CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
September 16, 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
Douglas 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 Findings of Consistency with the General Plan of the proposed Western Placer Unified School District Site Acquisition (Rommel Pabalinas)

1. Determine that the Findings of Consistency with the General Plan involving WPUSD proposed site acquisition of properties for future facility expansion qualifies for an exemption under Categorical Exemption Section 15061(b)(3) (Common Sense Exemption) (CEQA)
2. Adopt a Resolution determining Western Placer Unified School District proposed site acquisition of properties for future facility expansion to be consistent with the City of Lincoln General Plan.

8. PUBLIC HEARINGS

8.A Home Depot Conditional Use Permit Modification (Mikaela Noble)

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities); and
2. Adopt a Resolution approving the modification request for an existing Conditional Use Permit (CUP), previously approved under Resolution 2006-012, for Home Depot (Attachment 4).

8.B Parkwood Development Agreement (Mikaela Noble)

1. Determine that an Addendum to the Village 1 Specific Plan Environmental Impact Report (EIR) (SCH #2010102018) for the Parkwood project was previously adopted by the City Council, and therefore, no additional environmental review is required; and,
2. Adopt a resolution recommending City Council approval of a Development Agreement between the City of Lincoln and JEN California 28 LLC for the

development of approximately 21 acres within the Village 1 Specific Plan Area.

8.C 1905 Aviation Boulevard project (Tom Cruickshank)

1. Determine 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 (Planned Development); and,
3. Adopt a Resolution approving a Conditional Use Permit for outdoor storage; and,
4. Adopt a Resolution approving a Conditional Use Permit for perimeter fencing pursuant to the standards of the Lincoln Aircenter General Development Plan.

9. GENERAL BUSINESS

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: Findings of Consistency with the General Plan of the proposed Western Placer Unified School District Site Acquisition (Rommel Pabalinas)

SUBMITTED BY: Rommel Pabalinas

DEPARTMENT: Community Development

DATE: September 16, 2026

STAFF RECOMMENDATION:

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

1. Determine that the Findings of Consistency with the General Plan involving WPUSD proposed site acquisition of properties for future facility expansion qualifies for an exemption under Categorical Exemption Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) as this action would not result in any physical changes or environmental effects. Therefore, no further analysis is required under CEQA.

2. Adopt a Resolution determining Western Placer Unified School District proposed site acquisition of properties for future facility expansion to be consistent with the City of Lincoln General Plan.

BACKGROUND/INTRODUCTION:

Consistent with Public Resource Code 21151.2[1] and Government Code 65402[2], Western Placer Unified School District (WPUSD) sent formal notification to the City on their intent to acquire two properties along Nicolaus Road adjacent to the Lincoln High School (Attachment 1). As shown in Attachments 2 through 4, the two residential properties, which total approximately 0.53 acre, are located at 867 L Street (APNs 008-081-004-000 and 008-081-010-000) and 879 L Street (APN 008-081-009-000). The properties are currently individually developed with detached single-family dwelling units with access off 9th Street (Nicolaus Road) and served by city utilities. The properties are immediately surrounded by WPUSD's facilities including Lincoln High School to the southwest, school parking lot and accessory buildings to the south, and Phoenix High School to the east. Bordering properties to the north and to the northwest, which are also residentially developed, were acquired by the district following Planning Commission consideration of the site acquisition request in 2017 (Attachment 5). Attachments 6 and 7 show the General Plan land use and Zoning designations of the properties in the area, in particular, the subject properties' designations of

Low Density Residential (LDR) and Single Family Residential (R1) and surrounding school properties designation of Public Facilities (PF) and Public District (PUB), respectively.

As detailed in the attached notification, WPUSD intends to acquire the subject properties and, coupled with the bordering residential properties to the north, would “enable the district to expand its facilities for high school students, thereby serving the community in the City of Lincoln and Placer County”. In the short term, if acquired, the district “may rent out the residences with preference for staff housing or District for storage” with a long-term plan for facility expansion to accommodate student capacity and accessory needs. Both district representatives and property owners are under due diligence and negotiation process.

FINDINGS/ANALYSIS:

In accordance with Government Code 65402, WPUSD's proposed property acquisition is subject to a Findings of Consistency to the General Plan as determined by the local planning agency, which the Planning Commission is the designated authority on the matter. Formal determination of consistency by the Planning Commission shall be rendered within 40 days after receipt of the notification, which the September 16th Planning Commission marks the deadline. WPUSD representative consented to accommodating the timeline for planning department staff to adequately conduct and document analysis for consideration by the Planning Commission.

