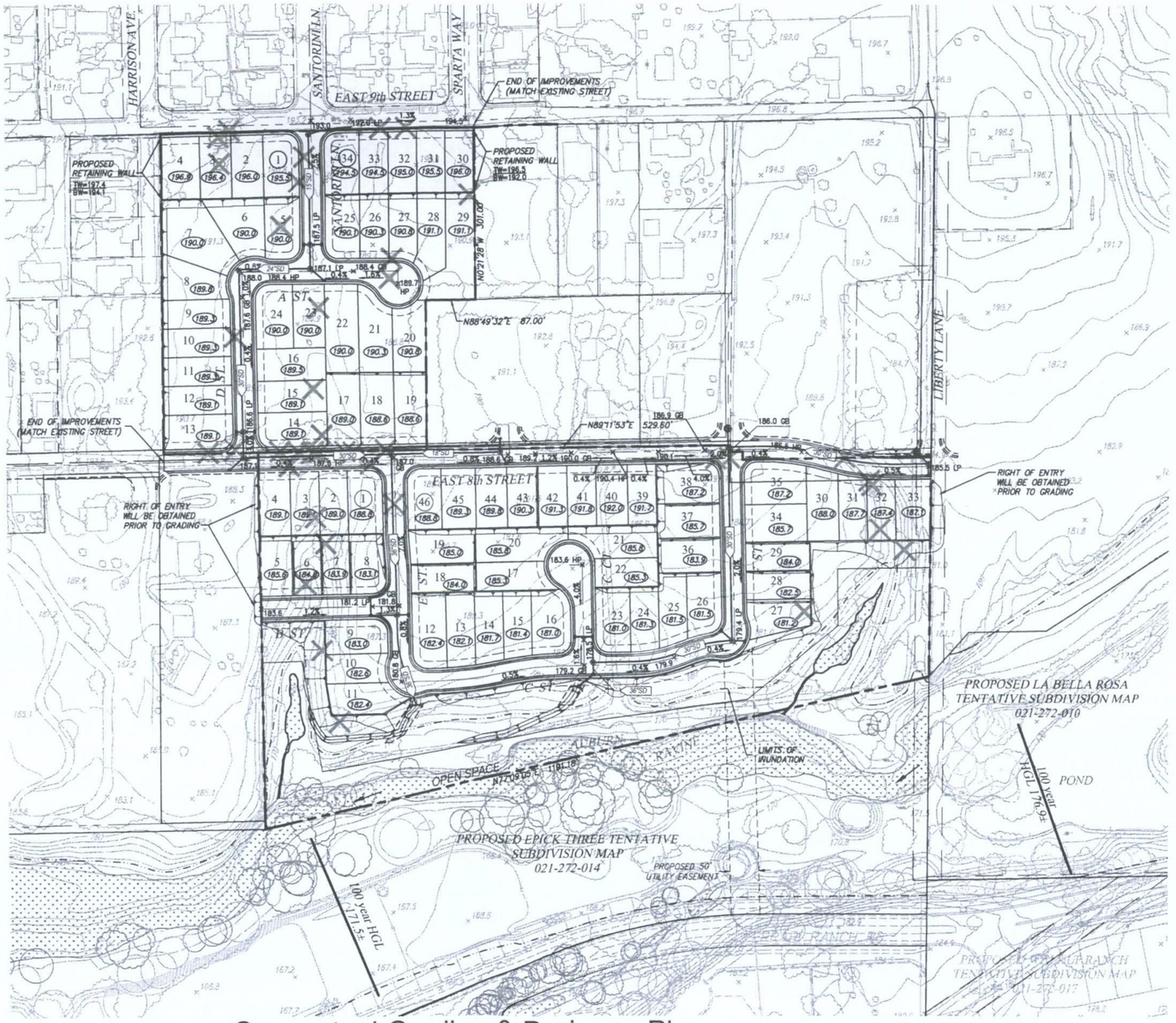


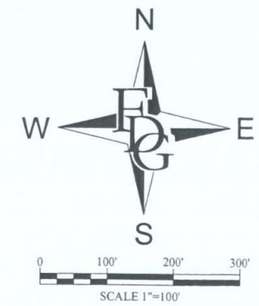
Option 1: Garbage Collection Turnaround
Scale: 1" = 40'



Option 2: Garbage Collection Turnaround
Scale: 1" = 40'

This option requires obtaining access and rights to neighboring property





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Roseville, CA 95661 (916) 782-3955 Fax
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Conceptual Grading & Drainage Plan
Tentative Subdivision Map
Epick One & Two

City of Lincoln, California October 12, 2015

AUBURN RAVINE

LINCOLN, CALIFORNIA



LENNAR®

08.04.2026

Kevin L. Crook
Architect
Inc
#26006
PLANNING + ARCHITECTURE

AUBURN RAVINE

LINCOLN, CALIFORNIA

#26006
08.04.2026

C-1 Auburn Ravine Estates _ Lot Mix Exhibit
C-2 Fit List

ARCHITECTURE

A-1 Typical Plotting
A-2 Plan 1 (1832) - Front Elevations
A-3 Plan 1B (1832) - Floor Plan
A-4 Plan 1B (1832) - "B" Elevations
A-5 Plan 1B (1832) - "B" Enhanced Elevations
A-6 Plan 1C (1832) - "C" Elevations
A-7 Plan 1C (1832) - "C" Enhanced Elevations
A-8 Plan 1F (1832)- "F" Elevations
A-9 Plan 1F (1832)- "F" Enhanced Elevations
A-10 Plan 1 (1832) - Roof Plans

A-11 Plan 2 (2389) - Front Elevations
A-12 Plan 2B (2389) - Floor Plan
A-13 Plan 2B (2389) - "B" Elevations
A-14 Plan 2B (2389) - "B" Enhanced Elevations
A-15 Plan 2C (2389) - "C" Elevations
A-16 Plan 2C (2389) - "C" Enhanced Elevations
A-17 Plan 2F (2389)- "F" Elevations
A-18 Plan 2F (2389)- "F" Enhanced Elevations
A-19 Plan 2 (2389) - Roof Plans

A-20 Plan 3 (2629) - Front Elevations
A-21 Plan 3B (2629) - Floor Plan
A-22 Plan 3B (2629) - "B" Elevations
A-23 Plan 3B (2629) - "B" Enhanced Elevations
A-24 Plan 3C (2629) - "C" Elevations
A-25 Plan 3C (2629) - "C" Enhanced Elevations
A-26 Plan 3F (2629)- "F" Elevations
A-27 Plan 3F (2629)- "F" Enhanced Elevations
A-28 Plan 3 (2629) - Roof Plans

A-29 Plan 4 (3384) - Front Elevations
A-30 Plan 4B (3384) - Floor Plan
A-31 Plan 4B (3384) - "B" Elevations
A-32 Plan 4B (3384) - "B" Enhanced Elevations
A-33 Plan 4C (3384) - "C" Elevations
A-34 Plan 4C (3384) - "C" Enhanced Elevations
A-35 Plan 4F (3384)- "F" Elevations
A-36 Plan 4F (3384)- "F" Enhanced Elevations
A-37 Plan 4 (3384) - Roof Plans

A-38 Written Color Schemes
A-39 Color Boards - "B"
A-40 Color Boards - "C"
A-41 Color Boards - "F"

LANDSCAPE

L1.0 Cover Sheet
L1.1 Typical Landscape Layout Plan
L1.2 Typical Landscape Layout Plan
L1.3 Landscape Notes
L1.4 Matrices + Construction Details
L2.1 Typical Irrigation Schematic
L2.2 Water Use Calculations
L3.1 Typical Drainage Schematic

CIVIL

C1 Cover Sheet
C2 General Notes
C3 General Sections
C4 General Details
C5 Typical Sections & Details
C6 Utility Plan
C7 Plan & Profile - E. 8th Street
C8 Plan & Profile - E. 8th Street - Santorini Lane
C9 Plan & Profile - Sunflower Loop
C10 Plan & Profile - Sunflower Loop - Daffodil Ct.
C11 Plan & Profile - Sapphire Lane, Sewer 'A'/ Water 'A' Conn.
C12 Plan & Profile - E. 9th Street
C13 Plan & Profile - Sunflower CT., Outfall 'D1' and "D' 2
C14 Plan & Profile - Liberty Lane
C15 Plan & Profile - Auburn Ravine Crossing
C16 Grading Notes and Details
C17 Grading Details
C18 Grading Plan
C19 Grading Plan
C20 Grading Plan
C21 Erosion Control Notes and Details
C22 Erosion Control Plan
C23 Erosion Control Plan
C24 Post Construction Erosion Control
C25 Post Construction Erosion Control
C26 Street Light & Stripe Plan
C27 Street Light Details
C28 Conditions of Approval & Mitigation Measures 1 of 2
C29 Conditions of Approval & Mitigation Measures 2 of 2
C30 Easement & Right of Way Exhibit
RW1 Masonry Retaining Wall Details (by GULARTE & ASSOCIATES)
RW2 Masonry Retaining Wall Details (by GULARTE & ASSOCIATES)

Note: For design intent only, not for construction.

LENNAR
Developer: Lennar Homes of California, Inc.
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678

Contact: Kevin Wilson
Business: 916-579-0838
www.lennar.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
Architect: Kevin L. Crook Architect Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Gilbert Vasquez
Business: (949) 660-1587
www.klcarch.com

EarthLine DESIGN GROUP
Landscape Architect: Earthline Design
P.O. Box 661
Orangevale, Ca 95662

Contact: Jim Luttrell
Business: (916)420-7864
www.earthlinedesign.com

FDG FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
Civil: Frayji Design Group Inc
1316 Blue Oaks Blvd,
Roseville, CA 95678

Contact: Tony Frayji
Business: (916) 782-3000

E 9TH STREET

KAMBANIS 2019-0097306
MCMILLEN 2017-0046035
LONGLEY 2010-0038533
GREEN 2019-0015361
2015-0006273

ELIAN/MUNTEANU 2016-0108010
HAGERTY 2019-0097104
KAMBANIS 017-0048509
WILLIAMS 017-0048509
MARTINEZ 2016-0069203
MCEWEN 2010-0043707

BLANSETT 1997-0054446
MAAN 2019-0001956
THOMAS 1973-1522013
HADDOX 2020-0010802
TELLO-ZENDEJAS 2014-0024955
RYAN 2003-0185638
PECK & DI GIORDANO 2018-0026299
TAYLOR MORRISON OF CALIFORNIA, LLC 2019-0057206

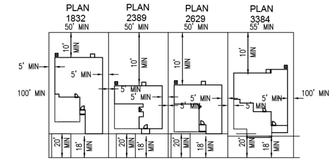
SANTORINI LANE
SAPPHIRE COURT
SAPPHIRE LANE
E 8TH STREET
DAFFODIL COURT
SUNFLOWER LOOP
SUNFLOWER COURT
SUNFLOWER LOOP
SUNFLOWER LOOP

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80

LOT A

LOT B

Rear and Corner Elevation Enhancements



PLAN TYPES
SCALE: 1"=60'

LAND USE SUMMARY

	APPROX. LOT SIZE	LAND USE DESIGNATION	D.U.
	50x105	LDR.	63
	55x105	LDR.	17
	OPEN SPACE		
TOTAL			80

Date: May 5, 2026

Auburn Ravine Estates
Lot Mix Exhibit

City of Lincoln, California

Project. # - 31960

60' 120' 180'

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

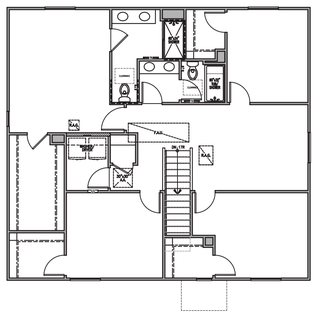
Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
37	50	X	X	X		D/W LEFT SIDE	
38	50	X	X	X		D/W RIGHT SIDE	
39	50	X	X	X		D/W LEFT SIDE	
40	55	X	X	X	X	D/W RIGHT SIDE	
41	55	X	X	X	X	D/W LEFT SIDE	
42	50	X	X	X		D/W RIGHT SIDE	
43	50	X	X	X		D/W LEFT SIDE	
44	50	X	X	X		D/W RIGHT SIDE	
45	50	X	X	X		D/W LEFT SIDE	
46	50	X	X	X		D/W RIGHT SIDE	
47	50	X	X	X		D/W LEFT SIDE	
48	50	X	X	X		D/W RIGHT SIDE	
49	50	X	X	X		D/W RIGHT SIDE	
50	50	X	X	X		D/W LEFT SIDE	
51	50		X	X		D/W RIGHT SIDE	
52	50	X	X	X		D/W LEFT SIDE	
53	50	X	X	X		D/W RIGHT SIDE	
54	50	X	X	X		D/W LEFT SIDE	
55	50	X	X	X		D/W RIGHT SIDE	
56	50	X	X	X		D/W LEFT SIDE	
57	50	X	X	X		D/W RIGHT SIDE	
58	50	X	X	X	X	D/W LEFT SIDE	
59	50	X	X	X		D/W RIGHT SIDE	
60	50	X	X	X		D/W RIGHT SIDE	
61	50	X	X	X		D/W LEFT SIDE	
62	50	X	X	X		D/W RIGHT SIDE	
63	50	X	X	X		D/W LEFT SIDE	
64	55	X	X	X	X	D/W LEFT SIDE	
65	50	X	X	X		D/W LEFT SIDE	
66	50	X	X	X		D/W RIGHT SIDE	
67	50	X	X	X		D/W LEFT SIDE	
68	50	X	X	X		D/W LEFT SIDE	
69	55	X	X	X	X	D/W LEFT SIDE	
70	50	X	X	X		D/W RIGHT SIDE	
71	50	X	X	X		D/W RIGHT SIDE	
72	55	X	X	X	X	D/W RIGHT SIDE	

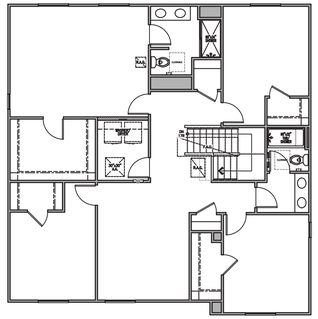
Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

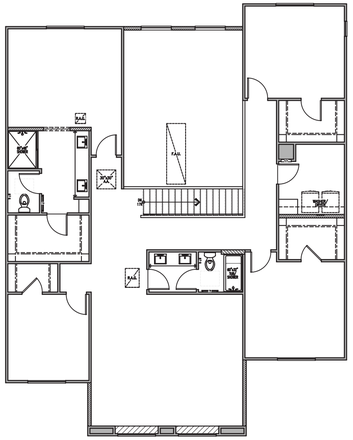
Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
1	50	X	X	X		D/W LEFT SIDE	
2	50	X	X	X		D/W RIGHT SIDE	
3	50	X	X	X		D/W LEFT SIDE	
4	55	X	X	X	X	D/W RIGHT SIDE	
5	50	X	X	X		D/W LEFT SIDE	
6	50	X	X	X		D/W RIGHT SIDE	
7	50	X	X	X		D/W LEFT SIDE	
8	50	X	X	X		D/W RIGHT SIDE	
9	50	X	X	X		D/W LEFT SIDE	
10	50	X	X	X		D/W RIGHT SIDE	
11	50	X	X	X		D/W LEFT SIDE	
12	50	X	X	X		D/W RIGHT SIDE	
13	50	X	X	X		D/W LEFT SIDE	
14	50	X	X	X		D/W RIGHT SIDE	
15	50	X	X	X		D/W LEFT SIDE	
16	55	X	X	X	X	D/W RIGHT SIDE	
17	55	X	X	X	X	D/W RIGHT SIDE	
18	50		X	X		D/W LEFT SIDE	
19	50	X	X	X		D/W RIGHT SIDE	
20	50	X	X	X		D/W LEFT SIDE	
21	50	X	X	X		D/W RIGHT SIDE	
22	50	X	X	X		D/W LEFT SIDE	
23	50	X	X	X		D/W RIGHT SIDE	
24	50	X	X	X		D/W LEFT SIDE	
25	55	X	X	X	X	D/W RIGHT SIDE	
26	55	X	X	X	X	D/W LEFT SIDE	
27	50	X	X	X		D/W LEFT SIDE	
28	55	X	X	X	X	D/W RIGHT SIDE	
29	55	X	X	X	X	D/W LEFT SIDE	
30	50	X	X	X		D/W LEFT SIDE	
31	55	X	X	X	X	D/W RIGHT SIDE	
32	55	X	X	X	X	D/W RIGHT SIDE	
33	50	X	X	X		D/W LEFT SIDE	
34	55	X	X	X	X	D/W RIGHT SIDE	
35	50	X	X	X		D/W LEFT SIDE	
36	50	X	X	X		D/W RIGHT SIDE	

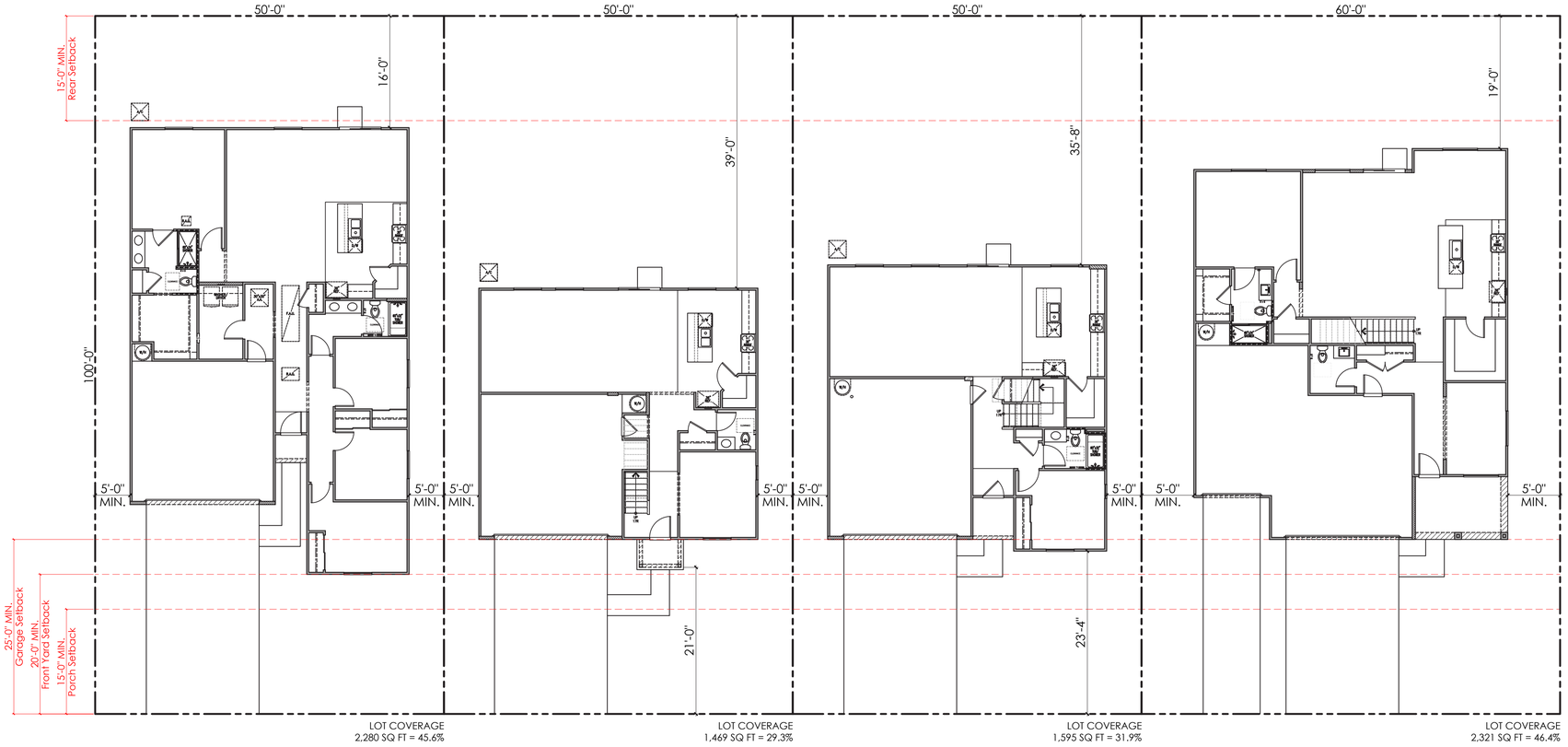
Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
73	50	X	X	X		D/W LEFT SIDE	
74	50	X	X	X		D/W RIGHT SIDE	
75	50	X	X	X		D/W LEFT SIDE	
76	55	X	X	X	X	D/W RIGHT SIDE	
77	50	X	X	X		D/W LEFT SIDE	
78	50	X	X	X		D/W RIGHT SIDE	
79	50	X	X	X		D/W LEFT SIDE	
80	50	X	X	X		D/W RIGHT SIDE	
COUNT		78	80	80	17		









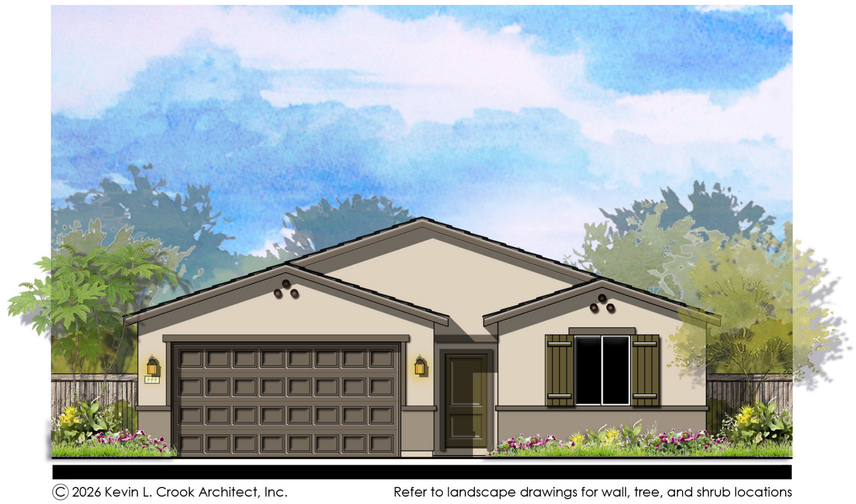
PLAN 1 (1832) PLAN 2 (2389) PLAN 3 (2629) PLAN 4 (3384)

TYPICAL PLOTTING

EXTERIOR LIGHTS



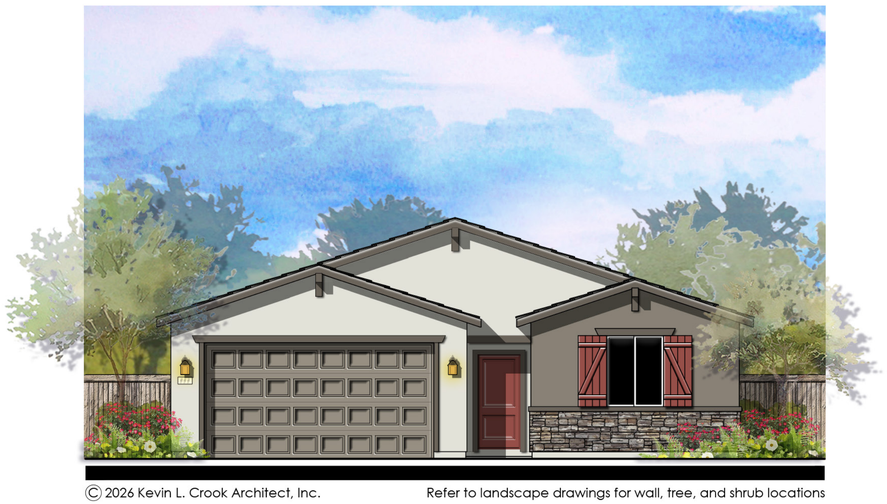
ALL ELEV



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Refer to landscape drawings for wall, tree, and shrub locations

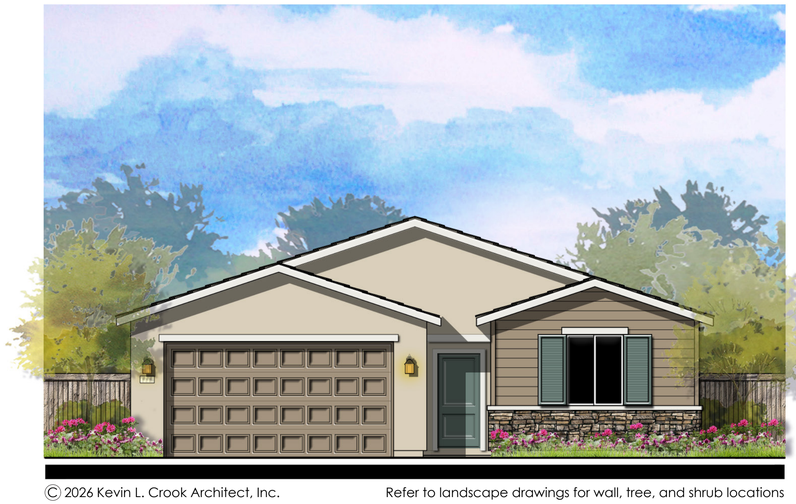
SPANISH ECLECTIC



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Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



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Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 1 (1832)

FRONT ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

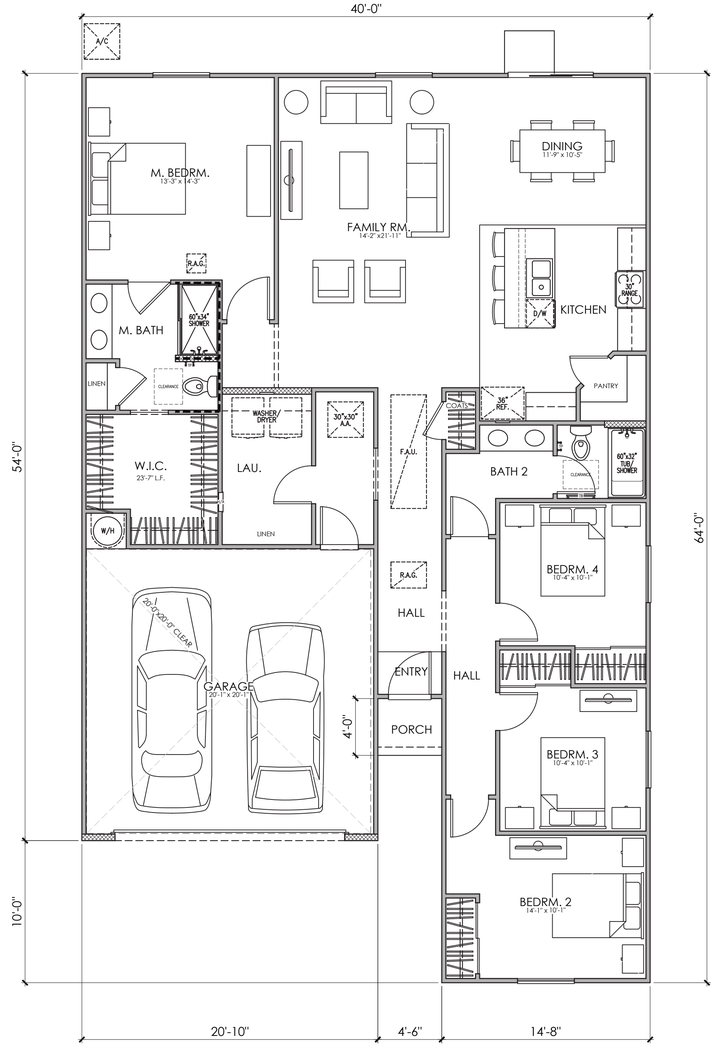
LINCOLN, CALIFORNIA

08.04.2026

A-2

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



FIRST FLOOR

PLAN 1 (1,832)

4 BEDROOM, 2 BATH FLOOR PLAN

(N010) CEDAR

PLAN N010 (1832)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,832 SQ. FT.
TOTAL DWELLING	1,832 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	18 SQ. FT.

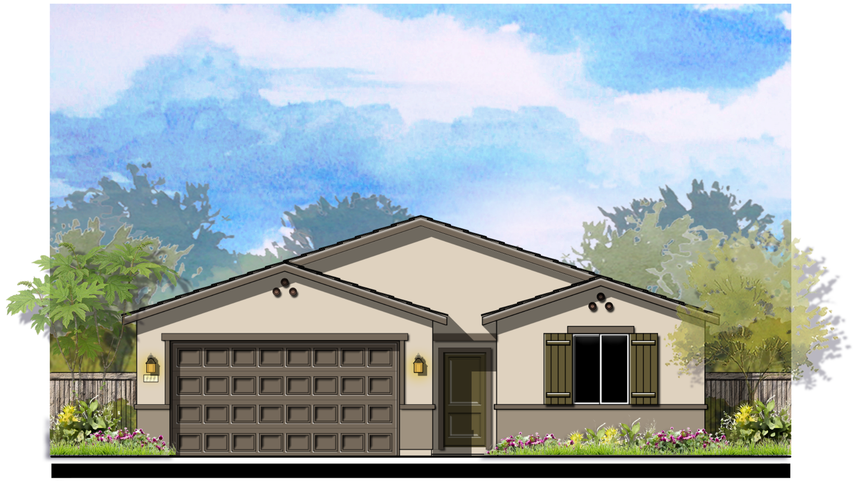
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-3

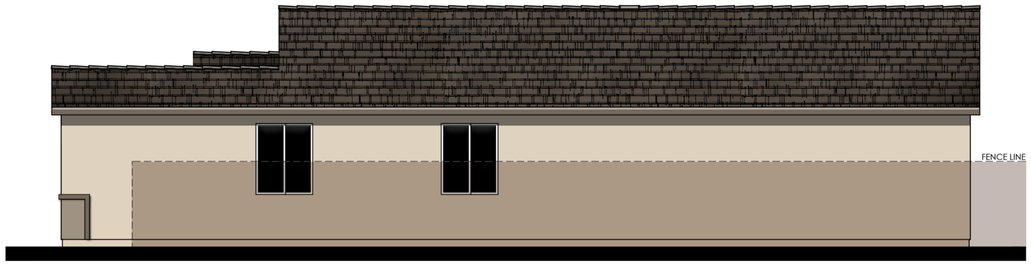
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

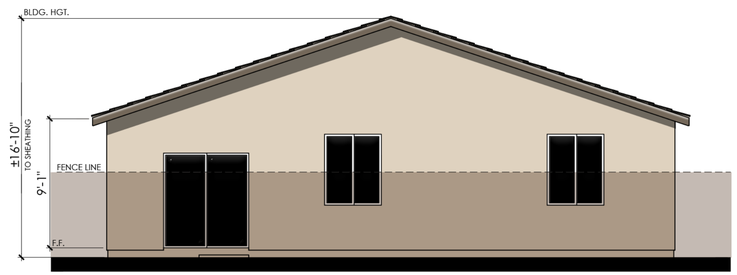
FRONT



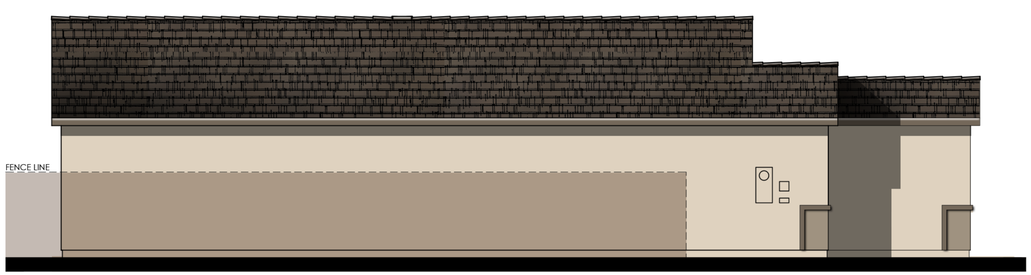
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 1

PLAN 1B (1,832)

SPANISH ECLECTIC ELEVATIONS

(N010) CEDAR

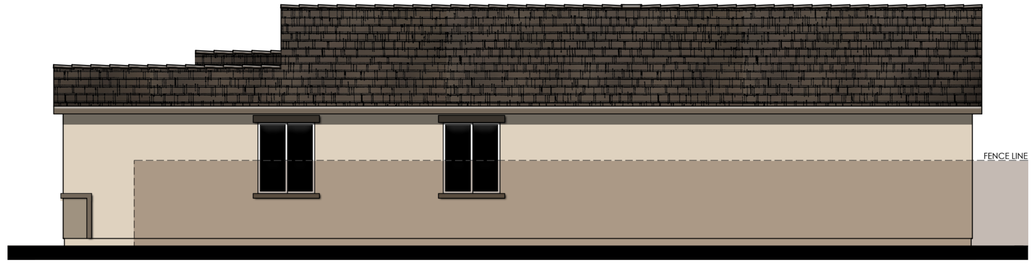
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LENNAR

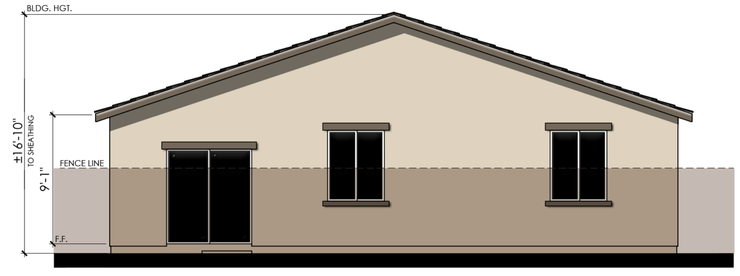
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-4

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 1

PLAN 1B (1,832)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

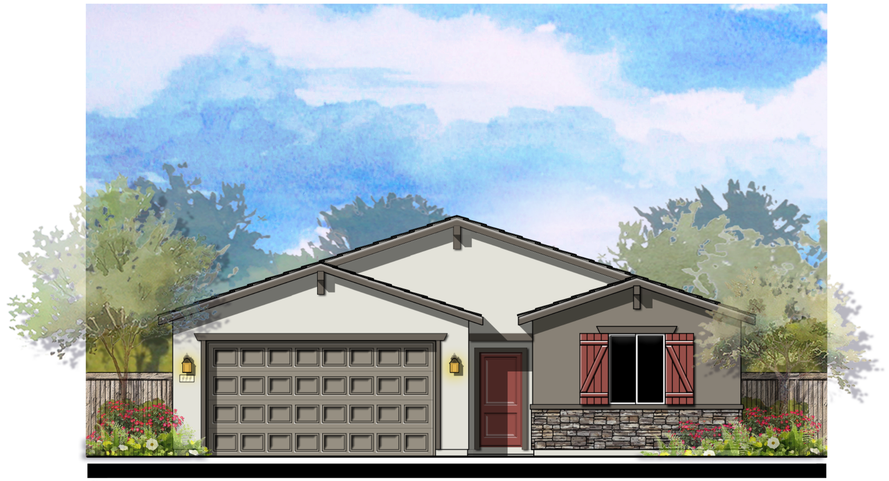
LINCOLN, CALIFORNIA

08.04.2026

A-5

Kevin L. Crook Architect Inc #26006

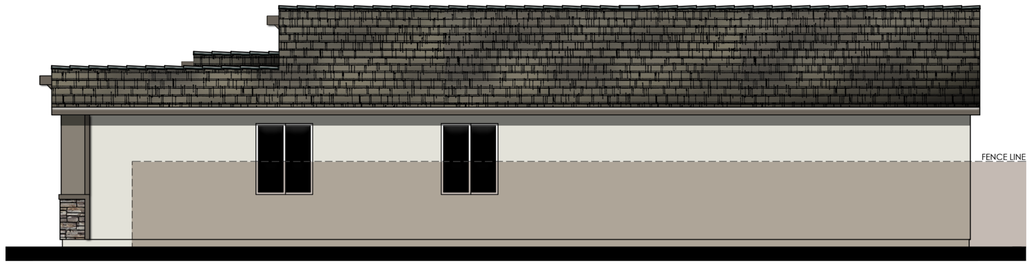
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

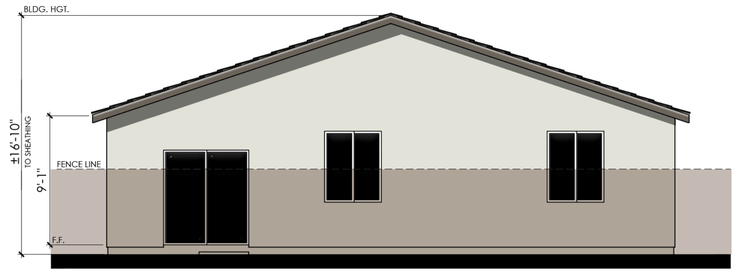
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 4

PLAN 1C (1,832)

BUNGALOW ELEVATIONS

(N010) CEDAR

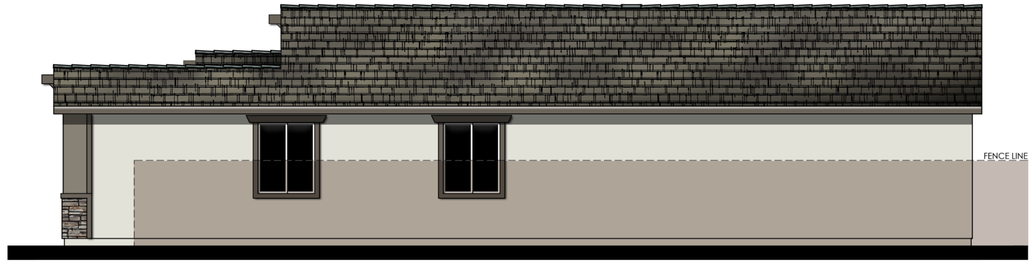
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LENNAR

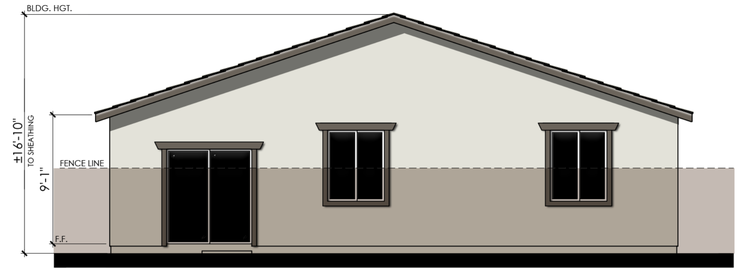
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-6

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 4

PLAN 1C (1,832)

BUNGALOW ENHANCED ELEVATIONS

(N010) CEDAR

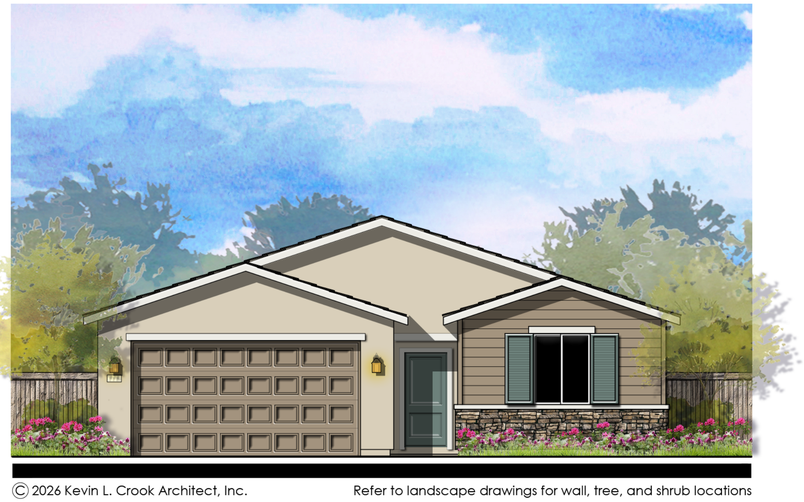
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-7

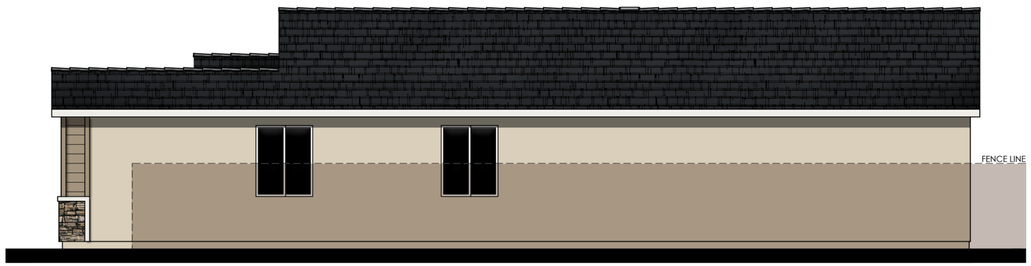
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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

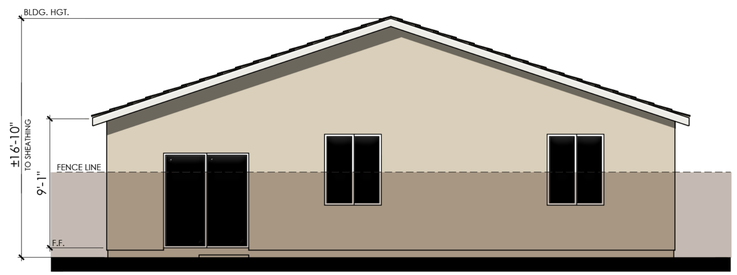
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1F (1,832)

RANCH ELEVATIONS

(N010) CEDAR

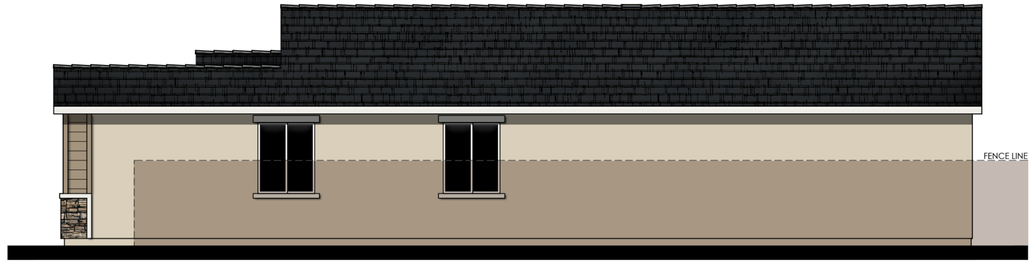
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LENNAR

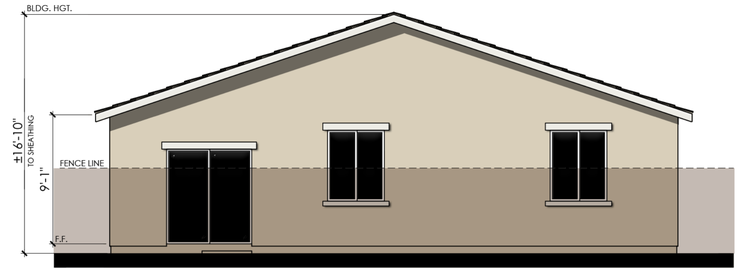
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-8

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 7

PLAN 1F (1,832)

RANCH ENHANCED ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

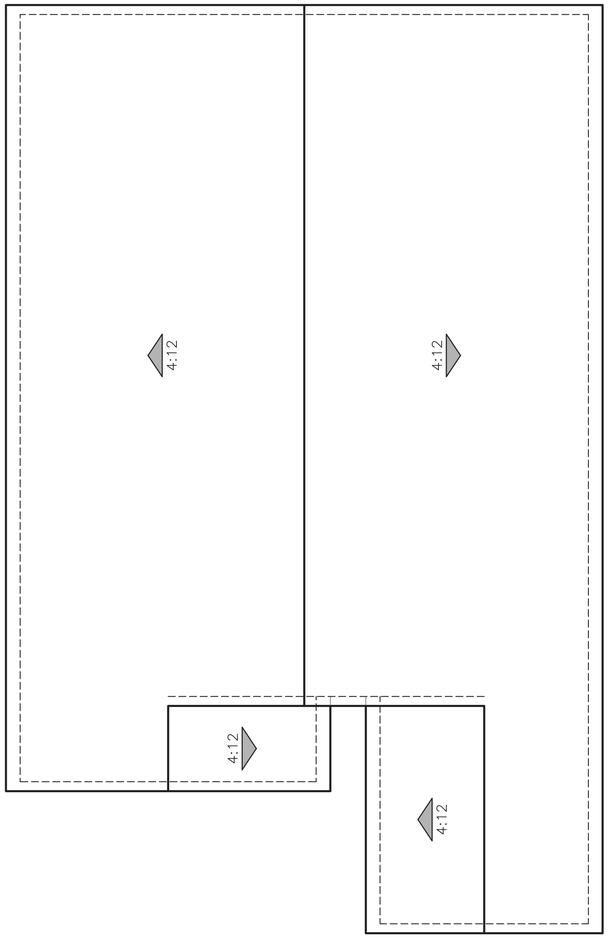
LINCOLN, CALIFORNIA

08.04.2026

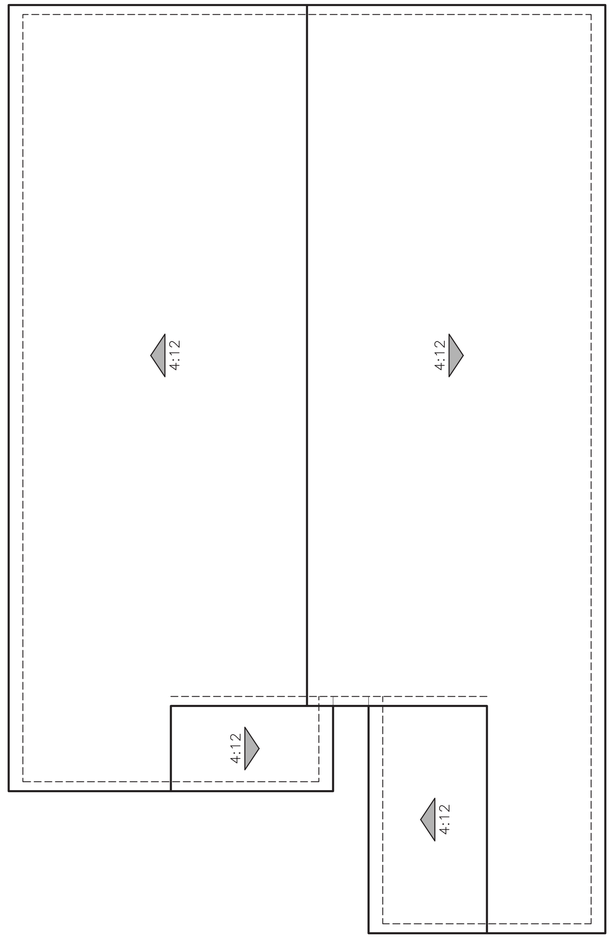
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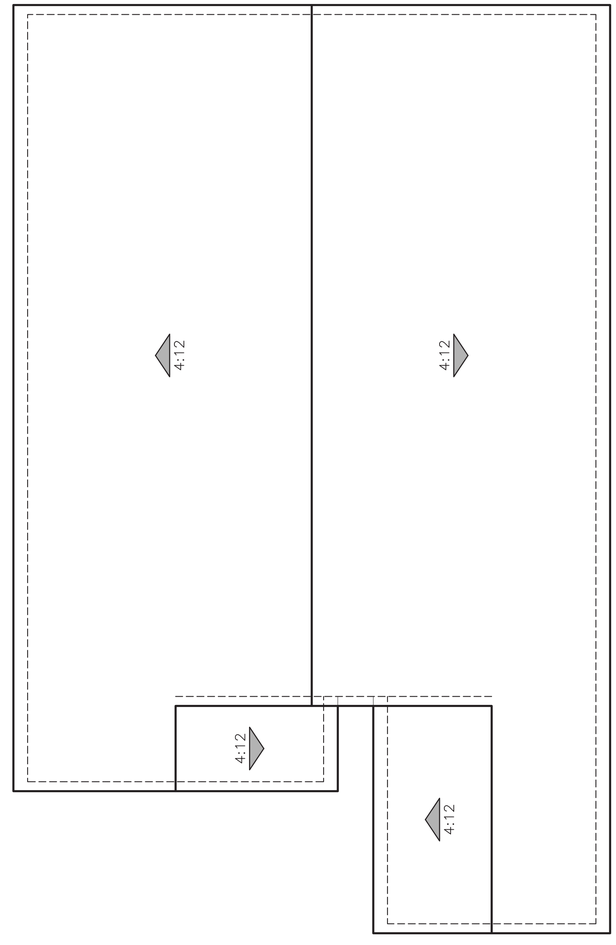
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 1 (1,832)

ROOF PLANS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

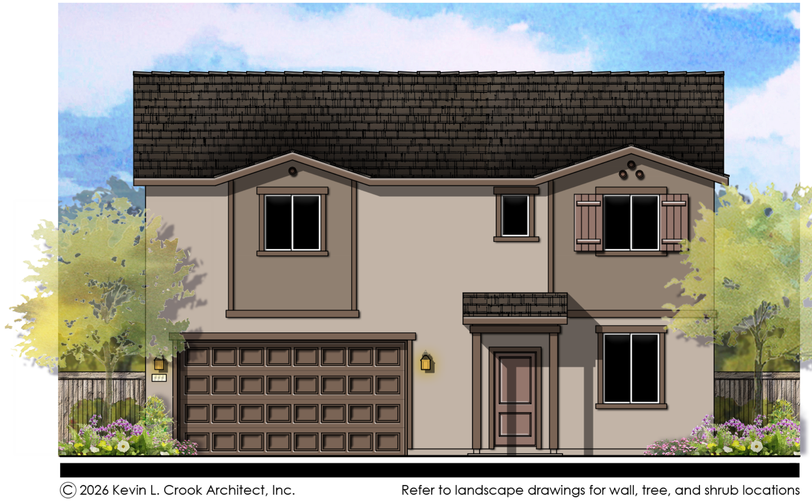
08.04.2026
A-10

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PLANNING + ARCHITECTURE

EXTERIOR LIGHTS



ALL ELEV



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Refer to landscape drawings for wall, tree, and shrub locations

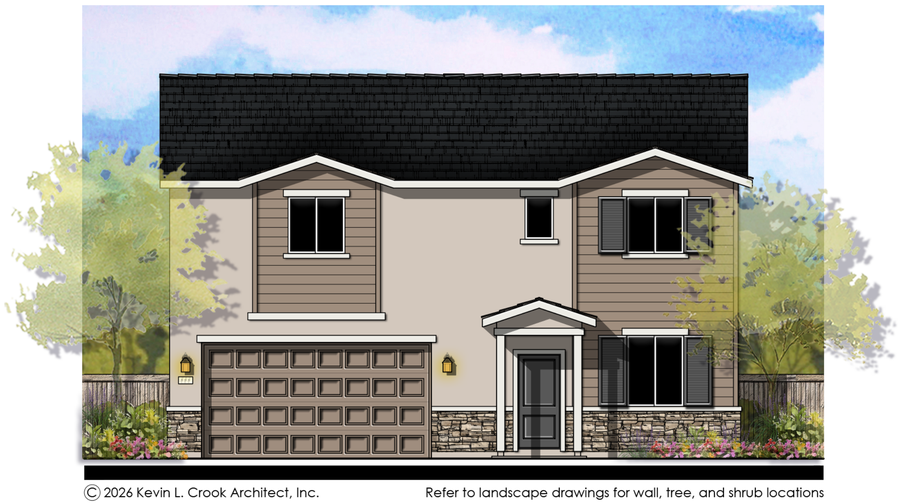
SPANISH ECLECTIC



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Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



© 2026 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 2 (2389)

FRONT ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

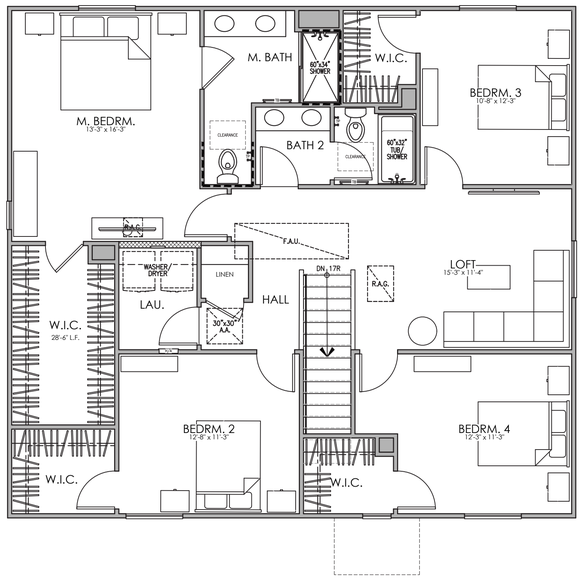
LINCOLN, CALIFORNIA

08.04.2026

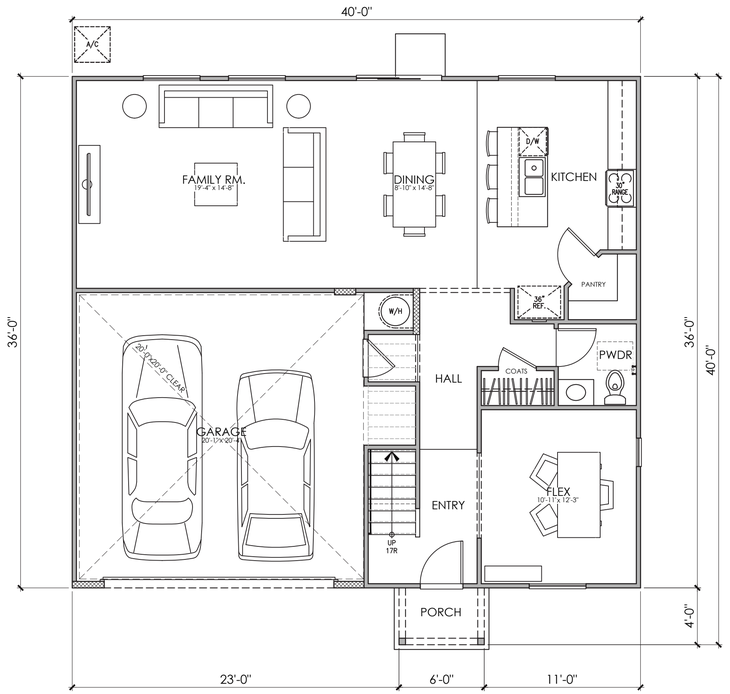
A-11

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN N011 (2389)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	988 SQ. FT.
SECOND FLOOR AREA	1,401 SQ. FT.
TOTAL DWELLING	2,389 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH	24 SQ. FT.