There are no specific General Plan policies that involve regulation of property acquisition by a public agency; however, there are policies that would be applicable and in support of WPUSD's future facility expansion that primarily involved City's continued provision for public services. These policies include, but are not limited to, the following:

- Policy PFS-1.1 Maintain Adequate Public Services: The City shall ensure the provision of adequate public services and facilities to the existing areas of the city and to ensure that new development is served by a full range of public services.
- Policy PFS-3.9 Sewer Connections: The City shall approve connections to the City's existing sewer system and treatment plant on a first-come, first-served basis as secured through development agreements, building permits, or other financial agreements.
- Policy PFS-4.1 Adequate Storm Drainage Facilities: The City shall provide storm drainage facilities with sufficient capacity to protect the public and private property from storm water damage. The facilities will also be implemented in a manner that reduces all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required drainage improvements (i.e., drainage basins, etc.).
- Policy PFS-5.1 Solid Waste Collection: The City shall require solid waste collection services for existing and new developments to ensure the maintenance of health standards.
- Policy PFS-6.2 Undergrounding of Utility Lines: The City shall require undergrounding of utility lines in new development, except where it is not feasible due to the electrical transmission load or other operational issues as confirmed by the utility provider.

Staff have verified that city utilities, access, and services are available for WPUSD's future facility expansion. While activities by WPUSD are regulated and subject to the jurisdiction of the State, the city will continue to coordinate with district representatives to ensure that plans for future facility expansion are designed in conformance with applicable City public improvement and design standards. Moreover, to maintain consistency and uniformity with the mapping of appropriate land use designations, a formal amendment to the General Plan and

Rezone of the properties' designations would be necessary. Specifically, the Low Density Residential (LDR) and Single-Family Residential (R1) designations would need to be changed to Public Facilities (PF) and zoning of Public District (PUB), consistent with the designations of the surrounding WPUSD properties.

ENVIRONMENTAL REVIEW:

Consideration of the Findings of Consistency with the General Plan involving WPUSD's proposed site acquisition qualifies for an exemption under Categorical Exemption Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act (CEQA) as this action would not result in any physical changes or environmental effects.

CONCLUSION

As supported in the analysis above and detailed in the resolution in Attachment 8, staff recommend the Planning Commission find the proposed property acquisition by the Western Placer Unified School District to be consistent with City of Lincoln General Plan.

ATTACHMENTS:

Attachment 1- WPUSD Site Acquisition Letter

Attachment 2 Vicinity Map

Attachment 3 Location Map

Attachment 4 Assessor's Parcel Map

Attachment 5 Planning Commission Resolution No.2017-19 WPUSD Site Acquisition

Attachment 6 General Plan Land Use Map

Attachment 7 Zoning Map

Attachment 8 PC Resolution 2026-XX DRAFT

WESTERN PLACER
Unified School District

Empowering Minds
Igniting Futures

WPUSD Board of Trustees
George Dykstra
Criste Freymond
April Nitsos
Jason Price
Marjorie Proffitt

Superintendent
Kerry Callahan

August 7, 2026

Mr. Rommel Pabalinas, Planning Manager
City of Lincoln, Community Development Department
600 Sixth Street
Lincoln, CA 95648

Re: **Notice of Proposed School Site Acquisition by the Western Placer Unified School District for the Addition of ±.53 acres to Lincoln High School/Phoenix High School**

Dear Mr. Pabalinas:

In accordance with Public Resource Code Section 21151.2 and Government Code Section 65402, this letter serves as formal notice to the City of Lincoln regarding the proposed acquisition of the following subject properties for construction and operation of a public school facility:

Approximately ±.53 acres located at 867 L Street and 879 L Street described as APN(s): 008-081-010-000, 008-081-004-000, and 008-081-009-00 in the City of Lincoln.

A map of the sites and a copy of Public Resources Code Section 21151.2 are attached for your information.

It is the District's hope and intention that acquisition of these additional properties will enable the District to expand its facilities for high school students, thereby better serving the community in the City of Lincoln and Placer County.

Please process this Notice in accordance with Public Resources Code section 21151.2. If you have any questions, please contact me at (916) 645-5100.

Sincerely,

Michael Adell
Director of Facilities

cc: File

ATTACHMENT 1

ATTACHMENT I

LOCATION MAP

(SEE ATTACHED)


9th St
9th St
9th St
879 L Street
867 L St
Phoenix High School
Lincoln High School
Lincoln High Parking
Zebra Track
Google Earth
Image © 2026 Airbus
Image Landsat / Copernicus

Outlook

Re: Call with Mike (WPUSD)

From Michael Adell <madell@wpusd.org>
Date Mon 8/10/2026 5:14 PM
To Rommel Pabalinas <rommel.pabalinas@lincolnca.gov>

1 attachment (744 KB)
Lincoln High School_Phoenix High School Property Surrounding 867 and 879 L Street Properties.pdf;

Mel,

Please find attached a Google Earth Map with the District's properties (in RED Marker) that surround the 867 and 879 L Street Properties for your reference as requested.