PLAN 2 (2389)

4 BEDROOM, 2.5 BATH, FLEX, LOFT
FLOOR PLAN

(N011) EDEN

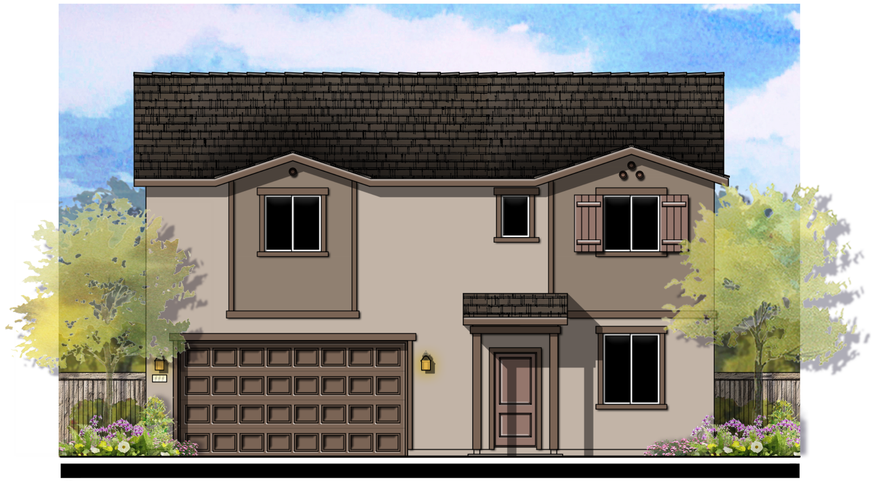
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-12

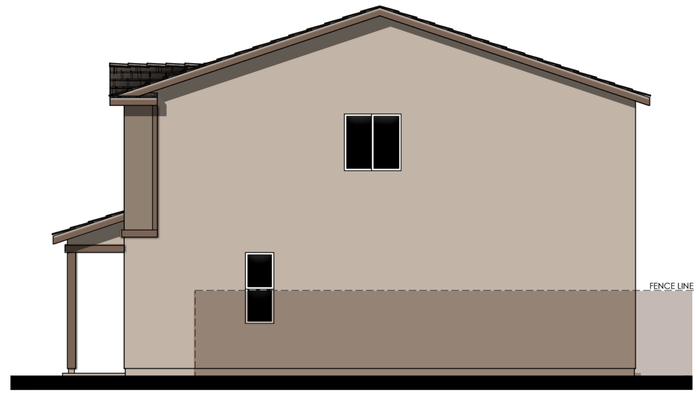
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

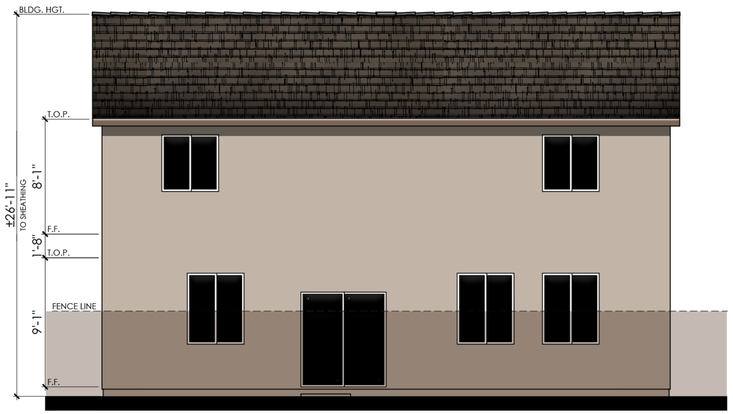
FRONT



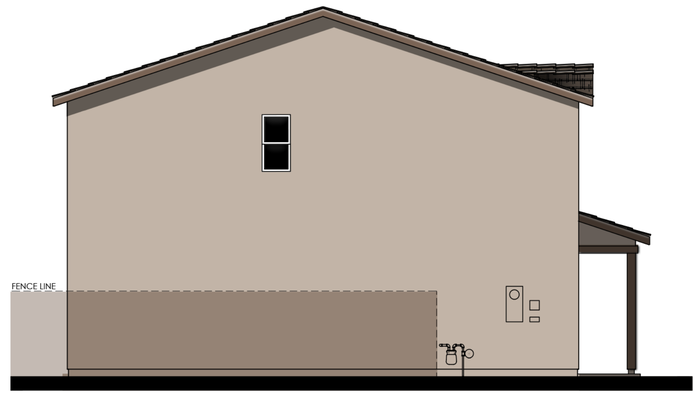
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 2

PLAN 2B (2389)

SPANISH ECLECTIC ELEVATIONS

(N011) EDEN

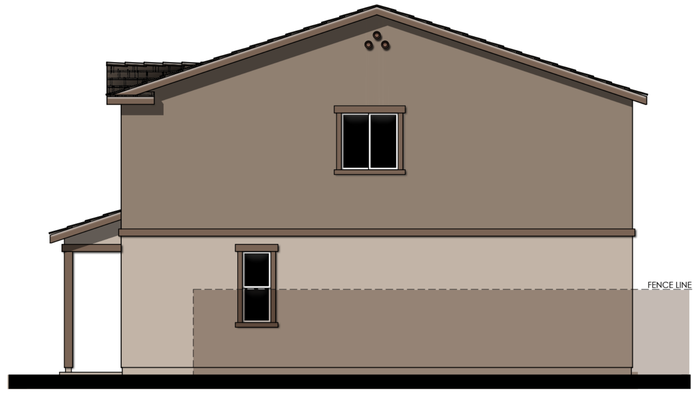
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-13

Kevin L. Crook
Architect
Inc
#26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 2

PLAN 2B (2389)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-14

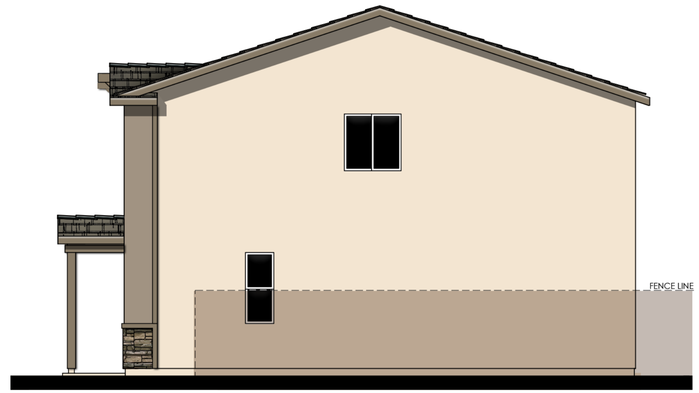
Kevin L. Crook Architect Inc #26006
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Refer to landscape drawings for wall, tree, and shrub locations

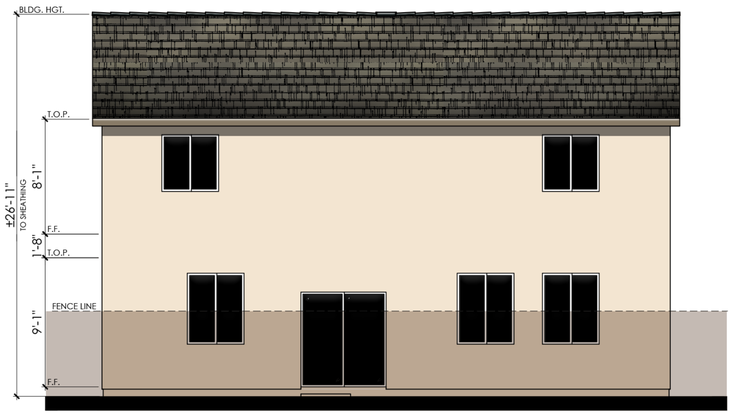
FRONT



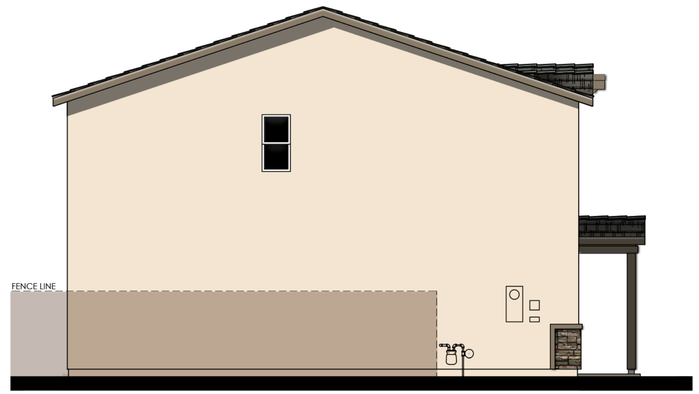
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 5

PLAN 2C (2389)

BUNGALOW ELEVATIONS

(N011) EDEN

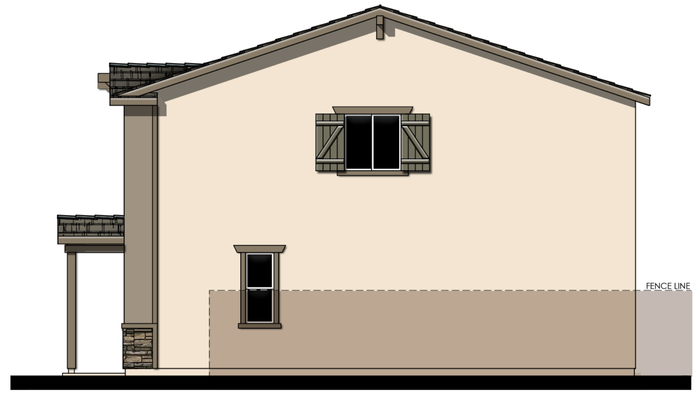
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LENNAR

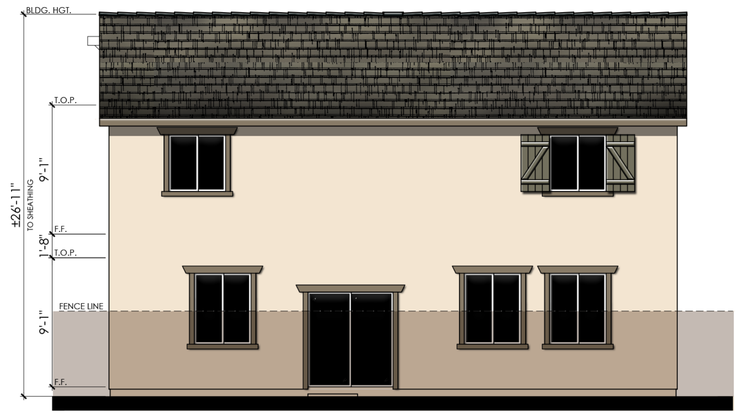
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-15

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 5

PLAN 2C (2389)

BUNGALOW ENHANCED ELEVATIONS

(N011) EDEN

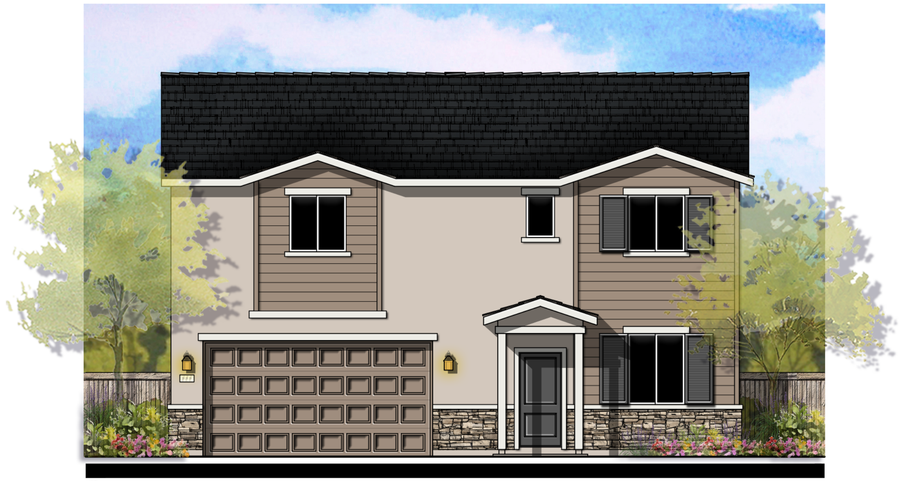
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-16

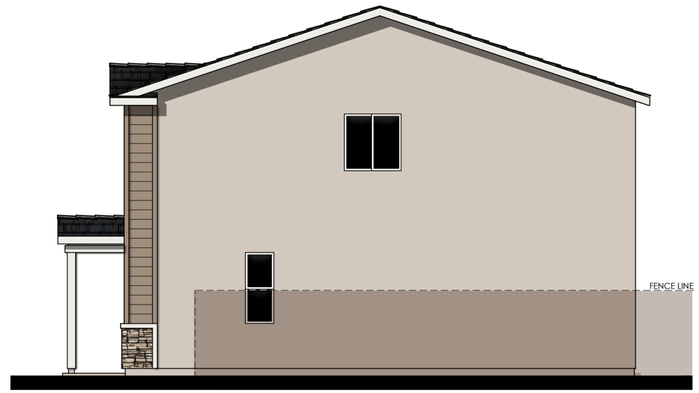
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

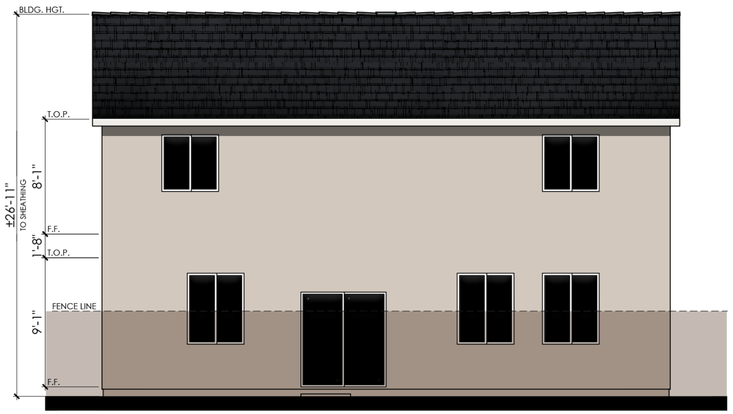


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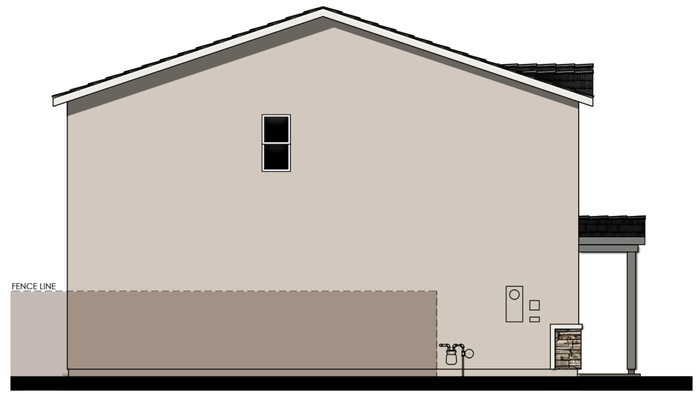
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2F (2389)

RANCH ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

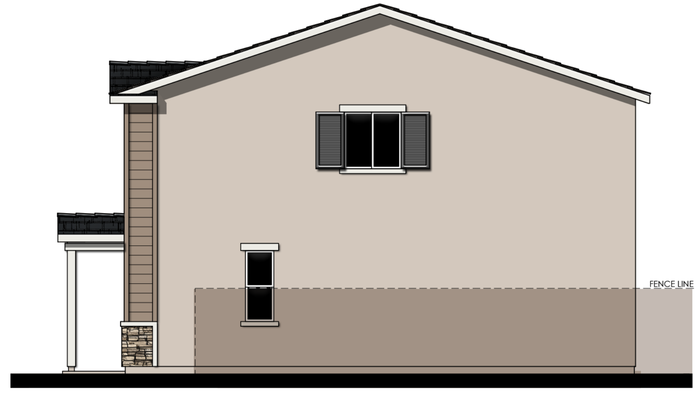
LINCOLN, CALIFORNIA

08.04.2026

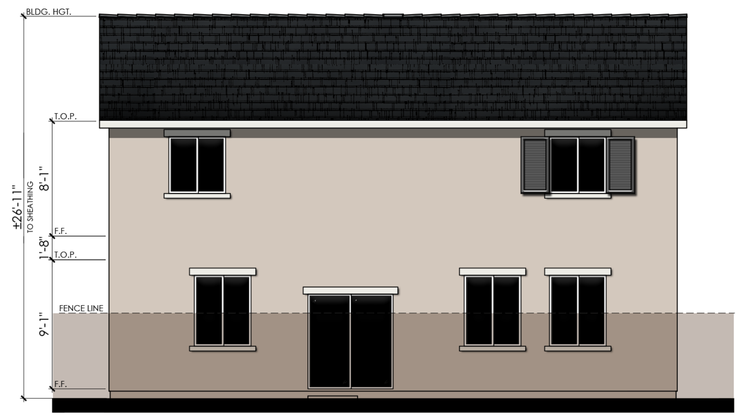
A-17

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 8

PLAN 2F (2389)

RANCH ENHANCED ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

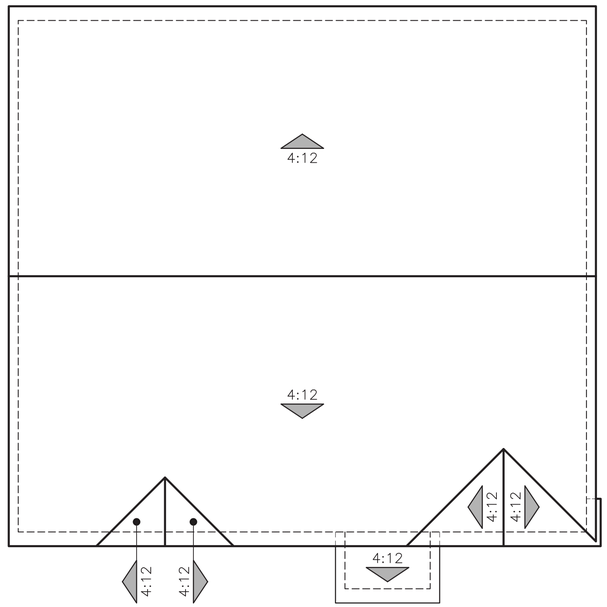
LINCOLN, CALIFORNIA

08.04.2026

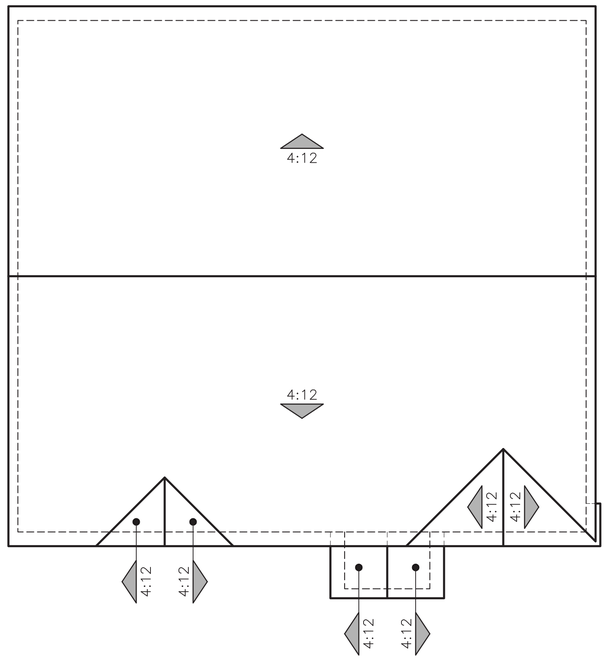
A-18

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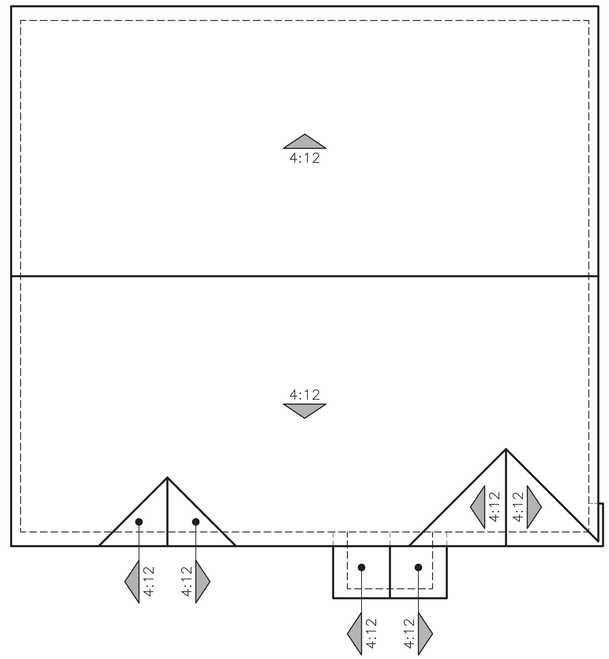
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 2 (2389)

ROOF PLANS

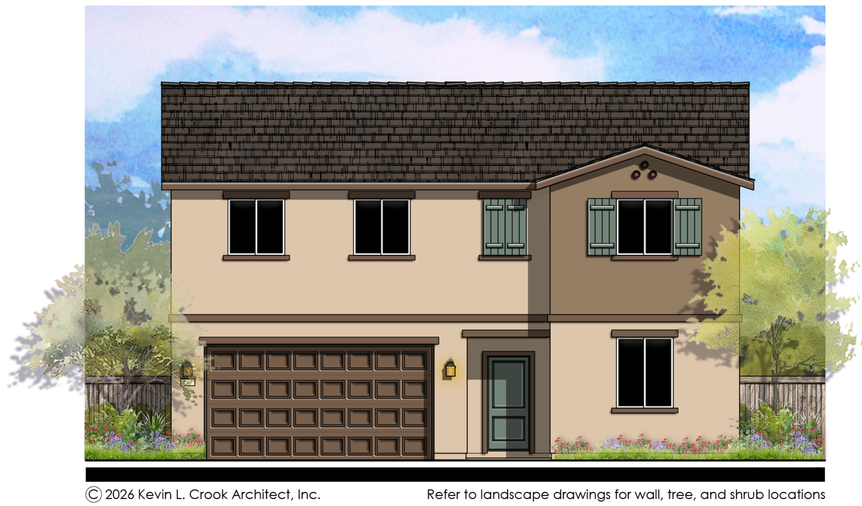
(N011) EDEN

0 2 4 8 12

EXTERIOR LIGHTS

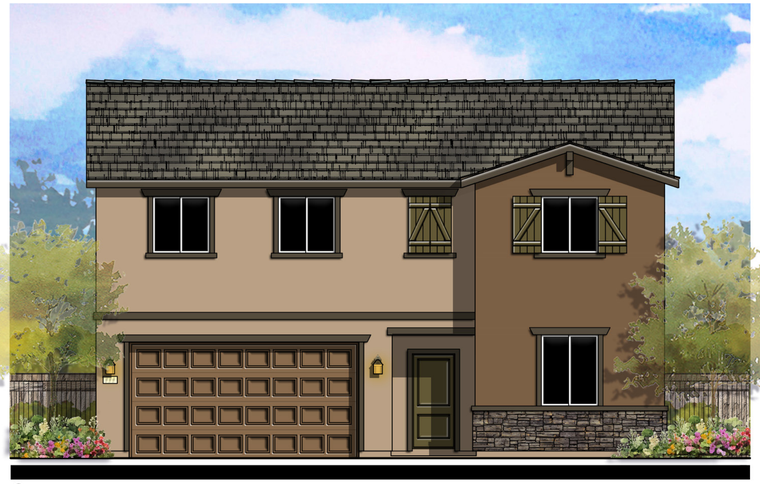


ALL ELEV



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SPANISH ECLECTIC



© 2026 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



© 2026 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 3 (2629)

FRONT ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

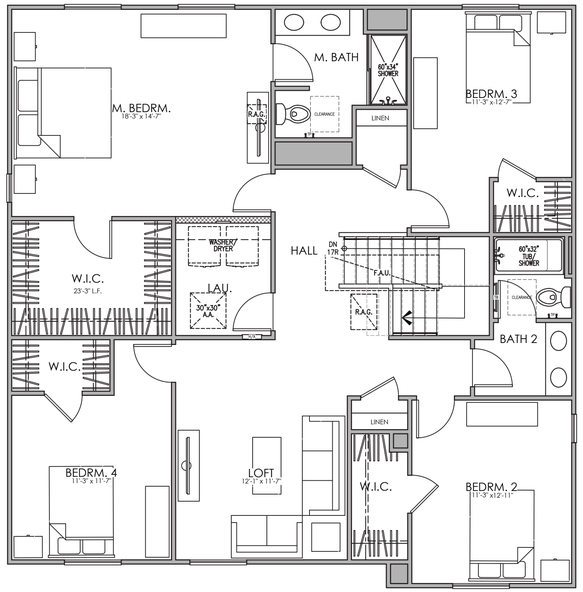
LINCOLN, CALIFORNIA

08.04.2026

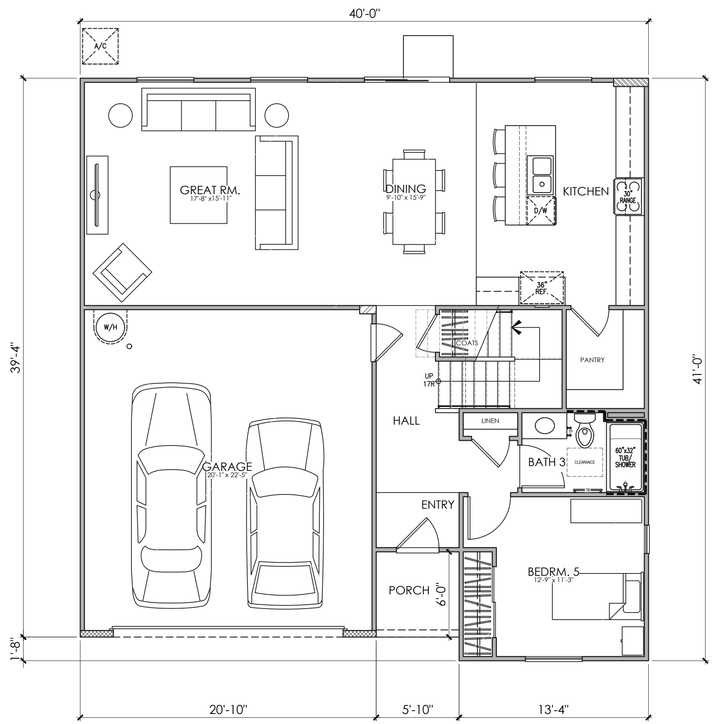
A-20

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN N013 (2629)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,091 SQ. FT.
SECOND FLOOR AREA	1,538 SQ. FT.
TOTAL DWELLING	2,629 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	468 SQ. FT.
PORCH	36 SQ. FT.

PLAN 3 (2629)

5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-21

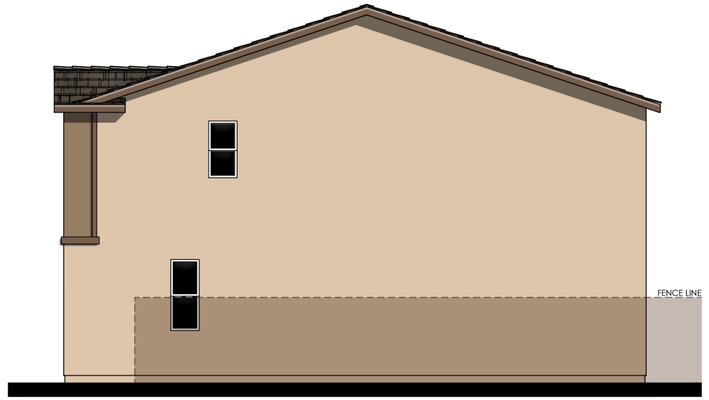
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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

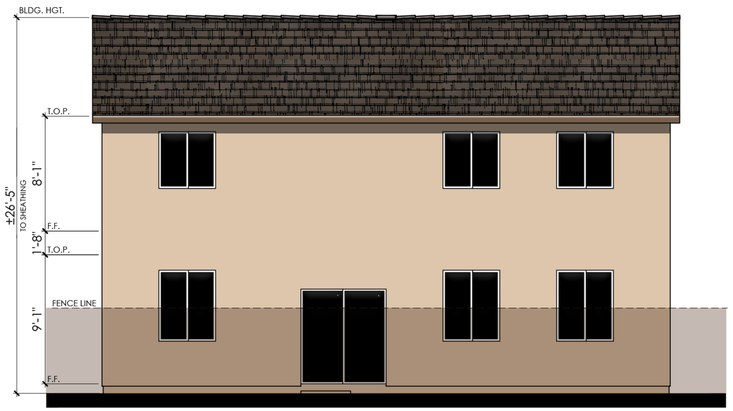


RIGHT

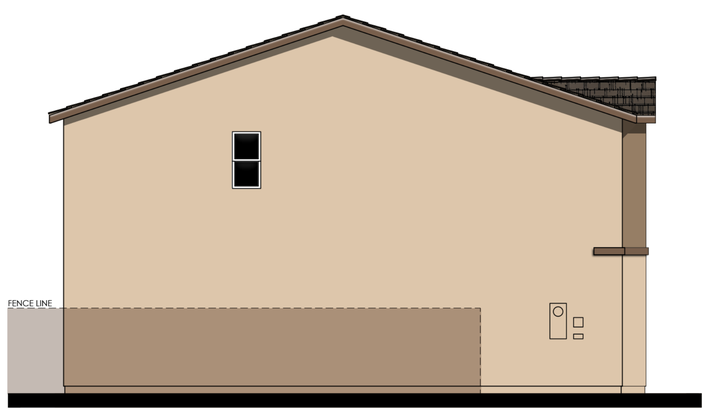
MATERIALS LEGEND

(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3B (2629)

SPANISH ECLECTIC ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

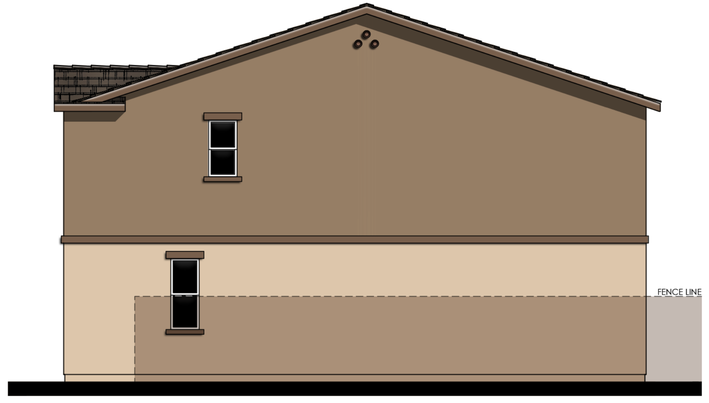
LINCOLN, CALIFORNIA

08.04.2026

A-22

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 3

PLAN 3B (2629)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-23

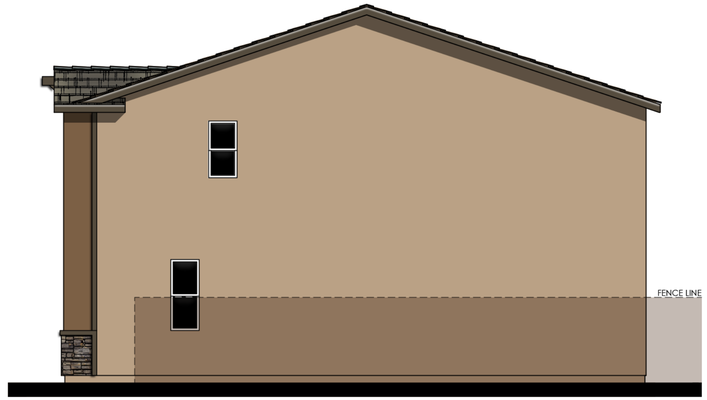
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PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

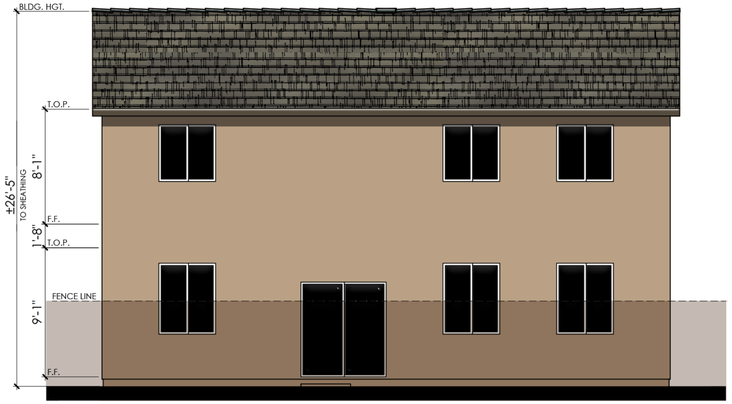
FRONT



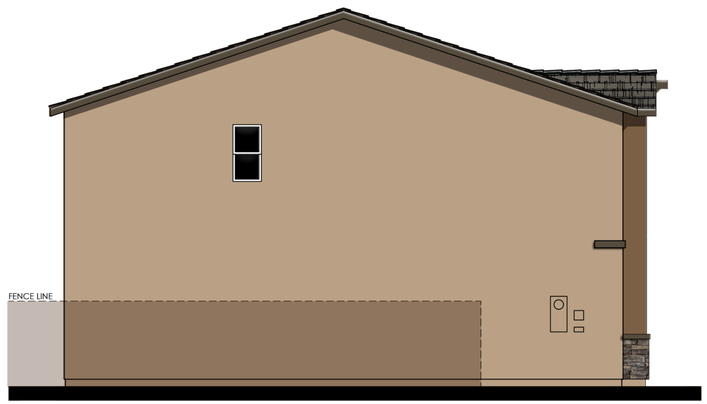
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 6

PLAN 3C (2629)

BUNGALOW ELEVATIONS

(N013) HAVEN

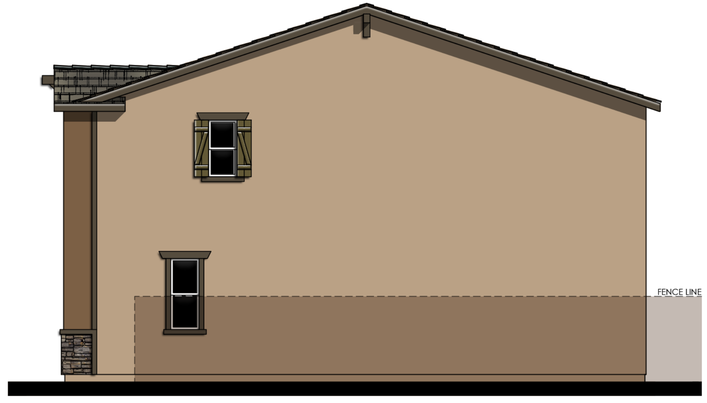
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-24

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 6

PLAN 3C (2629)

BUNGALOW ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-25

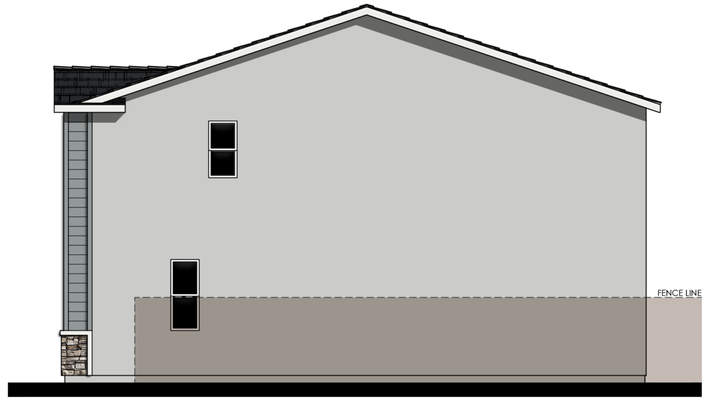
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Refer to landscape drawings for wall, tree, and shrub locations

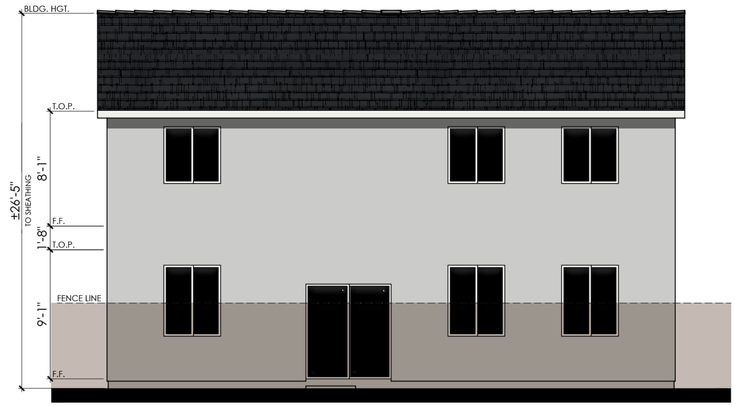
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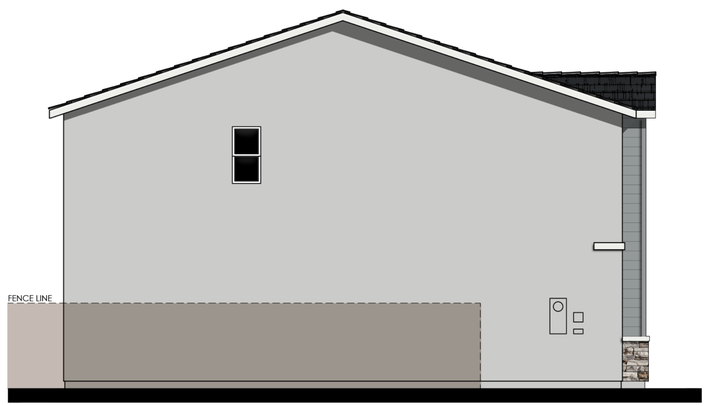
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3F (2629)

RANCH ELEVATIONS

(N013) HAVEN

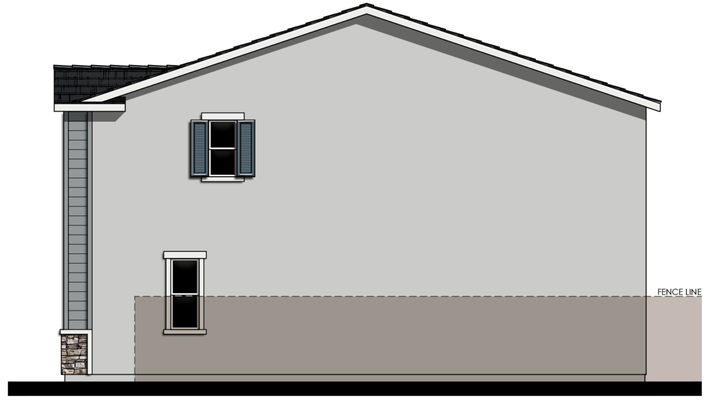
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-26

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 9

PLAN 3F (2629)

RANCH ENHANCED ELEVATIONS

(N013) HAVEN

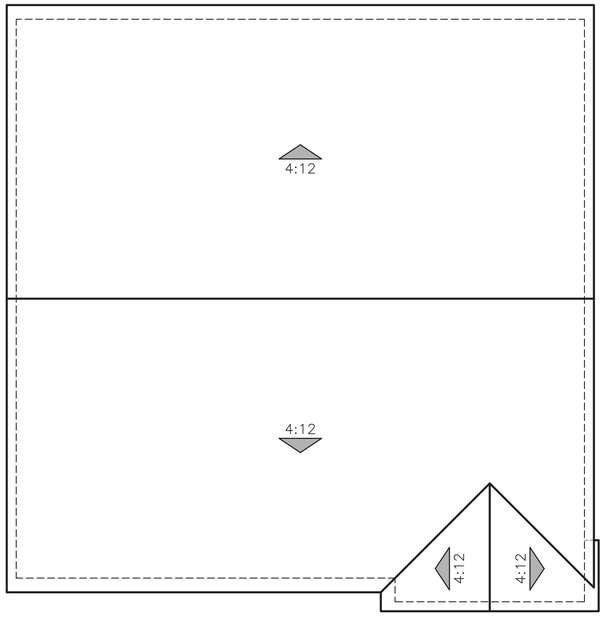
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LENNAR

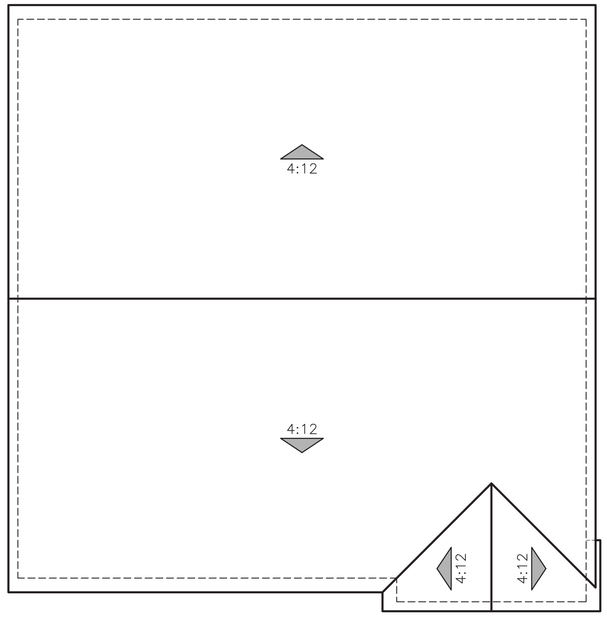
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-27