Short term the District may rent out the residences with preference for staff housing or for District storage needs. Long term the plan is to expand facilities for both Lincoln High School and Phoenix High School for student capacity and accessory needs.

Time is of the essence, therefore we really need the report within the 30 day timeframe to continue the process.

Thank you,

Michael Adell
Director of Facilities
Western Placer Unified School District
600 Sixth Street, 4th Floor
Lincoln, CA 95648
(916) 645-5100
madell@wpusd.org

On Mon, Aug 10, 2026 at 4:40 PM Rommel Pabalinas <rommel.pabalinas@lincolnca.gov> wrote:

> Hi Mike- In advanced of our call tomorrow, I'm forwarding your Site Acquisition letter with my comments. We can discuss further tomorrow.
>
> Thanks.
>
> ==========
>
> Rommel “Mel” Pabalinas
> ***Planning Manager, Community Development Department, Planning Division***
> ***Email: Rommel.Pabalinas@lincolnca.gov***
> ***Office Phone: 916-434-2483***

Cell Phone: 279-999-2674

From: Rommel Pabalinas
Sent: Saturday, August 8, 2026 5:37 AM
To: Michael Adell <madell@wpusd.org>
Subject: Call with Mike (WPUSD)
When: Tuesday, August 11, 2026 10:00 AM-10:30 AM.
Where: Microsoft Teams Meeting

Microsoft Teams meeting

Join: https://teams.microsoft.com/meet/247326906881849?p=MvrZvRadVi7GYzPP0y

Meeting ID: 247 326 906 881 849

Passcode: ob2sZ2qh

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For organizers: Meeting options | Reset dial-in PIN