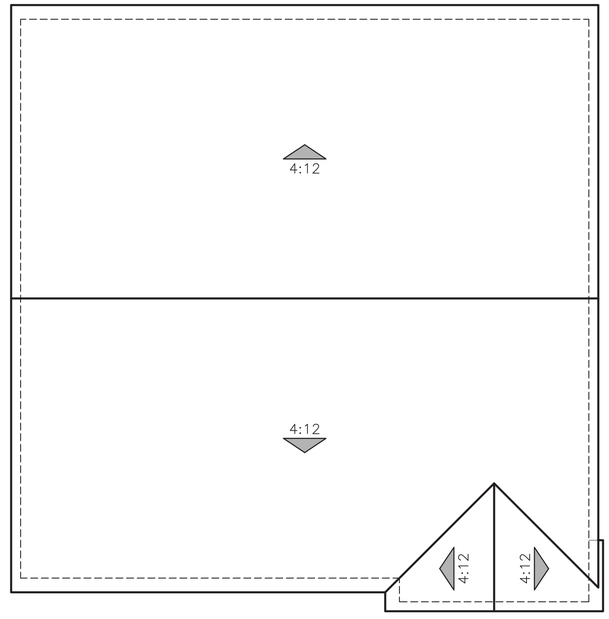
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 3 (2629)

ROOF PLANS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-28

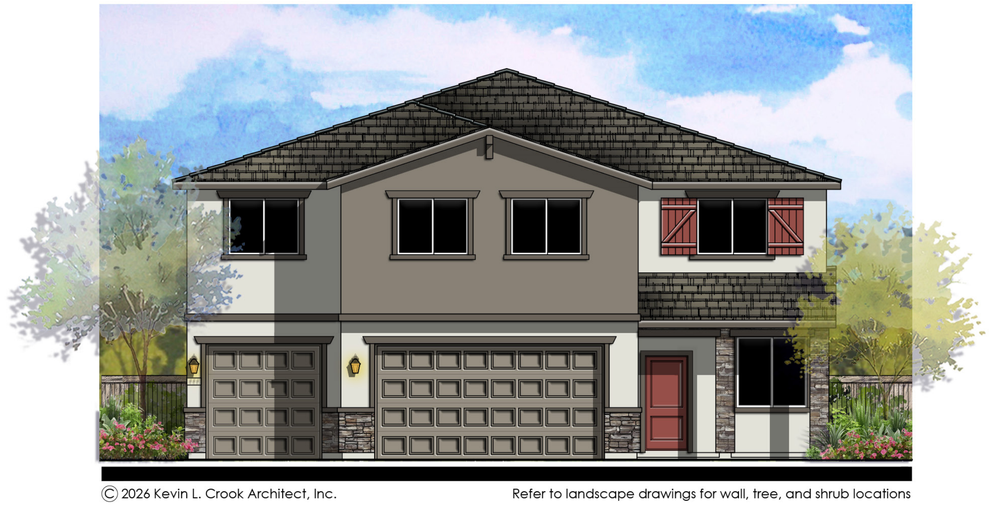
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Refer to landscape drawings for wall, tree, and shrub locations

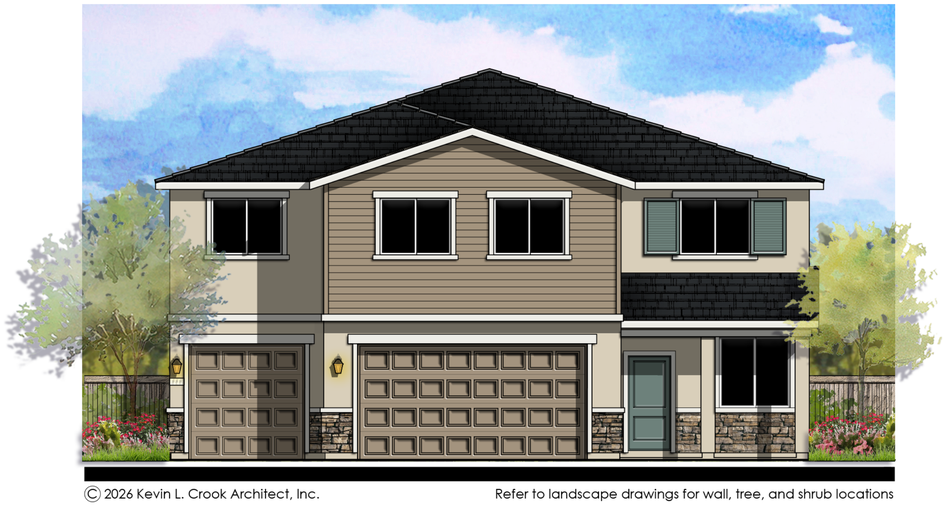
SPANISH ECLECTIC



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Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



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Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 4 (3384)

FRONT ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE

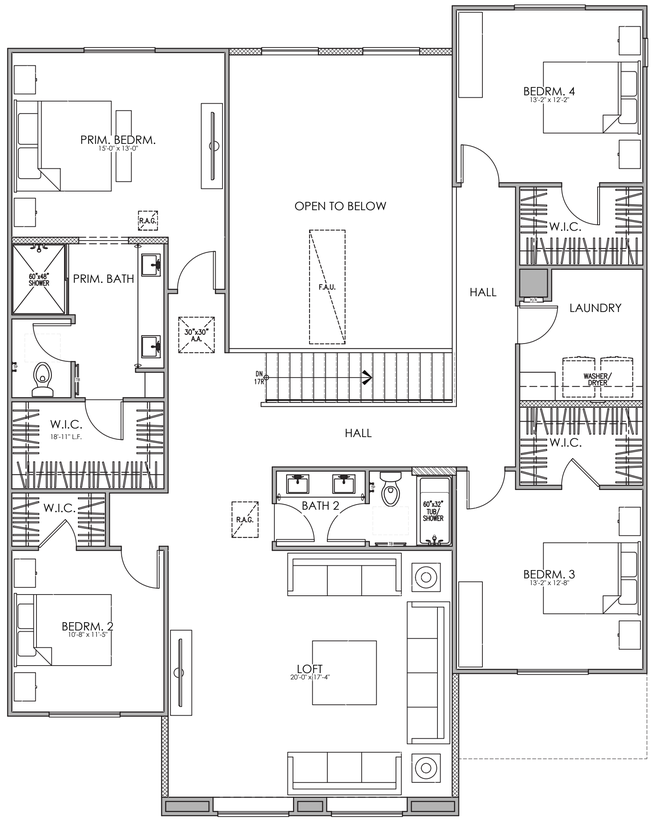
LINCOLN, CALIFORNIA

08.04.2026

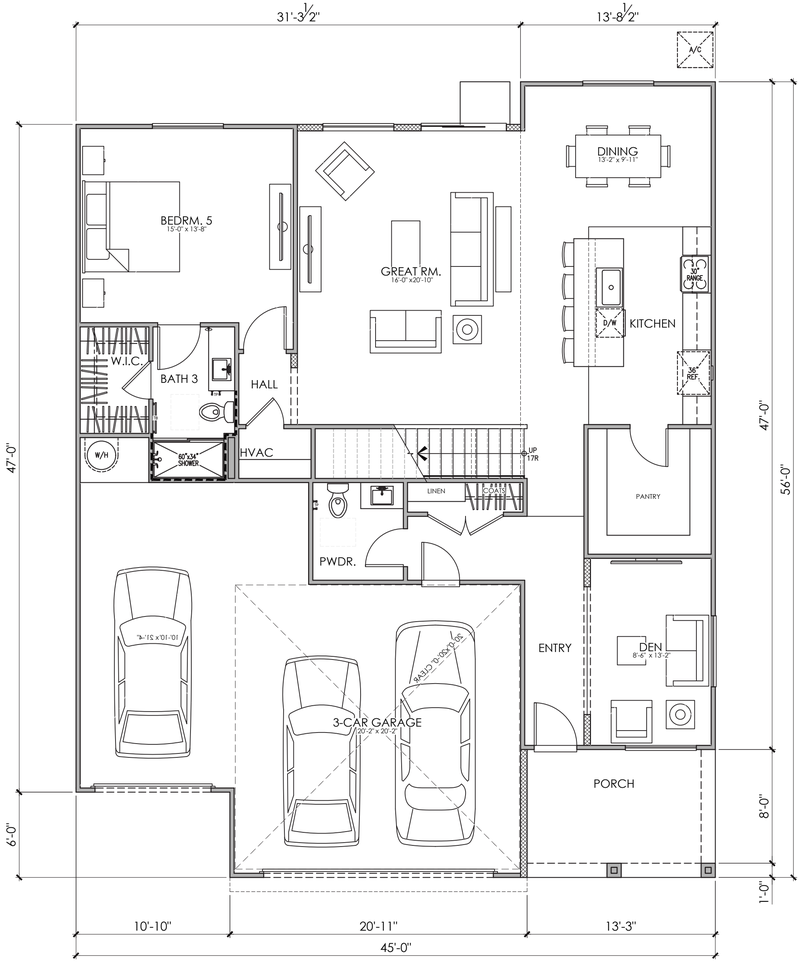
A-29

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN P043 (3384)
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,524 SQ. FT.
SECOND FLOOR AREA	1,860 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	718 SQ. FT.
PORCH	120 SQ. FT.

PLAN 4 (3384)

3-CAR GARAGE, 5 BEDROOM, 3.5 BATH, LOFT, DEN
FLOOR PLAN

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-30

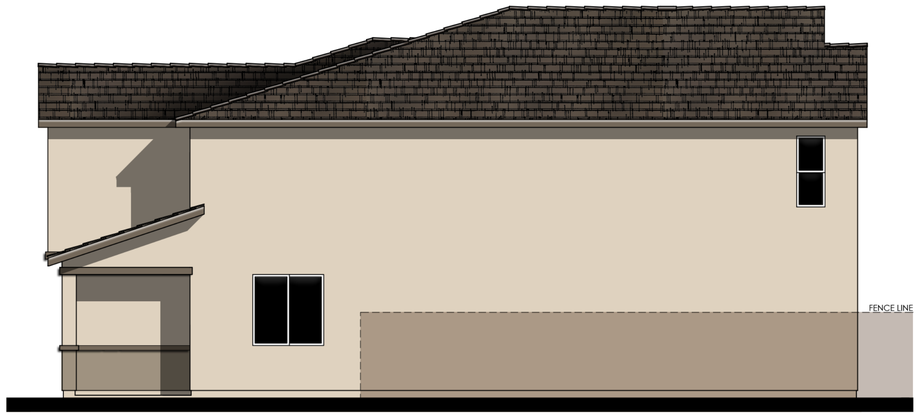
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

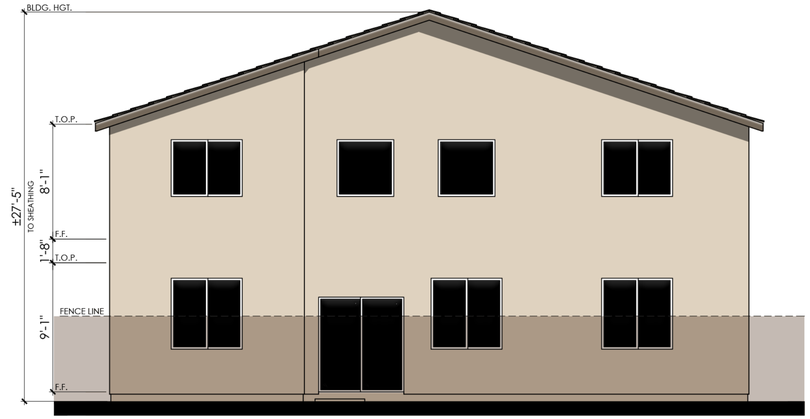
FRONT



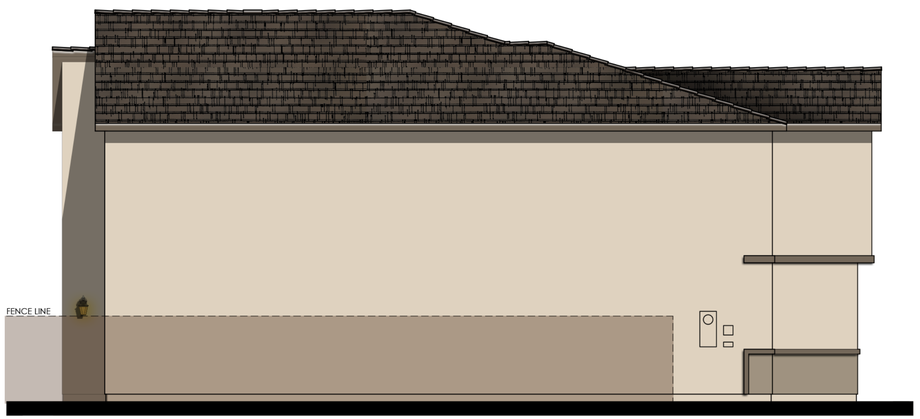
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 1

PLAN 4B (3384)

SPANISH ECLECTIC ELEVATIONS

(P043) EMERSON

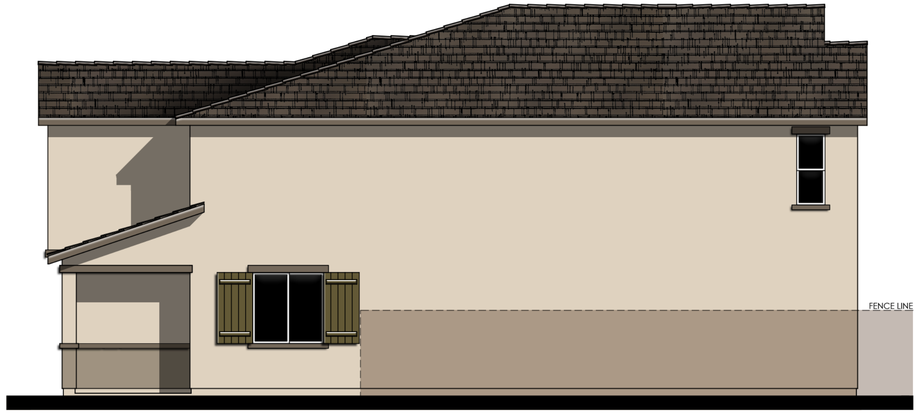
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LENNAR

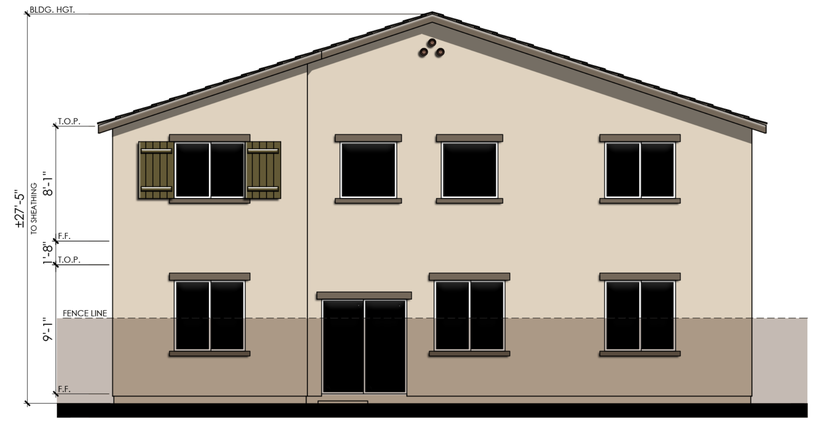
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-31

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 1

PLAN 4B (3384)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-32

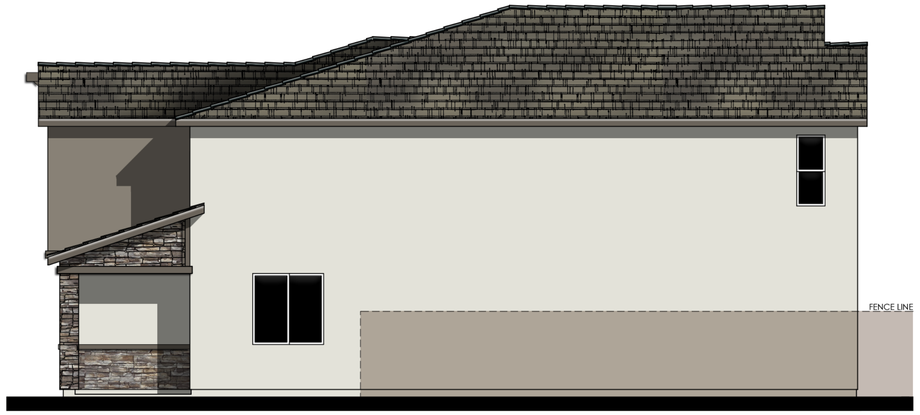
Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

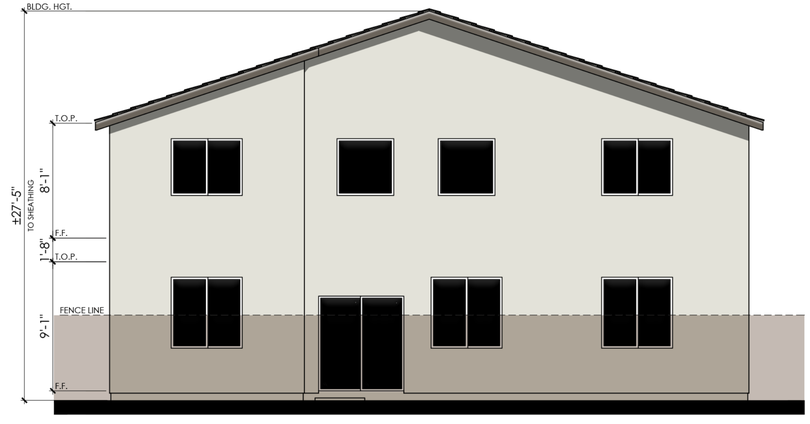
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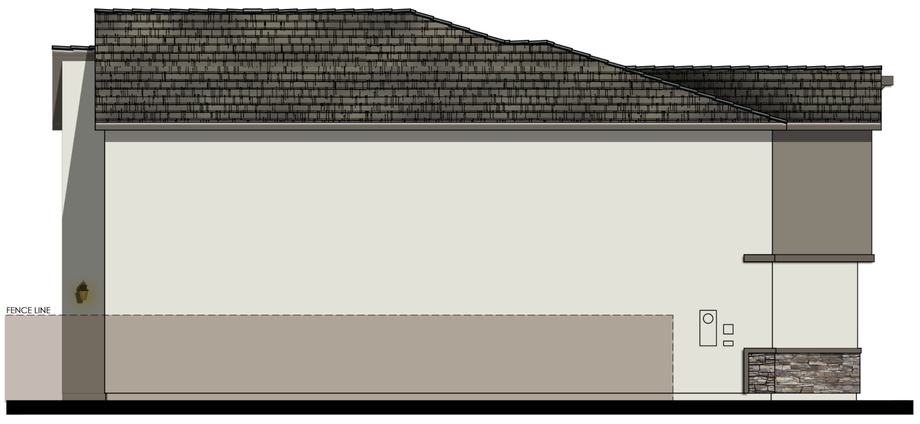
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 4

PLAN 4C (3384)

BUNGALOW ELEVATIONS

(P043) EMERSON

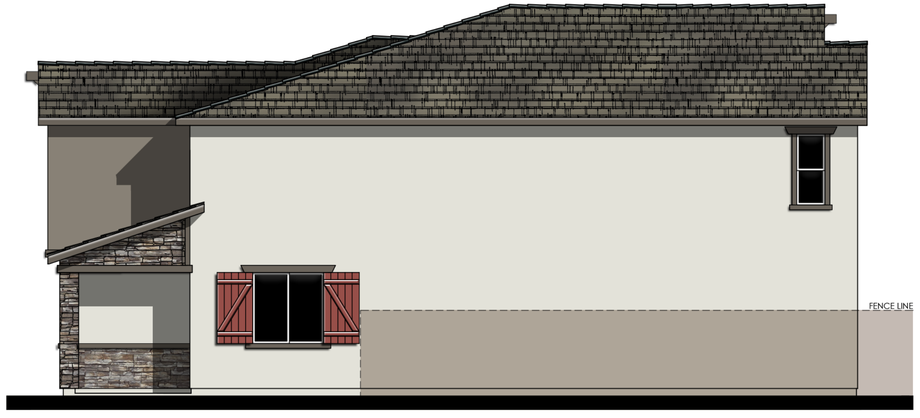
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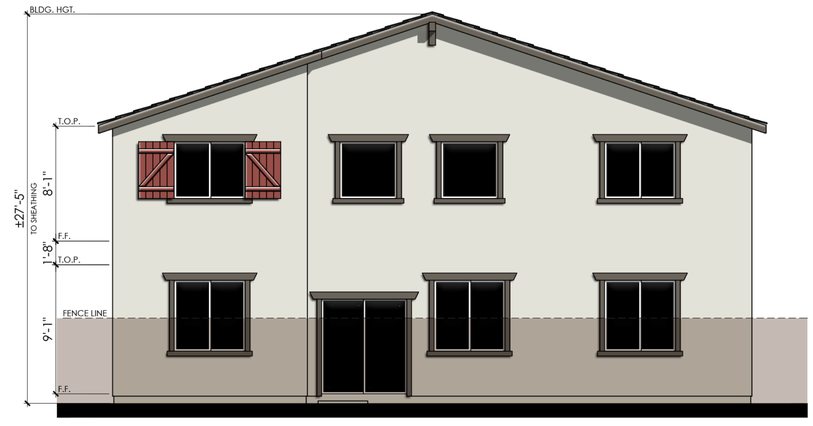
AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-33

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 4

PLAN 4C (3384)

BUNGALOW ENHANCED ELEVATIONS

(P043) EMERSON

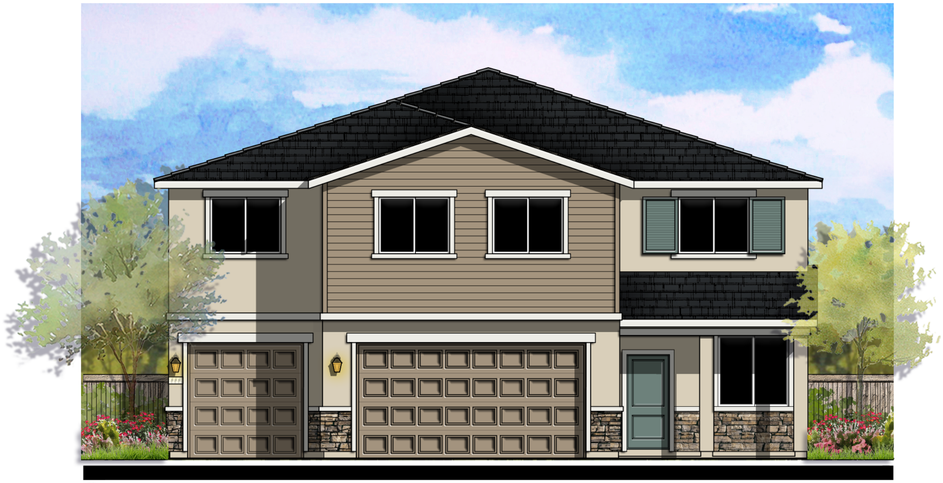
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-34

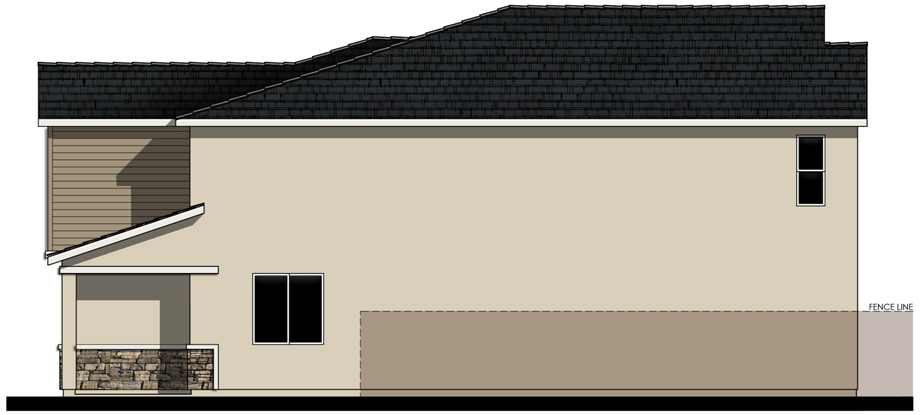
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Refer to landscape drawings for wall, tree, and shrub locations

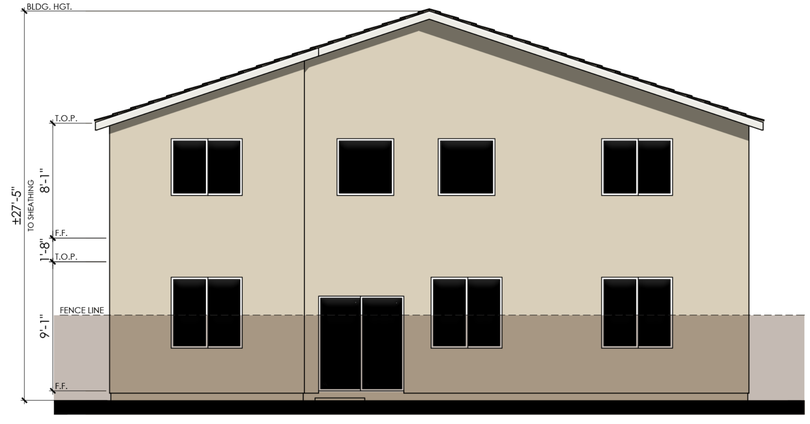
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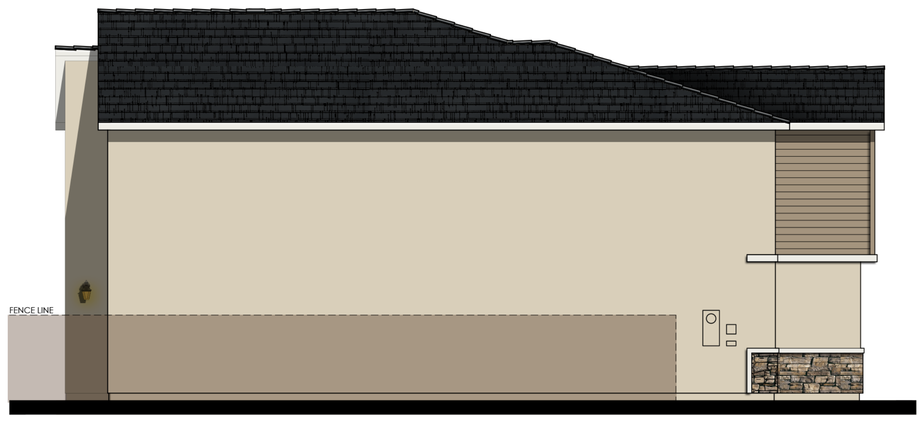
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MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 4F (3384)

RANCH ELEVATIONS

(P043) EMERSON

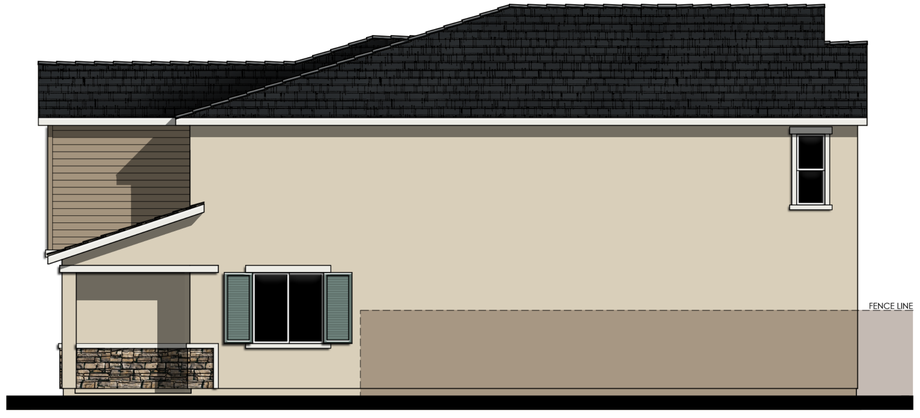
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LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-35

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PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 7

PLAN 4F (3384)

RANCH ENHANCED ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE

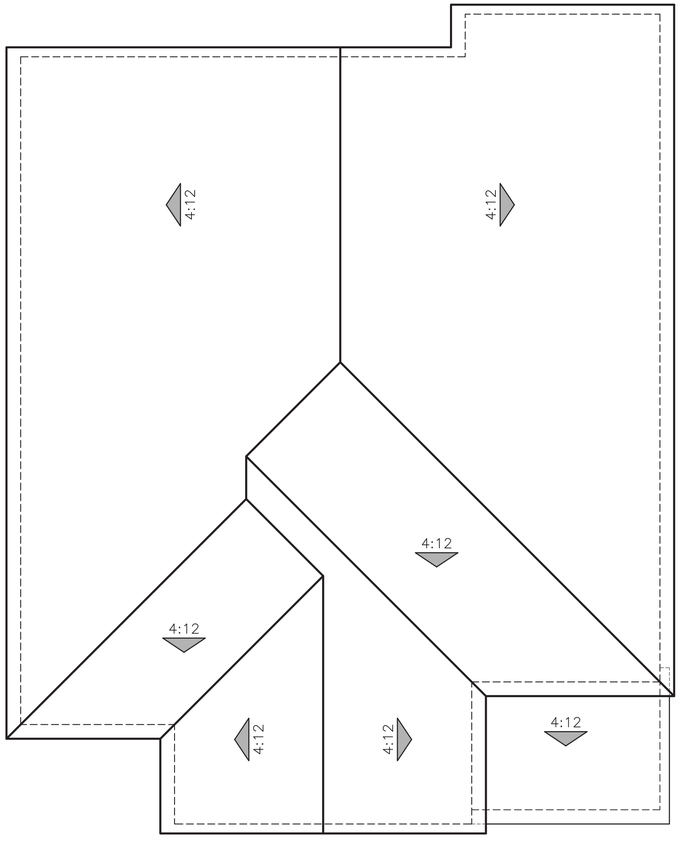
LINCOLN, CALIFORNIA

08.04.2026

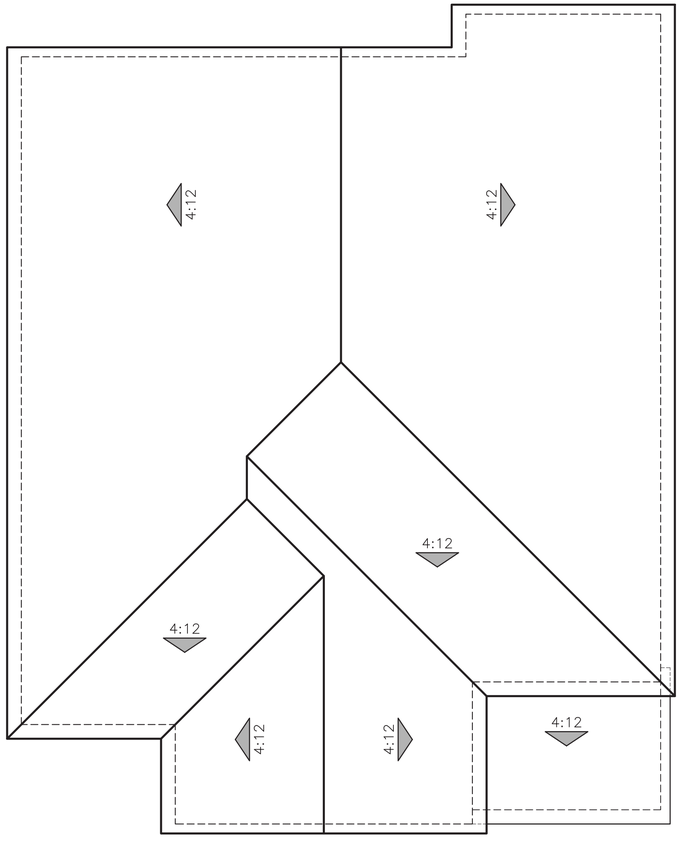
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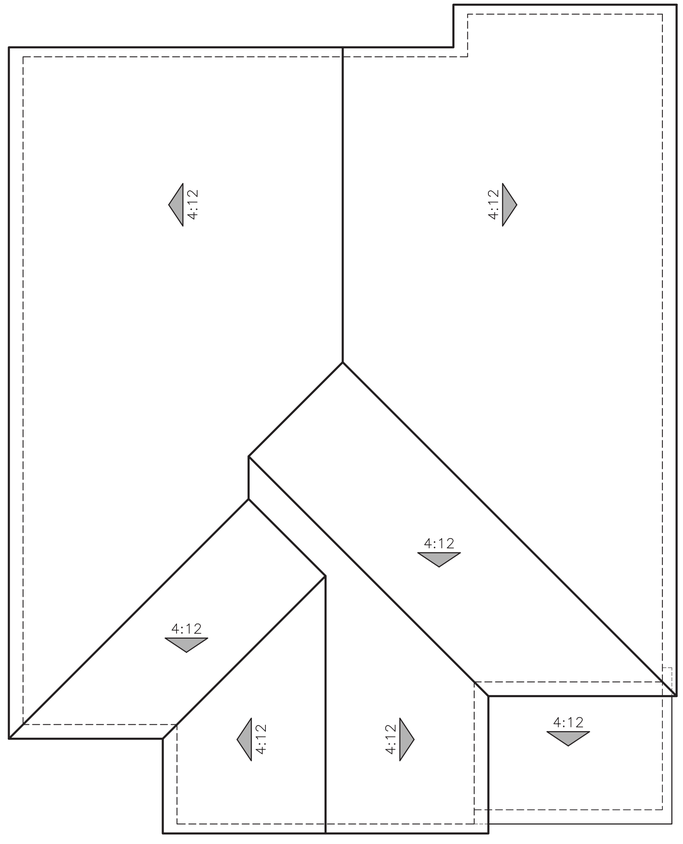
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 4 (3384)

ROOF PLANS

(P043) EMERSON

0 2 4 8 12

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AUBURN RAVINE
LINCOLN, CALIFORNIA

08.04.2026
A-37

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AUBURN RAVINE
LINCOLN, CA

PROJECT	26006
CREATED	3/10/2026
CLIENT REV	5/4/2026
PLANNING REV	8/4/2026

PAINT:	SHERWIN WILLIAMS
ROOF:	GAF
VENEER:	ELDORADO

"B" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW7526 MAISON BLANCHE	SW6079 DIVERSE BEIGE	SW7723 COLONY BUFF
SECONDARY STUCCO	SW7546 PRAIRIE GRASS	SW9084 COCOA WHIP	SW9108 DOUBLE LATTE
FASCIA / TRIM / GARAGE DOOR	SW7033 BRAINSTORM BRONZE	SW6082 COBBLE BROWN	SW9090 CARAIBE
FRONT DOOR / SHUTTERS	SW7735 PALM LEAF	SW0001 MULBERRY SILK	SW2811 RKWD BLUE GREEN
COMP. SHINGLES	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD

"C" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6182 ETHEREAL WHITE	SW0046 WHITE HYACINTH	SW6108 LATTE
SECONDARY STUCCO / GARAGE DOOR	SW9171 FELTED WOOL	SW7507 STONE LION	SW6110 STEADY BROWN
FASCIA / TRIM	SW7047 PORPOISE	SW2820 DOWNING EARTH	SW7055 ENDURING BRONZE
FRONT DOOR	SW0033 REMBRANDT RUBY	SW2851 SAGE GREEN LIGHT	SW7735 PALM LEAF
STONE: DRYSTACK INSTALLATION	STACKED STONE NANTUCKET	STACKED STONE CASTAWAY	STACKED STONE CHAPEL HILL
COMP. SHINGLES	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD

"F" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW6148 WOOL SKEIN	SW6078 REALIST BEIGE	SW7064 PASSIVE
FASCIA / TRIM	SW7005 PURE WHITE	SW7005 PURE WHITE	SW7006 EXTRA WHITE
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW9117 URBAN JUNGLE	SW9084 COCOA WHIP	SW9162 AFRICAN GRAY
FRONT DOOR / SHUTTERS	SW0047 STUDIO BLUE GREEN	SW7674 PEPPERCORN	SW0032 NEEDLEPOINT NAVY
STONE: DRYSTACK INSTALLATION	CLIFFSTONE MONTECITO	CLIFFSTONE BOARDWALK	CLIFFSTONE WHITE BARK
COMP. SHINGLES	TIMBERLINE HDZ CHARCOAL	TIMBERLINE HDZ CHARCOAL	TIMBERLINE HDZ CHARCOAL

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WRITTEN COLOR SCHEMES

“B” ELEVATIONS
SCHEME #1



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LINCOLN, CA

#26006
MAR. 10, 2026

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“B” ELEVATIONS
SCHEME #2



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

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“B” ELEVATIONS
SCHEME #3



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
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COLOR BOARDS - “B“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“C” ELEVATIONS
SCHEME #4



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“C” ELEVATIONS
SCHEME #5



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“C” ELEVATIONS
SCHEME #6



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“F” ELEVATIONS
SCHEME #7



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“F” ELEVATIONS
SCHEME #8



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“F” ELEVATIONS
SCHEME #9



LENNAR

AUBURN RAVINE
LINCOLN, CA

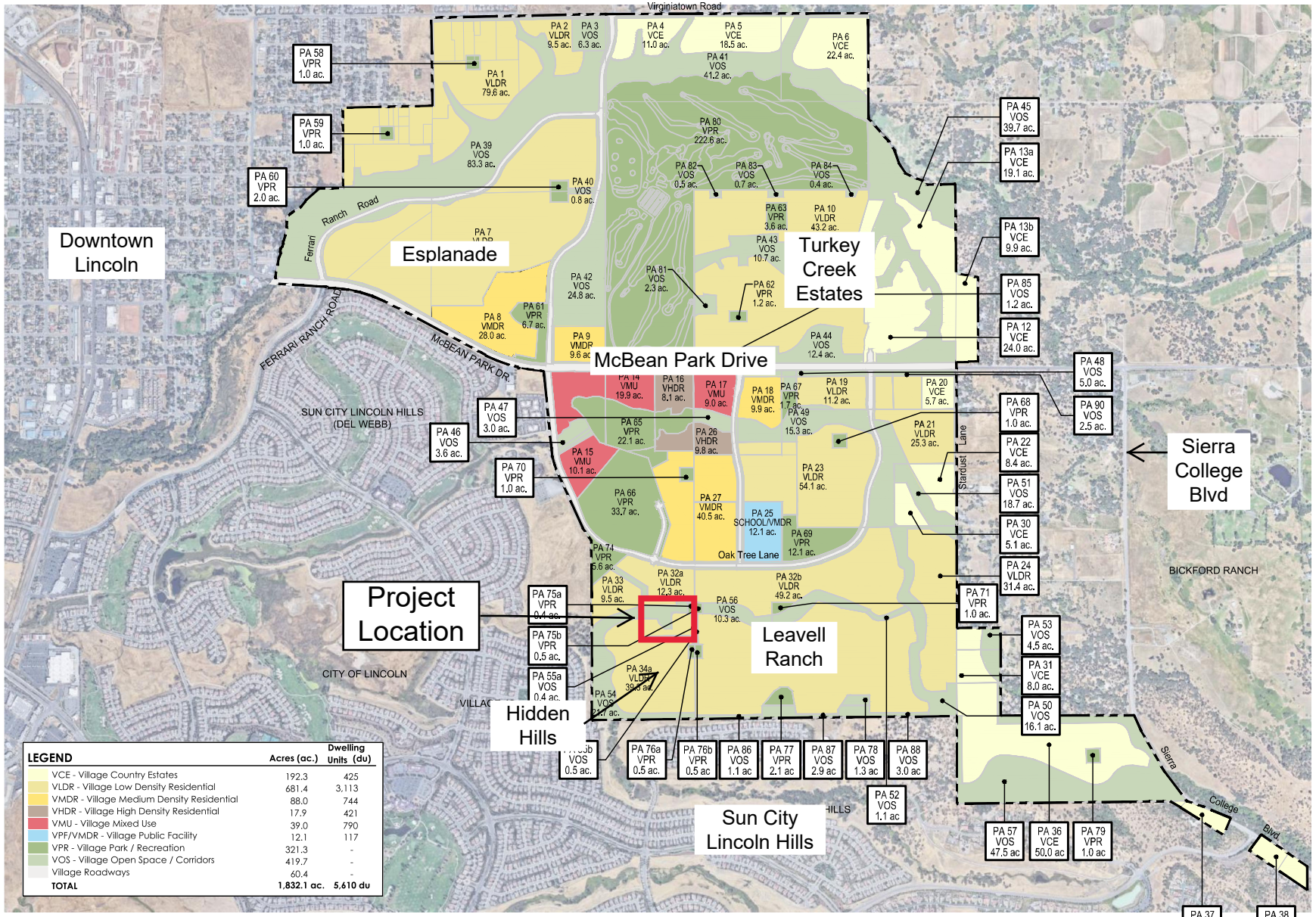
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MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “F“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

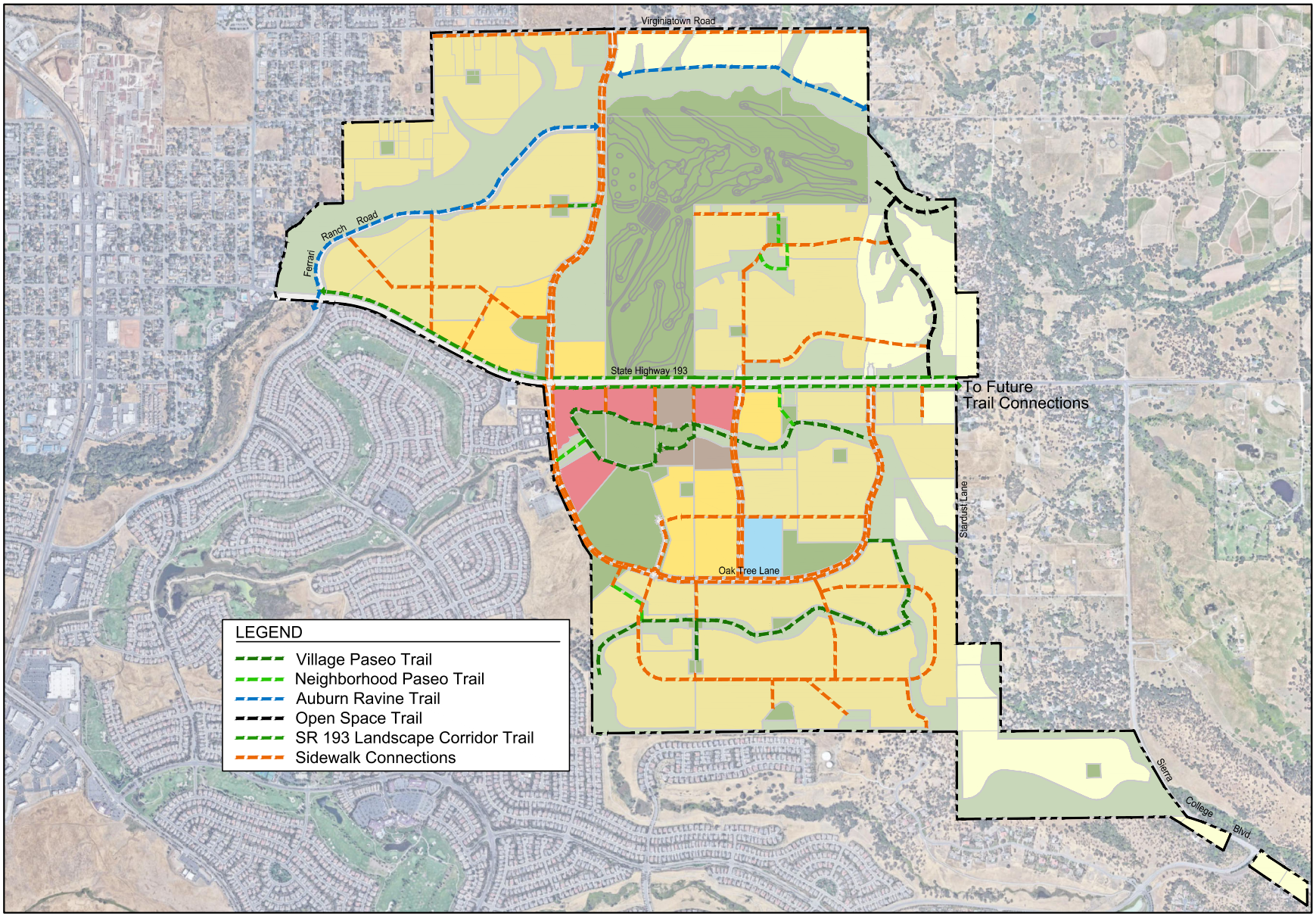
Attachment 4



N. T. S.

Land Use Plan

Attachment 5



N. T. S.

Exhibit 4.10: Pedestrian Circulation Plan

STAFF REPORT

Item Number 8.A

SUBJECT:	**Circle K - Ferrari Pavilion 81 Lincoln Boulevard** (Tom Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	August 19, 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) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving the Conditional Use Permit for alcohol sales (Type 20 ABC License – Off-Sale Beer and Wine), and determination of Public Convenience or Necessity (PCN) for a new construction convenience store and gas station located at 81 Lincoln Blvd in Lincoln with project specific and typical conditions of approval (Attachment 1, Exhibit A).

BACKGROUND/INTRODUCTION:

The project is located at an approved future gas station and convenience store (Circle K) within the Ferrari Pavilion Commercial Center, which was approved in 2023 (Attachment 2). The Ferrari Pavilion development is in the process of securing site construction plan and building permit approvals. On June 8, 2026, the City received an application for a Conditional Use Permit (CUP) and a Determination of Public Convenience or Necessity (PCN) for a Type 20 (Off-Sale Beer and Wine) ABC license for the Circle K convenience store and gas station to be constructed at 81 Lincoln Blvd (Attachment 4). The property has a General Plan Land Use Designation of Community Commercial (CC) and is zoned General Commercial (C) within the Sun City Lincoln Hills General Development Plan (GDP). The properties to the north, east, and south are currently vacant commercially zoned properties and are intended to be developed as a part of the Ferrari Pavilion Commercial Center. Lincoln Boulevard borders the east side of the project.

The applicant is seeking a Type 20 (Off-Sale Beer and Wine) 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 and wine for consumption off the premises where sold. Minors are allowed on the premises.” Under Lincoln

Municipal Code, 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 alcohol, to ensure it does not significantly contribute to any existing oversaturation of such licenses.

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 in compliance with California Department of Alcoholic Beverage Control (ABC) review.

The sale of alcohol may be permitted within commercial areas, subject to the issuance of a CUP. Staff have researched the history of the project site and obtained ABC licensing information for the surrounding area. There are a total of 42 active alcohol licenses within the one-mile radius of the project site (Attachment 3), detailed as follows:

1. Type 20 – Off-Sale Beer & Wine (For example: Safeway fuel station, Sprouts, Shell Fuel Station)
2. Type 21 – Off-Sale General (For example: Safeway, Raley's, Target, Walmart)
3. Type 40 – On-Sale Beer (Los Gallos Taqueria)
4. Type 41 – On-Sale Beer & Wine – Eating Place (Lincoln Chinese Restaurant, Rebel Hen Café, Mountain Mikes Pizza)
5. Type 47 – On-Sale General – Eating Place (Red Robin, Casa Ramos, Buonarroti Ristorante)
6. Type 86 – Instructional Tasting License (Walmart)

There are seven (7) active Type 20 (Off-Sale Beer and Wine) within the one-mile radius from the project site. For the proposed Circle K 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 Circle K project site is located approximately 0.31 miles from the nearest place of worship (Foothill Bible Church), 0.29 miles from the nearest park (Sheffield Park), and 0.38 miles from the nearest school (Horizon Charter 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 compatibility with 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 grocery stores and convenience stores offering off-site beer and wine sales, including Safeway fuel station, Shell fuel station and Sprouts market. The proposed CUP and PCN Determination would be the seventh Type 20 (Off-Sale General) beer & wine license within a one-mile radius as outlined in Attachment 4. A total of 42 alcohol licenses were captured within the 1-mile radius of the project site. The sale of alcoholic beverages is an existing land use throughout the commercial districts of Lincoln.

Operating Hours – The gas station will be open 24-hours per day seven days a week. Alcohol sales hours are regulated by the ABC License.

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 General Commercial (C) zone with issuance of a Conditional Use Permit (CUP). The nearest Type 20 ABC license to the project site is the Safeway fuel station convenience store located at 71 Lincoln Blvd, which is across the street from the new Circle K.

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 alcohol related issues and found no chronic police concerns in the area. The Police Chief takes no issue with the proposed alcohol license. Furthermore, ABC reviews the background of the applicant and conducts inspections of the site to ensure their requirements are 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 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 Circle K convenience store and gas station are part of the larger Ferrari Pavilion development approved by the Planning Commission on July 19, 2023, thereby establishing the land use for the site. These entitlements were determined to be consistent with the adopted Subsequent Environmental Impact Report (SEIR) for the Revised Twelve Bridges Specific Plan (SCH #97022074).

The current Conditional Use Permit required for the Public Convenience or Necessity process will establish the Type 20 ABC alcohol license for the Circle K located on APN 330-200-003. The application is consistent with all previously approved entitlements. Pursuant to CEQA Section 15183, the project is consistent with the applicable Community Plan (Sun City Lincoln Hills General Development Plan) as well as the existing SEIR. No new or more significant environmental impacts are anticipated as a result of the project. Therefore, the project is exempt from further environmental review under CEQA.

CONCLUSION

Supported by the analysis provided above, the Conditional Use Permit/Determination of Public Convenience or Necessity (CUP/PCN) application requesting the off-site alcohol sales at the Circle K at Ferrari Pavilion has been found to be consistent with the Sun City Lincoln Hills General Development Plan and Zoning Code standards. The Police Chief takes no issue with the proposed alcohol license. Based upon these findings, staff has determined that the proposed request is appropriately suited for the project site and surrounding area, thus recommending approval of the CUP/PCN application. To assist the Planning Commission in ensuring that any potential operational concerns associated with the CUP/PCN have been adequately addressed, Staff has included recommended Conditions of Approval as set forth in Exhibit A of the attached resolution (Attachment 1).

ATTACHMENTS:

Attachment 1_Resolution No. 2026_XX and Conditions of Approval.pdf

Attachment 2 - Site Plan.pdf

Attachment 3 - ABC Licenses Map.pdf

Attachment 4 - Circle K Floor Plan and Elevations.pdf

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT / DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR A TYPE 20 (OFF-SALE BEER & WINE) LICENSE FOR THE CIRCLE K CONVENIENCE STORE AND GAS STATION WITHIN THE APPROVED FERRARI PAVILION COMMERCIAL CENTER LOCATED AT 81 LINCOLN BLVD, ON APN 330-200-003 (PROPERTY OWNER: ARM PROPERTIES, LLC / APPLICANT: SEVAN SOLUTIONS, PLN26-00011)

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

WHEREAS, the Planning Commission of the City of Lincoln finds that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines, as the project is consistent with previously adopted planning documents and would not result in any new or more significant environmental impacts; therefore, no further CEQA analysis is required; and

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission to consider the proposed Circle K CUP/PCN request and consider the proposed CEQA Exemption on August 19, 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 Circle K at Lincoln Blvd 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 General Commercial (C) zone within the Sun City Lincoln Hills General Development Plan;

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 General Commercial (C) zone district with issuance of a Conditional Use Permit. The Type 20 ABC license to the project site is the Safeway fuel station convenience store located at 71 Lincoln Blvd, which is across the street from the new Circle K; and

DRAFT

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;*

   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 alcohol related issues and found no chronic police concerns in the area. The Police Chief takes no issue with the proposed alcohol license. Furthermore, ABC reviews the background of the applicant and conducts inspections of the site to ensure their requirements are 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.

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 beer and wine, for the Circle K, located at 81 Lincoln Blvd, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 19th day of August, 2026.

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSTAINED: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

A Conditional Use Permit/Public Convenience or Necessity for a Type 20 (off-sale beer & wine) license for the new construction Circle K convenience store and gas station located at 81 Lincoln Blvd, Lincoln on APN: 330-200-003, is approved subject to the following conditions:

1. The applicant shall hold harmless the City, its council members, planning commissioners, officers, agents, employees, and representatives from liability for any award, damages, costs, and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.

2. Pursuant to the applicable Sections of 18.54.070 of the Lincoln Municipal Code, if the Conditional Use Permit is not used within four (4) year of this approval, this Permit shall expire and become void unless a request in writing has been received prior to the expiration date and the Permit approved and extended by the Planning Commission. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with the Municipal Code 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 conditional use permit issued regarding the applicant or applicant premises. Upon revocation, the applicant shall cease to sell alcoholic beverages at the applicant premises. The determination of the Planning Commission shall become final ten (10) days after the date of decisions unless appealed to the City Council. The revocation shall be reported to the Department of Alcoholic Beverage Control.

4. The applicant to comply with all requirements of the State of California Alcohol Beverage Control Board (ABC) and successfully obtain a Type 20 or other applicable ABC License prior to the sale of alcoholic beverages on site.

5. Hours of alcohol sales regulated by the ABC License.

6. 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.

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

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

9. 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.

≺END≻

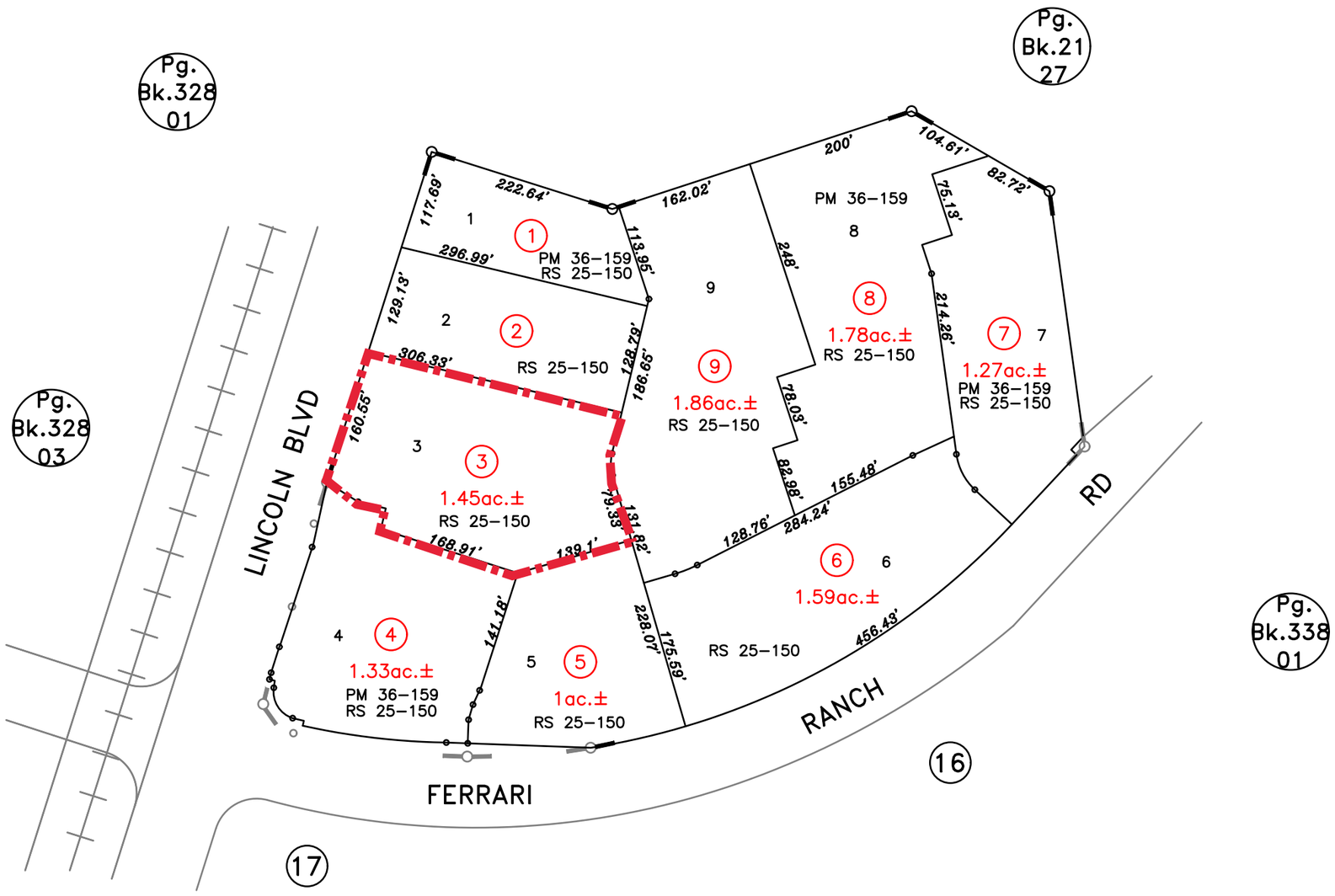
DRAFT

Attachment 2

POR. SEC.22, T.12N., R.6E., M.D.B.&M.
Sun City Lincoln Hills Ph. 1 – Bk. V, Pg. 4
PM Bk. 36, Pg. 159
RS Bk. 25, Pg. 150

330–20

1"= 150'



NOTE
This map was prepared for assessment purposes only and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning the size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

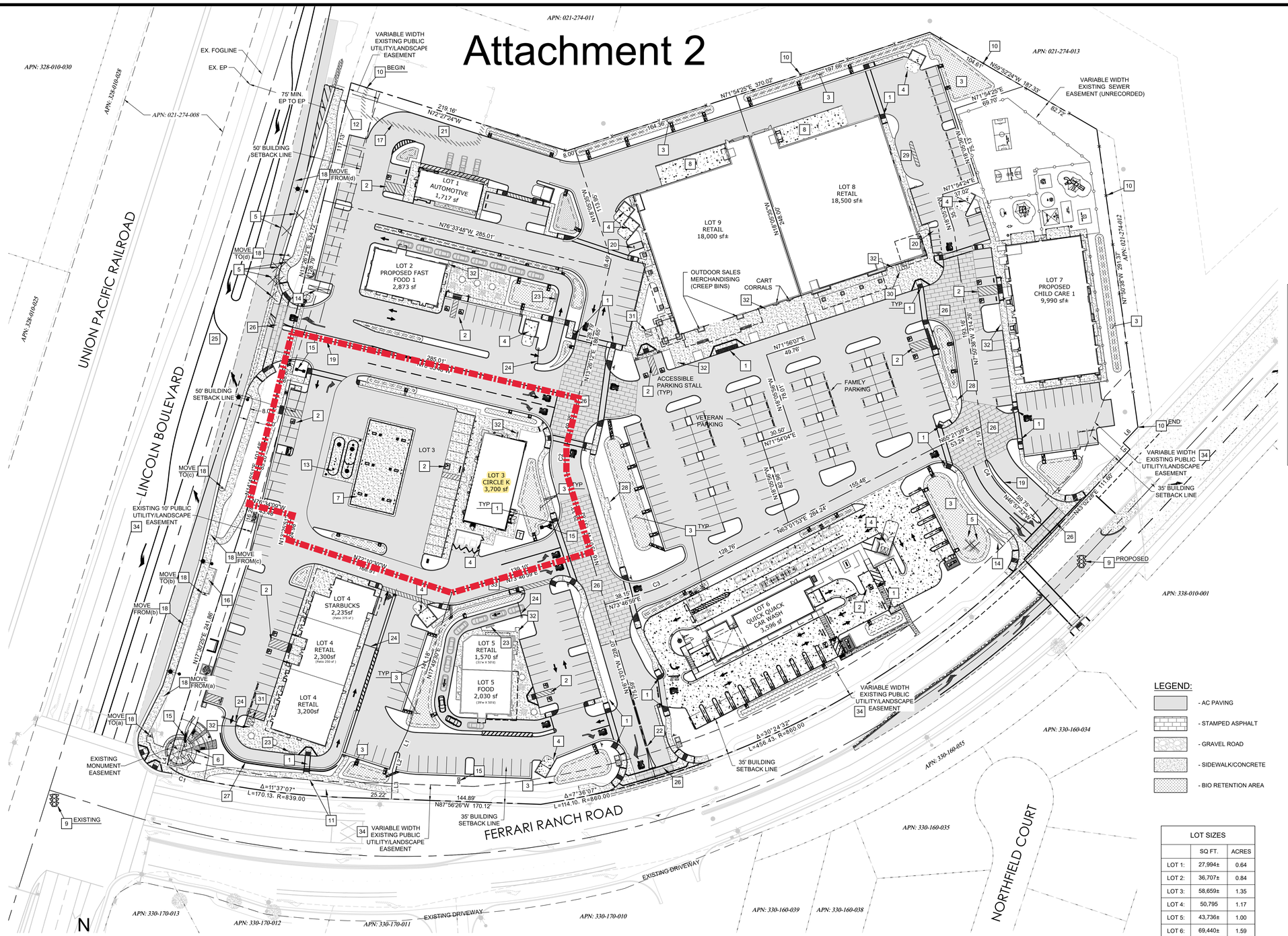
Parcel split by Tax Rate Area line = 1
Assessment split = 1

One Parcel, multiple APNs = 1
Portion of Original Lot = 1

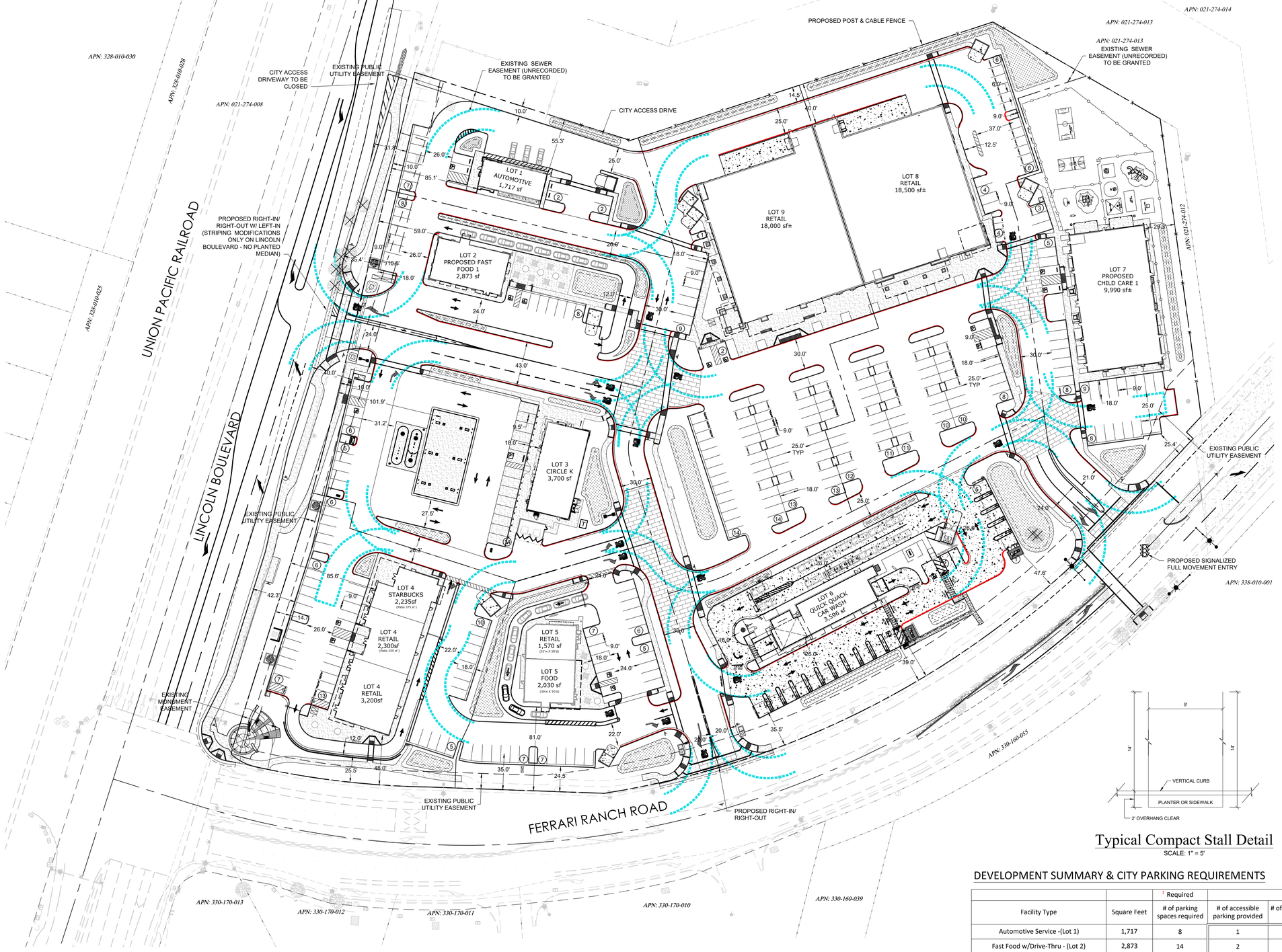
05–05–2026
01–12–2026 TCW
Formerly Por. 330–012–028–000

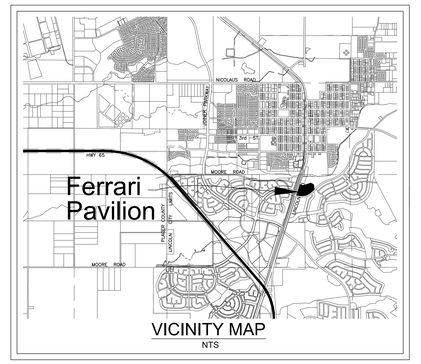
Assessor's Map Bk. 330 Pg. 20
County of Placer, Calif.

Attachment 2


APN: 021-274-011
APN: 021-274-013
APN: 328-010-030
APN: 326-010-028
APN: 021-274-008
APN: 326-010-025
APN: 021-274-012
APN: 338-010-001
APN: 330-160-034
APN: 330-160-055
APN: 330-160-035
APN: 330-160-039
APN: 330-160-038
APN: 330-170-013
APN: 330-170-012
APN: 330-170-011
APN: 330-170-010
UNION PACIFIC RAILROAD
LINCOLN BOULEVARD
FERRARI RANCH ROAD
NORTHFIELD COURT
EXISTING DRIVEWAY
EX. FOGLINE
EX. EP
75' MIN. EP TO EP
50' BUILDING SETBACK LINE
VARIABLE WIDTH EXISTING PUBLIC UTILITY/LANDSCAPE EASEMENT
BEGIN
END
VARIABLE WIDTH EXISTING SEWER EASEMENT (UNRECORDED)
EXISTING 10' PUBLIC UTILITY/LANDSCAPE EASEMENT
EXISTING MONUMENT EASEMENT
35' BUILDING SETBACK LINE
LOT 1 AUTOMOTIVE 1,717 sf
LOT 2 PROPOSED FAST FOOD 1 2,873 sf
LOT 3 CIRCLE K 3,700 sf
LOT 4 STARBUCKS 2,235sf (Patio 375 sf ±)
LOT 4 RETAIL 2,300sf (Patio 250 sf ±)
LOT 4 RETAIL 3,200sf
LOT 5 RETAIL 1,570 sf (31'w X 50'd)
LOT 5 FOOD 2,030 sf (39'w X 50'd)
LOT 6 QUICK QUACK CAR WASH 3,596 sf
LOT 7 PROPOSED CHILD CARE 1 9,990 sf±
LOT 8 RETAIL 18,500 sf±
LOT 9 RETAIL 18,000 sf±
OUTDOOR SALES MERCHANDISING (CREEP BINS)
CART CORRALS
ACCESSIBLE PARKING STALL (TYP)
VETERAN PARKING
FAMILY PARKING
PROPOSED
EXISTING
MOVE TO(a)
MOVE FROM(a)
MOVE TO(b)
MOVE FROM(b)
MOVE TO(c)
MOVE FROM(c)
MOVE TO(d)
MOVE FROM(d)
TYP
N71°54'25"E 370.02'
N72°27'24"W 219.16'
N71°54'25"E 69.70'
N71°54'24"E 57.02'
N71°56'07"E 49.76'
N71°54'04"E 30.50'
N63°01'53"E 264.24'
N65°21'39"E 53.24'
N59°35'24"W 187.33'
N71°54'25"E 62.72'
N76°33'48"W 285.01'
N13°26'12"E 354.42'
N13°26'12"E 119.36'
N13°26'12"E 238.59'
N13°26'12"E 38.65'
N13°26'12"E 38.65'
N13°26'12"E 119.36'
N13°26'12"E 119.36'
N13°26'12"E 238.59'
N13°26'12"E 238.59

Attachment 2





VICINITY MAP
NTS

SPECIFIC DEVELOPMENT PLAN INFORMATION

DEVELOPER:	GUGGENHEIM REAL ESTATE PARTNERS 3000 INTERNET BOULEVARD, SUITE 570 FRISCO, TX 75034 (214) 872-4054
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1540 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 782-3000
ASSESSOR'S PARCEL NO:	330-012-028-000
TOTAL ACREAGE:	11.5± AC
EXISTING ZONE:	GENERAL COMMERCIAL, (UNDEVELOPED)
PROPOSED ZONE:	GENERAL COMMERCIAL, (UNDEVELOPED)

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
NATURAL GAS:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS

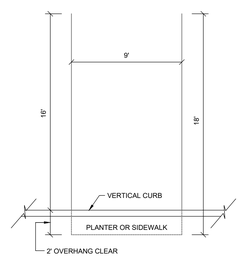
NOTES:

1. USERS ON LOTS 1, 2, 3 & 8 HAVE NOT BEEN FINALIZED, LOT MAY REQUIRE LAYOUT CHANGED DEPENDING UPON USE.
2. REFER TO SITE PHOTOMETRIC PLAN FOR LIGHTING.

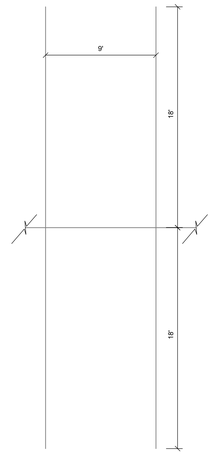
LEGEND:

- PROPOSED TRAFFIC SIGNAL
- CURB PAINTED RED FOR NO PARKING - FIRE LANE
- ONSITE PARKING SPACE NUMERATION
- TREES TO BE REMOVED
- STAMPED DECORATIVE ASPHALT
- FIRE DEPARTMENT 38'/58' TURNING

Typical Compact Stall Detail
SCALE: 1" = 5'



Typical Parking Stall Detail
SCALE: 1" = 5'



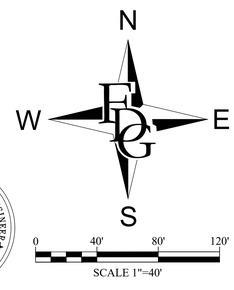
At Head to Head Stalls
SCALE: 1" = 5'

DEVELOPMENT SUMMARY & CITY PARKING REQUIREMENTS

Facility Type	Square Feet	[1] Required # of parking spaces required	Provided # of accessible parking provided	Provided # of parking spaces provided	Provided # Total of parking spaces provided
Automotive Service -(Lot 1)	1,717	8	1	12	13
Fast Food w/Drive-Thru - (Lot 2)	2,873	14	2	14	16
Circle K Gas Station - (Lot 3)	3,567	17	1	24	25
Starbucks & Retail w/Drive-Thru -(Lot 4)	7,735	35	2	45	47
Food & Retail w/Drive Thru - (Lot 5)	3,600	15	2	30	32
*Quick Quack Carwash - (Lot 6)	3,596	16	2	18	20
Childcare Center - (Lot 7)	9,990	44	2	31	33
Retail - (Lot 8)	18,500	82	2	74	76
Grocery Outlet - (Lot 9)	18,000	81	2	70	72
Totals:		312	16	318	334

* INCLUDES VACUUM SPACES

CITY PARKING REQUIREMENTS:
1. SHOPPING CENTER = 1 STALL PER 225 S.F.



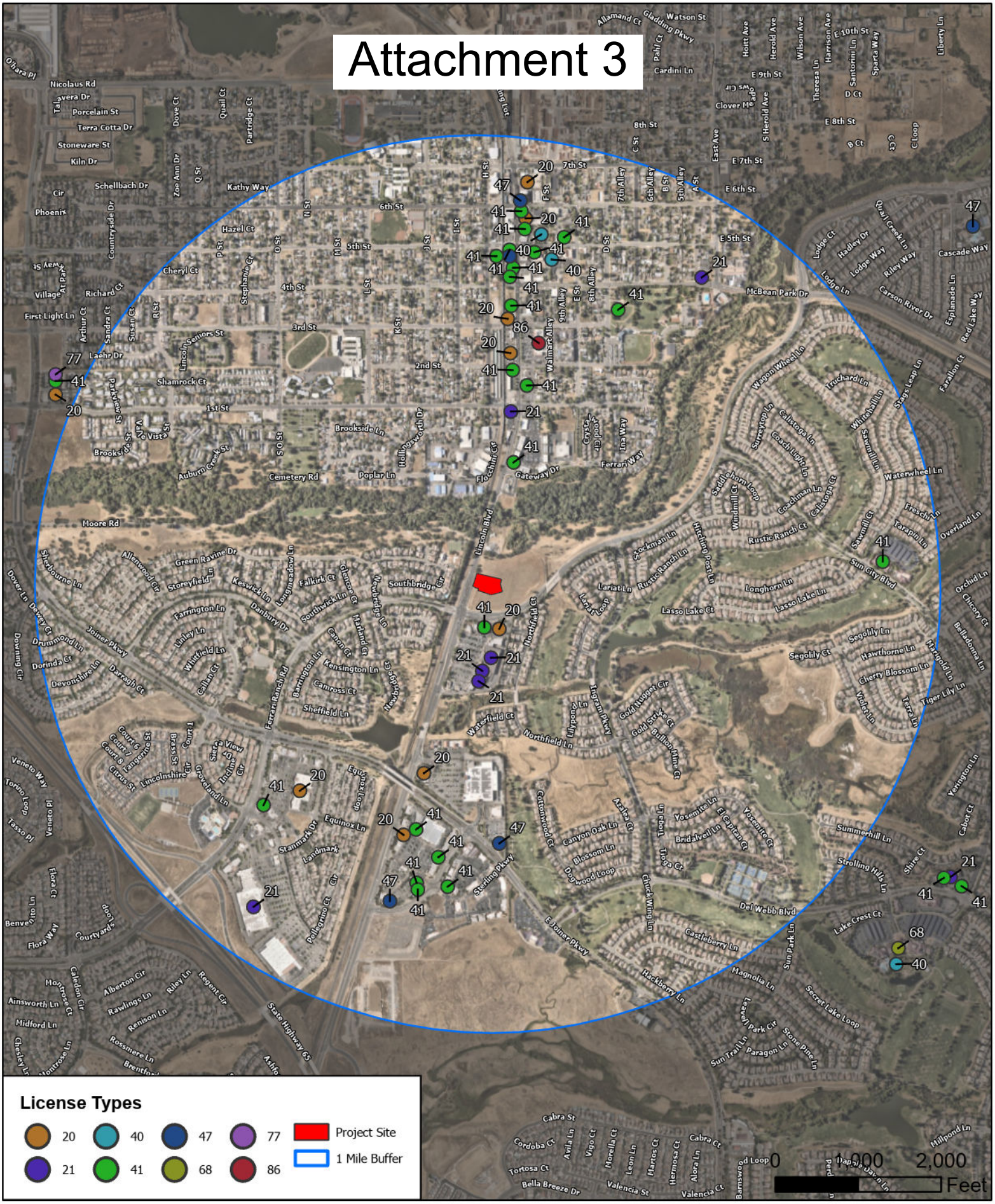
REGISTERED PROFESSIONAL ENGINEER
TONY J. FRAYJI
NO. 57265
CIVIL
STATE OF CALIFORNIA

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Specific Development Plan

Ferrari Pavilion

City of Lincoln, California April 17, 2023



Project Location Map

ABC Licenses: 81 Lincoln Blvd

APN: 330-200-003-000

City of Lincoln

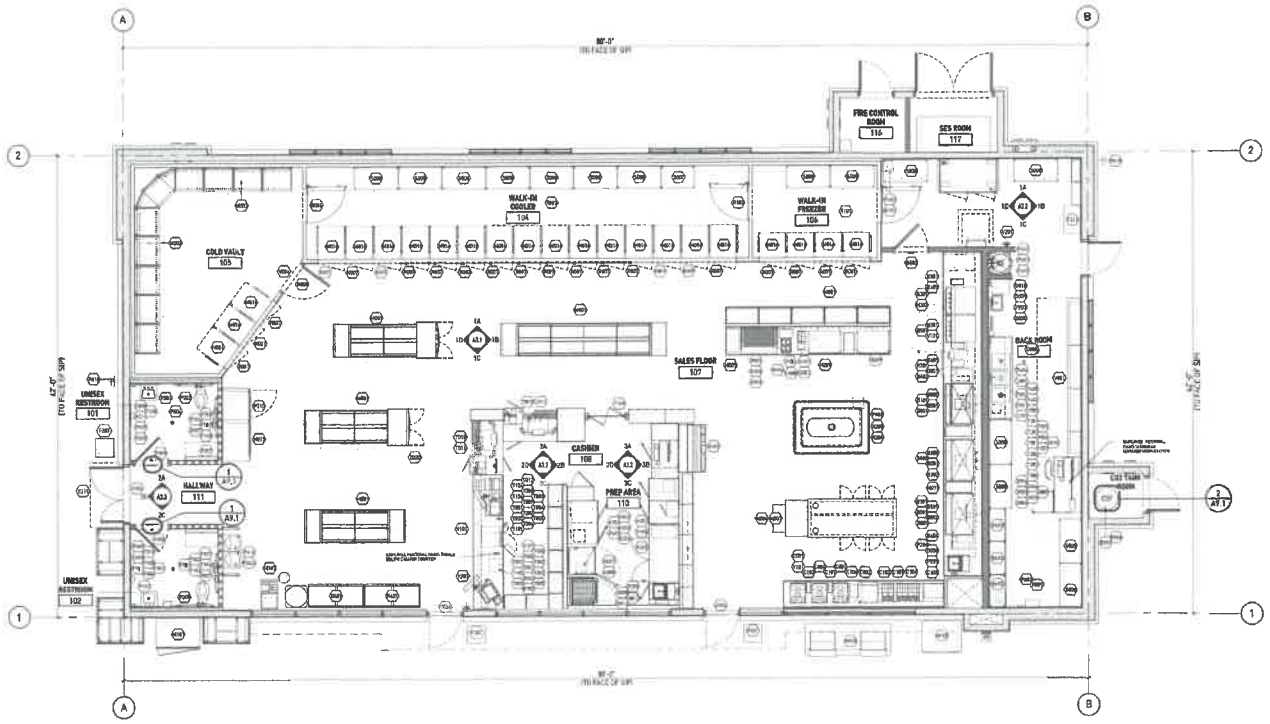
Attachment 4

GENERAL NOTES

1. SEE SHEET A1.5.1, A1.5.2 & A1.5.3 FOR EQUIPMENT LIST
2. EQUIPMENT SYMBOL
3. VERIFY EQUIPMENT LAYOUT WITH CIRCLE K
4. SEE SHEETS A3.1, A3.2, AND A3.3 FOR INTERIOR ELEVATIONS.

ROOM REFERENCE ORIENTATION

A-REAR
B-LEFT / B-RIGHT
C-FRONT



EQUIPMENT PLAN | 1
3/16" = 1'-0"

RDC-S111 INC.
20365 Exchange Street, Suite 220
Ashburn, VA 20147
703.668.0086
rdcollaborative.com

COPYRIGHT NOTICE
This drawings is the property of the above referenced Professional and is not to be used for any purpose other than the specified project and site named herein, and cannot be reproduced in any manner without the express written permission from the professional.

PROFESSIONAL SEAL

REVISIONS

ISSUE	DATE
OTB SET	09/15/25
1 PERMIT REVIEW	11/05/25
2 PERMIT REVIEW2	11/[illegible]/25
3 PERMIT REVIEW3	01/14/26
4 OTB SET	03/04/26

PROFESSIONAL IN CHARGE
BW
PROJECT MANAGER
RM
QUALITY CONTROL
RM
DRAWN BY
TD

PROJECT NAME

CIRCLE K STORES, INC.

LINCOLN, CA

LINCOLN BOULEVARD & FERRARI RANCH ROAD
LINCOLN, CA, 95648

PROTOCYCLE

CIRCLE K STORE INC.

PROJECT NUMBER: 26041

EQUIPMENT PLAN

A1.4





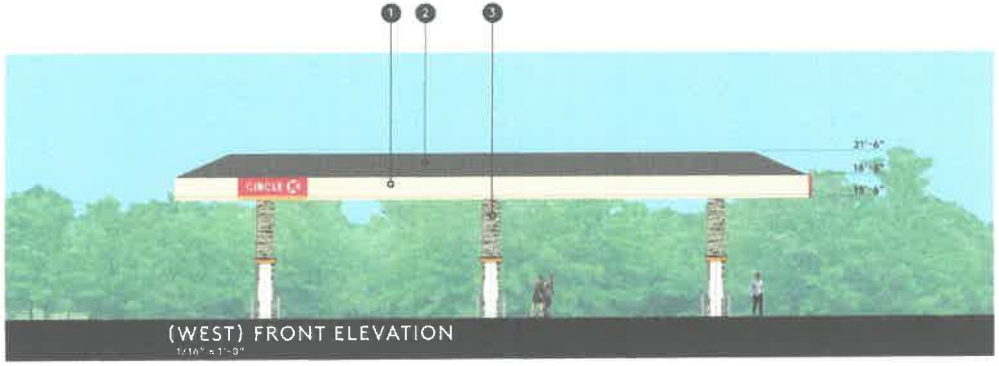




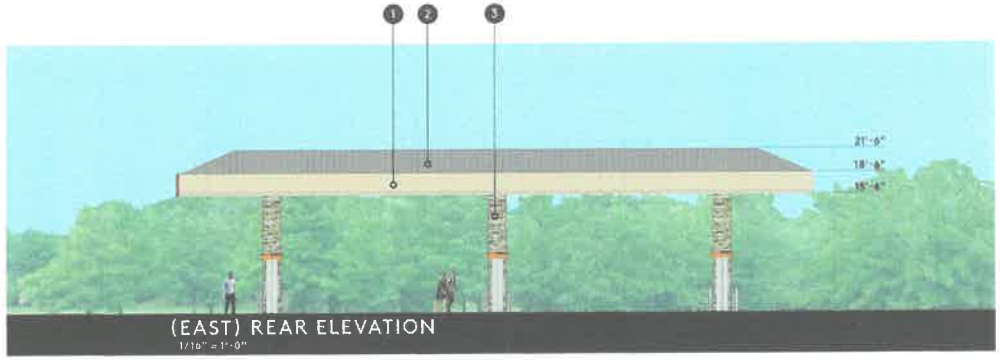
1	2	3	4	5	6	7	8	9	10
STUCCO SYSTEM WITH SMOOTH FINISH SW 6186 DRIED THYME	STUCCO SYSTEM WITH SMOOTH FINISH SW 7624 SLATE TILE	STUCCO SYSTEM WITH SMOOTH FINISH SW 7531 CANVAS TAN	PRE-FINISHED METAL COPING SW 9183 DARK CLOVE	BRICK VENEER BORAL OLD GUIGNARD	STONE VENEER CRAFT ORCHARD WHITE GOLD	ANODIZED WINDOW FRAMING DARK BRONZE	METAL LATTICE GREEN SCREEN SW 9183 DARK CLOVE	ALUMINUM AWNING WITH SUPPORT RODS SW 4081 SAFETY RED	STANDING SEAM METAL ROOF KYNAR SLATE GRAY

CIRCLE K BUILDING
CONCEPT ELEVATION STUDIES









1 ACM PANEL
SW 7531 CANVAS TAN

2 STANDING SEAM METAL ROOF
KYNAR SLATE GRAY

3 STONE VENEER
CRAFT ORCHARD WHITE GOLD

CIRCLE K CANOPY
CONCEPT ELEVATION STUDIES

STAFF REPORT

Item Number 8.B

SUBJECT: **Liberty at Lincoln Phase 1 Village 8** (Mikaela Noble)

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: August 19, 2026

STAFF RECOMMENDATION:

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

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15182 (Projects Pursuant to a Specific Plan), because the residential project is undertaken pursuant to and in conformity with a specific plan (e.g., Village 7 Specific Plan) adopted under Government Code Title 7, Division 1, Chapter 3, Article 8; and, pursuant to CEQA Guidelines Section 15168(c)(2), that the project is within the scope of the Program EIR and that no subsequent environmental review is required under CEQA Guidelines Section 15162. Therefore, no new environmental document is required.
2. Adopt a Resolution recommending City Council approval of a Small Lot Tentative Subdivision Map for the proposed Liberty at Lincoln Phase 1 Village 8 Project.

BACKGROUND/INTRODUCTION:

The Liberty at Lincoln Phase 1 Village 8 Project (project) is located within the Village 7 Specific Plan (see Attachments 1 and 2). The Village 7 Specific Plan (Specific Plan) and General Development Plan (GDP) provides direction for development of approximately 703 acres of land within the City of Lincoln (City). The Specific Plan identifies land use and zoning designations for the plan area, the circulation system, utilities systems, parks and open space, and other planning considerations. In addition, the Specific Plan includes a wide range of goals and policies, design guidelines and development standards that will guide development within Village 7.

The following is a brief timeline for the Village 7 Specific Plan:

- June 2010: City adopts Village 7 Specific Plan and General Development Plan, certifies an Environmental Impact Report (EIR) (State Clearinghouse #2005062001) and adopts Mitigation Monitoring Plan.
- August 2013: Development Agreement (DA) executed between City of Lincoln and Lincoln Land Holdings, LLC to develop 516 acres (Lewis Property) within the Village 7 Specific Plan.

- December 2016: City approved amendments to Village 7 Specific Plan and approves a Small Lot Vesting Tentative Subdivision Map (SLVTSM) for Phase 1 of Specific Plan. DA was amended to reflect amendments to Specific Plan.
- August 2022: City approved amendments to 2016 Phase 1 SLVTSM. The approval was supported by an Addendum to Village 7 Specific Plan EIR.
- April 2024: City approved amendments to Village 7 Specific Plan and GDP that revised land use designations and acreages throughout plan area. The approval was supported by an Addendum to Village 7 Specific Plan EIR.
- 2025: Consistent with the DA, two minor amendments to Village 7 Specific Plan and General Development Plan were administratively approved. The amendments replaced 7.6 acres of parks with residential and changed location of proposed elementary school site from southeast corner to northeast corner of Ferrari Ranch Road/Shallus Boulevard intersection.
- July 2026: City approved amendments to Village 7 Specific Plan and GDP that revised land use designations and acreages throughout northern portion of plan area (Aitken Ranch II and Scheiber Properties). The approval was supported by an Addendum to Village 7 Specific Plan EIR.

Project Location and Description

The project site is located on approximately 12 acres in the City of Lincoln southeast of the Ferrari Ranch Road/Shallus Boulevard intersection within the Liberty at Lincoln Phase 1 in the Village 7 Specific Plan on Assessor's Parcel Number 327-380-002-000 (see Attachments 1 through 3). The project site is bounded by undeveloped land to the north and south; the Farmhouse HOA clubhouse to the east; and existing homesteads within Placer County to the west. The project site is currently vacant with no existing structures on site.

Land Use Designations and Zoning

The project site is zoned as Village Medium Density Residential (VMDR). The VMDR land use designation is intended for single-family detached housing, as well as alternative detached and attached housing types, with a density range of 6.0 to 12.9 dwelling units per acre (du/ac).

The project is subject to the Placer County Airport Land Use Compatibility Plan (ALUCP) due to its proximity to the Lincoln Regional Airport. The project site is located within ALUCP Zone D (Attachment 4).

Project Components

The proposed Small Lot Tentative Subdivision Map would subdivide the 12-acre property creating a total of 110 residential lots, with a density of 9.7 du/acre (Attachment 5, Exhibit C). The subdivision map also includes approximately 0.5 acres of linear parkways and major paseos. The project would be developed with land uses and densities that are consistent with the adopted Specific Plan and General Development Plan.

The layout of the proposed project is shown in Attachment 4. Residential lot sizes would range from 2,650 to 7,189 square feet (SF), with average lot sizes of approximately 3,050 SF. Residential lots would range from 50 to 85 feet in width and 50 to 100 feet in depth. The 110 residential lots would be single or two-story single-family residences.

The proposed project would be a public community with a homeowner's association (HOA) that will maintain internal subdivision roads, park facilities and other infrastructure and amenities.

An abandonment of existing easements is requested as part of this application, subject to Findings of Consistency with the General Plan in accordance with Government Code 65402. These easements are to be vacated in order to eliminate potential conflicts with future easements associated with the site development. Formal removal of these easements shall take place with the recordation of the final map.

Circulation
Primary access to the project site would be provided by two points of connection from Shallus Boulevard and Anthem Drive. Shallus Boulevard is an existing roadway with single travel lanes in each direction and a 10-foot sidewalk on eastern side of the road adjacent to the project site. Anthem Drive is planned to have single travel lanes in each direction and sidewalks on both sides of the road.

A paseo is located in the northern portion of the project to allow pedestrian access from the subdivision to Ferrari Ranch Road. Circulation details are provided in Attachment 5, Exhibit C.

Site Development and Utilities
Site development would include grading to establish necessary pads and foundations, construction of retaining walls, and installation of utility lines (i.e., water, sewer, drainage, electrical, etc.). Water, sewer and drainage services will be provided by the City of Lincoln. The project's water, sewer and dry utility lines will connect into the Liberty at Lincoln Phase 1 Village 6 and 7 infrastructure located south of the project site. Preliminary utility plans are provided in Attachment 5, Exhibit C. Prior to commencement of any construction, the project applicant would be required to obtain various construction approvals including environmental permits, a grading permit, improvement plans, and building permits. The City's sewer and water systems are capable of accommodating the proposed project.

Offsite Improvements
The proposed project includes two offsite components. The proposed project would construct Anthem Drive and E Drive to obtain access to the site. These roadways were previously identified for development with the Liberty at Lincoln Phase 1 SLVTSM, but have not yet been constructed.

FINDINGS/ANALYSIS:
General Plan
The 2050 City of Lincoln General Plan serves as the guiding land use document for the City of Lincoln. The proposed Liberty at Lincoln Phase 1 Village 8 Project application is consistent with the applicable policies of the 2050 General Plan as follows:

A. The proposed project will increase the housing stock and diversity in the City by developing 110 medium-density residential units at an overall density of 9.7 units per acre (Housing Element Policy 2 and Land Use Element Policy LU-1.7).
B. The proposed project will pay fees to provide parks and recreation opportunities for the enjoyment and well-being of local residents (Policies LU-1.11, LU-12.7, LU-15.17 and LU-15.18).
C. Future residents would have the option of walking and bicycling to Liberty Parkway which connects to the Village 7 trail system. Therefore, the proposed project is consistent with General Plan policies LU-1.6, LU-9.4, Goal T-5 and related policies that address bicycle and trail circulation (Transportation Element Policies T-5.6, T-5.7, T-5.9, and Open Space Element Policy OSC-7.20).

D. The proposed project will incorporate appropriate design measures and mitigation measures provided in the EIR to minimize drainage concentrations and impervious coverage (Policy PFS-4.2).

As noted above, the abandonment of the existing easements is needed per Findings of Consistency with the General Plan. Though codified, no specific policy regulates the abandonment of easement; however, this necessary administrative action eliminates potential conflict with easements associated with - and in support of - the future site development, in accordance with the Village 7 GDP and, therefore, with the General Plan.

Village 7 Specific Plan

The Village 7 Specific Plan is intended to direct the location and nature of development within the Specific Plan area, including the Liberty at Lincoln Phase 1 Village 8 Project site. The proposed project is consistent with the Village 7 Specific Plan as follows:

A. The proposed project would develop residential uses in the VMDR zone, consistent with Chapter 4, Land Use Plan.
B. The proposed project would provide improved parkland or pay fees toward development of parks consistent with Chapter 6, Public Services Plan.
C. The proposed project would construct and connect to water, sewer and dry utilities systems and provide drainage facilities as required by Chapter 7, Utilities Plan.

Parks and Open Space

New development within Lincoln is required to provide both preserved open space and traditional parks. The Village 7 Specific Plan includes a total of 272 acres of open space and parks. In reviewing the appropriate amount of parkland within a development project located in Village 7, the City considers the amount of parkland anticipated in the Village 7 Specific Plan, the General Plan park standards, and the unique characteristics of the individual project.

The City of Lincoln General Plan establishes a standard of 3 acres of Neighborhood Park, 3 acres of open space and 3 acres of citywide parks per 1,000 residents within any project that is approved subject to a Development Agreement, which is required for this project.

The Village 7 Specific Plan establishes the household population (number of persons expected per household) for various residential densities. The assumed household population of medium density residential development is 2.8 persons per household. Given the project proposes to construct a maximum of 110 homes, it is assumed that the proposed project will have approximately 308 residents at build out. Therefore, the proposed project would be required to provide for acres 0.92 of open space, 0.92 acres of community park and 0.92 acres of neighborhood park.

The existing Development Agreement between the City of Lincoln and Lincoln Land Holdings, LLC establishes the agreed upon park provisions for 516 acres of the Village 7 Specific Plan (Lewis Property). The proposed project falls within the scope of the Development Agreement. In total, 18.8 acres of neighborhood parks and 18.8 acres of community parks are required to be dedicated as part of the Lewis Property development. This parkland dedication requirement of the project may be satisfied through the dedication of improved parkland, the payment of park-in-lieu fees, or any combination thereof.

Placer County Transportation Planning Agency

The proposed project was reviewed by City staff for compliance with the Lincoln Regional

Airport Land Use Compatibility Plan (ALUCP). As previously mentioned, the proposed project is located within ALUCP Zone D. Single-family and multi-family residential development is a compatible use within Zone D.

Departmental Review and Conditions of Approval

The project has been reviewed by various affected city departments, including the Engineering Department and Fire Department. Based on this review, conditions of approval (COA) are being recommended for the project including requirements for submittal of required studies and plans, including technical memoranda for sewer, water and drainage facilities, storm water quality maintenance and operation plan, erosion control program, a storm water pollution prevention plan (SWPPP), landscaping plan, street lighting plan, and utility line sizing study. Requirements are provided for the design and timing of infrastructure improvements. The conditions of approval also include the requirement of compliance to the applicable mitigation measures from the adopted Mitigation Monitoring Program for the certified EIR. COAs are included as exhibits in the resolutions provided.

ENVIRONMENTAL REVIEW:

In accordance with Government Code Section 65457(a) and the CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan), any residential project meeting the development density or undertaken pursuant to and in conformity with a specific plan (e.g., Village 7 Specific Plan) adopted pursuant to Title 17, Division 1, Chapter 3, Article 8 of the Government Code is exempt from further environmental review. In addition, CEQA Guidelines Section 15168(c)(2) states that if a project falls within the scope of the project described in a Program EIR, and no subsequent environmental review would be required under CEQA Guidelines Section 15162, then no new environmental document is required.