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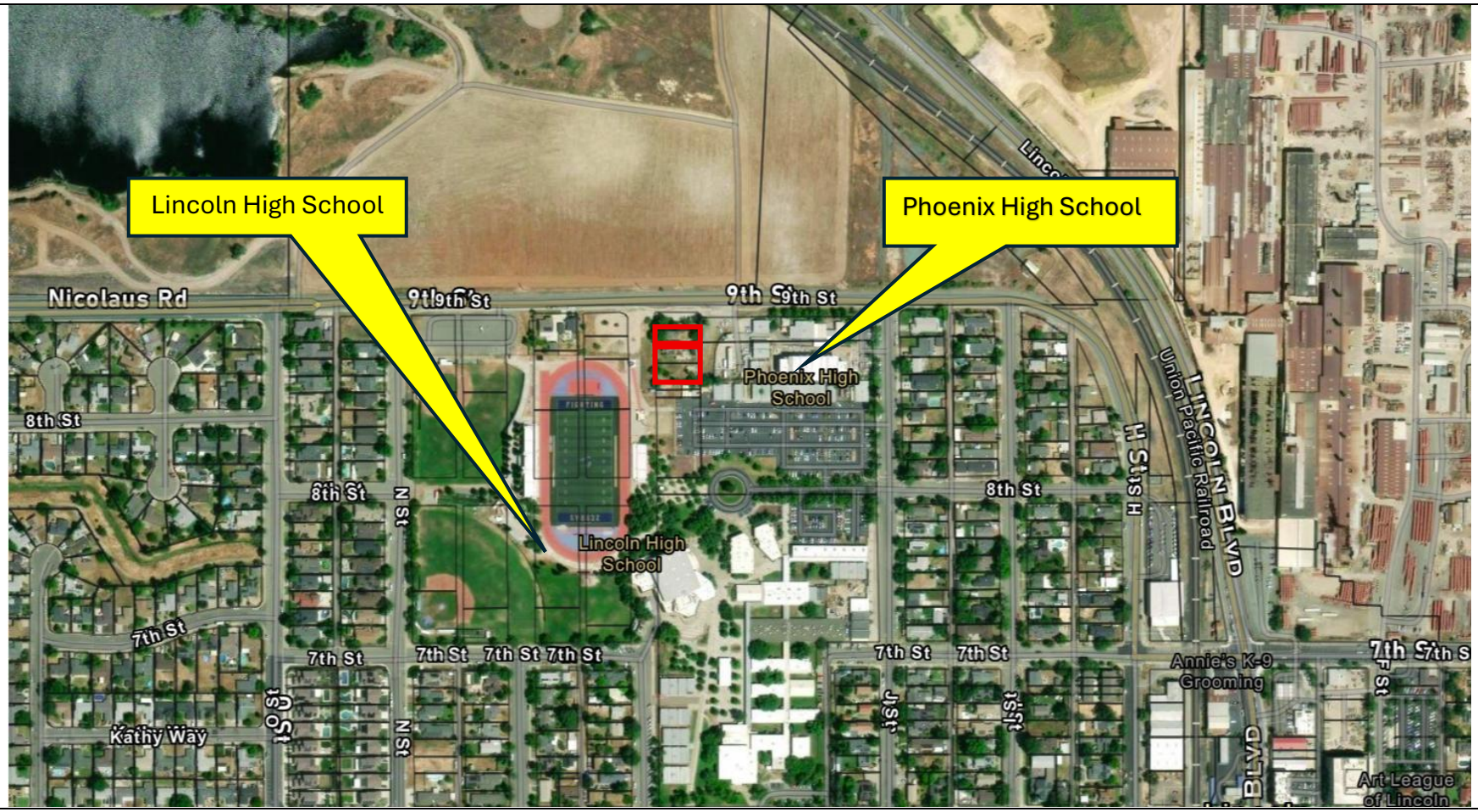