The proposed Liberty at Lincoln Phase 1 Village 8 project is in conformance with the certified Final EIR for the Village 7 Specific Plan (SCH #2005062001) in respect to residential development (e.g., density, development standards, etc.). Therefore, no further environmental review is required. Original applicable mitigation measures from the certified EIR shall be applied.

ATTACHMENTS:

Attachment 1 Project Location.pdf

Attachment 2 Village 7 Land Use Plan.pdf

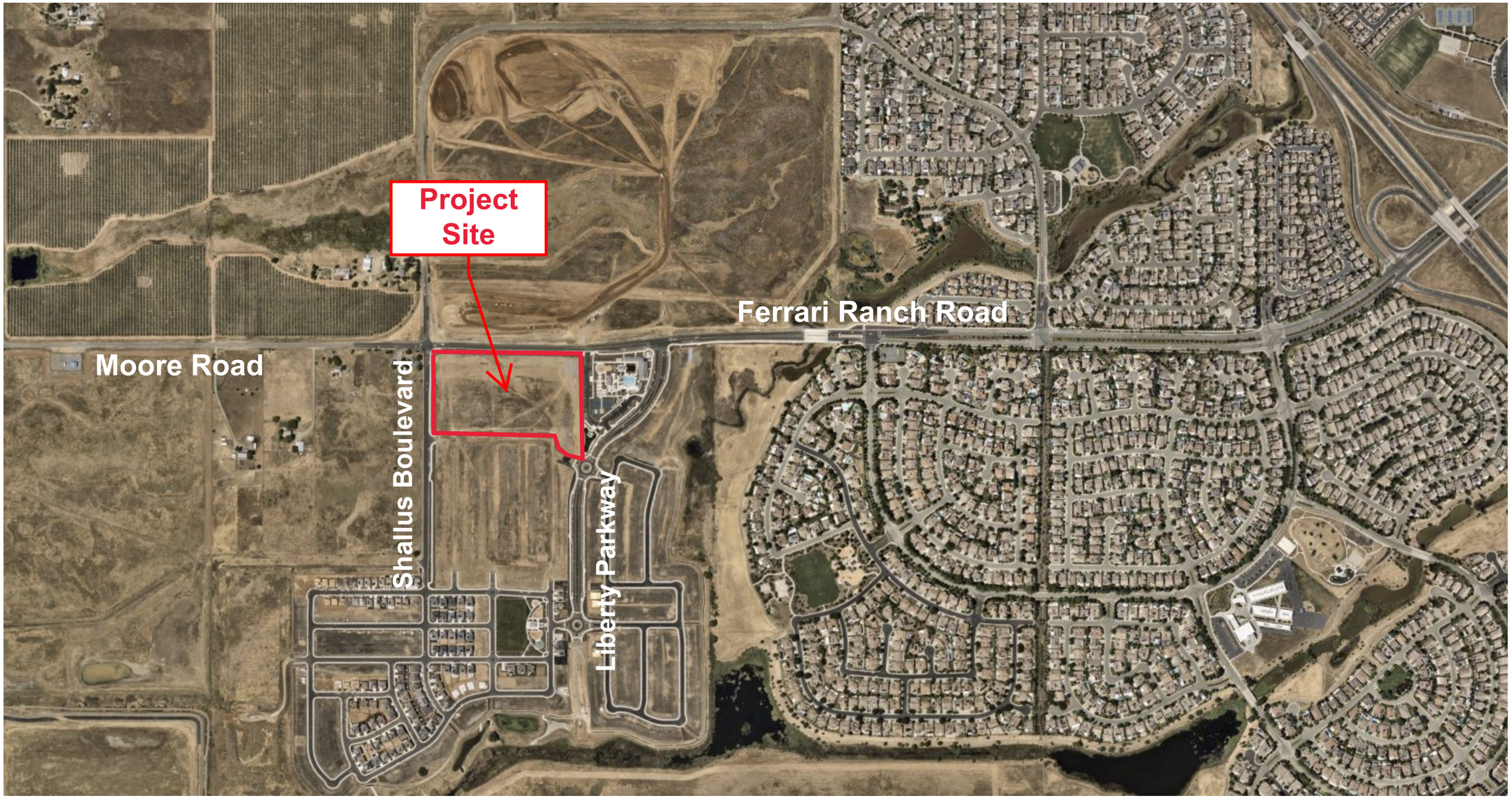
Attachment 3 Airport Land Use Compatibility Map.pdf

Attachment 4 Project Layout.pdf

Attachment 5 Liberty Ph 1 Village 8 SLVTSM PC Resolution.pdf

Attachment 5 SLVTSM Resolution Exhibits.pdf

Attachment 1: Project Location



Attachment 2: Village 7 Land Use Plan

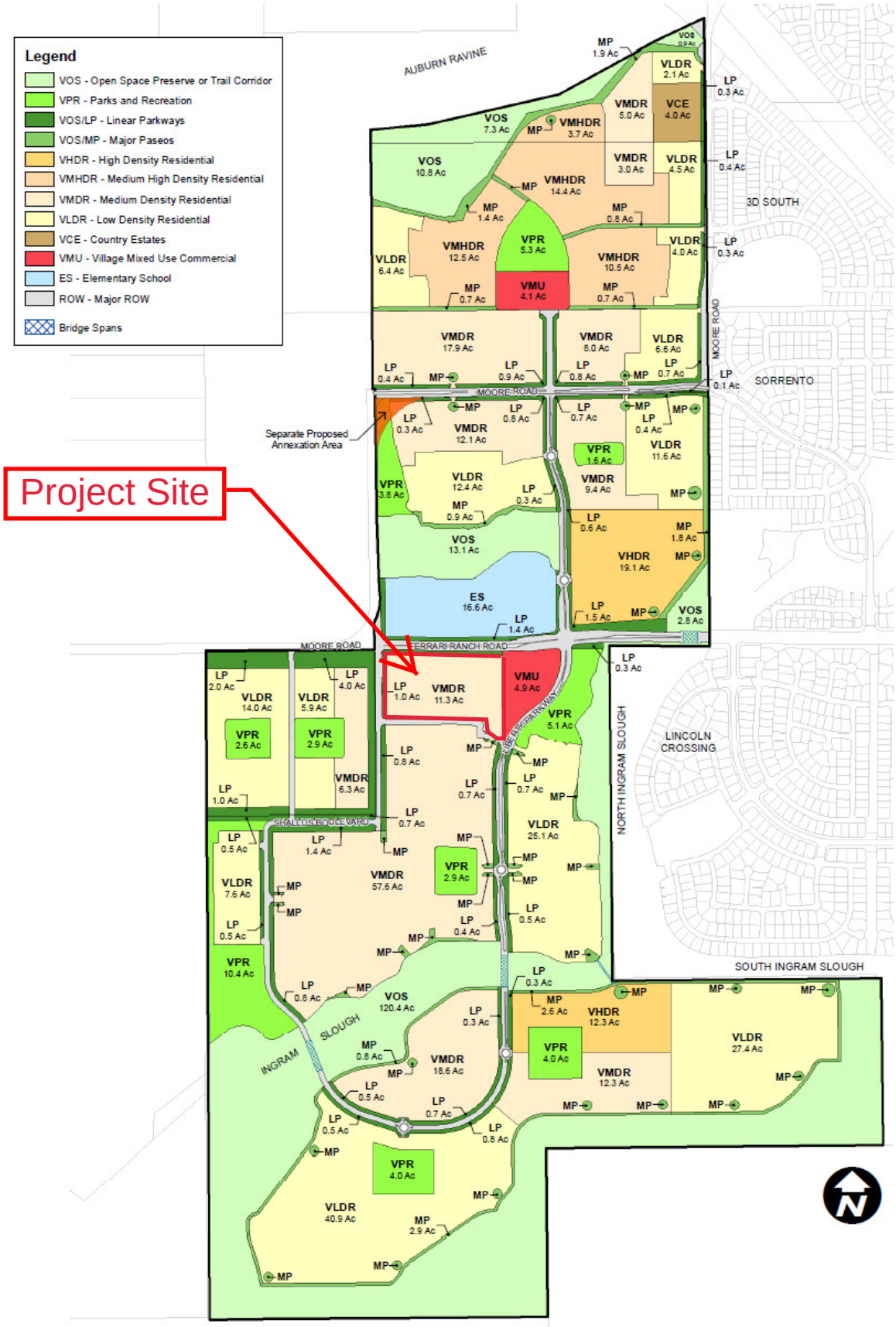
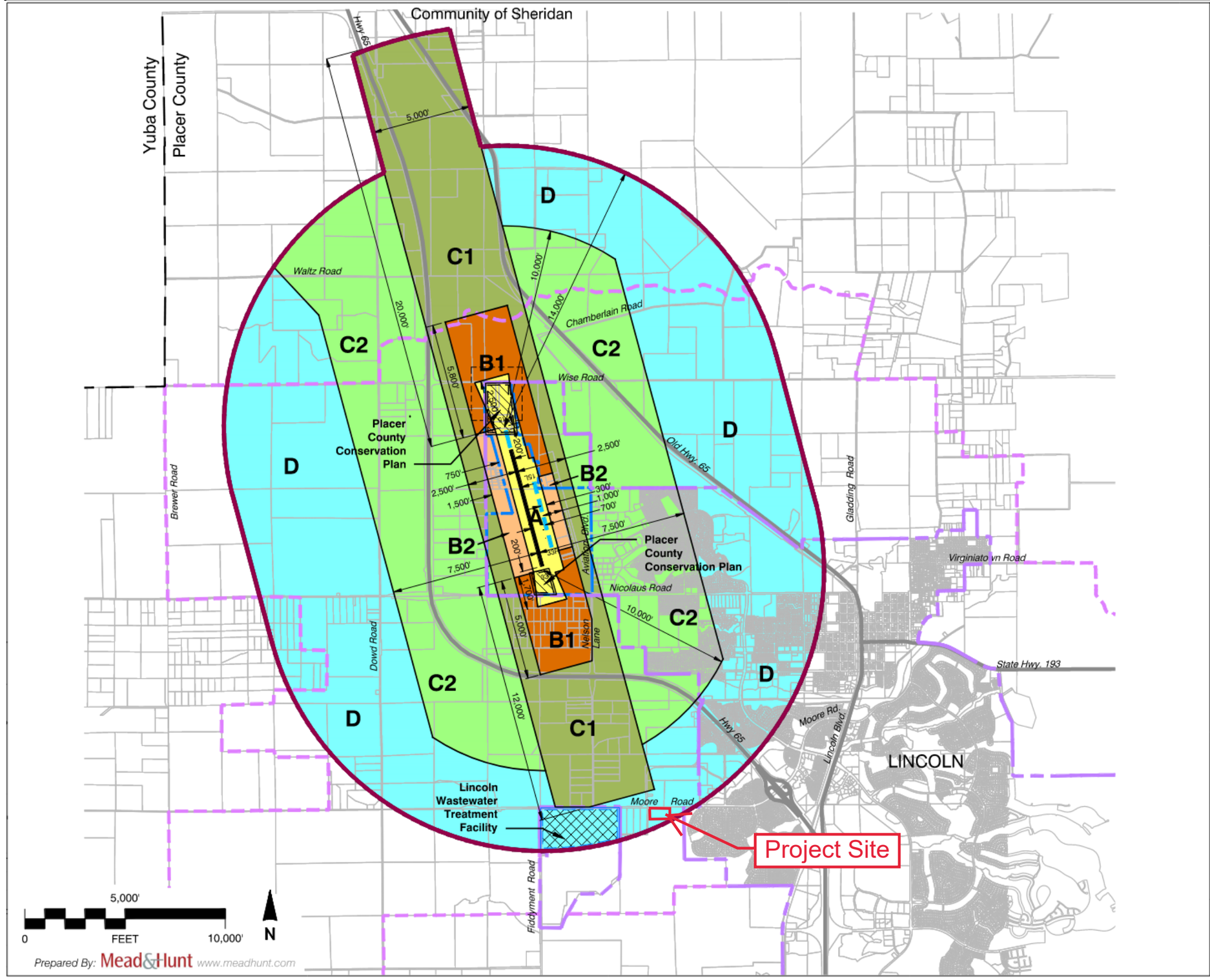


Figure 4-1: Land Use Plan

Attachment 3: Airport Land Use Compatibility Plan Map



Legend

Boundary Lines

- Placer County Limits
- Lincoln City Limits
- Lincoln Sphere of Influence
- Existing Airport Property Line
- Future Airport Property Line
- Future Avigation Easement
- Existing Runway 15-33 (6,000 ft.)
- Future Runway 15R-33L (7,000 ft.)
- Future Runway 15L-33R (3,350 ft.)

Compatibility Zones[1]

- Airport Influence Area
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D

See Special Conditions Policy Section 6.3

- Placer County Conservation Plan
- Lincoln Wastewater Treatment Facility

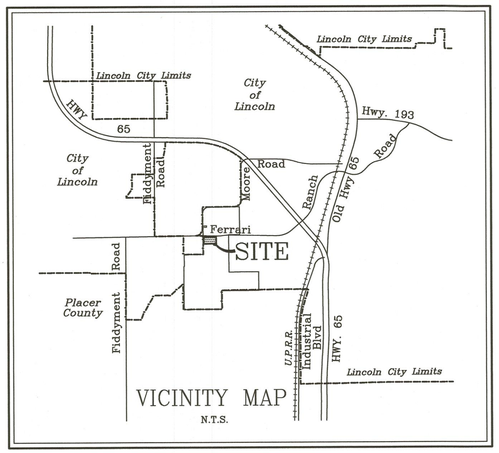
Notes:

1. This ALUCP utilizes composite compatibility zones addressing four compatibility concerns: noise, safety, overflight and airspace protection.
2. Longitudinal dimensions measure from end of primary surface, 200' from ends of runway.

Lincoln Regional Airport
Land Use Compatibility Plan
(Adopted September 22, 2021)

Map LIN-6A
Compatibility Policy Map
Lincoln Regional Airport

Attachment 4: Project Layout



DEVIATIONS FROM STANDARDS

1 OFFSET ELBOW BULB (SEE DETAIL)

Land Use Summary

Village/ Lot #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
8	VMDR	Village Medium Density Residential / 50' x 50' (1)	11.3	7.7	110	9.7
A & D	VOS/LP	Village Open Space (Linear Parkway) (Public Dedication)	0.4	0.4	-	-
B & C	VOS/MP	Village Open Space (Major Paseos) (Public Dedication)	-	0.1	-	-
ROW	Major ROW	Banner Drive /Anthem Drive (Public Dedication)	0.4	0.4	-	-
ROW	VMDR	Residential Streets (Public Dedication)	-	3.5	-	-
Total			**12.1**	**12.1**	**110**	-

(1) Note - Minimum lot widths and depths are nominal sizes to be used on typical rectangular lots. Variation(s) from minimum lot widths and depths are permitted for non-typically shaped lots providing that a standard building envelope, based on the nominal lot size and required setbacks, fits on the lot.

LICENSED LAND SURVEYOR
PEDRO JARQUIN
12/31/27
No. 8268
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

The boundary shown hereon is based on the legal description as described in the preliminary title report issued by Fidelity National Title Company, Order No. FSSE-0102501012, Dated: December 8, 2025. 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" (if applicable).

Pedro Jarquin — PEDRO JARQUIN

2/26/26 — DATE

TENTATIVE MAP NOTES

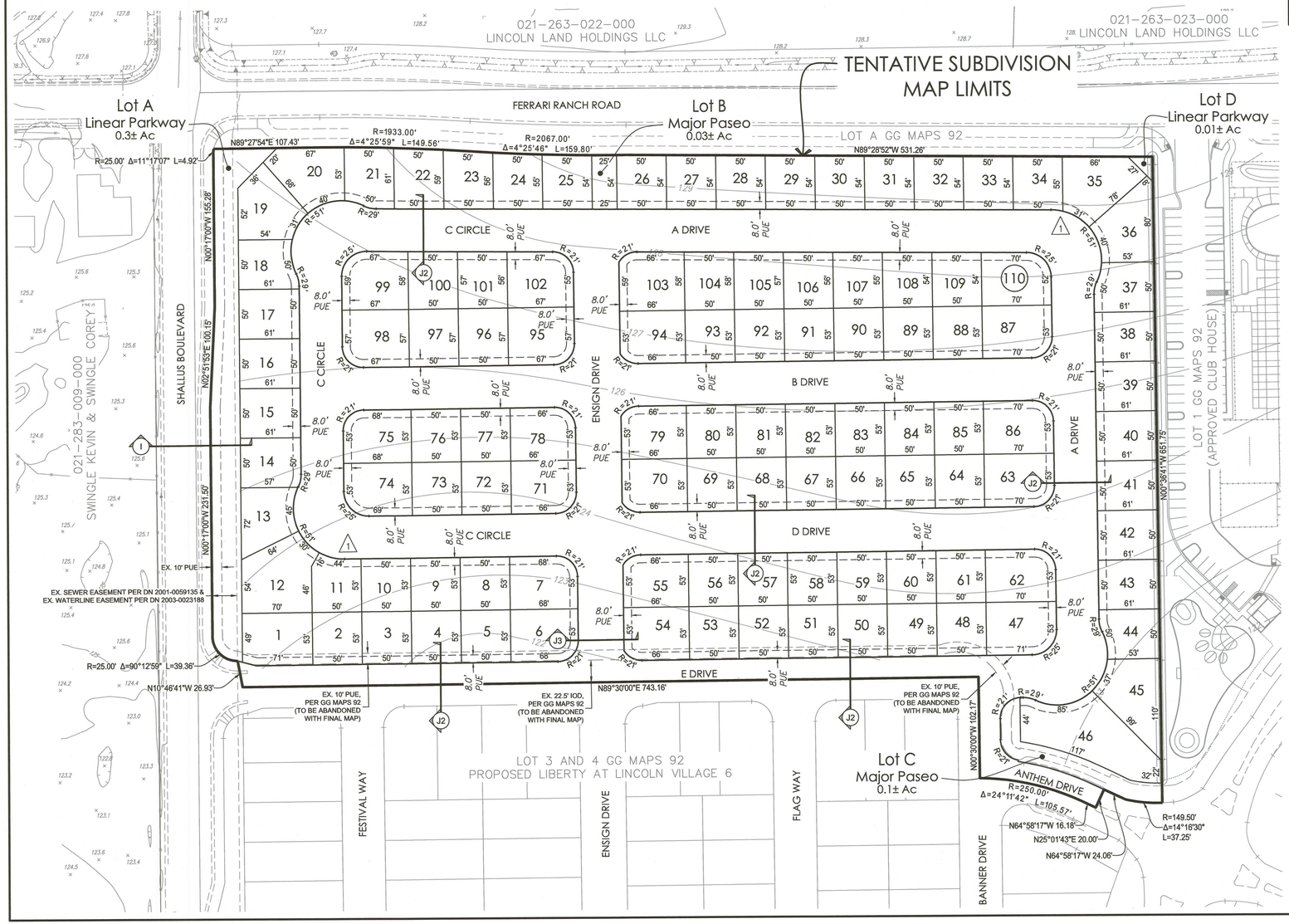
1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the City of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the City of Lincoln.
4. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
5. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
6. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
7. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
8. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
9. A minimum 8' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map.
10. Topographic information shown hereon is from Geo Maps, October 2021, and is based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JS0897.
11. This application is for a development permit.
12. The following easements are proposed to be abandoned with the final map:
    a. 22.5' IOD. per GG MAPS 92
    b. 10' PUE per GG MAPS 92
13. The following easements described in the PTR are offsite and not shown hereon:
    a. Roadway and public utility easement per DN 20010059134
    b. Conservation easement per DN 20250016596

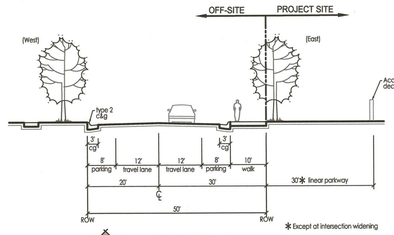
TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:	Lot 2 of GG maps 92, Placer County, California
APPLICANT:	Lewis Planned Communities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	327-380-002
SITE AREA:	12.1 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Medium Density Residential
ZONING / LAND USE:	VMDR
LOT SUMMARY:	114 TOTAL LOTS 110: Single-family Residential lots Largest Lot = 7189±SF Smallest Lot = 2,650±SF Average Lot = 3,050±SF 2: Major Paseo 2: Lots Linear Parkway Lot
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice/Data Communications:	AT&T, Comcast, Wave Broadband

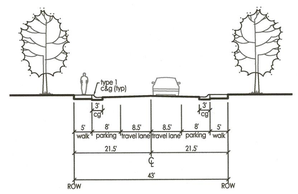
BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

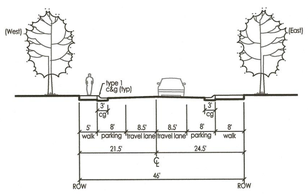




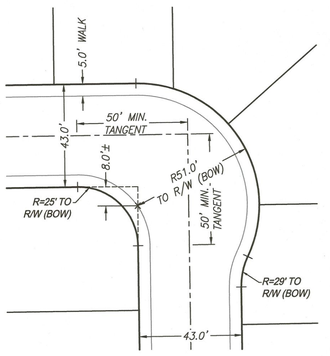
I 50' RIGHT-OF-WAY
SHALLUS BOULEVARD
n.t.s.



J2 43' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking and Attached Walks Both Sides)
n.t.s.



J3 46' RIGHT-OF-WAY
RESIDENTIAL STREET
(8' Walk On One-Side)
n.t.s.



STANDARDS DEVIATION FOR OFFSET ELBOW
n.t.s.



VESTING TENTATIVE SUBDIVISION MAP

LIBERTY AT LINCOLN - VILLAGE 8

Lincoln, CA

February 26, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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2-26-2026

PLANNING COMMISSION
RESOLUTION NO. 2026-XX – DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING APPROVAL TO THE LINCOLN CITY COUNCIL OF THE SMALL LOT VESTING TENTATIVE SUBDIVISION MAP FOR THE LIBERTY AT LINCOLN PHASE 1 VILLAGE 8 PROJECT (ASSESSOR'S PARCEL NUMBER 327-380-002-000) (APPLICANT: LEWIS PLANNED COMMUNITIES / PROPERTY OWNER: LINCOLN LAND HOLDINGS, LLC)

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, and notices describing the proposed Small Lot Vesting Tentative Subdivision Map for the Liberty at Lincoln Phase 1 Village 8 Project (Project) were sent to neighboring property owners pursuant to the Lincoln Municipal Code Section 17.16.150 and notice of the hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission's public hearing; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA) and the Environmental Guidelines of the City of Lincoln, notice is hereby given that the City of Lincoln located at 600 Sixth Street, Lincoln, California has determined that the project is exempt under CEQA Section 15182 (Projects Pursuant to a Specific Plan) for which an Environmental Impact Report (EIR) has been certified. The proposed project qualifies for this exemption as it is consistent with the certified Village 7 Specific Plan EIR (State Clearinghouse No. 2005062001) and applicable mitigation measures of the Mitigation Monitoring Reporting Plan. Therefore, no further environmental analysis is required; and

WHEREAS, the Planning Commission of the City of Lincoln, on August 19, 2026, did hold a duly noticed public hearing and, following discussion and public testimony, voted to recommend the City Council approve the Small Lot Vesting Tentative Subdivision Map for the Project (provided in Exhibit C).

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

Section 1. This Resolution incorporates, and by this reference makes a part hereof, that certain Liberty at Lincoln Phase 1 Village 8 Small Lot Vesting Tentative Subdivision Map, substantially in the form on file with the Community Development Director, relative to the proposed development on certain real property consisting of 12.1 acres located in Village 7 (APN 327-380-002-000), and which is part of the Village 7 Specific Plan area and within the incorporated area of the City of Lincoln.

Section 2. Small Lot Tentative Subdivision Map Findings. Pursuant to Section 66474 of the Subdivision Map Act, the Planning Commission hereby finds and determines as follows:

A. The Small Lot Tentative Subdivision Map for the Project is consistent with the Lincoln General Plan and the Village 7 Specific Plan because the Small Lot Vesting Tentative Subdivision Map provides for the subdivision of the plan area in preparation of development in accordance with the

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General Plan land use designations. Consistent with the General Plan Land Use Element and the Village 7 Specific Plan, the specific lot are identified for Village Medium Density Residential (VMDR) development that will help meet the City's housing needs for projected future growth. This planned development will be supported by adequate public services and utilities.

B. The design or improvement of the proposed subdivision of the Project is consistent with the Lincoln General Plan and Village 7 Specific Plan because adequate infrastructure and services will be extended to the property and available to serve the demand for services generated by the residential development, including water, sanitary sewer, storm drain facilities, dry utilities and roadways. The Developer will work with the Police Department to ensure adequate security measures are incorporated into the Project. The Developer will install fire protection measures and emergency access in accordance with the City's standards.

C. The site is physically suitable for the types of development proposed for the Project because the proposed lot configuration is designed to avoid sensitive vegetation and wildlife resources. An erosion control plan, a complete drainage system plan, and a water quality control plan shall be prepared and incorporate National Pollutant Discharge Elimination System ("NPDES") requirements to protect water quality. The proposed subdivision will include adequately sized and properly aligned culverts at all drainage crossings in accordance with City standards to prevent blockage of high flows and associated erosion. Each phase of project construction will address 100-year and 200-year flood conditions as appropriate. With respect to sensitive vegetation and wildlife resources, extensive open space and habitat areas are included in the Project and will be preserved and maintained to avoid or mitigate impacts to such resources.

D. The site is physically suitable for the proposed density of development as discussed in Finding c. above.

E. Pursuant to the requirements of the Central Valley Flood Protection Act of 2008, the Planning Commission finds that the property is located within a watershed with a contributing area of 10 or fewer square miles, as determined by the City.

F. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat because potential Project impacts related to the environment will be mitigated to less-than-significant levels, where feasible, in addition to other specific measures set forth above in Finding c.

G. The design of the subdivision 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 development.

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H. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Adequate open space is located immediately adjacent to the residential development and will be accessible to the public.

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

Section 3. The Small Lot Vesting Tentative Subdivision Map for the Liberty at Lincoln Phase 1 Village 8 Project is subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference. These conditions support the findings made by this Planning Commission set forth herein.

Section 4. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the Planning Commission hereby recommends approval of the Small Lot Vesting Tentative Subdivision Map for the Liberty at Lincoln Phase 1 Village 8 Project, attached hereto as Exhibit C, substantially in the form on file with the Community Development Department.

PASSED AND ADOPTED this 19th day of August, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

Exhibits:
A. Small Lot Vesting Tentative Subdivision Map Draft Conditions of Approval
B. Village 7 Mitigation Monitoring Plan
C. Liberty at Lincoln Phase 1 Village 8 Small Lot Vesting Tentative Subdivision Map (Sheets 1 through 3), dated February 26, 2026

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The **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map, located within the Village 7 Specific Plan in the City of Lincoln, Assessor's Parcel Number 327-380-002-000 is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standards Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map

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Condition	Timing	Responsible Party	Status
GENERAL CONDITIONS			
1. All development within the **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision is subject to compliance with Mitigation Measures contained within Village 7 Specific Plan EIR and Final Supplemental EIR (State Clearinghouse No. 2005062001)	General Condition	Community Development	
2. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	
3. The Applicant shall pay the City's actual costs of providing entitlement processing Plan review, Final Map review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	
4. **The Applicant shall comply with these conditions, in addition to the previously approved Mitigation Measures for the Village 7 Specific Plan EIR and subsequent amendments and all developer obligations given under the approved **Development Agreement by and between the City of Lincoln and Lincoln Land Holdings, LLC** (Recorded as Doc#2013-0099597-00).	General Condition	Community Development	

Condition	Timing	Responsible Party	Status
5. *All improvements required for the **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards consistent with the project Development Agreement as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans/Final Map	Development Engineering and City Engineer	
6. ** Prior to City Council approval of any **Liberty at Lincoln (Village 8**) Final Map, the applicant shall design and dedicate offsite infrastructure required for all backbone roadways including Horizon Drive, and required for the installation of all offsite infrastructure associated on a large lot map to the satisfaction of the City Engineer.	Prior to the approval of 1st Final Map	City Engineer	
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 as per Section 2.9.1 *Public Facilities Element Fee Program* of the approved Development Agreement.	General Condition	Support Services	
8. *The **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map approval is valid for the terms of the existing Development Agreement (Recorded as Doc#2013-0099597-00). All vesting of Entitlements made by amendments shall be vested for the then remaining duration of the initial term and extension term of the agreement, or the period of time allowed by applicable statute, whichever is longer (Section 1.9.3 of the approved DA).	General Condition	City of Lincoln	
9. **Prior to City Council approval of the Village 8 Final Map, the installation of all offsite improvements needed to serve Village 8 shall be constructed to the satisfaction of the City Engineer.	General Condition	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
DEVELOPMENT STUDIES/MITIGATION			
10. **Applicant shall prepare and submit stamped technical memorandum to address any changes to the previously approved Liberty at Lincoln sewer, water and drainage technical memoranda, to be consistent with the approved Village 7 Plan Area Masterplan Studies and/or addendums approved thereafter to the satisfaction of the City Engineer.	Prior to Improvement Plan approval	Development Engineering	
STORM WATER QUALITY/GRADING/DRAINAGE			
11. ** The applicant shall update the preliminary drainage report to demonstrate that all lots meet the Overland Release criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
12. **Applicant shall comply with the State-mandated City of Lincoln Supplement Trash Control Design Standards to complement the existing West Placer Stormwater Design Manual (Resolution 2021-134).	Prior to Improvement Plan approval	Development Engineering	
13. No disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes in accordance to the project Construction General permit and per the approved Stormwater Water Pollution Prevention Plans.	Prior to approval of Site Improvement Plans or Grading Permit, whichever occurs first.	City Engineer	

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Condition	Timing	Responsible Party	Status
14. Design and construct energy dissipaters where drainage outlets discharge on erodible soil or into natural drainage ways. Temporary dissipaters may be used for temporary storm runoff outlets during construction phases. Permanent dissipaters shall be included for permanent outlets, unless the Erosion Control Plan indicates that conditions render it unnecessary (subject to the approval of the City Engineer).	Prior to approval of Improvement Plans and/or Final Map	Development Engineering and City Engineer	
15. *The Applicant shall submit a SWPPP and post construction Erosion Control Plan for each phase of construction for City approval. The Plan shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in storm water runoff released to off-site receiving waters. Specific techniques shall comply with adopted City standards.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
16. *A Stormwater Quality Plan must be reviewed and approved to the satisfaction of the City Engineer. Applicant shall provide maintenance of the storm water quality features (including but not limited to soil amended areas or stormwater quality features or bio retention ponds) and a warranty securing for a two (2) year period after the notice of completion. The maintenance shall include but not be limited to the discharge piping and appurtenances to the public storm drain system, protective metal fencing (if required), planting of the biomaterials, and grading.	Prior to bonding or acceptance of Improvements	Development Engineering and City Engineer	
17. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
18. *The Applicant shall prepare a Water Quality Maintenance and Operation Plan for storm water quality features. The Water Quality Maintenance and Operation Plan shall conform to the requirements of the factsheet SDM-2 of the West Placer Stormwater Quality Design Manual. The Water Quality Maintenance and Operation Plan shall be subject to approval by the Public Services Department prior to the City's acceptance of the storm water quality features, following the two (2) year maintenance period.	Prior to Improvement Plan Approval	Development Engineering, City Engineer, and Public Services	
19. Subject to permits issued by the Placer County Environmental Health Department, locate and properly abandon all septic systems and wells. Prior to abandoning any existing agricultural wells, the Applicant shall use water from the agricultural wells for grading and construction of the project or its phases.	Prior to Acceptance of Improvements or as determined on Improvement Plans	City Engineer	
20. ** The Applicant, if constructing subdivision improvements prior to map recordation, shall submit a performance & payment bonding required under an encroachment permit.	Prior to the recordation of the final map	City Engineer	
21. The Applicant shall provide a grading and erosion control security deposit and encroachment permit security in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading & Encroachment 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	

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Condition	Timing	Responsible Party	Status
UTILITIES			
23. The Preliminary Utility Plan exhibits in the Tentative Map set showing pipe sizing and alignment for utilities are not approved for final design. The utility exhibits shall be updated by technical studies/reports and the Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
24. If determined necessary by the City Engineer, the Applicant shall design and construct water sampling stations at locations approved by the City Engineer to allow for sampling of the water supply system, pursuant to the State of California and the City of Lincoln Improvement Std Detail W-10, if significant changes are to be proposed from the approved Tentative Map.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Public Works	
25. *The Applicant shall pay for the cost of the City's consultant to perform water modeling to include this Project water system into the City's water model.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
26. *Water tie-in to public water system shall not be allowed unless approved by the City Engineer in writing.	Prior to the recordation of the final map	Development Engineering and City Engineer	
27. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
28. 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			
29. 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 approved hydraulic modelling (Fire Flow Results) prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans & Final Map	Development Engineering and City Engineer	
30. The final placement of fire hydrants and fire services shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans & Final Map	Development Engineering, City Engineer and Fire Department	
PARKS AND TRAILS			
31. The Applicant shall prepare Improvement Plans and construct the dedicated landscape corridors, trails and other open space facilities, consistent with the approved Liberty at Lincoln (Village 8) Small Lot Vesting Tentative Subdivision Map, Village 7 Specific Plan and Village 7 General Development Plan. Trail plans shall be approved with the Public Improvement Plans. Landscape plans may be submitted with the Improvement Plans and reviewed separately from but concurrently with Improvement Plans. The following specifications shall be applied to trails in the project: • Trails must be located as shown on the approved Tentative Map. • Provide a striped pedestrian crossing for the trail system when it crosses a public right-of-way. • Applicant shall install all required signage for trails.	Prior to approval of Improvement Plans and Final Map	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
32. * The Applicant shall dedicate all open space, linear parkway, landscape corridors, trails as noted on the **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map.	Prior to/ concurrently with approval of the first final map	Development Engineering and City Engineer	
LANDSCAPING			
33. *As specified in the Village 7 Specific Plan and GDP, the **Liberty at Lincoln (Village 8)** Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect. The Plans shall be to the satisfaction of the Community Development Department, City Engineer and the Public Services Director. The Plans shall be consistent with the General Development Plan and should blend the project into its natural environment and reflect a design which is sensitive to water use, fire hazards, wildlife and view sheds. The Plans shall include but not be limited to: planting plans, species lists suited to Lincoln's climate and soil conditions, Irrigation Plans and water usage calculations consistent with AB 1881 regarding water conservation, backflow devices for potable water uses, stabilization measures for cut and fill slopes and soil preparation methods.	Prior to approval of Improvement Plans and Final Map	Community Development, City Engineer, and Public Services	
34. The Applicant shall be required to use the previously approved Master Tree List Planting Plan for the residential development setting front yard trees in accordance with the adopted General Development Plan for Village 7 Plan Area. The residential Landscape Plans shall be subject to review and approval of the Community Development Department	Prior to Final Map Approval	Community Development and City Engineer	
35. Any structure as part of the Civil and Landscape Improvement Plans shall be submitted with Civil Improvement Plans for review.	Prior to approval of Improvement Plans	Community Development and City Engineer	

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Condition	Timing	Responsible Party	Status
36. The Applicant shall review options with Community Development staff to minimize visual impacts and monotony in the design of any sound walls. Sound walls should be constructed of masonry and utilize graffiti resistant materials. Wall design and materials shall be subject City's approval and consistent with existing sound walls within Phase 1 of Village 7 Specific Plan Area.	Prior to Improvement Plans and Final Map	Community Development	
LIGHTING/DESIGN			
37. a) A Street Lighting Plan shall be submitted to the City with Improvement Plans prior to construction of each project phase. All public street lights shall be LED and unmetered to the satisfaction of the City Engineer. Street light poles where located in public right-of-way and maintained by City, shall be concrete and/or to the satisfaction of the City Engineer. b) The street lighting foundation design shall be included with the Street Lighting Plan.	Prior to approval of Improvement Plans and Final Map	Development Engineering and City Engineer	

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

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Condition	Timing	Responsible Party	Status
39. 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	
40. A note shall be added to the Improvement Plans: "Construction of 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	
41. 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	
42. 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	

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Condition	Timing	Responsible Party	Status
43. 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	
44. 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	
45. 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	
FINAL MAP			
46. *Applicant shall arrange for the abandonment of existing IOD's and any recorded PUE's as shown and noted on the approved Vesting Tentative Subdivision Map.	Concurrently with the acceptance of Final Map	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
47. Prior to the approval of each Final Map, the Applicant shall enter into a standard City Subdivision Agreement with the City identifying the public improvements, if any, to be constructed with each phase. The Applicant shall provide security, in one of the standard forms acceptable to the City Attorney and consistent with the Subdivision Map Act guaranteeing construction of the improvements. If any public improvements required by the City pursuant to this subdivision or local ordinance have not been completed and accepted in accordance with conditional approval of the tentative map, the City, as a condition precedent to the approval of the final map, shall require the subdivider to enter into a mutually agreeable terms to complete the improvements in a manner authorized by Government Code Sections 66462(a) and 66499.5.	Prior to Final Map approval	Community Development, City Engineer	
48. Arrangements shall be made by the Applicant during the review of Final Maps by the City for the abandonment of all existing utility and temporary construction easements or excess 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 easement documents required by the City shall be prepared by a licensed land surveyor and submitted for review by the City Surveyor, Community Development Department and City Engineer.	Prior to Final Map approval	Community Development and City Engineer	
49. The Landowner shall convey all groundwater rights to the City of Lincoln with the recordation of any Final Maps.	Prior to Final Map approval	Community Development and City Engineer	
50. **The Owner shall provide written approval from utility purveyors prior to acceptance of Improvement Plans accepting an 8ft wide public utility easements as shown in the approved **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map.	Prior to Improvement Plan & FM approval	City Engineer	

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Condition	Timing	Responsible Party	Status
51. The words "traffic control appurtenances" shall be included on the cover sheet of Final Map in the list of utilities allowed in public utility easements (PUE's) located along public roads.	Prior to Final Map approval	Development Engineering and City Engineer	
52. The Owner shall provide a funding mechanism for the annual maintenance and operation of public streets, streetlights, parks, landscaping, open space, water quality features, storm drain facilities, detention and retention facilities, and traffic signals, except for facilities maintained by a homeowners association (HOA). This funding mechanism may consist of a special tax, assessment district, or endowment, at the City's discretion. If the project is within an existing financing mechanism, such as Benefit Assessment District No. 1 or CFD 2018-1, an expenditure and revenue analysis shall be completed if the number of units or the amount of public improvements to be maintained has changed since preliminary approval. The analysis shall demonstrate that the project will cover the annual maintenance and operation costs of the public improvements. Compliance with this condition shall be subject to the satisfaction of the City Engineer. Annually, costs shall be allocated proportionately among the individual lots in accordance with the benefits received. Annual adjustments to the assessment shall be made in accordance with the Consumer Price Index, plus 3%, as determined by the City, to account for inflation and any actual increases in costs. Annexation into CFD 2018-1 may satisfy this condition.	Prior to Final Map approval	Community Development, Support Services and City Engineer	

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Condition	Timing	Responsible Party	Status
53. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Final Map approval	Community Development, Support Services and City Engineer	
54. If required, the Applicant with the assistance of the Fire Department and Community Development Department shall develop a Wildland Fire Management Program. The Plan shall provide for the maintenance of undisturbed vegetation in open space areas located on the project site on an annual basis and be submitted to the City Police/Fire Department for approval prior to the recordation of any Final Small Lot Maps.	Prior to recordation of any Final Map approval	Planning, Fire Department	
55. The Applicant shall provide to the Engineering Department copies of the Final Maps for each phase after the City Engineer's approval but prior to City Council approval: • Two digital copies of the Final Map in DWG format compatible with the City's mapping and PDF • One plot or print of the submittal	Prior to Final Map approval	City Engineer	
56. Prior to City approval of a Final Map, the Applicant shall file with the Placer County Clerk, a certificate from the Placer County Tax Collector's Office indicating that no liens against the subdivision or any part thereof exist for unpaid State, County, Municipal or local taxes or special assessments collected with taxes, except those not yet due and payable.	Prior to Final Map Approval by City Council	Development Engineering and City Engineer	

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Condition	Timing	Responsible Party	Status
57. After recordation of the Final Map, the Applicant shall provide to the City Engineer one copy of the recorded Final Map.	Immediately after recordation of Final Map	Community Development and City Engineer	
58. Dedicate rights of way and easements for public improvements, open space and parks lots shown on the Small Lot Final Map(s) and construct those improvements or enter into a public improvement/subdivision agreement with bonds, pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.	Concurrent with filing the Small Lot Final Maps with the City Council.	Development Engineering and City Engineer	
PRIOR TO CONSTRUCTION			
59. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the existing or proposed public right-of-way.	Prior to beginning construction	City Engineer	
60. Before performing construction activities within the project area and prior to each phase of development, the applicant shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.	Prior to any construction activity	City Engineer and Fire Department	
61. 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	

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Condition	Timing	Responsible Party	Status
62. 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	
63. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	
64. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.	Prior to acceptance of site improvements	Community Development	
DURING CONSTRUCTION			
65. Consistent with the recommendations of a Geotechnical 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	

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Condition	Timing	Responsible Party	Status
66. For the **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map project, 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	
67. If during the course of development, it is determined by the Community Development Director that in order to maintain the construction schedule that a contract mitigation monitoring coordinator is needed, the Applicant will fund the full cost of mitigation monitoring related to the project.	During construction	Planning	
68. The Applicant/Contractor shall be responsible for the cleaning of all public streets impacted by **Liberty at Lincoln (Village 8)** Small Lot Vesting Tentative Subdivision Map project construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	
69. 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	
70. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	

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Condition	Timing	Responsible Party	Status
71. The Applicant may place a temporary sales and/or construction building (trailer) 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			
72. The Applicant shall be responsible for repairing street damage caused by construction equipment associated with the **Liberty at Lincoln (Village 8)** project to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
73. 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, and street monuments in accordance with the City Design Criteria and Procedures manual.	Prior to Acceptance of Improvements	City Engineer	
74. The project shall be required to underground all existing overhead public utilities within the project limits, if 21Kv or less, as per Municipal Code requirements.	Prior to Acceptance of Improvements	City Engineer	
75. The Applicant shall provide the City with a hard copy of the "As-Built Plans" including in AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
76. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at their 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
77. When improvements to public landscape corridors, median islands, and trails are completed to the satisfaction of the City Engineer and Public Services Department, the improved property shall be conveyed by a grant deed to the City, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work. City shall accept the IOD in place upon completion of the work.	Prior to the Acceptance of Improvements	City Engineer and Public Services	
78. 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 re-testing of the subject system.	Prior to Notice of Completion	City Engineer	
PRIOR TO BUILDING PERMIT			
79. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit.	Issuance of Each Building Permit	Community Development	
80. 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	
81. 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	

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Condition	Timing	Responsible Party	Status
82. 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	
83. The project shall be subject to the payment of Western Placer Unified School District school fees.	Prior to issuance of Building Permits	Building	
84. The Applicant shall pay all applicable fees at time of issuance of the Building Permit subject to the terms of the approved Developer Agreement.	Prior to issuance of Building Permits	Building	
85. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
86. The Applicant shall comply with the approved General Plan and Village 7 Development Agreement regarding Park Dedication and Fees, if applicable.	Prior to approval of the First Final Map	Building	

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

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VILLAGE 7 SPECIFIC PLAN

Updated Mitigation Monitoring Plan

Introduction

This document provides the updated Mitigation Monitoring Program (MMP) for the Village 7 Specific Plan Project EIR, pursuant to Section 21080.6 of the California Public Resources Code, which requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." A MMP is required for the Proposed Project because the EIR has identified significant adverse impacts, and mitigation measures have been identified to mitigate those impacts.

The purpose of a MMP is to:

- ensure that mitigation measures are implemented;
- provide feedback to agency staff and decision makers about the effectiveness of the mitigation measures;
- provide learning opportunities for improving mitigation measures on future projects; and
- identify the need for enforcement action before irreversible environmental damage occurs.

The Proposed Project would be subject to all applicable mitigation measures identified in the EIR, including mitigation measures identified in the Initial Study (Appendix A in the Draft EIR), as well as mitigation measures identified in addendums to the EIR.

Table 1 presents the mitigation measures for the Lewis Property portion of the Proposed Project. Mitigation measures for the Village 7 Programmatic Portion are listed in **Table 2**.

The numbering of the individual mitigation measures follows the numbering sequence as found in the EIR and addendums to the EIR. Adoption of the MMP shall occur prior to, or concurrently with, adoption of the Proposed Project for which the program has been developed.

Contents of the MMP

The Components of the updated MMP are addressed briefly below. The MMP as updated in the Lincoln Village 7B Project Addendum includes changes to the previous MMP as published in the Final EIR and as amended in 2024. New text as a result of the Village 7B Addendum is indicated in <u>double underline</u> and text to be deleted is reflected by a ~~strike through~~.

Impact and Mitigation Measures: The impacts are summarized from the Draft EIR, Initial Study (IS) checklist (Appendix A in the Draft EIR), Final EIR, the 2024 Lincoln Village 7 Addendum, and the Village 7B Project Addendum The mitigation measures are taken verbatim from the EIR, IS, previous addendums to the EIR, and the Village 7B Addendum.

Monitoring and Enforcement Action: For every mitigation measure, one or more actions are described. These are the heart of the MMP, as they delineate the means for implementing EIR measures and, in many cases, the criteria for determining whether a measure has been implemented.

Implementation: This column identifies the entity that will undertake the required action. The contractor is named for actions occurring during grading or construction. On-site inspections will be done by City staff.