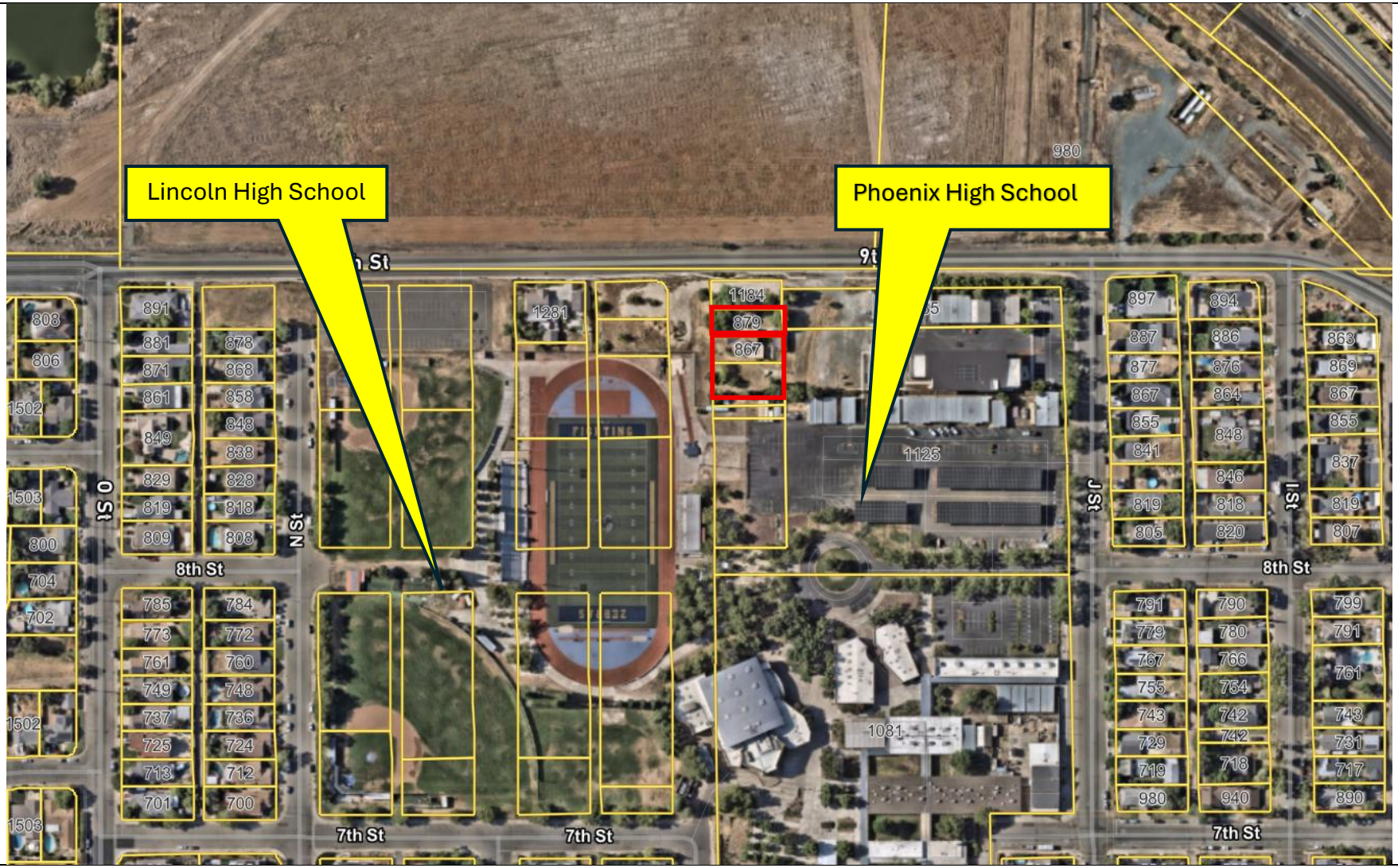
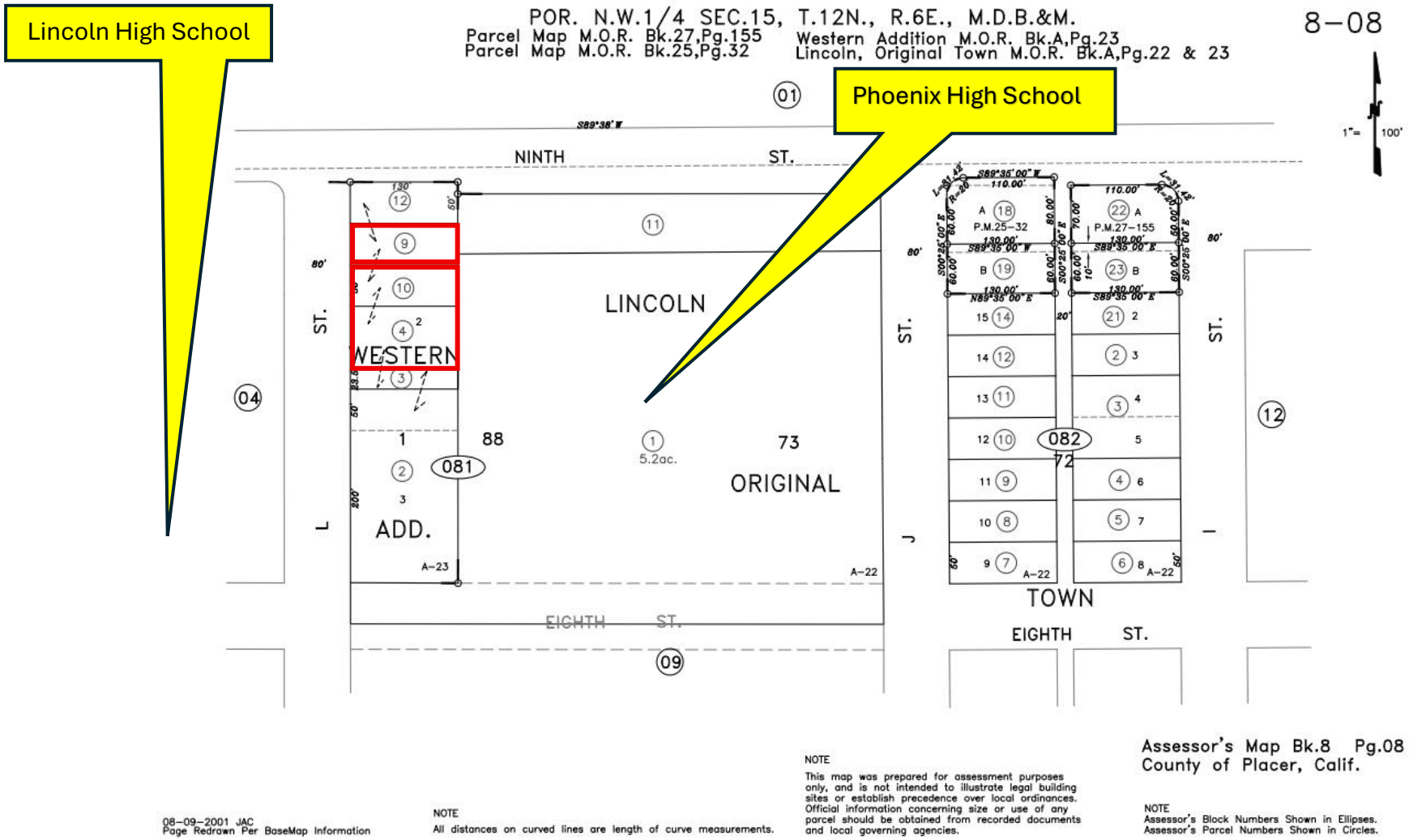


ATTACHMENT 2. Vicinity Map (Properties subject to WPUSD site acquisition in red outline)



ATTACHMENT 3. Location Map (Properties Subject to WPUSD site acquisition in red outline)



ATTACHMENT 4. Assessor's Parcel Map (Properties subject to WPUSD site acquisition in red outline)

PLANNING COMMISSION

RESOLUTION NO. 2017 - 19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN MAKING A DETERMINATION REGARDING COMPREHENSIVE COMMUNITY PLANNING AND PUPIL SAFETY PER CALIFORNIA PUBLIC RESOURCES CODE SECTION 21151.2; AND A DETERMINATION OF CONFORMITY WITH THE GENERAL PLAN PER SECTION 65402 OF THE CALIFORNIA GOVERNMENT CODE REGARDING THE POTENTIAL PURCHASE OF APPROXIMATELY .55 ACRES OF 'LOW DENSITY RESIDENTIAL' DESIGNATED LAND FOR FUTURE EXPANSION OF THE EXISTING LINCOLN HIGH SCHOOL SITE.
THE THREE VACANT PARCEL ARE NORTH OF THE HIGH SCHOOL SITE AND LOCATED AT THE SOUTHEAST AND SOUTH WEST INTERSECTION OF 9TH STREET AND THE REMNANT PORTION OF L STREET; THE SUBJECT PARCELS ARE: APNS 008-081-012, 008-043-006 & 008-043-007) (APPLICANT: WESTERN PLACER UNIFIED SCHOOL)

WHEREAS, in February 2017 Community Development Department received the attached February 10, 2017 Notice of Western Placer Unified School District Proposed Lincoln High School Expansion regarding the possible site acquisition of.55 vacant acres of land immediately to the north of the existing 27 acres Lincoln High School site consisting of three separate parcels; requesting the Planning Department and the Planning Commission to analyze the subject property (depicting .55 acres) to determine conformity with pupil safety and comprehensive community planning pursuant to California Public Resources Code section 21151.2; and consistency with the underlying General Plan Land Use Designation per California Government Code section 65402 relative to the acquisition of land for a future expansion of Lincoln High School facility; and

WHEREAS, subsequent to receiving the subject NOTICE, the School Facilities Coordinator confirmed that the WPUSD was looking to purchase the three privately owned parcels, herein identified as Assessor Parcel Nos. 008-081-012, 008-043-006 & 008-043-007, containing 38.6 acres; and

WHEREAS, Section 21151.2 of the California Public Resources Code provides that the Planning Commission is to "investigate" and provide "recommendations" to the governing board [i.e., WPUSD School Board] relative to the promotion of pupil safety and comprehensive community planning prior to acquisition of the site; and

WHEREAS, section 65402 (a) of the California Government Code provides that the Planning Agency is to also make a conformity determination regarding the proposed acquisition relative to the proposed site's location, purpose and extent relative to the General Plan.

WHEREAS, the Planning Agency and Planning Commission has reviewed the requests and based on the evidence provided in the staff report and related exhibits; which made a part hereof by this reference, has determined that the proposed purchase of approximately .55 acres of *vacant Low Density Residential* designated land by the WPUSD for a future expansion of the Lincoln High School facility would be in conformance upon an application for a General Plan Amendment from Low Density Residential to Public Facility and that cooperatively with the City of Lincoln, the site can be designed in furtherance of community planning and safety for all.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

ATTACHMENT 5

Section 1. The Planning Agency and Planning Commission finds and determines that the proposed purchase of .55 acres of vacant land (Placer County Assessor Parcel Nos. 008-081-012, 008-043-006 & 008-043-007) for a future expansion of the Lincoln High School site would be in conformance with pupil safety and comprehensive community planning pursuant to California Public Resources Code section 21151.2; and is found compatible with the General Plan per California Government Code section 65402. In order to achieve a more appropriate Land Use consistency, a General Plan Amendment would be necessary to change the land use of the subject parcels from Low Density Residential to Public Facility, in order to match the land use designation of Lincoln High School.

PASSED AND ADOPTED THIS 5th day of April, 2017, by the following roll call vote:

AYES: COMMISSIONERS: Lyons, Roberts, McKinney, Plummer

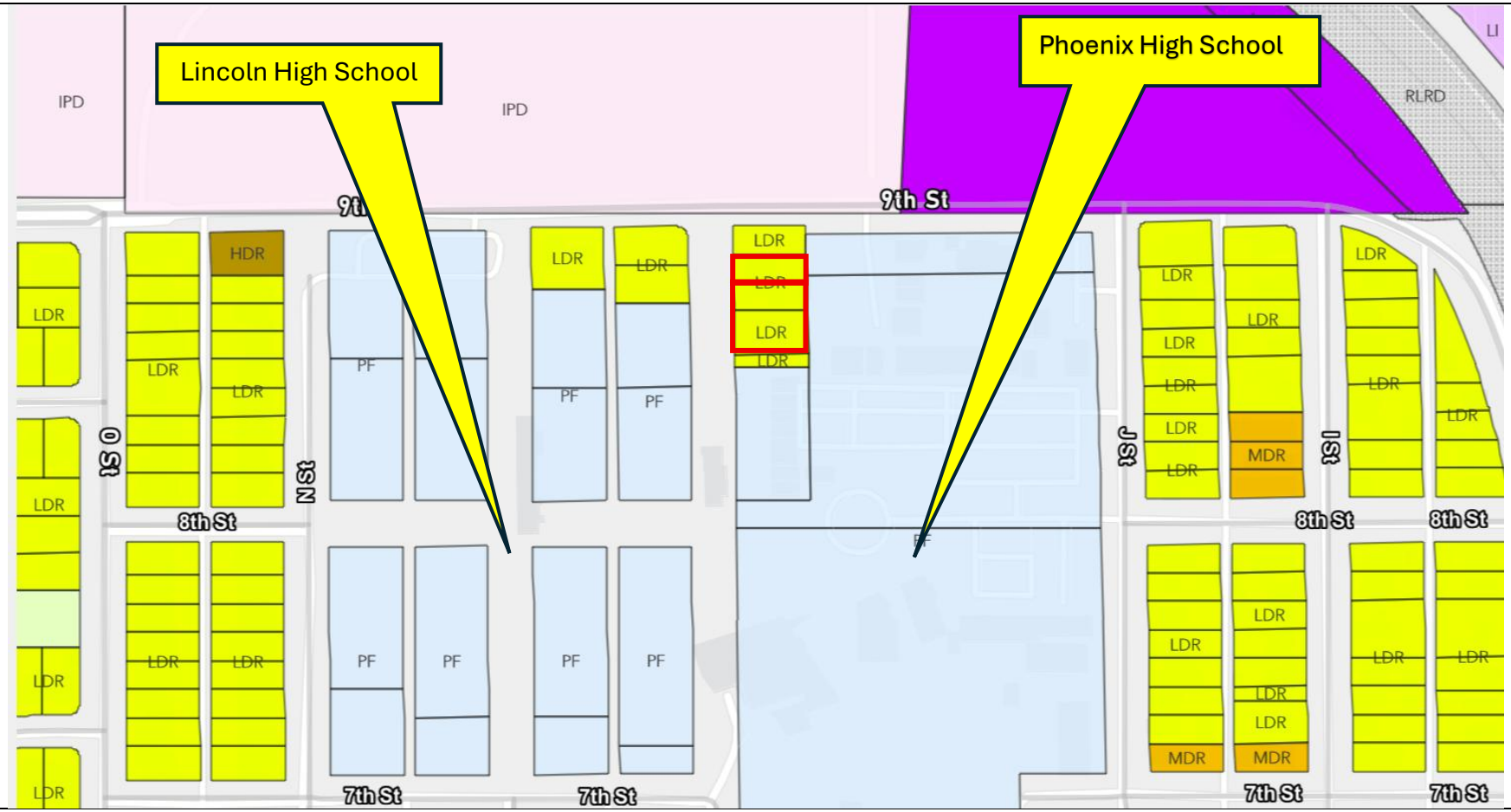
NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Cross, Hutchinson, Watford