TABLE 1
VILLAGE 7 SPECIFIC PLAN PROJECT – LEWIS PROPERTY MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.1 Land Use and Agricultural Resources				
4.1-1 The Proposed Project could result in internal land use incompatibilities.	**4.1-1(A)**			
	a) The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas near the open space areas and in the Orchard Creek Wetlands Preserve that borders the Lewis Property on the south and at other wetland/wildlife areas within the open space areas at the Lewis Property.	Applicant	O	DSD
	b) The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404 permits, incidental take permits and Streambed Alteration Agreements.	Applicant	G	DSD Corps. CDFG
	c) Notify homebuyers of the presence of sensitive wetland/wildlife areas within the open space areas.	Applicant	O	DSD
4.1-2 The Proposed Project could result in land use incompatibilities with adjacent land uses.	**4.1-2(A)**			
	b) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.	Applicant	O	DSD
	c) Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land Use Compatibility Plan and California Business and Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.	Applicant	I	DSD

Monitoring Responsibility
DSD = City of Lincoln Development Services Department
PSD = City of Lincoln Public Services Department
PCAPCD = Placer County Air Pollution Control District
CDFW = California Department of Fish and Wildlife
PCEHS = Placer County Environmental Health Services
Corps = U.S. Army Corps of Engineers

Timing of Action
I = Prior to Final Map Approval
G = Prior to Improvement Plan/Grading Permit
C = During Construction/Grading
O = Prior to Occupancy
B = Prior to Building Permit

TABLE 1
VILLAGE 7 SPECIFIC PLAN PROJECT – LEWIS PROPERTY MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.3 Transportation and Circulation				
4.3-5 The Proposed Project would worsen to an unacceptable level or further worsen already unacceptable operations at three locations on SR 65 south of Lincoln under existing plus project conditions.	**4.3-5** *Prior to the issuance of Building Permits for the Proposed Project, the project applicants or their successors shall pay the applicable South Placer Regional Transportation Authority Fee, which will help fund the widening of SR 65 to six lanes.*	Applicant	B	DSD
4.3-6 The Proposed Project would add significant levels of traffic to Moore Road between the project site and Fiddyment Road, and to Fiddyment Road from Moore Road to the south City limits, which are not constructed to current design standards.	**4.3-6** *The project applicants or their successors shall pay a fair share of the cost to upgrade Moore Road between Fiddyment Road and the western project boundary, and Fiddyment Road from Moore Road to the south City limits, to current City of Lincoln design standards for a two-lane arterial. The City may add this road improvement to the Public Facilities Element (PFE), with PFE credits being given to the constructing party. Alternatively, the City may require the project applicants or their successors to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The timing of the fair share payment or construction shall be as specified in the development agreement(s) between City and project applicants, but the required timing will be concurrent with the development of the threshold triggering use.*	Applicant	B	DSD
4.3-13 The Proposed Project would worsen to an unacceptable level or further worsen cumulatively unacceptable operations (to a significant degree) on roadway segments within Placer County.	**4.3-13** *Prior to the issuance of Building Permits at the Proposed Project, the project applicants or their successors shall pay a fair-share of the cost to improve the five Placer County roadway segments significantly impacted by the Proposed Project, provided that either the Placer County Traffic Mitigation fee program is modified and/or a regional funding mechanism is in place to include improvements to these roadways.*	Applicant	B	DSD

Monitoring Responsibility
DSD = City of Lincoln Development Services Department
PSD = City of Lincoln Public Services Department
PCAPCD = Placer County Air Pollution Control District
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TABLE 1
VILLAGE 7 SPECIFIC PLAN PROJECT – LEWIS PROPERTY MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.3-14 The Proposed Project would worsen cumulatively unacceptable operations (to a significant degree) on State Route 193 and State Route 65 through Placer County, Rocklin, and Roseville.	**4.3-14** *The project applicants or their successors shall pay SPRTA Fees to help widen SR 65 to six lanes, and pay a fair-share of the cost to make improvements to segments of SR 193 significantly impacted by the Proposed Project if a regional funding mechanism and roadway improvement plan for SR 193 are adopted prior to issuance of Building Permits at the Proposed Project.*	Applicant	B	DSD
4.4 Air Quality				
4.4-1 Grading and other earth-disturbing activities associated with the Proposed Project would generate emissions of PM_{10} and $PM_{2.5}$.	**4.4-1(A)** The following mitigation measures shall be implemented by the applicant during all grading activities: • *The applicant shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan prior to issuance of a grading permit. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The applicant shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, certified by CARB to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. This requirement for a VEE is for projects grading 20 or more acres regardless of how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations.* • *Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s) shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.*	Applicant Applicant	G C	PSD PCAPCD PSD PCAPCD

Monitoring Responsibility
DSD = City of Lincoln Development Services Department
PSD = City of Lincoln Public Services Department
PCAPCD = Placer County Air Pollution Control District
CDFW = California Department of Fish and Wildlife
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TABLE 1
VILLAGE 7 SPECIFIC PLAN PROJECT – LEWIS PROPERTY MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	• *Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).*	Applicant	C	PSD PCAPCD
	• *Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares.*	Applicant	C	PSD PCAPCD
	• *Install wheel washers or wash all trucks and equipment leaving the site.*	Applicant	C	PSD PCAPCD
	• *Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be delivered to a green waste recycling facility.*	Applicant	C	PSD PCAPCD
	• *Active grading sites shall be watered at least twice daily.*	Applicant	C	PSD PCAPCD
	• *A traffic speed limit of 15 miles per hours shall be posted and enforced on all unpaved construction roads.*	Applicant	C	PSD PCAPCD
	• *All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.*	Applicant	C	PSD PCAPCD
4.4-2 Construction activities associated with the Proposed Project would generate emissions of criteria air pollutants ROG and NOx that would exceed PCAPCD thresholds.	**4.4-2(A)** During all phases of construction, the project applicant shall ensure that the following mitigation measures are implemented: • *During second stage smog alerts (0.350 ppm of ozone), the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.*	Applicant	C	PSD PCAPCD
	• *Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.*	Applicant	C	PSD PCAPCD
	• *Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must*	Applicant	C	PSD PCAPCD

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	be repaired within 72 hours. An applicant representative, certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily. Contractors can access the PCAPCD or Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.			
	• *The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet average up to 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, aftertreatment products, and/or other options as they become available.*	Applicant	G	PSD PCAPCD
	• *The following measure shall be incorporated into construction bid documents: All applicable pieces (at a minimum three pieces) of diesel equipment used on the site during the demolition, earthmoving and clearing stages of construction shall be fitted with a level 3 California Air Resources Board verified diesel emission control system. All off-road and onroad construction equipment shall use a B20 biodiesel blend. Prior to the issuance of a demolition or grading permit, the construction contractor and/or applicant shall submit to the PCAPCD and the City a certified list of the non-road diesel powered construction equipment that will be retrofitted with emission control devices or that will use Clean Fuels. The Clean Fuels shall consist of low*	Applicant	G	DSD PCAPCD

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	NOx and PM10 emission diesel fuel that (1) can be used without engine modification, (2) is certified to provide a minimum emissions reduction of 30 percent PM10 and 10 percent NOx when compared to No. 2 Diesel Fuel, and (3) is included on the CARB Verification List. The list shall include (1) the equipment number, type, make, and contractor/sub-contractor name; (2) the emission control device make, model and EPA or CARB verification number; and/or (3) the type and source of fuel to be used. If any diesel powered non-road construction equipment is found to be in non-compliance with this specification, the contractor will be issued a Notice of Non-Compliance and given a 24 hour period in which to bring the equipment into compliance or remove it from the project. For each piece of diesel powered non-road construction equipment that will not be retrofitted or use Clean Fuels, the project applicant shall provide an explanation detailing why such measures are not employed.			
4.4-3 Operation of the Proposed Project would generate emissions of criteria pollutants.	**4.4-3(A)** The project applicant shall implement the following mitigation measures: • *The conditions of approval and the covenants, conditions, and restrictions (CC&Rs) for the project shall explicitly prohibit the installation of wood-burning stoves and wood-burning fireplaces within the Lewis Property portion of the Specific Plan area. Only natural gas or propane fireplace stoves and fireplaces are permitted in single-family residential units. No natural gas or propane fireplaces stoves or fireplaces shall be installed in multi-family residential units. Prior to the issuance of occupancy permits, the applicant must provide written proof of compliance with this measure to the City and PCAPCD.* • *Only Energy Star-labeled (or equivalent) refrigerators, clothes washers, and dishwashers shall be installed in multi-family dwelling units, and Energy Star labeled (or equivalent) dishwashers shall be installed in single-family dwelling units.* • *The project applicant shall participate in the PCAPCD off-site mitigation program for post mitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting*	Applicant Applicant Applicant	I B B	DSD DSD PCAPCD

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	existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the off-site mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.			
4.4-5 Project occupants could be exposed to intermittent odors from the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF), Western Regional Sanitary Landfill (WRSL) Material Recovery Facility (MRF), or nearby agricultural operations.	**4.4-5(A)** *Record perpetual notices for all lots within the Village 7 Specific Plan indicating that odors from the Lincoln WWTRF, WRSL, and agricultural operations could occur, and provide copies of this notice to all buyers of these properties.*	Applicant	I	DSD
4.4-7 Construction of the Proposed Project would add to cumulative emissions of PM_{10} and $PM_{2.5}$.	**4.4-7(A)** *Implement Mitigation Measure 4.4-1.*	See Mitigation Measure 4.4-1.	See Mitigation Measure 4.4-1.	See Mitigation Measure 4.4-1.
4.4-8 Construction of the Proposed Project would generate emissions of ozone precursors that could combine with other precursor emissions and temporarily increase ozone levels in the region.	**4.4-8(A)** *Implement Mitigation Measure 4.4-2.*	See Mitigation Measure 4.4-2.	See Mitigation Measure 4.4-2.	See Mitigation Measure 4.4-2.

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4.4-9 The Proposed Project's operational emissions of criteria air pollutants would add to cumulative emissions, which would result in a net increase of ozone precursor emissions that could obstruct implementation of the local air quality plan.	**4.4-9(A)** *Implement Mitigation Measure 4.4-3.*	See Mitigation Measure 4.4-3.	See Mitigation Measure 4.4-3.	See Mitigation Measure 4.4-3.
4.4-11 The Proposed Project, in addition to other area odor sources, would not expose sensitive receptors to odors that could be cumulatively considerable.	**4.4-11(A)** *Implement Mitigation Measure 4.4-5.*	See Mitigation Measure 4.4-5.	See Mitigation Measure 4.4-5.	See Mitigation Measure 4.4-3.
4.5 Noise				
4.5-1 Construction of the Proposed Project would temporarily increase ambient noise levels.	**4.5-1(A)** The City shall ensure construction contractors comply with the following: • *Construction hours shall be limited to 7am to 5pm Monday through Friday and on Saturdays from 8am to 4pm, with no construction on Sundays and holidays (unless extended by a special permit).* • *All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.* • *Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.* • *Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.*	Applicant	C	PSD

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4.5-5 Construction of the Proposed Project would temporarily add to cumulative noise levels in the vicinity of the Proposed Project site.	**4.5-5(A)** *Implement Mitigation Measure 4.5-1.*	See Mitigation Measure 4.5-1.	See Mitigation Measure 4.5-1.	See Mitigation Measure 4.5-1.
4.6 Hazardous Materials and Public Safety				
4.6-1 Construction of the Proposed Project could result in the generation or exposure of hazardous materials that could create a health or safety hazard to workers, the public, or the environment.	**4.6-1(A)** *a) Prior to demolition of existing on-site structures and/or development of the Lewis Property, the project applicant shall implement all recommendations from the Phase I EA completed by GeoTrans, Inc. Specifically, the project applicant shall:* • *Contact and coordinate with the PCEHS and/or the local air management district to determine if asbestos sampling and abatement is required prior to demolition of the onsite structures. If such a survey is required, all soils surrounding the existing and former structures shall be sampled for residual fragments of lead-based paint, as well.* • *Prior to the development of the property, the project applicant shall abandon all domestic and irrigation wells in accordance with state and local requirements.* • *The project applicant shall remove and properly dispose of, or recycle, all petroleum chemicals and hazardous materials from the property.* • *The project applicant shall remove the concrete, tires, and wood debris from the on-site dumping areas. The soils beneath the debris shall be observed for stains or discoloration.* *b) If evidence of contamination is found, construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.*	Applicant Applicant	G C	DSD PSD PCEHS PSD PCEHS

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4.6-2 Construction of the Proposed Project could create a health hazard to workers, the public, and the environment due to previously unidentified contaminated soil and groundwater.	**4.6-2(A)** *If, during construction activities, evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.*	Applicant	C	PSD PCEHS
4.7 Hydrology and Water Quality				
4.7-2 Development of the Proposed Project would increase the amount (volume) of stormwater runoff discharged to Ingram Slough and Orchard Creek.	**4.7-2(A)** *Prior to final map approval, the Applicant shall identify 78.0 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the Lewis Property. Storage capacity shall be obtained at the existing Stormwater Retention Facility (SWRF) and/or the approved Lakeview Farms Volumetric Mitigation Facility.* *AND* *The Applicant shall be required to cover its fair share of costs associated with construction, operation, and maintenance, and management of the regional retention facilities to offset increased stormwater volume generated by the Lewis Property. Assuming the regional facility has been constructed, Applicant shall pay the appropriate fees prior to final map approval.* *If at the time the final map is approved, the regional facilities are not available or operational, or if additional capacity is required, the Applicant shall create on-site storage capacity, or through a combination of on-site and off-site*	Applicant	I	DSD

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	capacity to fully mitigate the 78.0 acre-feet. If off-site facilities are used, The Applicant shall be required to cover its fair share of costs associated with construction, operation, and maintenance, and management of the regional retention facilities to offset increased stormwater volume generated by the Lewis Property. Assuming the regional facility has been constructed, Applicant shall pay the appropriate fees prior to final map approval.			
4.7-4 Implementation of the Proposed Project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Ingram Slough, which could affect water quality.	**4.7-4(A)**			
	a) Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge NPDES regulations and Basin Plan water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance No. 826B, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.	City	City	City
	b) The proposed water quality facilities shall be identified and designed in a Stormwater Management Plan prepared in accordance with Section 8.60.40 of the City's Municipal Code for City review and approval. All water quality facilities identified in the Stormwater Management Plan shall be constructed with the installation of the infrastructure.	Applicant	G	PSD DSD
	c) The Stormwater Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities. The City shall formally adopt and implement a funding mechanism specifically to fund the long-term maintenance of the proposed water quality facilities as proposed by the Stormwater Management Plan.	Applicant/City	G	PSD DSD
	d) The project applicant shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction prior to project approval. The plan shall include a method or methods for financing the long-term maintenance of the proposed site-specific facilities.	Applicant	G, C	PSD DSD

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	e) All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment (or other similar source approved by the CVRWQCB, County, and City) for the project. The BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long-term maintenance of BMPs. All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the Proposed Project and the City shall ensure future implementation, operation, and maintenance of the BMPs.	Applicant	G	PSD DSD
	f) Stormwater runoff from the Proposed Project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. The applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the Proposed Project and shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs.	Applicant	G	PSD DSD
	Prior to Final Map approval, easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.	Applicant	I	PSD DSD
4.7-6 The Proposed Project, in combination with other development within the watershed, could contribute to an increase in stormwater peak flows and volumes.	**4.7-6(A)** *Implement Mitigation Measure 4.7-2.*	See Mitigation Measure 4.7-2.	See Mitigation Measure 4.7-2.	See Mitigation Measure 4.7-2.

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4.7-8 The Proposed Project, in combination with other development within the watershed, would contribute urban pollutants to receiving waters, which could adversely affect water quality.	**4.7-8(A)** *Implement Mitigation Measures 4.7-4(a) through (f).*	See Mitigation Measure 4.7-4.	See Mitigation Measure 4.7-4.	See Mitigation Measure 4.7-4.
4.8 Biological Resources				
4.8-3 The Proposed Project could result in the loss and/or degradation of rare plant populations.	**4.8-3(A)** *a) The project applicant shall retain a qualified biologist to conduct focused surveys within the project site for special-status plant species including but not limited to big-scale balsamroot, Boggs Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass, and Sanford's arrowhead during the appropriate time of year (March through June). If no special-status plants are located during the surveys, no further mitigation would be required.*	Applicant	G	DSD CDFW

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	b) If Boggs Lake hedge-hyssop or Sacramento orcutt grass is located during the surveys in areas that cannot be avoided, the project applicant shall consult with CDFG to obtain a management permit, under Section 2081 of the California Fish and Game Code. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits will be determined during this consultation, and can be conducted concurrently with Mitigation Measure 4.8-2(B) subsections (c), (d), and (e). *c) If any other special-status vernal pool plant species, including, but not limited to dwarf downingia and legenere are located during the surveys in areas that cannot be avoided, the project applicant shall implement Mitigation Measure 4.8-2(B) subsections (c), (d), and (e), with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.* *d) If any special-status upland plant species including, but not limited to big-scale balsamroot, or wetland species such as Sanford's arrowhead are located during the surveys, the project applicant shall comply with adopted CDFG Guidelines.*			
4.8-4 The Proposed Project could result in the loss and/or degradation of western pond turtles and its habitat.	**4.8-4(A)** *a) Prior to project construction, the project applicant and/or developer shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the project site within 30 days prior to project construction to ensure no western pond turtles have established territories. If ground-*	Applicant	G C	DSD CDFW PSD

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	disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. *b) If individual western pond turtles are discovered during the survey on the project site, or immediately adjacent area, the project applicant or their agent shall initiate consultation with the CDFG to formulate and implement minimization measures, which could include capture and relocation of individuals found on-site.* *c) If surveys identify the presence of western pond turtles on site, the project applicant shall implement mitigation measures required by the California Department of Fish and Game at the time of the consultation.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G C	DSD PSD
4.8-5 The Proposed Project could result in the direct loss or disturbance of nesting migratory birds, including raptors (birds-of-prey).	**4.8-5(A)** *a) If construction is to occur between March 15 through August 30, the project applicant, in consultation with the City of Lincoln and CDFG, shall conduct a preconstruction breeding season survey of the project site within 30 days of when construction is planned to begin. The survey shall be conducted by a qualified biologist (who is also knowledgeable about the California black rail) to determine if any protected raptors or migratory birds (including, but not limited to the California black rail) are nesting on or directly adjacent to the project site.*	Applicant	G C	DSD CDFW PSD

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	b) A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted shall be provided to the City. *c) A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site shall be provided to the City.* *d) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all protected raptor and migratory bird nest sites located in the project site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G C	DSD PSD
4.8-6 The Proposed Project could result in the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl and other raptors.	**4.8-6(A)** *The project applicant shall ensure that at least an appropriate number of acres (as approved by the City and CDFG) of annual grasslands or other suitable raptor foraging habitat are preserved based upon project impacts of 363 acres (0.75:1 ratio). Preservation may occur through either:*	Applicant	G	DSD CDFW

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	a) Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies will be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that support suitable raptor foraging habitat (consistent with CDFG guidelines); or *b) Purchase of conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or* *c) Participate in Placer County Natural Community Conservation Plan/Habitat Conservation Plan, once adopted.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G C	DSD PSD
4.8-7 The Proposed Project could result in loss of nesting habitat for tri-colored blackbird.	**4.8-7(A)** *a) The project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies within the project site and off-site areas proposed for infrastructure development. The survey should be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.* *b) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. This avoidance could consist of delaying construction to avoid the nesting season*	Applicant	G C	DSD CDFW PSD

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	or establishing a buffer around the nest site. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.			
4.8-8 The Proposed Project would result in the modification to stream corridors, disrupting the associated habitat.	**4.8-8(A)** *In addition to pre-construction surveys for special status species, as described in Mitigation Measures 4.8-3, 4.8-4, and 4.8-7, the project applicant shall obtain all necessary permits to alter Ingram Slough, including a CDFG Streambed Alteration Agreement, a Corps Section 404 permit, a Regional Water Quality Control Board Section 401 Permit and a SWPPP and any FESA/CESA take permits, should special-status species be identified.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant Applicant	G G C	DSD CDFW Corps RWQCB DSD PSD
4.8-10 Construction of the Proposed Project, in combination with other development in the County, could contribute to the cumulative loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region.	**4.8-10(A)** *Implement Mitigation Measures 4.8-1 through 4.8-9.*	See Mitigation Measures 4.8-1 through 4.8-9.	See Mitigation Measures 4.8-1 through 4.8-9.	See Mitigation Measures 4.8-1 through 4.8-9.

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4.9 Public Utilities				
4.9-17 The Proposed Project would increase the demand on water supplies. Existing and planned water supplies would be sufficient to meet the demands of the Proposed Project in addition to the City of Lincoln's existing and planned future uses, but the existing entitlements are not sufficient.	**4.9-17(A)** *Prior to recordation of a Final Map, the City of Lincoln shall obtain necessary entitlements demonstrating there will be adequate water supply to serve the portion of the Proposed Project defined on the Final Map, in accordance with Government Code Section 66473.7(a)(1) – SB 221 Written Verification of Water Supply.*	City of Lincoln	I	DSD
4.9-19 The Proposed Project, in combination with buildout of project's in the City of Lincoln, would increase the demand on PCWA water supplies.	**4.9-19(A)** *Implement Mitigation Measure 4.9-17 (obtain entitlements prior to Final Map recordation).*	See Mitigation Measure 4.9-17.	See Mitigation Measure 4.9-17.	See Mitigation Measure 4.9-17.

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4.10 Visual Resources				
4.10-2 Development of the Proposed Project would increase glare and lighting in the project vicinity.	**4.10-2(A)** *All light standards shall be shielded and directed such that adjacent properties are not illuminated.*	Applicant	G, C	DSD
4.11 Climate Change				
4.11-1 Development of the Proposed Project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.	**4.11-1(A)** *a) An Energy Conservation Plan for all commercial and residential development shall be required prior to recordation of the first small lot Final Map. The plan shall describe the techniques and programs to be employed in the development of the project to achieve (1) a minimum 15 percent energy efficiency above that required by the 2008 Title 24 energy efficiency regulations, or compliance with the then-current Title 24 energy efficiency regulations. These programs shall include either:* *(i) Participation in the PG&E Energy Star Performance Method. This method is available to builders of single-family and multi-family homes that are at least 15 percent more energy efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.* *OR* *(ii) Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that*	Applicant	I	DSD

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	are at least 15 percent more efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. *OR* *(ii) Participation in the Build It Green Program, which was created by Build It Green, a nonprofit organization whose mission is to promote health, durable, energy and resource efficient buildings throughout California. Using the Green Point Checklist, a home can be considered green if it fulfills the prerequisites and earns at least 50 points and meets the minimum points per category: Energy (30 points); Indoor Air Quality (5 points); Resources (6 points); and Water (9 points). Build It Green uses certified Green Point Raters to measure success with the program and verification of the measures employed to meet the requirements of the checklist.*			
	b) The project applicant shall be responsible for having prepared, by an experienced and qualified firm, an Energy Resource Conservation Guide that will provide educational information on how homeowners can increase energy efficiency and conservation in their new homes. The information will be delivered to each original homeowner as part of the move-in package. The information packet shall be reviewed by, and be subject to approval of, City of Lincoln staff.	Applicant	O	DSD
	c) Installation of Light Emitting Diode (LED) traffic signals and LED street lights shall be required at the Lewis Property and be constructed in accordance with City improvement standards or as otherwise approved by the Development Services Director.	Applicant	C	DSD
	d) The project applicant shall ensure that a tree planting program at the Lewis Property, approved by the City of Lincoln staff, provides the following: ***Streets:*** *Residential collector streets: 1 tree per 35 linear ft*	Applicant	C	DSD

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	Primary residential street: *1 tree per 35 linear ft* *Major and minor paseos:* *1 tree per 25 ft.* *Ferrari Ranch Road:* *551 trees within the Lewis Property boundaries* *Moore Road:* *928 trees within the Lewis Property boundaries* *Central Blvd:* *1,471 trees within the Lewis Property boundaries* ***Residential Units:*** *LDR units:* *1 front yard tree* *Village Country Estate (VCE) units:* *2 front yard trees* *MDR units:* *1 front yard tree. Some MDR units may not have front yards; however, where the front of an MDR lot is on a paseo, trees will be spaced 25 ft on center along the paseo. The exact number of trees to be planted in MDR developments will be determined during the City's design review process by the City and project applicant with the goal of having one front yard or back yard tree for each residential unit.* *HDR units:* *Average of 40 trees per acre* ***Open Space Areas:*** *Mini parks 27 trees per acre Community parks 27 trees per acre Neighborhood parks 27 trees per acre* ***School & VMU:*** *VMU:* *10 trees per acre* *School:* *15 trees per acre* *Commercial:* *Sufficient trees to provide 50% tree shading within 15 years in commercial and retail parking lots, consistent with General Plan policy OSC-3.10.*			

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	NOTE: The number of trees specified above is an approximate number and will be subject to adjustment for physical constraints resulting from the actual location of physical improvements (both above ground and underground) and public safety considerations, such as the need to preserve vehicle operator sight distances at all roadway intersections.			
	e) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," to address Policy OSC 3.9, "Shade Tree Planting," the project applicant shall be responsible for having prepared, by an experienced and qualified firm, or by an organization such as the Sacramento Tree Foundation, a tree information planting and care guide. The planting and care guide will be delivered to each original homeowner as a part of the move in package. The planting and care guide shall be reviewed by, and be subject to the approval of, City of Lincoln staff.	Applicant	O	DSD
	f) The City shall require that energy efficient lighting fixtures, including fluorescent lights, be installed as part of the original construction of residential and commercial structures within the plan area.	Applicant	B	DSD
	g) The City shall require light-colored roofing materials with a solar reflective value and thermal emittance value of 0.25 or better on all residential and commercial buildings.	Applicant	B	DSD
	h) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," the City shall be responsible pursuant to Policy OSC 3.14, "Early Planning for Energy Efficiency," for developing a program whereby energy planners and energy efficiency specialists will be included in pre-application discussions with a developer or builder to help identify the potential for inclusion of solar orientation and other energy efficient systems into the land plan and building practices.	Applicant	Pre-application	DSD

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Impact	Mitigation Measures – Lewis Property	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	i) Implement all mitigation measures identified in Section 4.4, Air Quality.	See Section 4.4	See Section 4.4	See Section 4.4
	j) Implement Mitigation Measure 4.7-4 (Urban Stormwater Pollutants) in Section 4.7, Hydrology and Water Quality.	See Mitigation Measure 4.7-4	See Mitigation Measure 4.7-4	See Mitigation Measure 4.7-4
	k) New commercial buildings (except schools) shall be 15 percent more energy efficient than the 2008 Title 24 building standards based on annual energy usage.	Applicant	B	DSD
	l) The roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).	Applicant	G	DSD
	m) Provide bus turnouts and transit shelters on roadways that are to be served by bus transit in the future in accordance with City improvement standards and as otherwise directed by City's Development Services Director.	Applicant	G	DSD
	n) Water used during construction shall be reclaimed water.	Applicant	C	PSD
Initial Study Mitigation Measures				
Building height in air safety zone	**Hazards and Hazardous Materials Mitigation Measure 1** *The project developer shall request an airspace review for any building over 150 feet tall.*	Applicant	B	DSD
Historical/archaeological resources	**Cultural Resources Mitigation Measure 2** *The project proponent shall provide proof to the City that no structures on-site are over 50 years old. If structures on-site are discovered to be 50 years old or older, or the age cannot be determined, a qualified professional shall be hired by the project proponent to evaluate the structures for historical significance and provide mitigation measures, if needed. Compliance with mitigation measures shall be demonstrated to the City prior to construction activities. All reports shall be filed with the appropriate CHRIS Information Center.*	Applicant	G	DSD

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	Cultural Resources Mitigation Measure 3 a) *Prior to any ground-disturbing activities, the consulting tribe(s) shall evaluate the resource identified as UAIC THRIS 201608/CHRIS # P-31-2924 to determine if the resource is in an area that would be disturbed by project construction, which may include a site visit. If the consulting tribe(s) identify that the resource is significant and has the potential to be disturbed during project construction, the open space improvements shall be designed to avoid and preserve the resource. The City shall provide the tribe(s) the opportunity to survey for any additional tribal cultural resources, prior to any ground disturbing activities, and provide recommendations for avoidance and protection of the resources.* *The City shall consult with the geographically and culturally affiliated tribe(s) regarding protection measures to be implemented. The protection measures shall be written in clear, enforceable language. The City shall provide the tribe(s) the opportunity to submit comments and participate in consultation regarding the protection measures. The project applicant shall not implement the protection measures until the tribe(s) approval of such, or, if an agreement cannot be reached after a good-faith and reasonable effort, the City determines that any or all feasible measures have been implemented, and the resource is avoided and protected. The project applicant shall hire a certified tribal monitor to observe all initial ground-disturbing activities (e.g., initial grading and trenching) in the area determined by the consulting Tribe to be culturally sensitive. Additional tribal monitoring of ground-disturbing activities may be required, based on the sensitivity of the area.*	Applicant	C	PSD

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	b) In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and the City of Lincoln (the City) shall be notified. The project applicant shall consult with a qualified archaeologist , the consulting tribe(s), and the City to determine if the resource is significant. If the find is determined to be of significance, (i.e., because the find is determined to constitute either an historical resource, unique archaeological resource, and/or a tribal cultural resource), then representatives of the City, the geographically and culturally affiliated tribal representative (for prehistoric and tribal cultural resources), the qualified archaeologist, and consulting tribe(s) shall meet to determine the appropriate course of action, with the City making the final decision. All significant cultural materials that cannot be avoided in place shall be collected by the Tribal Monitor and stored in a secure location on site, such as a lock box or conex. All materials shall be reburied in an area that is predetermined to not have future ground-disturbing activities. This area shall be recorded using GPS by the consulting tribe and the location kept confidential in the tribal database.			

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	c) If human bone or bone of unknown origin is found during construction, all work shall stop within 100 feet of the find and the City of Lincoln and Placer County Coroner shall be contacted immediately. If the remains are determined by the County coroner to be Native American, the Coroner shall notify the Native American Heritage Commission (NAHC) within 24 hours, who shall notify the person it believes to be the most likely descendent. The most likely descendent may make recommendations to the project applicant and/or contractor to for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98. The City shall be responsible for approval of recommended mitigation as it deems appropriate, taking into account the provisions of State law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. No additional work is to take place within the immediate vicinity of the find until the project applicant has implemented the approved mitigation, to be verified by the City. **Cultural Resources Mitigation Measure 4** *Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement, work shall be suspended within 100 feet of the find, and the City of Lincoln shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources.*	Applicant	C	PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.1 Land Use and Agricultural Resources				
4.1-1 The Proposed Project could result in internal land use incompatibilities.	**4.1-1(B)**			
	a) The applicant shall construct fencing and post signs that incorporate Section 12.20.80 of the Lincoln Municipal Code and Section 602.8 of the California Penal Code to inform the public of sensitive wetland/wildlife areas within the open space areas.	Applicant	O	DSD
	b) The applicant shall design its specific project to comply with all setback and buffer requirements required by any Clean Water Act Section 404 permits, incidental take permits and Streambed Alteration Agreements.	Applicant	G	DSD Corps. CDFG
	c) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.	Applicant	O	DSD
4.1-2 The Proposed Project could result in land use incompatibilities with adjacent land uses.	**4.1-2(B)**			
	a) Implement Mitigation Measures 4.1-1(B).	See Mitigation Measure 4.1-1(B)	See Mitigation Measure 4.1-1(B)	See Mitigation Measure 4.1-1(B)
	b) The applicant shall provide to home buyers within the Proposed Project information about agricultural operations and potential nuisance activities occurring on lands adjacent to the project site, including a copy of Placer County's Right-to-Farm Ordinance. Residential development located next to active agricultural areas shall have a notice included in the deed notifying buyers of the agricultural use.	Applicant	O	DSD
	c) Record disclosures concerning all residential properties within the C1 Zone and D Zone regarding noise and safety issues as required by the Placer County Airport Land Use Compatibility Plan and California Business and	Applicant	I	DSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	Professions Code section 11010 and California Civil Code sections 1102.6, 1103.4, and 1353.			
4.3 Transportation and Circulation				
4.3-5 The Proposed Project would worsen to an unacceptable level or further worsen already unacceptable operations at three locations on SR 65 south of Lincoln under existing plus project conditions.	**4.3-5** *Prior to the issuance of Building Permits for the Proposed Project, the project applicants or their successors shall pay the applicable South Placer Regional Transportation Authority Fee, which will help fund the widening of SR 65 to six lanes.*	Applicant	B	DSD
4.3-6 The Proposed Project would add significant levels of traffic to Moore Road between the project site and Fiddyment Road, and to Fiddyment Road from Moore Road to the south City limits, which are not constructed to current design standards.	**4.3-6** *The project applicants or their successors shall pay a fair share of the cost to upgrade Moore Road between Fiddyment Road and the western project boundary, and Fiddyment Road from Moore Road to the south City limits, to current City of Lincoln design standards for a two-lane arterial. The City may add this road improvement to the Public Facilities Element (PFE), with PFE credits being given to the constructing party. Alternatively, the City may require the project applicants or their successors to construct the improvements and provide them with a right of reimbursement from third parties who also benefit from the improvements. The timing of the fair share payment or construction shall be as specified in the development agreement(s) between City and project applicants, but the required timing will be concurrent with the development of the threshold triggering use.*	Applicant	B	DSD

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4.3-13 The Proposed Project would worsen to an unacceptable level or further worsen cumulatively unacceptable operations (to a significant degree) on roadway segments within Placer County.	**4.3-13** *Prior to the issuance of Building Permits at the Proposed Project, the project applicants or their successors shall pay a fair-share of the cost to improve the five Placer County roadway segments significantly impacted by the Proposed Project, provided that either the Placer County Traffic Mitigation fee program is modified and/or a regional funding mechanism is in place to include improvements to these roadways.*	Applicant	B	DSD
4.3-14 The Proposed Project would worsen cumulatively unacceptable operations (to a significant degree) on State Route 193 and State Route 65 through Placer County, Rocklin, and Roseville.	**4.3-14** *The project applicants or their successors shall pay SPRTA Fees to help widen SR 65 to six lanes, and pay a fair-share of the cost to make improvements to segments of SR 193 significantly impacted by the Proposed Project if a regional funding mechanism and roadway improvement plan for SR 193 are adopted prior to issuance of Building Permits at the Proposed Project.*	Applicant	B	DSD
4.4 Air Quality				
4.4-1 Grading and other earth-disturbing activities associated with the Proposed Project would generate emissions of PM_{10} and $PM_{2.5}$.	**4.4-1(B)** The following mitigation measures shall be implemented by the applicant during all grading activities: • *The applicant shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan prior to issuance of a grading permit. This plan must address the minimum Administrative Requirements found in section 300 and 400 of District Rule 228, Fugitive Dust. The applicant shall have a pre-construction meeting for grading activities for 20 or more acres to discuss the construction emission/dust control plan with employees and/or contractors and the District is to be invited. The applicant shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. An applicant representative, certified by CARB to perform Visible Emissions Evaluations (VEE), shall routinely evaluate compliance to Rule 228, Fugitive Dust. This requirement for a VEE is for projects grading 20 or more acres regardless of*	Applicant	C, G	PSD PCAPCD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	how many acres are to be disturbed daily. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations. • *Apply water to control dust as needed to prevent dust impacts offsite. Operational water truck(s) shall be onsite, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.* • *Apply approved chemical soil stabilizers, vegetative mats, or other appropriate best management practices to manufacturers specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).* • *Spread soil binders on unpaved roads and employee/equipment parking areas and wet broom or wash streets if silt is carried over to adjacent public thoroughfares.* • *Install wheel washers or wash all trucks and equipment leaving the site.* • *Vegetation materials removed from the site during construction shall not be burned in the open. Vegetative material should be delivered to a green waste recycling facility.* • *Active grading sites shall be watered at least twice daily.* • *A traffic speed limit of 15 miles per hours shall be posted and enforced on all unpaved construction roads.* • *All excavating and grading activities shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour and dust is transported onto adjacent developed properties.*			
4.4-2 Construction activities associated with the Proposed Project would generate emissions of criteria air pollutants ROG and NOx that	**4.4-2(B)** During all phases of construction, the project applicant shall ensure that the following mitigation measures are implemented:			

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would exceed PCAPCD thresholds.	• *During second stage smog alerts (0.350 ppm of ozone), the construction day shall be shortened and the number of vehicles and equipment operating at the same time shall be reduced.*	Applicant	C	DSD PCAPCD
	• *Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.*	Applicant	C	DSD PCAPCD
	• *Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified and the equipment must be repaired within 72 hours. An applicant representative, certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate project related off-road and heavy-duty on-road equipment emissions for compliance with this requirement for projects grading more than 20 acres in size regardless in how many acres are to be disturbed daily. Contractors can access the PCAPCD or Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure.*	Applicant	C	DSD PCAPCD
	• *The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower of greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide the District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The project shall provide a plan for approval by the District demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet average up to 20 percent NOx reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine*	Applicant	G	DSD PCAPCD

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	retrofit technology, aftertreatment products, and/or other options as they become available. • *The following measure shall be incorporated into construction bid documents: All applicable pieces (at a minimum three pieces) of diesel equipment used on the site during the demolition, earthmoving and clearing stages of construction shall be fitted with a level 3 California Air Resources Board verified diesel emission control system. All off-road and onroad construction equipment shall use a B20 biodiesel blend. Prior to the issuance of a demolition or grading permit, the construction contractor and/or applicant shall submit to the PCAPCD and the City a certified list of the non-road diesel powered construction equipment that will be retrofitted with emission control devices or that will use Clean Fuels. The Clean Fuels shall consist of low NOx and PM10 emission diesel fuel that (1) can be used without engine modification, (2) is certified to provide a minimum emissions reduction of 30 percent PM10 and 10 percent NOx when compared to No. 2 Diesel Fuel, and (3) is included on the CARB Verification List. The list shall include (1) the equipment number, type, make, and contractor/sub-contractor name; (2) the emission control device make, model and EPA or CARB verification number; and/or (3) the type and source of fuel to be used. If any diesel powered non-road construction equipment is found to be in non-compliance with this specification, the contractor will be issued a Notice of Non-Compliance and given a 24 hour period in which to bring the equipment into compliance or remove it from the project. For each piece of diesel powered non-road construction equipment that will not be retrofitted or use Clean Fuels, the project applicant shall provide an explanation detailing why such measures are not employed.*	Applicant	G	DSD PCAPCD
4.4-3 Operation of the Proposed Project would generate emissions of criteria pollutants.	**4.4-3(B)** The project applicant shall implement the following mitigation measures: • *The conditions of approval and the covenants, conditions, and restrictions (CC&Rs) for the project shall explicitly prohibit the installation of wood-burning stoves and wood-burning fireplaces within the Programmatic Portion of the Specific Plan area. Only natural gas- or propane-fireplace stoves are permitted. Prior to the issuance of occupancy permits, the applicant must*	Applicant	I	DSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	provide written proof of compliance with this measure to the City and PCAPCD. • *Only Energy Star-labeled (or equivalent) dishwashers shall be installed in single-family dwelling units.* • *The project applicant shall participate in the PCAPCD off-site mitigation program for postmitigated emissions that exceed PCAPCD thresholds. Off-site mitigation strategies include retrofitting existing on-road heavy-duty vehicles/equipment with cleaner burning engines, retrofitting or purchasing new low emission agriculture pumps, transit vehicles, and CNG fueling infrastructure. To participate in the off-site mitigation program, the applicant shall pay into the PCAPCD off-site mitigation program, included in Appendix D in this Draft EIR, in consultation with PCAPCD.*	Applicant Applicant	B B	DSD PCAPCD
4.4-5 Project occupants could be exposed to intermittent odors from the City of Lincoln Wastewater Treatment and Reclamation Facility (WWTRF), Western Regional Sanitary Landfill (WRSL) Material Recovery Facility (MRF), or nearby agricultural operations.	**4.4-5(B)** *Record perpetual notices for all lots within the Village 7 Specific Plan indicating that odors from the Lincoln WWTRF, WRSL, and agricultural operations could occur, and provide copies of this notice to all buyers of these properties.*	Applicant	I	DSD
4.4-7 Construction of the Proposed Project would add to cumulative emissions of PM_{10} and $PM_{2.5.}$	**4.4-7(B)** *Implement Mitigation Measure 4.4-1.*	See Mitigation Measure 4.4-1.	See Mitigation Measure 4.4-1.	See Mitigation Measure 4.4-1.
4.4-8 Construction of the Proposed Project would generate emissions of ozone precursors that could combine with other precursor emissions and temporarily increase ozone levels in the region.	**4.4-8(B)** *Implement Mitigation Measure 4.4-2.*	See Mitigation Measure 4.4-2.	See Mitigation Measure 4.4-2.	See Mitigation Measure 4.4-2.

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.4-9 The Proposed Project's operational emissions of criteria air pollutants would add to cumulative emissions, which would result in a net increase of ozone precursor emissions that could obstruct implementation of the local air quality plan.	**4.4-9(B)** *Implement Mitigation Measure 4.4-3.*	See Mitigation Measure 4.4-3.	See Mitigation Measure 4.4-3.	See Mitigation Measure 4.4-3.
4.4-11 The Proposed Project, in addition to other area odor sources, would not expose sensitive receptors to odors that could be cumulatively considerable.	**4.4-11(B)** *Implement Mitigation Measure 4.4-5.*	See Mitigation Measure 4.4-5.	See Mitigation Measure 4.4-5.	See Mitigation Measure 4.4-3.
4.5 Noise				
4.5-1 Construction of the Proposed Project would temporarily increase ambient noise levels.	**4.5-1(B)** The City shall ensure construction contractors comply with the following: • *Construction hours shall be limited to 7am to 5pm, Monday through Friday and on Saturdays from 8am to 4pm, with no construction on Sundays and holidays (unless extended by a special permit).* • *All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer-installed mufflers.*	Applicant	C	PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	• *Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.* • *Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. Vehicle idling shall be kept below five consecutive minutes in accordance with Lincoln Municipal Code Section 10.14 requirements.*			
4.5-5 Construction of the Proposed Project would temporarily add to cumulative noise levels in the vicinity of the Proposed Project site.	**4.5-5(B)** *Implement Mitigation Measure 4.5-1.*	See Mitigation Measure 4.5-1.	See Mitigation Measure 4.5-1.	See Mitigation Measure 4.5-1.
4.6 Hazardous Materials and Public Safety				
4.6-1 Construction of the Proposed Project could result in the generation or exposure of hazardous materials that could create a health or safety hazard to workers, the public, or the environment.	**4.6-1(B)** *a) Prior to demolition of existing on-site structures and/or development of the Village 7 Programmatic Portion, the project applicants shall contact and coordinate with the PCDEHS and/or the local air management district to determine if asbestos sampling and abatement is required prior to demolition of the on-site structures. If such a survey is required, all soils surrounding the existing and former structures shall be sampled for residual fragments of lead-based paint, as well.* *b) For the Aitken Ranch II area, the applicant shall have a qualified professional review the results of the Phase 1 ESA and develop specific recommendations for removal of potentially contaminated items, soil and/or groundwater testing, as needed, and any subsequent remedial actions associated with the former turkey farming operations to ensure that development of the project site will not result in adverse human health or environmental risks during construction or occupancy. Soil and groundwater testing shall be performed prior to any site development activities that would disturb surface soils at the location of the former turkey farming operations. If chemicals are present in soils that would present a human health or environmental risk, a soil management plan shall be prepared by*	Applicant	G, C	DSD PSD PCEHS

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	the qualified professional prior to approval of Final Grading or Improvement Plans. The soil management plan shall specify how affected soils will be tested, removed, stockpiled, or otherwise handled prior to and during soil-disturbing activities. *c) The project applicant shall hire a certified hazardous material specialist to prepare a formal Phase I EA to analyze the potential for hazardous materials within the Remainder Area. The project applicant shall incorporate all applicable and feasible recommendations in order to reduce the risk of hazardous material release during construction to a less-than significant level.*			
4.6-2 Construction of the Proposed Project could create a health hazard to workers, the public, and the environment due to previously unidentified contaminated soil and groundwater.	**4.6-2(B)** *If, during construction activities, evidence of hazardous materials contamination is observed or suspected (i.e., stained or odorous soil, or oily or discolored water), construction activities shall cease and an environmental professional shall assess the situation. If necessary, the environmental professional shall prepare a sampling plan to collect soil and/or groundwater samples to determine whether or not the site has been adversely affected by past activities. The samples shall be analyzed for the contaminants determined to be a potential health concern by the environmental professional. Depending on the nature of the contamination (if any), the PCEHS shall be contacted for further direction, which could include further investigation or remediation.*	Applicant	C	PSD PCEHS
4.7 Hydrology and Water Quality				
4.7-2 Development of the Proposed Project would increase the amount (volume) of stormwater runoff	**4.7-2(B)** *a) The Applicant(s) shall develop an additional 23 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the Village 7 programmatic portion of the Proposed Project*	Applicant	I	DSD

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discharged to Ingram Slough and Orchard Creek.	*(Aitken Ranch II, Scheiber, Remainder Area). The applicant(s) shall use one of the following options, or a combination thereof, presented in the Lincoln Nader/Aitken Ranch II/Sundance and the Remainder Properties Tentative Map, Master Drainage Study for volumetric mitigation:* • *Participate in the City's Proposed Phase 2 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project was constructed to accommodate up to 315 acre-feet from the Del Webb development. Additional phased expansions (Phases 2 and 3) are planned to accommodate up to approximately 800 acre-feet of additional retention volume. The Village 7 Programmatic Portion could participate in the construction of Phase 2 of the existing City of Lincoln retention basin to mitigate the Proposed Project's runoff volumes.* • *Utilize excess capacity in the City's Proposed Phase 1 Regional Retention Basin: Phase 1 of the City's Regional Retention Basin project has a 315 acre-foot retention storage capacity and was constructed by Del Webb to mitigate their project impacts. Based on the SLMDP, the retention volume required to mitigate impacts for the Del Webb project totaled 286 acre-feet. The Phase 1 basin therefore has approximately 29 acre-feet of available storage that could be used by the Village 7 Programmatic Portion. This mitigation option would not entirely reduce the retention volume required for the Village 7 Programmatic Portion, but could be combined with one or more of the other options presented herein.* • *Create a New Retention Basin: The project applicant could participate in the City's future retention basin within the Cross Canal watershed.* *OR* • *· Create a new on-site retention basin within the Village 7 Programmatic Portion.* *b) If one or more of the off-site mitigation options listed in (a) are used, prior to final map approval, the project applicant(s) shall pay PFE fees to cover its fair share of costs associated with construction, operation, and maintenance, and*			

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	management of off-site regional retention facilities to offset increased stormwater volume generated by the Village 7 Programmatic Portion.			
4.7-4 Implementation of the Proposed Project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Ingram Slough, which could affect water quality.	**4.7-4(B)**			
	a) Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge NPDES regulations and Basin Plan water quality objectives, the City's Post-Construction Stormwater Runoff Control Ordinance No. 826B, and Low-Impact Development (LID) alternatives for stormwater quality control per Public Facilities and Services Implementation Measure 3.0 of the adopted 2050 General Plan.	City	City	City
	b) The proposed water quality facilities shall be identified and designed in a Stormwater Management Plan prepared in accordance with Section 8.60.40 of the City's Municipal Code for City review and approval. All water quality facilities identified in the Stormwater Management Plan shall be constructed with the installation of the infrastructure.	Applicant	G	PSD DSD
	c) The Stormwater Management Plan shall also include the method or methods for funding the long-term maintenance of the proposed water quality facilities. The City shall formally adopt and implement a funding mechanism specifically to fund the long-term maintenance of the proposed water quality facilities as proposed by the Stormwater Management Plan.	Applicant/City	G	PSD DSD
	d) The project applicant shall submit a site-specific BMP plan showing the on-site locations and effectiveness of the BMP facilities proposed for long-term water quality impact reduction prior to project approval. The plan shall include a method or methods for financing the long-term maintenance of the proposed site-specific facilities.	Applicant	G, C	PSD DSD
	e) All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the California Stormwater Quality Association Stormwater Best Management Practice Handbook for Construction and New Development/Redevelopment (or other similar source approved by the CVRWQCB, County, and City) for the project. The BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the PCFCWCD and City standards and shall be included for long-term maintenance of BMPs.	Applicant	G	PSD DSD

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	All BMPs shall reflect the Best Available Technologies (BAT) available at the time of implementation and shall reflect site-specific limitations. The City shall make the final determinations as to the appropriateness of the BMPs proposed for the Proposed Project and the City shall ensure future implementation, operation, and maintenance of the BMPs. *f) Stormwater runoff from the Proposed Project's impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the City. The applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from the Proposed Project and shall provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs.* *Prior Final Map approval, easements shall be created and offered for dedication to the City for maintenance and access to these facilities in anticipation of possible City maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.*	Applicant Applicant	G, I I	PSD DSD PSD DSD
4.7-6 The Proposed Project, in combination with other development within the watershed, could contribute to an increase in stormwater peak flows and volumes.	**4.7-6(B)** *Implement Mitigation Measure 4.7-2.*	See Mitigation Measure 4.7-2	See Mitigation Measure 4.7-2	See Mitigation Measure 4.7-2
4.7-8 The Proposed Project, in combination with other development within the watershed, would contribute urban pollutants to receiving waters, which could adversely affect water quality.	**4.7-8(B)** *Implement Mitigation Measures 4.7-4(a) through (f).*	See Mitigation Measures 4.7-4(a) through (f)	See Mitigation Measures 4.7-4(a) through (f)	See Mitigation Measures 4.7-4(a) through (f)
4.8 Biological Resources				
4.8-1 The Proposed Project would result in the filling or adverse modification of jurisdictional wetland/ other "waters of the U.S."	**4.8-1(B)** *a) The project applicant shall retain a qualified biologist to conduct a wetland delineation of the remaining properties in the Village 7 Programmatic portion of the project site. This delineation shall be*	Applicant	G	DSD Corps USFWS

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	submitted to the Corps for verification prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.			
	b) The project applicant shall prepare a wetland mitigation plan that ensures no net loss of wetlands, consistent with Lincoln Public Facilities Element (PFE)Policy 9-13. The wetland mitigation plan shall be based on the wetland delineation verified by the Corps. This measure may be implemented through the 404 permit and/or Streambed Alteration Agreement processes. The plan shall include the following or equally effective components.	Applicant	G	DSD
	Compensation			
	c) The project proponent shall compensate for the loss of wetland habitat through a combination of preservation of vernal pools and seasonal wetlands in open space preserves, on-site restoration/enhancement along Ingram Slough, and the purchase of mitigation credits at an approved mitigation bank. The ratio of compensation will be determined in consultation with the Corps and U.S. Fish and Wildlife Service, as part of the 404-permit process.	Applicant	G	DSD
	Reduction/Avoidance			
	d) Prior to any construction activities on the site, a protective fence shall be erected at the boundaries of the wetland preserves in the areas of construction. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the wetlands preserve except for those expressly permitted by the US Fish and Wildlife Service.	Applicant	C	PSD
	e) A buffer shall be provided along all preserved wetlands. Only those uses allowed in the 404 Permit and/or the Streambed Alteration Agreements shall be permitted in the wetlands preserve and its buffer.	Applicant	G,C	PSD
	f) Water quality in the wetlands preserve shall be protected using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of existing vegetation, mulches (e.g., hydraulic, straw, wood, etc.), geotextiles and mats, during construction in the watershed. Additionally, urban runoff shall be managed to protect water quality in the wetlands preserve using techniques such as velocity dissipation devices, sediment basins and pollution collection devices.	Applicant	G,C	PSD

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	g) Landscape irrigation runoff shall only be permitted to directly enter the wetlands preserve according to the provisions of the 404 Permit and/or the Streambed Alteration Agreement.	Applicant	O	PSD
	h) Mowing and other maintenance activities shall be limited to those detailed in the 404 Permit and/or the Streambed Alteration Agreement.	Applicant	O	PSD
	Mitigation Measure Biological Resources – 1 (2024) *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G C	DSD PSD
4.8-2 Development of the Proposed Project could result in the loss of special-status vernal pool crustacean and amphibian species and degradation and/or loss of their habitat.	**4.8-2(B)** *a) The project applicant shall retain a qualified biologist to conduct a vernal pool crustacean survey following current USFWS protocol within the Village 7 Programmatic portion of the project site. Alternatively, the project applicant could forgo the surveys and assume presence of vernal pool crustaceans in all appropriate habitat within the Village 7 Programmatic portion of the project site. The survey, or assumption of presence shall occur prior to the issuance of any grading permits for the Village 7 Programmatic portion of the project site.* *b) Surveys have determined that at least one of the federally-listed vernal pool crustacean species occurs on some properties at the project site. Other federally-listed vernal pool crustaceans and/or western spadefoot may also occur in affected pools within the project site. As development of the project site could result in the loss of these species, the following or equally effective measures (as approved by the City and USFWS) shall be required. The selected measures may be part of the permitting process.*	Applicant	G C	DSD USFWS PSD

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TABLE 2
VILLAGE 7 SPECIFIC PLAN PROJECT – VILLAGE 7 PROGRAMMATIC PORTION MITIGATION MONITORING PROGRAM

Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	Compensation *c) The project proponents shall obtain biological opinions from the U.S. Fish and Wildlife Service (and if necessary, the National Marine Fisheries Service) and are further required to comply with the conditions and mitigation requirements of those agencies. Mitigation may include, but is not limited to, both onsite and offsite preservation and creation of wetlands, purchase of credits at mitigation banks, payment of in lieu fees approved by the agencies, or other agency approved and required mitigation measures.* *d) Orange exclusionary fencing shall be placed and maintained around any avoided (preserved) vernal pool crustacean habitat during construction to prevent impacts from construction vehicles and equipment. This fencing shall be inspected by a qualified biologist throughout the construction period to ensure that it is in good functional condition. After construction, fencing around open space areas containing wetlands or other sensitive habitats shall be replaced by permanent fencing that will be maintained by the City, and/or the local home owners association.* *e) Prior to beginning work in the project site, all on-site construction personnel shall receive instruction regarding the presence of listed species and the importance of avoiding impacts on these species and their habitat.* *f) The project proponent shall ensure that activities that are inconsistent with the maintenance of the suitability of remaining vernal pool habitat and associated watershed on-site is prohibited as required by the USFWS and Corps.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that*	Applicant	G, C	DSD PSD

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	will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.			
4.8-3 The Proposed Project could result in the loss and/or degradation of rare plant populations.	**4.8-3(B)** *a) The project applicant shall retain a qualified biologist to conduct focused surveys within the project site for special-status plant species including but not limited to big-scale balsamroot, Boggs Lake hedge-hyssop, dwarf downingia, legenere, Sacramento orcutt grass, and Sanford's arrowhead during the appropriate time of year (March through June). If no special-status plants are located during the surveys, no further mitigation would be required.* *b) If Boggs Lake hedge-hyssop or Sacramento orcutt grass is located during the surveys in areas that cannot be avoided, the project applicant shall consult with CDFG to obtain management permit, under Section 2081 of the California Fish and Game Code. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits will be determined during this consultation, and can be conducted concurrently with Mitigation Measure 4.8-2(B) subsections (c), (d), and (e).* *c) If any other special-status vernal pool plant species, including, but not limited to dwarf downingia and legenere are located during the surveys in areas that cannot be avoided, the project applicant shall implement Mitigation Measure 4.8-2(B) subsections (c), (d), and (e), with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.* *d) If any special-status upland plant species including, but not limited to big-scale balsamroot, or wetland species such as Sanford's arrowhead are located during the surveys, the project applicant shall comply with adopted CDFG Guidelines.*	Applicant	G	DSD Corps
4.8-4 The Proposed Project could result in the loss and/or degradation of western pond turtles and its habitat.	**4.8-4(B)** *a) Prior to project construction, the project applicant and/or developer shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the project site within 30 days prior to project construction to*	Applicant	G, C	DSD CDFW PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	ensure no western pond turtles have established territories. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed. *b) If individual western pond turtles are discovered during the survey on the project site, or immediately adjacent area, the project applicant or their agent shall initiate consultation with the CDFG to formulate and implement minimization measures, which could include capture and relocation of individuals found on-site.* *c) If surveys identify the presence of western pond turtles on site, the project applicant shall implement mitigation measures required by the California Department of Fish and Game at the time of the consultation.* **Mitigation Measure Biological Resources – 1 (2024)** *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G, C	DSD PSD
4.8-5 The Proposed Project could result in the direct loss or disturbance of nesting migratory birds, including raptors (birds-of prey).	**4.8-5(B)** *a) If construction is to occur between March 15 through August 30, the project applicant, in consultation with the City of Lincoln and CDFG, shall conduct a preconstruction breeding season survey of the project site within 30 days of when construction is planned to begin. The survey shall be conducted by a qualified biologist (who is also knowledgeable about the California black rail) to determine if any protected raptors or migratory birds (including, but not limited to the California black rail) are nesting on or directly adjacent to the project site.*	Applicant	G C	DSD CDFW PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	b) A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted shall be provided to the City. *c) A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site shall be provided to the City.* *d) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all protected raptor and migratory bird nest sites located in the project site during the breeding season (approximately March 15 through August 30) while the nest is occupied with adults and/or young. This avoidance could consist of delaying construction in close proximity to the nest during the nesting season. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. The buffer zone shall be delineated by highly visible temporary construction fencing.*			
4.8-6 The Proposed Project could result in the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl and other raptors.	**4.8-6(B)** *The project applicant shall ensure that at least an appropriate number of acres (as approved by the City and CDFG) of annual grasslands or other suitable raptor foraging habitat are preserved based upon project impacts of 180 acres (0.75:1 ratio). Preservation may occur through either:* *a) Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies will be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that support suitable raptor foraging habitat (consistent with CDFG guidelines); or* *b) Purchase of conservation easements or fee title to suitable raptor foraging habitat to protect the habitat from urban development; or* *c) Participate in Placer County Natural Community Conservation Plan/Habitat Conservation Plan, once adopted.*	Applicant	G	DSD CDFW

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	Mitigation Measure Biological Resources – 1 (2024) *If compensatory mitigation is required for unavoidable loss of habitat types covered under the Placer County Conservation Program, the project applicant shall complete all required actions and pay all required fees necessary for mitigation of project impacts to covered habitat through the PCCP, at the replacement ratios required by the PCCP for each covered habitat type. The City of Lincoln shall identify project-specific conditions that will apply and calculate the required fees, mitigation/conservation bank credit payments, and/or in-lieu dedication requirements.*	Applicant	G C	DSD PSD
4.8-7 The Proposed Project could result in loss of nesting habitat for tricolored blackbird.	**4.8-7(B)** *a) The project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies within the project site and off-site areas proposed for infrastructure development. The survey should be conducted no more than 30 days from the onset of construction. If ground-disturbing activities are delayed or suspended for more than 30 days after the preconstruction survey, the site shall be re-surveyed.* *b) The project applicant, in consultation with the City of Lincoln and CDFG, shall avoid all active nest sites located in the project site during the breeding season while the nest site is occupied with adults and/or young. This avoidance could consist of delaying construction to avoid the nesting season or establishing a buffer around the nest site. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.*	Applicant	G C	DSD CDFW PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
4.8-10 Construction of the Proposed Project, in combination with other development in the County, could contribute to the cumulative loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region.	**4.8-10(B)** *Implement Mitigation Measures 4.8-1 through 4.8-9.*	See Mitigation Measures 4.8-1 through 4.8-9.	See Mitigation Measures 4.8-1 through 4.8-9.	See Mitigation Measures 4.8-1 through 4.8-9.
Have a substantial adverse effect, either directly or through habitat modifications, on Crotch's bumble bee.	**Biological Resources Mitigation Measure 1** *The provisions contained herein only apply if Crotch's bumble bee remains a candidate species or is listed under CESA at the commencement of construction. Following CDFW's status report on Crotch's bumble bee, if the California Fish and Game Commission finds that the petitioned action is not warranted, the provisions contained herein shall not be required.* *Initial ground-disturbing activities associated with development of any future Tentative Map (e.g., grading, vegetation removal, staging) should take place between September 1 and March 31 (i.e., outside the colony active period) to avoid potential impacts on special-status bumble bees. If initial ground-disturbing activities do not occur between September 1 and March 31, then at a maximum of 14 days prior to the commencement of construction activities, a qualified biologist shall conduct a preconstruction survey for Crotch's bumble bees in the area(s) proposed for impact.* *The survey shall occur during the period from one hour after sunrise to two hours before sunset, with temperatures between 65 degrees Fahrenheit and 90 degrees Fahrenheit, with low wind and zero rain. If the timing of the start of construction makes the survey infeasible due to the temperature requirements, the surveying biologist shall select the most appropriate days based on the National Weather Service seven-day forecast and shall survey at a time of day that is closest to the temperature range stated above.*	Applicant	If Crotch's bumble bee remains a candidate species or is listed under CESA 14 days prior to the commencement of construction activities, if initial ground-disturbing activities are not all completed between September 1 and March 31.	City of Lincoln Community Development Department, CDFW, if Crotch's bumble bee remains a candidate species or is listed under CESA at the commencement of construction

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	The survey duration shall be commensurate with the physical extent of suitable floral resources (which represent foraging habitat) present within the area proposed for impact, and the level of effort shall be based on the metric of a minimum of one person-hour of searching per three acres of suitable floral resources/foraging habitat. A meandering pedestrian survey shall be conducted throughout the area proposed for impact in order to identify patches of suitable floral resources. Suitable floral resources for Crotch's bumble bee include species in the following families: Apocynaceae, Asteraceae, Boraginaceae, Fabaceae, and Lamiaceae. *At a minimum, preconstruction survey methods shall include the following:* • *Search areas with floral resources for foraging bumble bees. Observed foraging activity may indicate a nest is nearby, and therefore, the survey duration shall be increased when foraging bumble bees are present;* • *If Crotch's bumble bees are observed, watch any Crotch's bumble bees present and observe their flight patterns. Attempt to track their movements between foraging areas and the nest;* • *Visually look for nest entrances. Observe burrows, any other underground cavities, logs, or other possible nesting habitat;* • *If floral resources or other vegetation preclude observance of the nest, small areas of vegetation may be removed via hand removal, line trimming, or mowing to a height of a minimum of four inches to assist with locating the nest;* • *Look for concentrated Crotch's bumble bee activity;* • *Listen for the humming of a nest colony; and* • *If bumble bees are observed, attempt to photograph the individual and identify it to species.* *The biologist conducting the survey shall record when the survey was conducted, a general description of any suitable foraging habitat/floral resources present, a description of observed bumble bee activity, a list of bumble bee species observed, a description of any vegetation removed to facilitate the survey, and their determination of if survey observations suggest a Crotch's bumble bee nest(s) may be present or if construction activities could result in take of Crotch's bumble bees. The report shall be submitted to the City of Lincoln Community Development Department prior to the commencement of construction activities.*			

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	If bumble bees are not located during the preconstruction survey or the bumble bees located are definitively identified as a common species (i.e., not special-status species), then further mitigation or coordination with the California Department of Fish and Wildlife (CDFW) is not required. *If any sign(s) of a bumble bee nest is observed, and if the species present cannot be established as a common bumble bee, then construction shall not commence until either (1) the bumble bees present are positively identified as common (i.e., not a special-status species), or (2) the completion of coordination with CDFW to identify appropriate mitigation measures, which may include, but not be limited to, waiting until the colony active season ends, establishment of nest buffers, or obtaining an Incidental Take Permit (ITP) from CDFW.* *If Crotch's bumble bees are located, and, after coordination with CDFW, take of Crotch's bumble bees cannot be avoided, the Project applicant shall obtain an ITP from CDFW, and the applicant shall implement all conditions identified in the ITP.* *Consistent with Fish and Game Code Section 2081, mitigation required by any ITP obtained from CDFW shall minimize and fully mitigate any impacts of the authorized take, be roughly proportional in extent to the impact of the take, be capable of successful implementation, and, where various alternative measures are available, maintain the applicant's objectives to the greatest extent possible. Specific required permit conditions may include, but are not limited to, the Project applicant's qualified biologist translocating nesting substrate in accordance with the latest scientific research to another suitable location (i.e., a location that supports similar or better floral resources as the impact area), enhancing floral resources on areas of the site that will remain appropriate habitat, worker awareness training, and/or other measures specified by CDFW.*			

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
Have a substantial adverse effect, either directly or through habitat modifications, on roosting bats.	**Biological Resources Mitigation Measure 2** *Prior to the commencement of construction activities, a qualified biologist shall conduct a bat habitat assessment of all potential roosting habitat features, including trees and structures within the proposed impact footprint within the project vicinity. The habitat assessment shall identify all potentially suitable roosting habitat and may be conducted up to one year prior to the start of construction. The results of the assessment shall be submitted to the City of Lincoln Community Development Department.* • *If potential roosting habitat is identified (cavities in trees or potential roosts within structures) within the areas proposed for impact, the biologist shall survey the potential roosting habitat during the active season (generally April through October or from January through March on days with temperatures in excess of 50 degrees Fahrenheit) to determine the presence of roosting bats. The surveys are recommended to be conducted utilizing methods that are considered acceptable by bat experts after consultation with CDFW. Methods may include evening emergence surveys, acoustic surveys, inspecting potential roosting habitat with fiberoptic cameras, or a combination thereof.* • *If roosting bats are identified within any of the trees planned for removal, or if presence is assumed, the trees shall be removed outside of pup season, only on days with temperatures in excess of 50 degrees Fahrenheit. Pup season is generally during the months of May through August. Two-step tree removal shall be utilized under the supervision of the qualified biologist. Two-step tree removal involves removal of all branches of the tree that do not provide roosting habitat on the first day, and then the next day cutting down the remaining portion of the tree.*	Applicant	Prior to the commencement of construction activities, during the active season, or if roosting bats are identified within any of the trees planned for removal	City of Lincoln Community Development Department

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	• *Additionally, it is recommended that all other tree removal shall be conducted from January through March on days with temperatures in excess of 50 degrees Fahrenheit to avoid potential impacts to foliage-roosting bat species.* • *If roosting bats are identified within any structures planned for removal, a bat exclusion plan shall be prepared by a qualified bat biologist describing the methods to be used to humanely exclude bats prior to disturbance. The plan shall be approved by the City of Lincoln Community Development Department after consultation with CDFW and shall be implemented prior to the start of construction.* • *The requirements for the bat expert and City to consult with CDFW prior to approving survey methods and a bat exclusion plan shall be satisfied either where CDFW responds to requests for consultation within 30 days of the requests or where the bat expert and City have attempted to consult with CDFW but CDFW has failed to respond to the request within 30 days of the placement of the request.*			

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4.9 Public Utilities				
4.9-1 The Proposed Project would generate additional wastewater flows to be treated by the WWTRF.	**4.9-1(B)** *Prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan, the City shall ensure the planned expansion of the WWTRF provides adequate capacity to accommodate flows from the Village 7 Programmatic Portion. The project applicants shall pay fair-share cost of required fees to fund the expansion of the WWTRF.*	Applicant	I	DSD
4.9-2 The Proposed Project would generate additional wastewater flows, but not at levels that that would exceed the capacity of the existing wastewater collection infrastructure.	**4.9-2(B)** *The project applicants for the Village 7 Programmatic Portion shall submit a wastewater infrastructure plan to the City of Lincoln prior to approval of the first Final Small Lot Map for the first planning area developed in the Village 7 Programmatic Portion of the Village 7 Specific Plan. The applicants shall follow mitigation measures or recommendations identified within the plan to ensure wastewater flows would be adequately conveyed to the WWTRF.*	Applicant	I	DSD
4.9-15 The Proposed Project would generate a demand for park and recreation facilities, which could require the construction of new or expansion of existing recreational facilities.	**4.9-15(B)** *The project applicant shall pay all applicable fair-share fees to the City pursuant to the established Public Facilities Element requiring 6 acres of parkland per 1,000 residents for the provision of recreational facilities to meet demands created by the Village 7 Programmatic Portion.*	Applicant	B	DSD
4.9-17 The Proposed Project would increase the demand on water supplies. Existing and planned water supplies would be sufficient to meet the demands of the Proposed Project in addition to the City of Lincoln's existing and planned future uses, but the existing entitlements are not sufficient.	**4.9-17(B)** *Prior to recordation of a Final Map, the City of Lincoln shall obtain necessary entitlements demonstrating there will be adequate water supply to serve the portion of the Proposed Project defined on the Final Map, in accordance with Government Code Section 66473.7(a)(1) – SB 221 Written Verification of Water Supply.*	City	I	DSD

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4.9-19 The Proposed Project, in combination with buildout of project's in the City of Lincoln, would increase the demand on PCWA water supplies.	**4.9-19(B)** *Implement Mitigation Measure 4.9-17 (obtain entitlements prior to Final Map recordation).*	See Mitigation Measure 4.9-17.	See Mitigation Measure 4.9-17.	See Mitigation Measure 4.9-17.
4.10 Visual Resources				
4.10-2 Development of the Proposed Project would increase glare and lighting in the project vicinity.	**4.10-2(B)** *All light standards shall be shielded and directed such that adjacent properties are not illuminated.*	Applicant	G, C	DSD
4.11 Climate Change				
4.11-1 Development of the proposed project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.	**4.11-1(B)** *a) An Energy Conservation Plan for all commercial and residential development shall be required prior to recordation of the first small lot Final Map. The plan shall describe the techniques and programs to be employed in the development of the project to achieve (1) a minimum 15 percent energy efficiency above that required by the 2008 Title 24 energy efficiency regulations, or (2) compliance with the then-current Title 24 energy efficiency regulations. These programs shall include either:* *(i) Participation in the PG&E Energy Star Performance Method. This method is available to builders of single-family and multi-family homes that are at least 15 percent more energy efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Participating builders become part of the California Energy Star New Homes Program, and their homes earn the Energy Star label. Incremental incentives can also be earned by adding energy efficient appliances and/or lighting to homes.* *OR* *(ii) Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that*	Applicant	I	DSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	are at least 15 percent more efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. *OR* *(iii) Participation in the Build It Green Program, which was created by Build It Green, a nonprofit organization whose mission is to promote health, durable, energy and resource efficient buildings throughout California. Using the Green Point Checklist, a home can be considered green if it fulfills the prerequisites and earns at least 50 points and meets the minimum points per category: Energy (30 points); Indoor Air Quality (5 points); Resources (6 points); and Water (9 points). Build It Green uses certified Green Point Raters to measure success with the program and verification of the measures employed to meet the requirements of the checklist.*			
	b) The project applicant shall be responsible for having prepared, by an experienced and qualified firm, an Energy Resource Conservation Guide that will provide educational information on how homeowners can increase energy efficiency and conservation in their new homes. The information will be delivered to each original homeowner as part of the move-in package. The information packet shall be reviewed by, and be subject to approval of, City of Lincoln staff.	Applicant	O	DSD
	c) Installation of Light Emitting Diode (LED) traffic signals and LED street lights shall be required at the Lewis Property and be constructed in accordance with City improvement standards or as otherwise approved by the Development Services Director.	Applicant	C	DSD
	d) The project applicant shall ensure that a tree planting program at the Lewis Property, approved by the City of Lincoln staff, provides the following: ***Streets**:* *Residential collector streets: 1 tree per 35 linear ft* *Primary residential street: 1 tree per 35 linear ft* *Major and minor paseos: 1 tree per 25 ft.*	Applicant	C	DSD

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	Ferrari Ranch Road: *551 trees within the Lewis Property boundaries* *Moore Road:* *928 trees within the Lewis Property boundaries* *Central Blvd:* *1,471 trees within the Lewis Property boundaries* ***Residential Units:*** *LDR units:* *1 front yard tree* *MDR units:* *1 front yard tree. Some MDR units may not have front yards; however, where the front of an MDR lot is on a paseo, trees will be spaced 25 ft on center along the paseo. The exact number of trees to be planted in MDR developments will be determined during the City's design review process by the City and project applicant with the goal of having one front yard or back yard tree for each residential unit.* ***Open Space Areas:*** *Mini parks* *27 trees per acre* *Community parks* *27 trees per acre* *Neighborhood parks* *27 trees per acre* *NOTE: The number of trees specified above is an approximate number and will be subject to adjustment for physical constraints resulting from the actual location of physical improvements (both above ground and underground) and public safety considerations, such as the need to preserve vehicle operator sight distances at all roadway intersections.*			
	e) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," to address Policy OSC 3.9, "Shade Tree Planting," the project applicant shall be responsible for having prepared, by an experienced and qualified firm, or by an organization such as the Sacramento Tree Foundation, a tree information planting and care guide. The planting and care guide will be delivered to each original homeowner as a part of the move in package. The planting and care guide shall be reviewed by, and be subject to the approval of, City of Lincoln staff.	Applicant	O	DSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	f) The City shall require that energy efficient lighting fixtures, including fluorescent lights, be installed as part of the original construction of residential structures within the plan area.	Applicant	B	DSD
	g) The City shall require light-colored roofing materials with a solar reflective value and thermal emittance value of 0.25 or better on all residential buildings.	Applicant	B	DSD
	h) Pursuant to the City's new 2050 General Plan, and specifically under the Energy Resources section, Goal OSC-3, "Encourage energy conservation in new and existing developments throughout the City," the City shall be responsible pursuant to Policy OSC 3.14, "Early Planning for Energy Efficiency," for developing a program whereby energy planners and energy efficiency specialists will be included in pre-application discussions with a developer or builder to help identify the potential for inclusion of solar orientation and other energy efficient systems into the land plan and building practices.	Applicant	Pre-application	DSD
	i) Implement all mitigation measures identified in Section 4.4, Air Quality.	See Section 4.4	See Section 4.4	See Section 4.4
	j) Implement Mitigation Measure 4.7-4 (Urban Stormwater Pollutants) in Section 4.7, Hydrology and Water Quality.	See Mitigation Measure 4.7-4	See Mitigation Measure 4.7-4	See Mitigation Measure 4.7-4
	k) The roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).	Applicant	G	DSD
	l) Provide bus turnouts and transit shelters on roadways that are to be served by bus transit in the future in accordance with City improvement standards and as otherwise directed by City's Development Services Director.	Applicant	G	DSD
	m) Water used during construction shall be reclaimed water.	Applicant	C	PSD

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Initial Study Mitigation Measures				
Building height in air safety zone	**Hazards and Hazardous Materials Mitigation Measure 1** *The project developer shall request an airspace review for any building over 150 feet tall.*	Applicant	B	DSD
Historical/archaeological resources	**Cultural Resources Mitigation Measure 2** *The project proponent shall provide proof to the City that no structures on-site are over 50 years old. If structures on-site are discovered to be 50 years old or older, or the age cannot be determined, a qualified professional shall be hired by the project proponent to evaluate the structures for historical significance and provide mitigation measures, if needed. Compliance with mitigation measures shall be demonstrated to the City prior to construction activities. All reports shall be filed with the appropriate CHRIS Information Center.*	Applicant	G	DSD
	Cultural Resources Mitigation Measure 3 *a) In the event any historic surface or subsurface archaeological features or deposits, including locally darkened soil ("midden"), that could conceal cultural deposits, animal bone, shell, obsidian, mortars, or human remains, are uncovered during construction, work within 100 feet of the find shall cease and a qualified archaeologist shall be contacted to determine if the resource is significant. If the find is determined to be of significance, resources (such as grinding stones and mano fragments) shall be donated to an appropriate cultural center.* *b) When Native American archaeological, ethnographic, or spiritual resources are involved, all identification and treatment shall be conducted by qualified archaeologists who are either certified by the Society of Professional Archaeologists (SOPA) or meet the federal standards as stated in the Code of Federal Regulations (36 C.F.R. 61), and Native American representatives*	Applicant	C	PSD

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	who are approved by the local Native American community as scholars of their cultural traditions. *c) In the event that no such Native American is available, persons who represent tribal governments and/or organizations in the locale in which resources could be affected shall be consulted. When historic archaeological sites or historic architectural features are involved, all identification and treatment is to be carried out by historical archaeologists or architectural historians. These individuals shall meet either SOPA or 36 C.F.R. 61 requirements.* *d) If human bone or bone of unknown origin is found during construction, all work shall stop in the vicinity of the find and the County Coroner shall be contacted immediately. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission who shall notify the person it believes to be the most likely descendent. The most likely descendent shall work with the contractor to develop a program for reinterment of the human remains and any associated artifacts. No additional work is to take place within the immediate vicinity of the find until the identified appropriate actions have been carried out.* **Cultural Resources Mitigation Measure 4** *Should any evidence of paleontological resources (e.g., fossils) be encountered during grading or excavation either onsite or offsite as a result of a project improvement, work shall be suspended within 100 feet of the find, and the City of Lincoln shall be immediately notified. At that time, the City shall coordinate any necessary investigation of the site with a qualified paleontologist as needed to assess the resource and provide proper management recommendations. Possible management recommendations for important resources could include resource avoidance or data recovery excavations. The contractor shall implement any measures deemed necessary by the City for the protection of the paleontological resources.*	Applicant	C	PSD

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Impact	Mitigation Measures – Village 7 Programmatic Portion	Responsible Entity	Timing / Milestones	Monitoring and Enforcement Responsibility
	Tribal Cultural Resources Mitigation Measure 1 *The following language shall be noted on any project Improvement Plans involving the Village 7B project site, subject to review and approval by the City of Lincoln Community Development Department:* *The project proponent or their construction contractor shall comply with the following measure to assist with identification of TCRs at the earliest possible time during project-related earthmoving activities associated with the Village 7B project site:* • *Native American Tribes are experts in their Tribal Cultural Resources (TCRs) who have the statutory authority and expertise to identify sites or objects of cultural value to their Tribe and to recommend appropriate treatment and final disposition of such sites or objects.* • *The project proponent shall contact the UAIC at least two weeks prior to project ground-disturbing activities to retain the services of a Tribal Monitor(s). The duration of the construction schedule and Tribal Monitoring shall be determined at this time.* • *A contracted Tribal Monitor(s) shall monitor the vegetation grubbing, stripping, grading, trenching, and other ground-disturbing activities in the Village 7B project site. All ground-disturbing activities in this area shall be subject to Tribal Monitoring unless otherwise determined unnecessary by the UAIC.* • *Tribal Monitors or Tribal Representatives shall have the authority to direct that work be temporarily paused, diverted, or slowed within 100 feet of the immediate impact area if sites or objects of potential significance are identified. The temporary pause/diversion shall be of an adequate duration for the Tribal Representative to examine the resource.*	Applicant	G	City of Lincoln Community Development Department

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	• *Appropriate treatment of TCRs may include but is not limited to:* A. *Recordation of the resource(s)* B. *Avoidance and preservation of the resource(s)* C. *Reburial of the resource(s) onsite in a designated area subject to no future disturbance. The location of the reburial shall be acceptable to the UAIC.* • *To track the implementation of this measure, the Tribal Monitor(s) shall document field-monitoring activities on a Tribal Monitor log.* • *The Tribal Monitor(s) shall wear the appropriate safety equipment while on the construction site.* • *The Tribal Monitor(s), in consultation with the UAIC THPO and the City, shall determine an end or reduction to the on-site monitoring if/when construction activities have a low potential for impacting Tribal Cultural Resources.* **Tribal Cultural Resources Mitigation Measure 2** *The following mitigation measure is intended to address the identification and treatment of unanticipated discoveries of potential tribal cultural resources (TCRs) or resources of cultural significance to UAIC during ground disturbing activities.* • *If any suspected TCRs or resources of cultural significance to UAIC, including but not limited to features, anthropogenic/cultural soils, cultural belongings or objects (artifacts), shell, bone, shaped stones or bone, or ash/charcoal deposits are discovered by any person during construction activities including ground disturbing activities, all work shall pause immediately within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. Work shall cease in and within the immediate vicinity of the find regardless of whether the construction is being actively monitored by a Tribal Monitor, cultural resources specialist, or professional archaeologist.*	Applicant	Immediately, following the discovery of any suspected TCRs or resources of cultural significance to UAIC during construction activities.	City of Lincoln Community Development Department Placer County Coroner

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	• *A Tribal Representative and the City of Lincoln shall be immediately notified, and the Tribal Representative in coordination with the City of Lincoln shall determine if the find is a TCR (PRC §21074) and the Tribal Representative shall make recommendations for further evaluation and treatment as necessary.* • *Treatment and Documentation:* *A. The culturally affiliated Tribe shall consult with the City of Lincoln to (1) identify the boundaries of the new TCR and (2) if feasible, identify appropriate preservation in place and avoidance measures, including redesign or adjustments to the existing construction process, and long-term management, or 3) if avoidance is infeasible, a reburial location in proximity of the find where no future disturbance is anticipated. Permanent curation of TCRs will not take place unless approved in writing by the culturally affiliated Tribe.* *B. The construction contractor(s) shall provide secure, on-site storage for culturally sensitive soils or objects that are components of TCRs that are found or recovered during construction. Only Tribal Representatives shall have access to the storage. Storage size shall be determined by the nature of the TCR and can range from a small lock box to a conex box (shipping container). A secure (locked), fenced area can also provide adequate on-site storage if larger amounts of material must be stored.* *C. The construction contractor(s) and City of Lincoln shall facilitate the respectful reburial of the culturally sensitive soils or objects. This includes providing a reburial location that is consistent with the Tribe's preferences, excavation of the reburial location, and assisting with the reburial, upon request.* *D. Any discoveries shall be documented on a Department of Parks and Recreation (DPR) 523 form within 2 weeks of the discovery and submitted to the appropriate CHRIS center in a timely manner.*			

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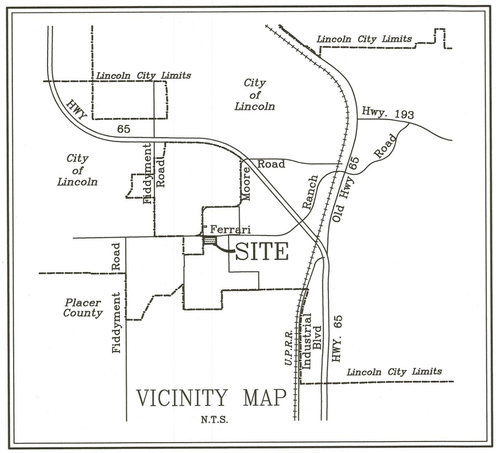
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	E. Work at the TCR discovery location shall not resume until authorization is granted by the City of Lincoln in coordination with the culturally affiliated Tribe. *F. If articulated or disarticulated human remains, or human remains in any state of decomposition or skeletal completeness are discovered during construction activities, the Placer County Coroner and the culturally affiliated Tribe shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendent who will work with the project proponent to define appropriate treatment and disposition of the burials.*			

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Attachment 5 Exhibit C



DEVIATIONS FROM STANDARDS

1 OFFSET ELBOW BULB (SEE DETAIL)

Land Use Summary

Village/ Lot #	SP/Zoning Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Gross Density
8	VMDR	Village Medium Density Residential / 50' x 50' (1)	11.3	7.7	110	9.7
A & D	VOS/LP	Village Open Space (Linear Parkway) (Public Dedication)	0.4	0.4	-	-
B & C	VOS/MP	Village Open Space (Major Paseos) (Public Dedication)	-	0.1	-	-
ROW	Major ROW	Banner Drive /Anthem Drive (Public Dedication)	0.4	0.4	-	-
ROW	VMDR	Residential Streets (Public Dedication)	-	3.5	-	-
Total			**12.1**	**12.1**	**110**	-

(1) Note - Minimum lot widths and depths are nominal sizes to be used on typical rectangular lots. Variation(s) from minimum lot widths and depths are permitted for non-typically shaped lots providing that a standard building envelope, based on the nominal lot size and required setbacks, fits on the lot.

LICENSED LAND SURVEYOR
PEDRO JARQUIN
12/31/27
No. 8268
STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

The boundary shown hereon is based on the legal description as described in the preliminary title report issued by Fidelity National Title Company, Order No. FSSE-0102501012, Dated: December 8, 2025. 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" (if applicable).

PEDRO JARQUIN — DATE 2/26/26

TENTATIVE MAP NOTES

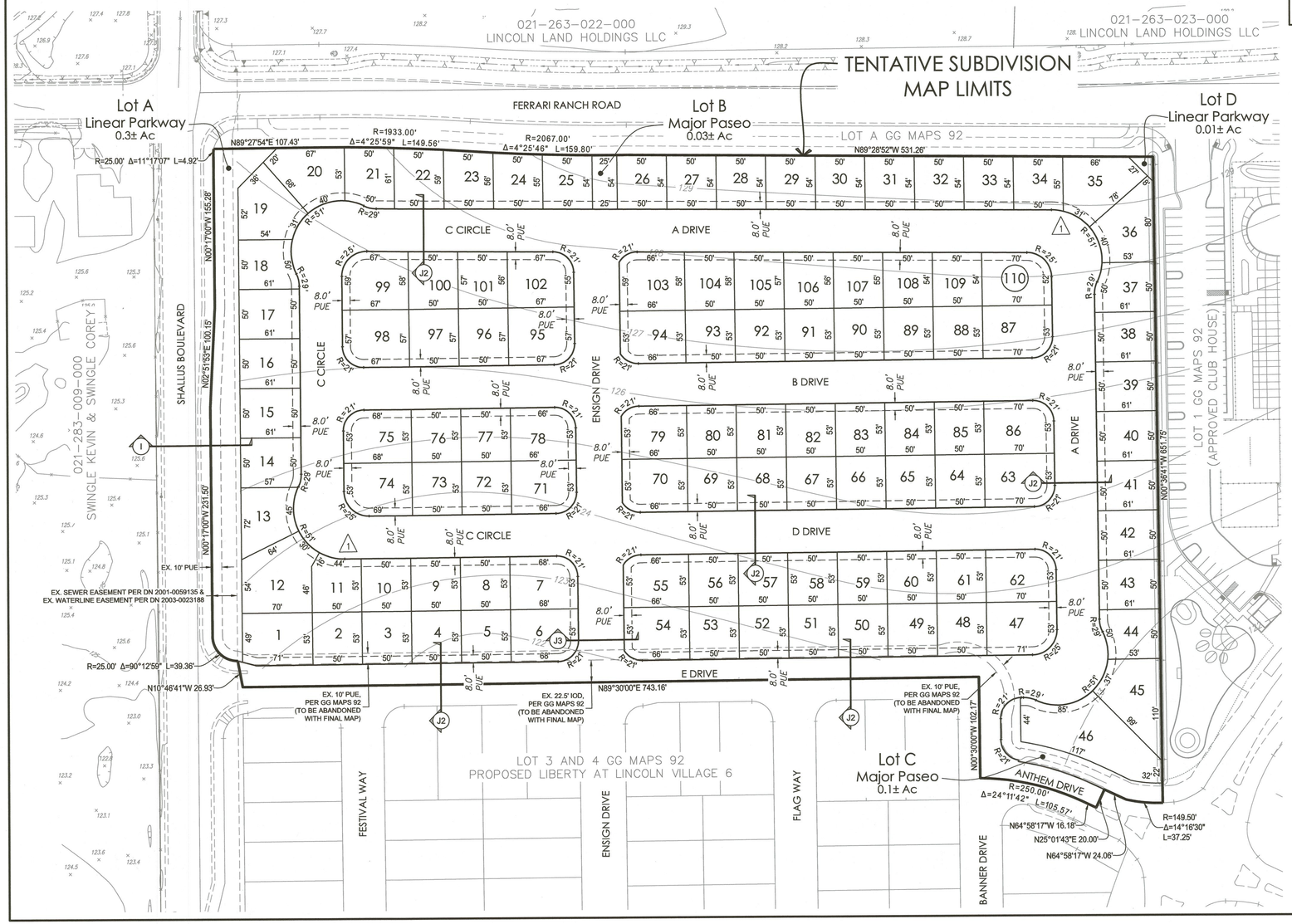
1. Lot lines may be adjusted at the time of final map preparation provided the general lotting scheme is preserved and no new additional residential lots are created, subject to the approval of the City of Lincoln.
2. Pursuant to government code Section 66463.1, the subdivider may file multiple final maps based upon this map. The filing of a final map on a portion of this map shall not invalidate any part of this map.
3. This map may be phased provided public safety issues are addressed, subject to the approval of the City of Lincoln.
4. Lot numbering on this map is for identification purposes only and may differ on the final map/s.
5. Minor adjustment to the street pattern shown hereon is permitted provided the overall circulation pattern remains substantially the same, subject to the approval of the city of Lincoln.
6. Street names shown hereon are for identification purposes only. Final street name & right-of-way geometry will be determined at the time of final map and improvement plan preparation.
7. Lot dimensions and acreages shown on this map are illustrative only. Actual lot dimensions and acreages will be established with the final map/s.
8. Additional easements to accommodate new public utility improvements, access required for lot development, open space or drainage improvements, slopes, or similar mapping requirements needed to accomplish the final design, may be added with each final map.
9. A minimum 8' public utility easement (PUE) will be located adjacent to all public street rights-of-way as established by this map.
10. Topographic information shown hereon is from Geo Maps, October 2021, and is based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39± East of E. SPRR rail, 31.5± West of centerline Industrial Ave. at curve 0.1± mi West of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JS0897.
11. This application is for a development permit.
12. The following easements are proposed to be abandoned with the final map:
    a. 22.5' IOD. per GG MAPS 92
    b. 10' PUE per GG MAPS 92
13. The following easements described in the PTR are offsite and not shown hereon:
    a. Roadway and public utility easement per DN 20010059134
    b. Conservation easement per DN 20250016596

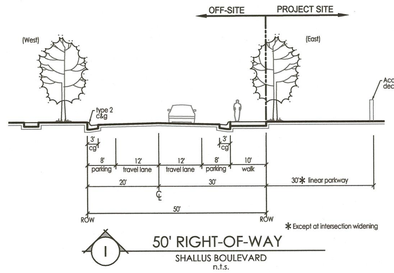
TENTATIVE MAP INFORMATION

PROJECT DESCRIPTION:	Lot 2 of GG maps 92, Placer County, California
APPLICANT:	Lewis Planned Communities 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
OWNERS:	Lincoln Land Holdings, LLC 9216 Kiefer Blvd. Ste 4 Sacramento, CA 95826
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
ASSESSOR'S PARCEL NUMBER:	327-380-002
SITE AREA:	12.1 ± AC.
EXISTING USE:	Vacant / Agricultural
PROPOSED USE:	Medium Density Residential
ZONING / LAND USE:	VMDR
LOT SUMMARY:	114 TOTAL LOTS 110: Single-family Residential lots Largest Lot = 7189±SF Smallest Lot = 2,650±SF Average Lot = 3,050±SF 2: Major Paseo 2: Lots Linear Parkway Lot
SERVICE PROVIDERS:	
Park:	City of Lincoln
Fire:	City of Lincoln
Schools:	Western Placer Unified School District
Domestic Water:	City of Lincoln
Reclaimed Water:	City of Lincoln
Sanitary Sewer:	City of Lincoln
Storm Drainage:	City of Lincoln
Electricity:	PG&E
Gas:	PG&E
Voice/Data Communications:	AT&T, Comcast, Wave Broadband

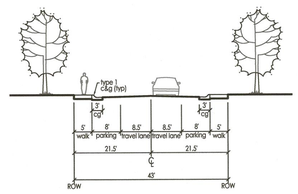
BASIS OF BEARINGS:

The basis of bearings of this survey is N27°06'14"W as shown on the "City of Lincoln ROS #2291" recorded in Book 16 of Surveys, at Page 105, records of Placer County, and was determined from monuments "A855" and "111".

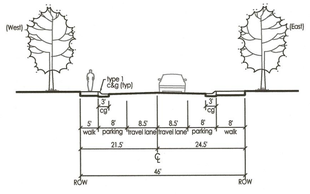




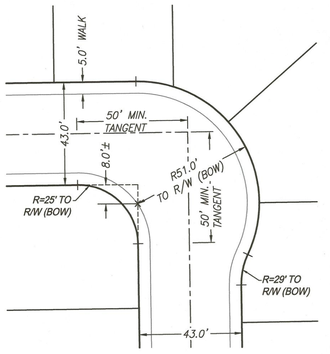
1 50' RIGHT-OF-WAY
SHALLUS BOULEVARD
n.t.s.



J2 43' RIGHT-OF-WAY
RESIDENTIAL STREET
(Parking and Attached Walks Both Sides)
n.t.s.



J3 46' RIGHT-OF-WAY
RESIDENTIAL STREET
(8' Walk On One-Side)
n.t.s.



STANDARDS DEVIATION FOR OFFSET ELBOW
n.t.s.



VESTING TENTATIVE SUBDIVISION MAP

LIBERTY AT LINCOLN - VILLAGE 8

Lincoln, CA

February 26, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

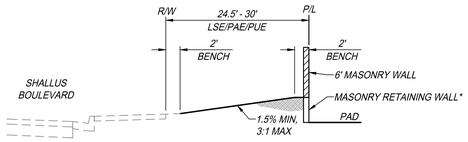
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LEGEND

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

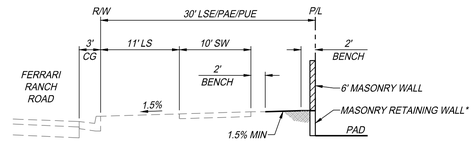
Notes:

1. All existing utility locations shown are approximate.
2. The proposed utilities and infrastructure shown are conceptual only and are subject to revision.
3. Utilities may be phased depending upon the development sequence of the project, subject to the review of the City of Lincoln.
4. The existing ground contours shown on this exhibit represent the existing grade condition and are for planning level studies only.
5. Grading & utilities shown with screened and/or dashed linework are based on as built plans, surveys or proposed improvement plans.
6. Technical memorandums will be prepared for site water, sewer, and storm drainage infrastructure.
7. Topographic information shown hereon is from GeoMaps, October 2021, based on the City of Lincoln control point no. " BM A 855" elev. 127.877'. NGS benchmark disk stamped "A 855 1949" set in concrete monument 39'± east of E. SPRR rail, 31.5± west of centerline Industrial Ave. at curve 0.1± mi west of intersection with Hwy. 65 2.5± mi S. of Lincoln. NGS PID JS0897.
8. Topographic data shown on this map is in NGVD29.



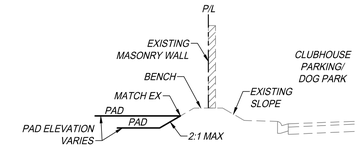
A **GRADING SECTION**
NTS

* EARTHEN SLOPE (2:1 MAX) MAY BE CONSTRUCTED IN LIEU OF RETAINING WALL

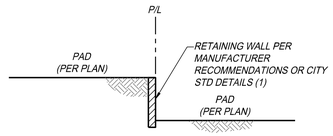


B **GRADING SECTION**
NTS

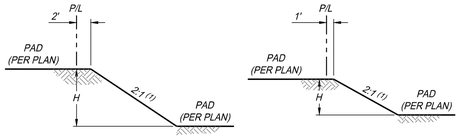
* EARTHEN SLOPE (2:1 MAX) MAY BE CONSTRUCTED IN LIEU OF RETAINING WALL



C **GRADING SECTION**
NTS



ALTERNATIVE 2



ALTERNATIVE 1

TYPICAL SIDE AND REAR YARD INTERIOR LOT GRADING
(NTS)

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



PRELIMINARY GRADING & DRAINAGE PLAN

LIBERTY AT LINCOLN - VILLAGE 8

Lincoln, CA

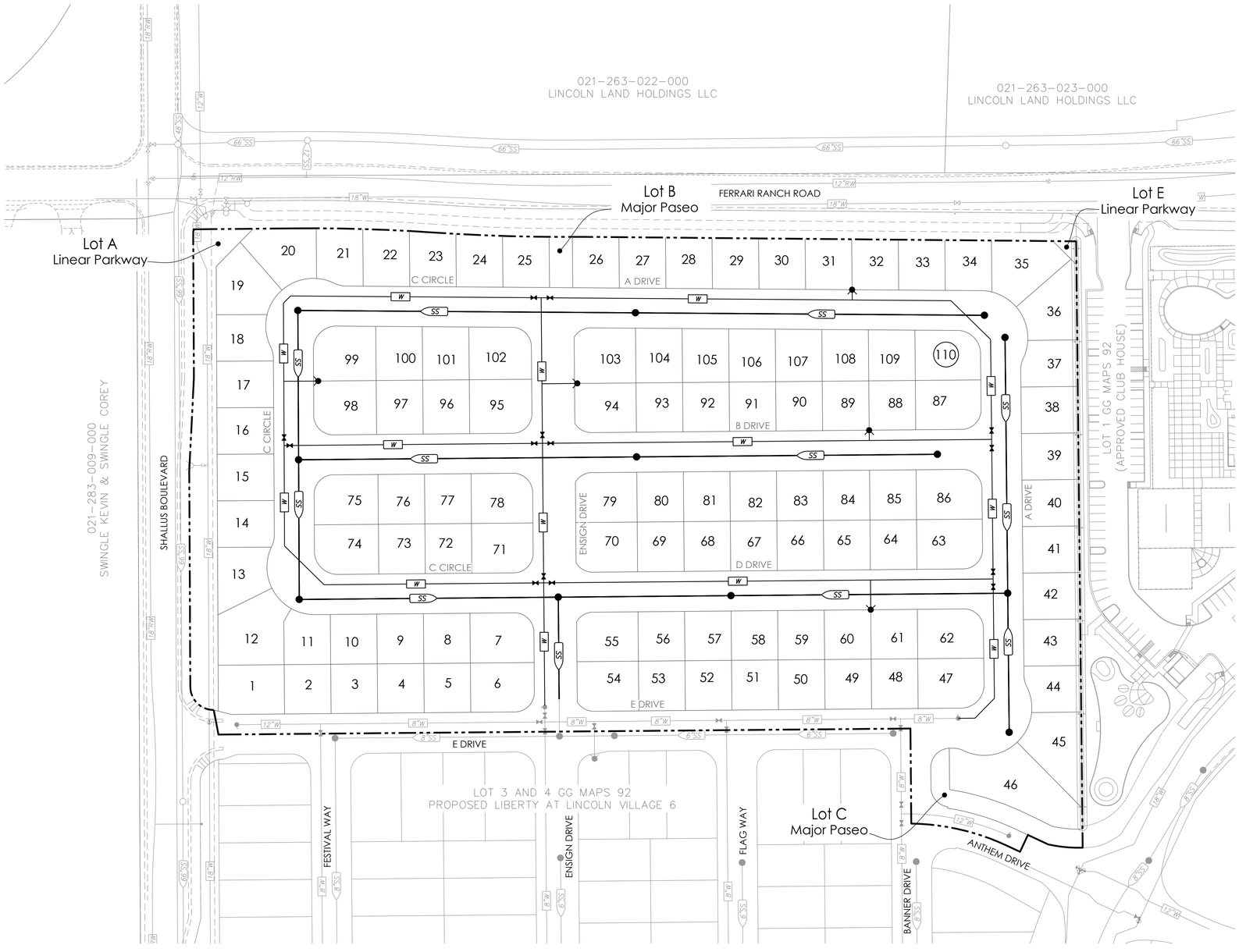
February 26, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SEWER LINE	8"SS
	SEWER MANHOLE	
W	WATER LINE	12"W
	FIRE HYDRANT ASSEMBLY	
	GATE VALVE	
	BUTTERFLY VALVE	



N

0 30 60 120

SCALE: 1"=60'

PRELIMINARY UTILITY PLAN

LIBERTY AT LINCOLN - VILLAGE 8

Lincoln, CA

February 26, 2026

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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STAFF REPORT

Item Number 9.A

SUBJECT: Receive a Report of the City of Lincoln Truck Route Study. (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: August 19, 2026

STAFF RECOMMENDATION:
Receive a Report of the City of Lincoln Truck Route Stud.

BACKGROUND/INTRODUCTION:
As part of the ongoing Downtown Master Plan (DMP) and Objective Design and Development Standards (ODDS) project, staff engaged Fehr & Peers, a nationwide transportation planning and engineering firm; to conduct a study of the large truck traffic and travel in the downtown area. The intent of the study was a evaluate truck traffic and travel on Lincoln Blvd in an effort to meet the Council's strategic objective of making the downtown area more walkable and reducing or eliminating large truck traffic on Lincoln Blvd.

FINDINGS/ANALYSIS:
Fehr & Peers investigated existing and future truck generating land uses, including "logistics uses" as defined by AB 98, as well as existing industrial zoning in the City. This information was critical for understanding existing and future truck activity in the City, such as truck origins and destinations, travel patterns, speeds, and site access needs. Utilizing the City's Land Use and Zoning, designated truck routes in adjacent jurisdictions, and truck origins/destinations, locations were selected to collect vehicle classification counts.

The truck route designation process took into consideration site access requirements for freight-generators (e.g. Sierra Pacific Industries and Gladding McBean) within the City, truck travel patterns, the influence logistics uses (e.g. UrthPact and the San Francisco Bay Coffee Co.) have on freight activity in the City, planned logistics development and proximity of sensitive receptors. After the collection of this data, several concepts have been developed to aid the City in determining next steps and near term priorities.

ATTACHMENTS:
Jan 27 2026 City Council hearing Fehr Peers Pres for staff report.pptx

Fehr & Peers

City of Lincoln Truck Route Study

Lincoln City Council Meeting

January 27, 2026

Topics

01 Truck Route Regulations

02 Existing Conditions

03 Truck Rerouting Concepts

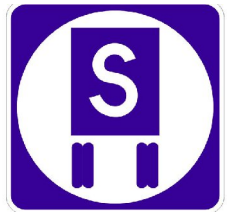
04 Near-Term Priorities

State & Federal Regulations

Surface Transportation Assistance Act (1982) – “STAA”

- STAA bars states from denying reasonable access to delivery/pick-up locations
- STAA Terminal (T) Routes allow large trucks to operate on designated routes for loa and unloading
- STAA Service (S) Routes allow trucks to use certain roads to access food, fuel, repa and rest.
- STAA trucks are larger than regular CA legal trucks





Truck Types



Local Delivery Trucks

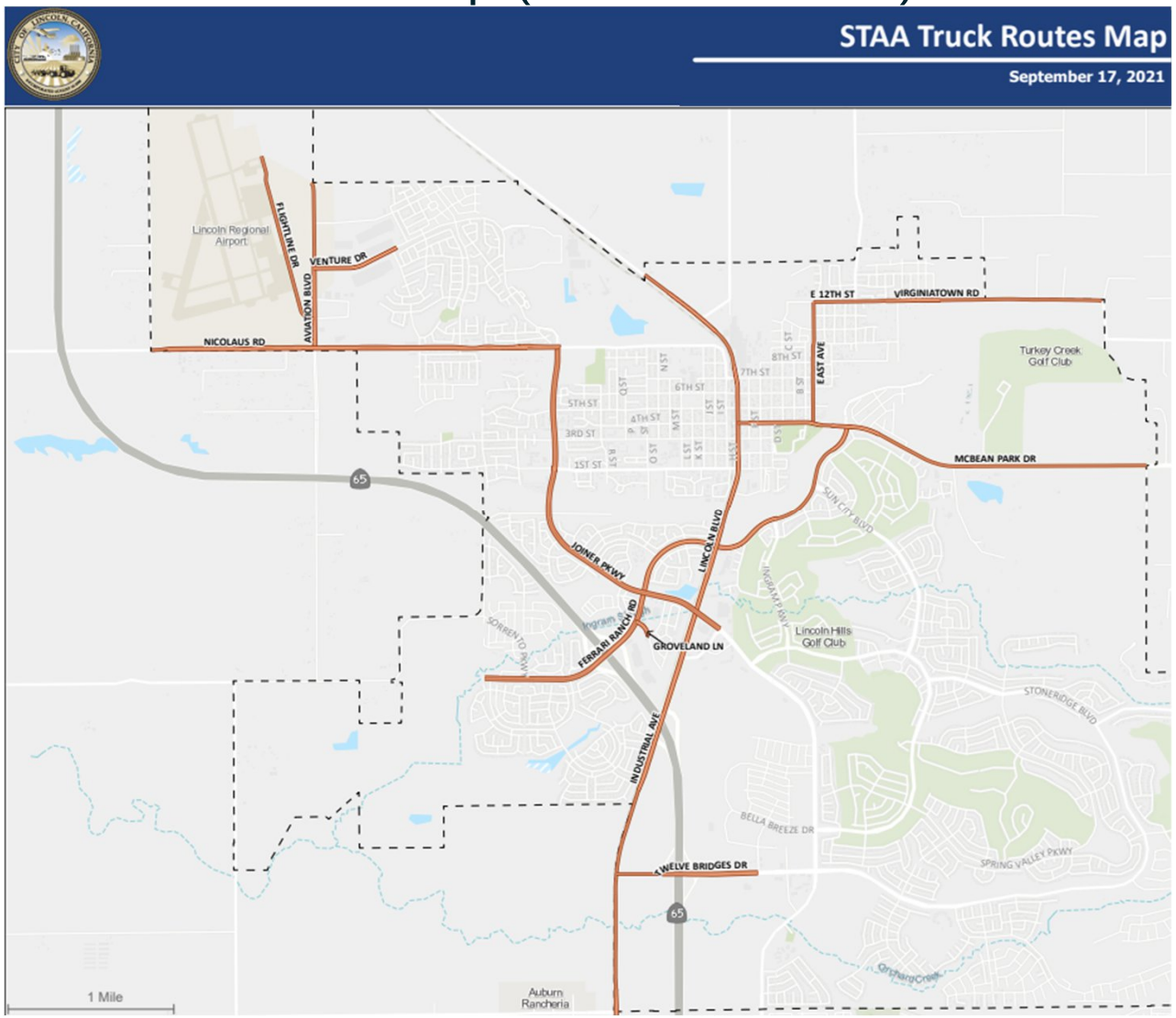


Heavy Duty Trucks

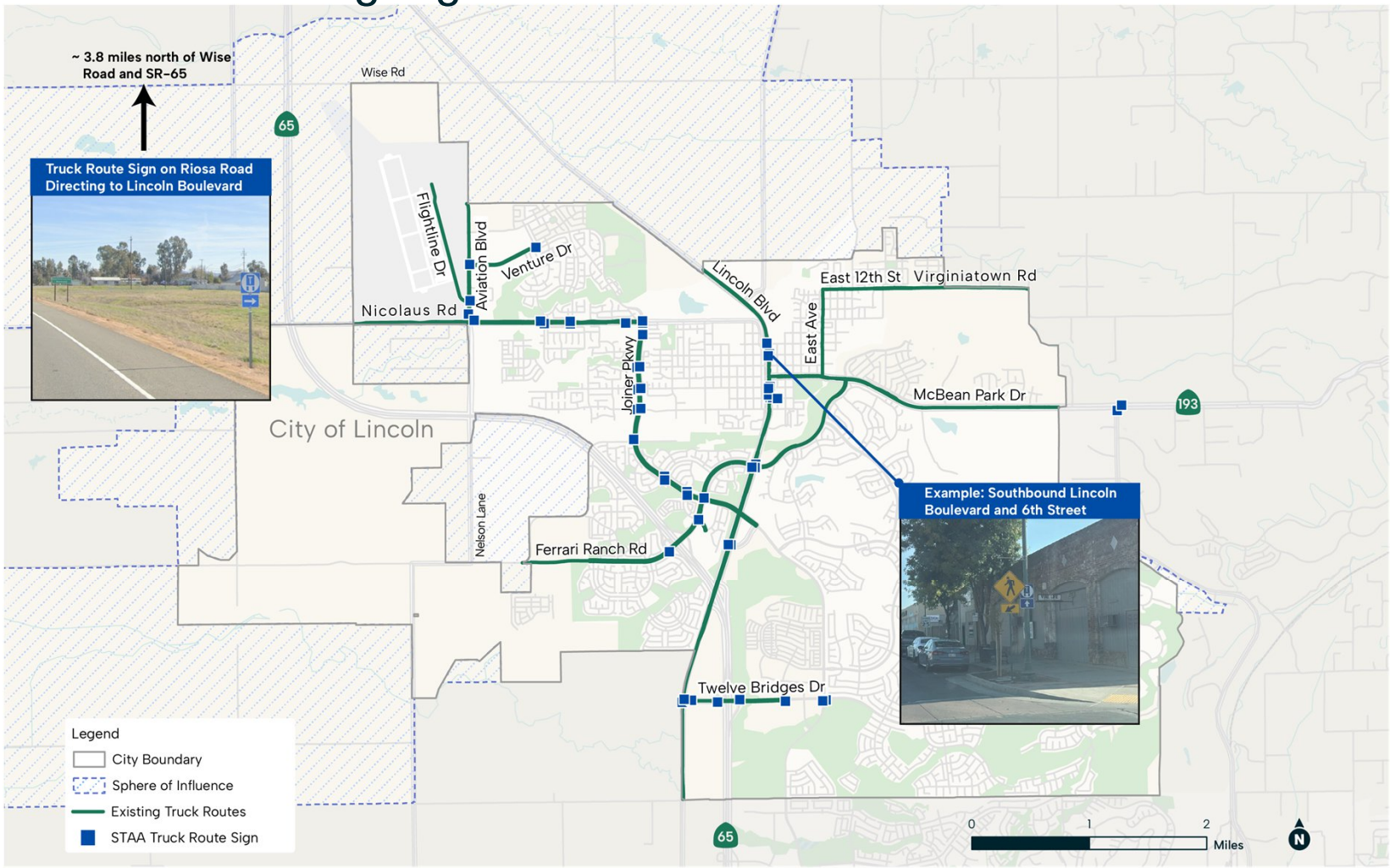


STAA Trucks

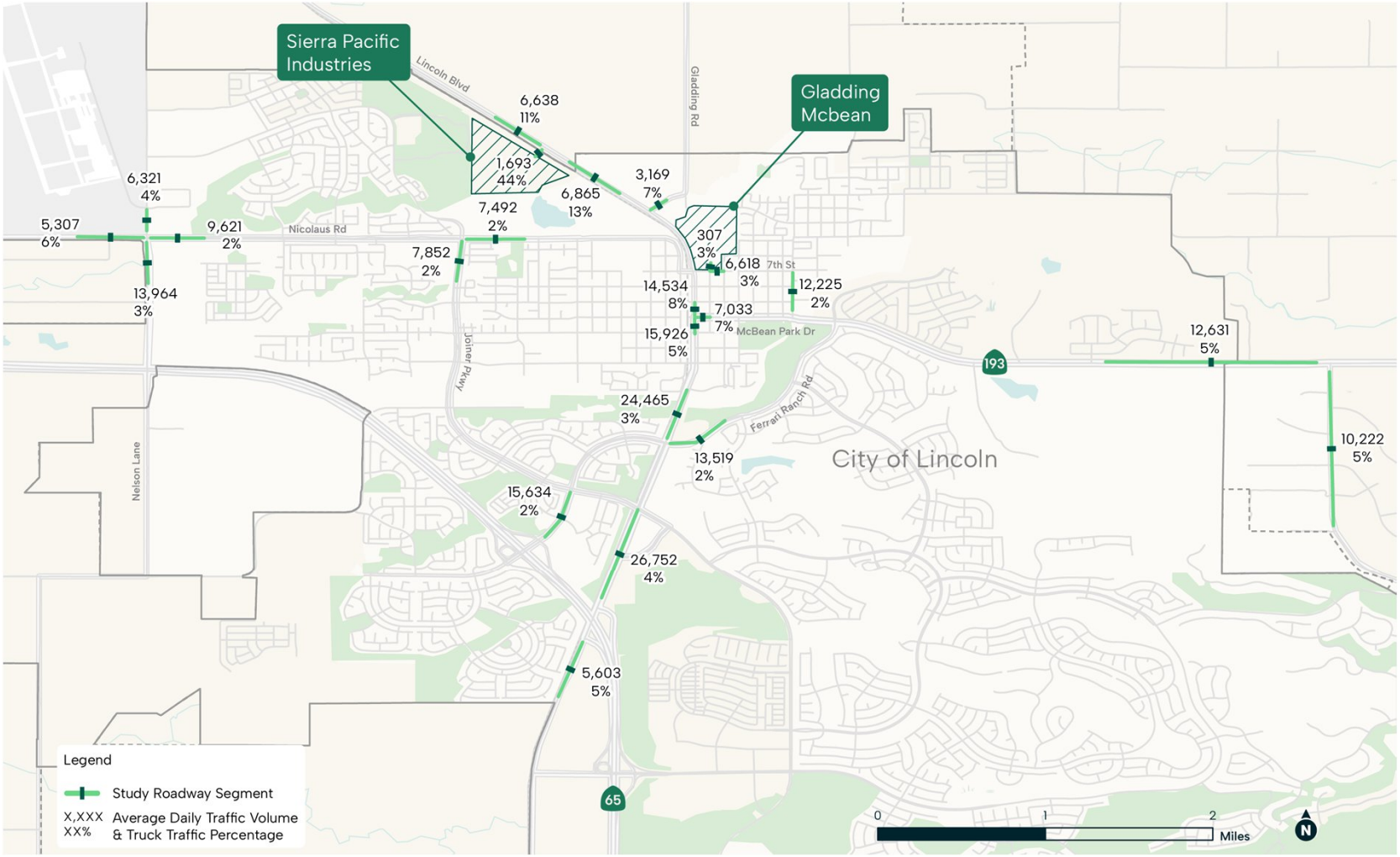
City of Lincoln Truck Route Map (available online)



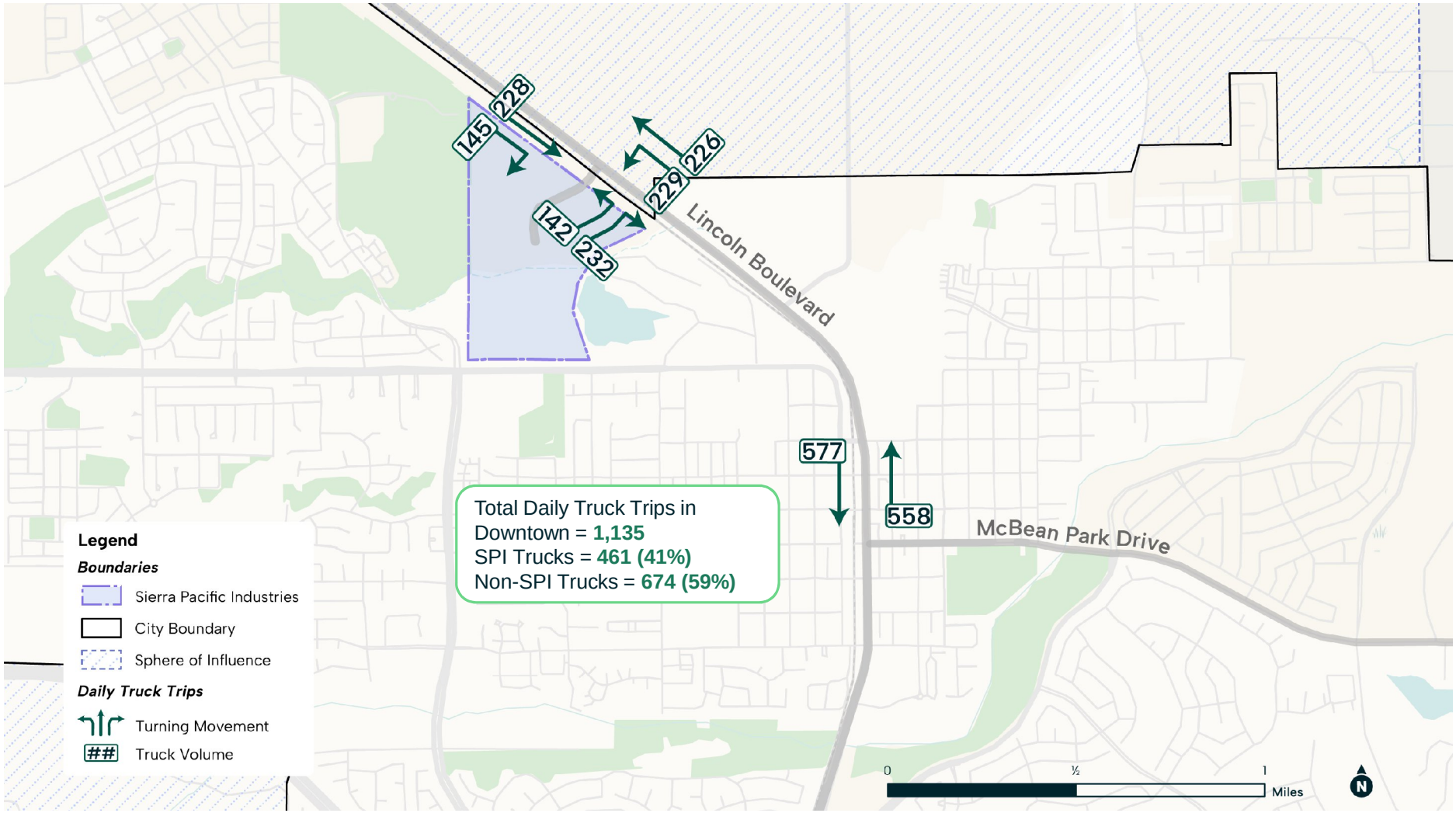
Observed Truck Route Signage



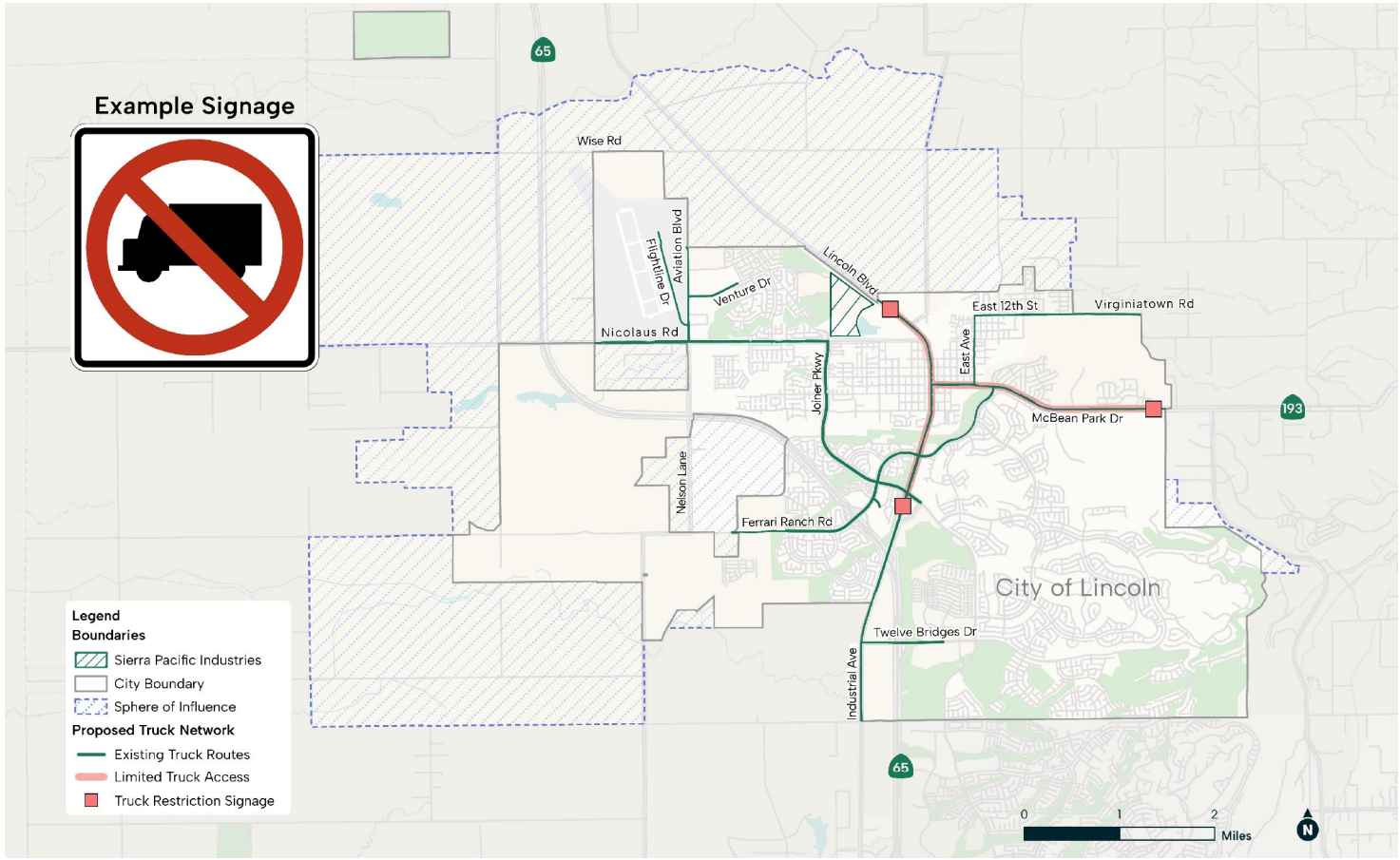
Daily Total Traffic & Truck Percentages
(Average of Wed & Thu, May 28 and 29, 2025)



Daily Truck Trips at Lincoln Blvd/SPI Driveway and Downtown on Wednesday, May 28, 2025

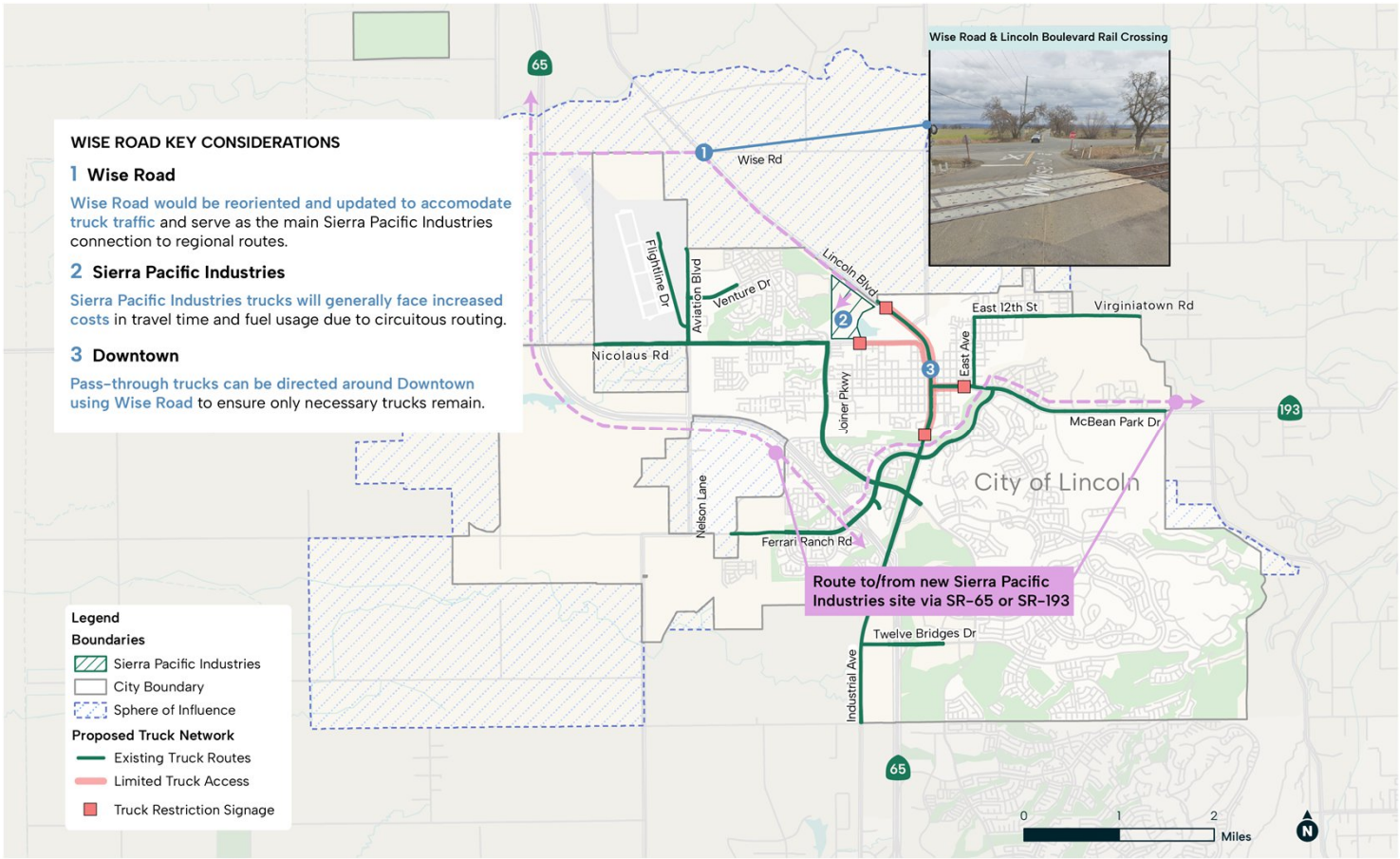


Concept A – Downtown Lincoln Truck Travel Restrictions



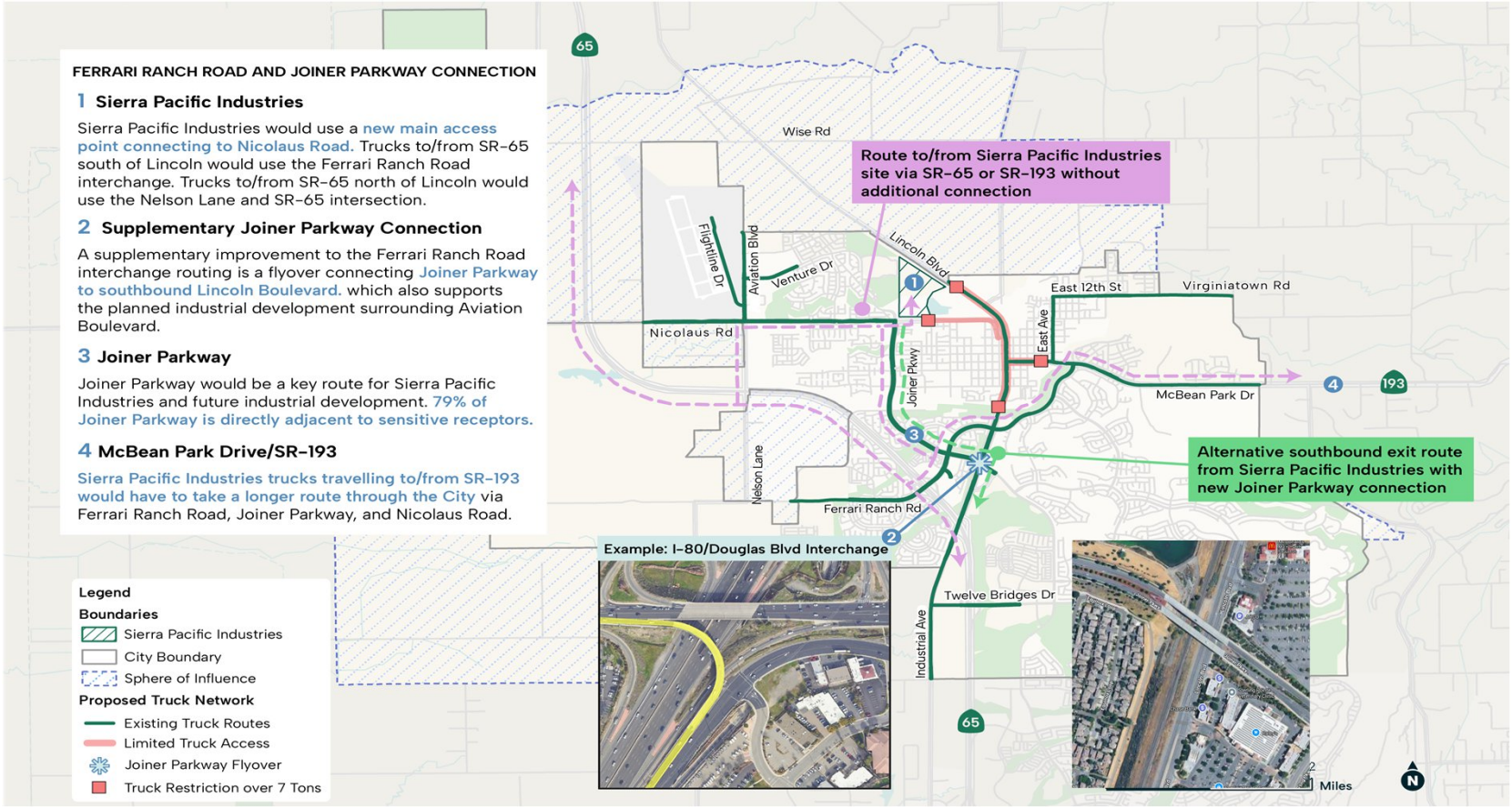
Type of Signage and Geographic Extents To be Determined

Concept B – Truck Rerouting via SR 65 and Wise Road



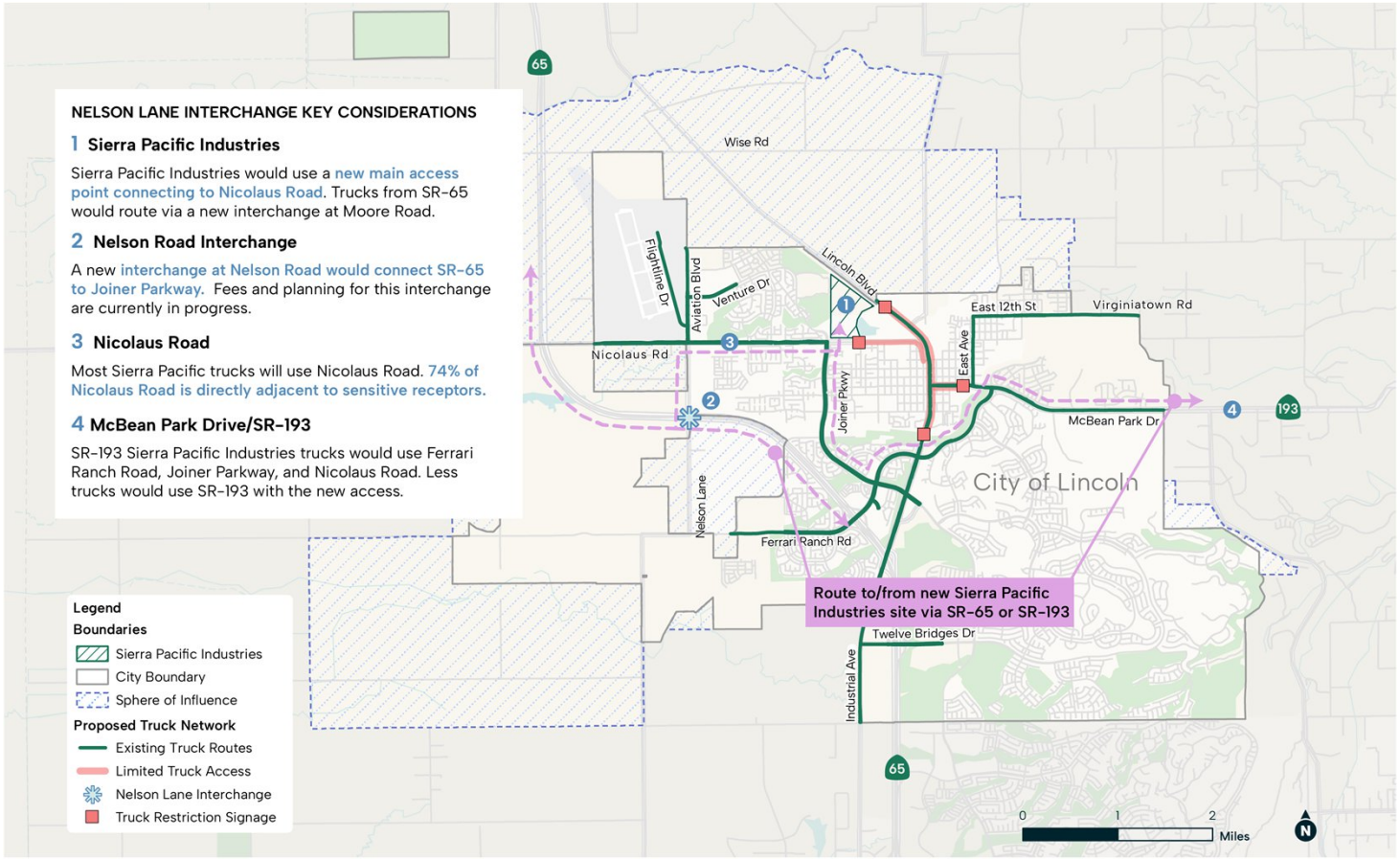
Challenge: Wise Road has a 7-ton weight limit and unknown structural section. Grade differences near UPRR tracks may also be a challenge.

Concept C – SPI Access Shifted to Nicolaus Road



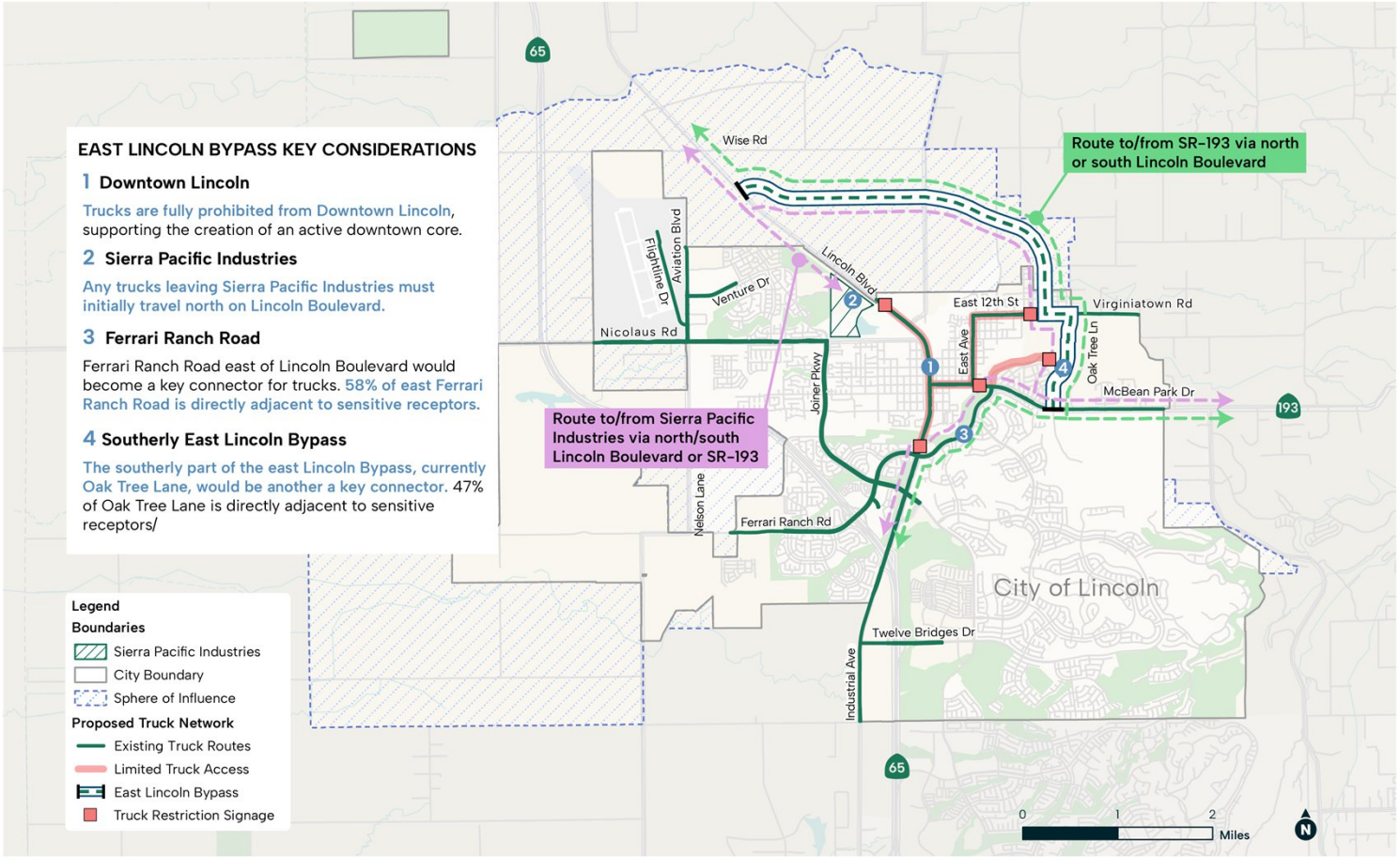
Challenge: Sensitive receptors along Joiner Parkway.

Concept D – SR 65/Nelson Lane Interchange



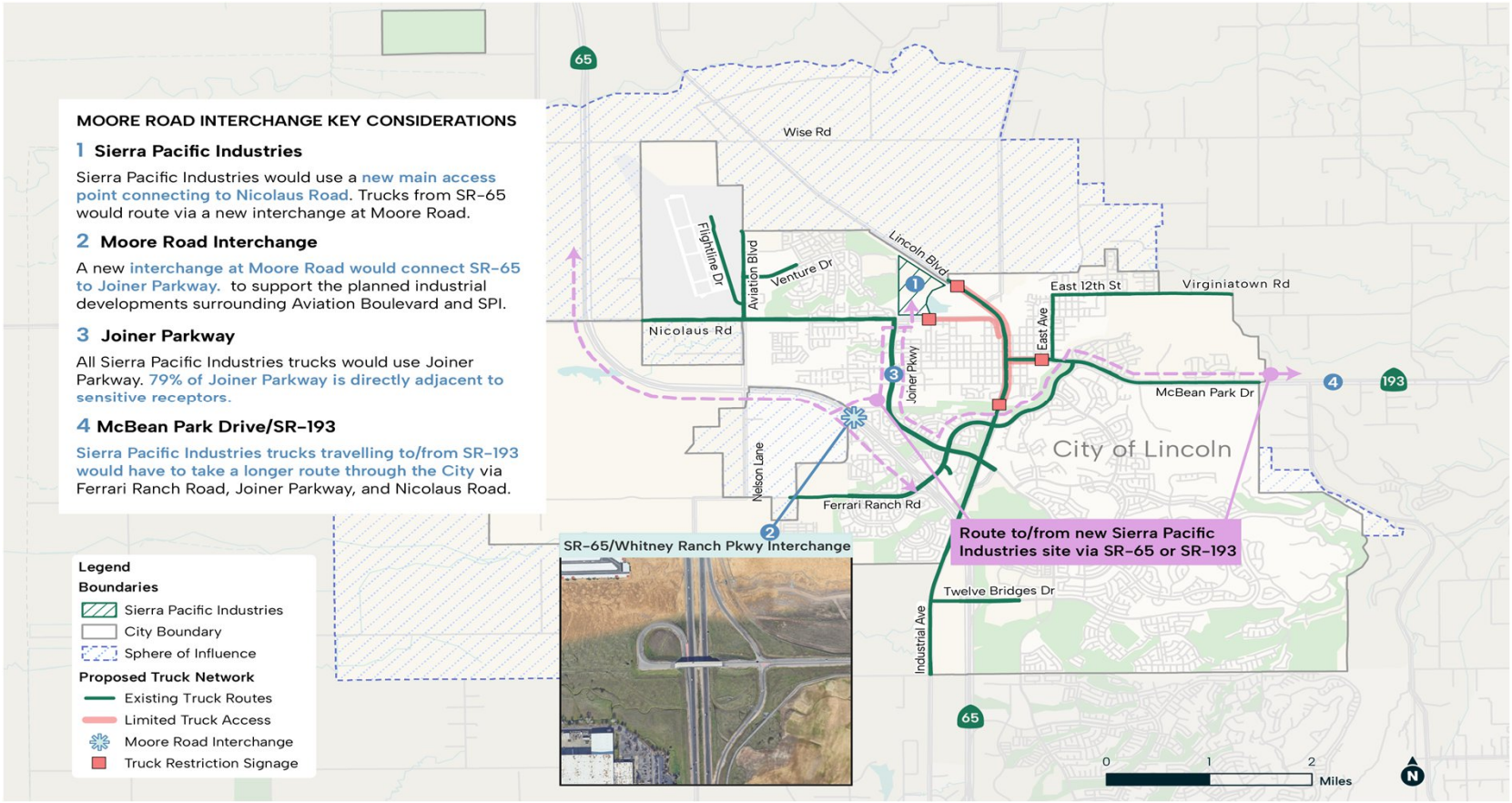
Challenge: Trucks currently prohibited on Nicolaus Road east of Joiner Parkway

Concept E – East Lincoln Bypass



Challenge: Lengthy time period for construction. Out of direction travel for SPI trucks.

Concept F – SR 65/Moore Road Interchange



Challenge: Cost/approvals for new interchange. Sensitive receptors on route to new interchange.

Near-Term Priorities

1. Remove STAA route signs on either end of Lincoln Blvd and in Downtown Lincoln
2. Pursue Concept B (Wise Road Rerouting)
3. Take steps to meet requirements of AB 98





STAFF REPORT

Item Number 9.B

SUBJECT:	Receive a Report on the City of Lincoln Open Space Policy Updates. (Sean Scully)
SUBMITTED BY:	Nita Wracker
DEPARTMENT:	City Manager's Office
DATE:	August 19, 2026

STAFF RECOMMENDATION:
Receive a Report on the City of Lincoln Open Space Policy Updates. (Sean Scully)

STAFF REPORT

Item Number 10.A

SUBJECT: Planning Entitlement Tracker Discussion (Nita Wracker)

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: August 19, 2026

ATTACHMENTS:
PC Tracker August 2026.pdf

PLANNING ENTITLEMENT TRACKER (as of 8/12)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Auburn Ravine Production Homes	Design Review	Design Review application to develop 80 lots within the Epick 1 & 2 subdivision. One single-story floorplan and three two-story floorplans ranging in size from 1,832 sf to 3,384 sf are proposed. All three plans include three elevation options with enhanced versions. Materials include stucco, lap siding, stone veneer and composition shingle roofing. Nine coordinated color schemes are used across the community.	Phase 1 is located at the southeast corner of East 9th Street and Harrison Ave on APN 021-321-045-000. Phase 2 is located directly south on the southern side of East 8th St on APN 021-321-066-000	PC scheduled for 8/19/26
Heartland at Hidden Hills Production Homes	Design Review	Design Review application to develop 14 lots within the Heartland at Hidden Hills subdivision. Four single-story plans ranging from 2,247 SF to 3,250 SF are proposed with three architectural styles: Stratford Modern, Santa Barbara and Traditional Farmhouse.	565 Oak Tree Lane (APN: 021-274-026-000)	PC scheduled for 8/19/26
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
Moore Ranch	Tentative Parcel Map	Tentative Parcel Map to split ~314 acres into four separate parcels.	Southwest corner of Moore Road & Fiddyment Road (APNs: 021-282-007-000 & 021-140-034-000)	Under review for completeness

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)	PC scheduled for 8/19/26
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)	Under departmental review

SUD-B NEQ

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
NO PROJECTS UNDER REVIEW				

PLANNING ENTITLEMENT TRACKER (as of 8/12)

OTHER AREAS

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Carefield Lincoln Assisted Living and Memory Care	Specific Development Plan / Development Permit (Design Review) and CUP Time Extension	Updated SDP/DP (Design Review) for Carefield Living Assisted Living and Memory Care Facility, and CUP time extension Reso 2020-17 (Carefield)	750 Red Rock Road (APN: 329-010-076-000)	Under departmental review
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 (APNs: 021-283-037-000 & 021-344-010-000)	Under departmental review
Lincoln 14	Rezone/General Plan Amendment/General Development Plan Amendment/Tentative Subdivision Map	The project proposal includes a Rezone, General Plan Amendment, and GDP amendment to rezone commercial and business-professional uses to residential and open space uses. The proposed Tentative Subdivision Map will create 55 single-family residential lots.	Southwest corner of Nicolaus Road & Joiner Parkway (APN: 021-310-017, -032, and -100)	Project on hold
Lincoln 270	Rezone/General Plan Amendment/Specific Plan Amendment/General Development Plan Amendment/Design Guidelines Amendment/Development Agreement Amendment/Large Lot Tentative Map Modification	Proposed amendments to the adopted Lincoln Village 270 Specific Plan, General Development Plan, and Design Guidelines to rezone some commercial and business-professional uses to residential and park uses. A Development Agreement Amendment and Large Lot Tentative Map Amendment will be required due to the proposed rezone.	Located between Highway 65 and Industrial Avenue (multiple APNs)	Waiting for resubmittal from applicant
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
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	PC tentatively scheduled for 9/23/26
Circle K - Public Convenience or Necessity for alcohol sales	Conditional Use Permit (CUP)/Public Convenience or Necessity	Conditional Use Permit/Public Convenience or Necessity Application for alcohol sales license	81 Lincoln Blvd at Ferrari Pavilion (APN: 300-200-030-000)	PC scheduled for 8/19/26