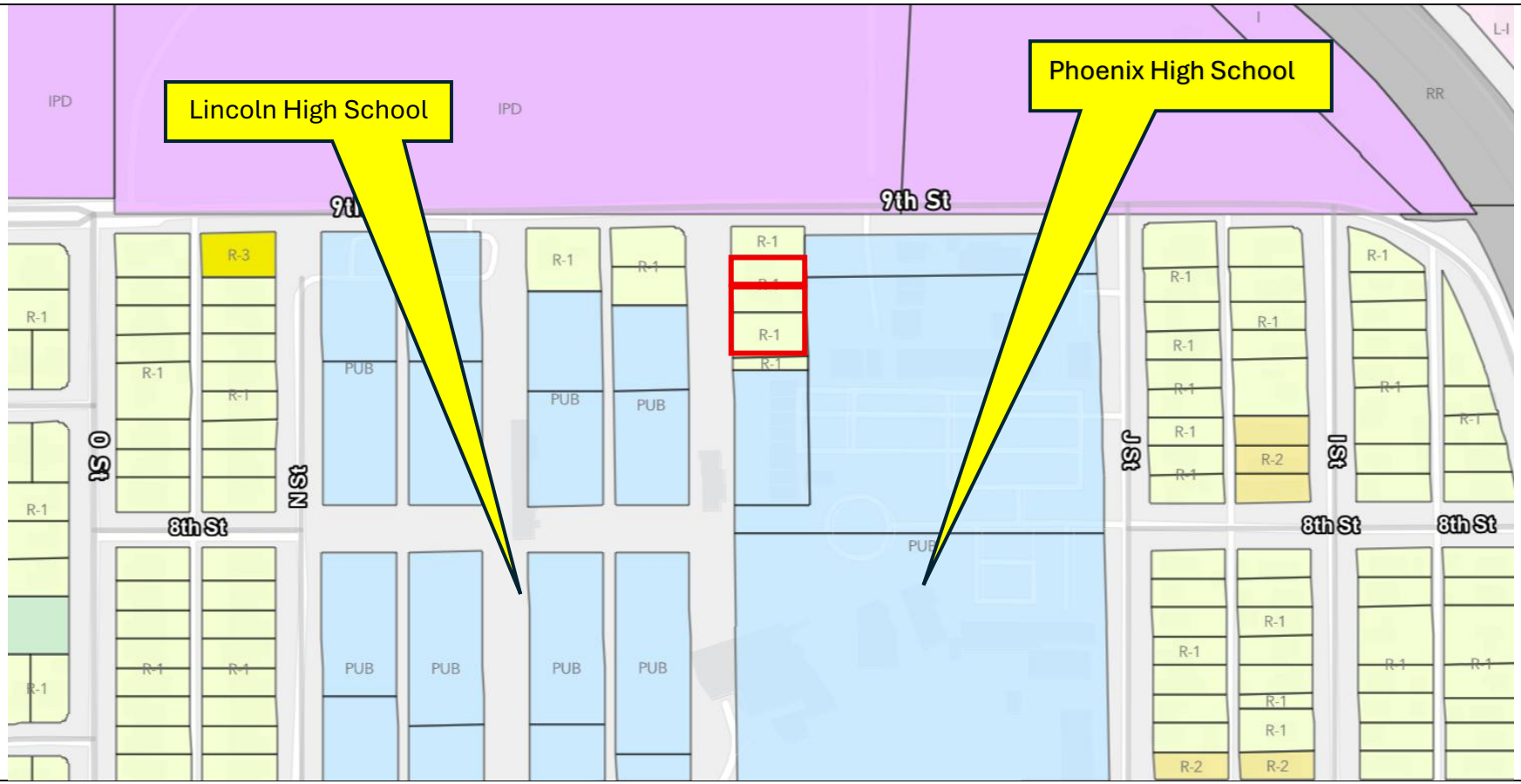
CHAIR

ATTEST:

SECRETARY



ATTACHMENT 6. **General Plan Land Use Map (Properties subject to WPUSD site acquisition in red outline)**



ATTACHMENT 7. Zoning Map (Properties subject to WPUSD site acquisition in red outline)

PLANNING COMMISSION

RESOLUTION 2026-xx - DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN MAKING A DETERMINATION OF CONSISTENCY WITH THE GENERAL PLAN PER SECTION 65402 OF THE CALIFORNIA GOVERNMENT CODE INVOLVING THE POTENTIAL ACQUISITION OF APPROXIMATELY .53 ACRES OF 'LOW DENSITY RESIDENTIAL' DESIGNATED LANDS FOR FUTURE EXPANSION OF THE WESTERN PLACER UNIFIED SCHOOL DISTRICT'S (WPUSD) FACILITY. THE SUBJECT PARCELS ARE IDENTIFIED AS APNs 008-081-004-000 AND 008-081-010-000 AT 867 L STREET and 008-081-009-000 AT 879 L STREET) (APPLICANT: WESTERN PLACER UNIFIED SCHOOL)

WHEREAS, in August 2026 Community Development Department formally received a notice from Western Placer Unified School District (WPUSD) proposing regarding possible acquisition of .53 vacant acres consisting of three separate parcels of land immediately to the north of the existing 27 acres Lincoln High School site. The notice requests the Planning Department and the Planning Commission to analyze the subject property to determine conformity with pupil safety and comprehensive community planning pursuant to California Public Resources Code section 21151.2; and consistency with the underlying General Plan Land Use Designation per California Government Code section 65402 relative to the acquisition of land for a future WPUSD expansion of Lincoln High School facility; and

WHEREAS, subsequent to receiving the subject notice, the School Facilities Coordinator confirmed that the WPUSD intent to acquire three privately owned parcels, herein identified as Assessor Parcel Nos. 008-081-004-000, 008-081-010-000 & 008-081-009, containing 0.53 acres; and

WHEREAS, Section 21151.2 of the California Public Resources Code provides that the Planning Commission is to "investigate" and provide "recommendations" to the governing board [i.e., WPUSD School Board] relative to the promotion of pupil safety and comprehensive community planning prior to acquisition of the site; and

WHEREAS, section 65402 (a) of the California Government Code provides that the Planning Agency is to also make a conformity determination regarding the proposed acquisition relative to the proposed site's location, purpose and extent relative to the General Plan; and

WHEREAS, the Planning Agency and Planning Commission has reviewed the requests and based on the evidence provided in the staff report and related attachments, which made a part hereof by this reference, has determined that the proposed acquisition of approximately .53 acres of *Low Density Residential* designated lands by the WPUSD for a future expansion of the Lincoln High School facility would be in conformance upon formal application for a General Plan Amendment from Low Density Residential (LDR) to Public Facility (PF) and a corresponding Rezoning from Single Family Residential (R1) to Public District (PUB) and that cooperatively with the City of Lincoln, the site can be designed in furtherance of community planning and safety for all.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

DRAFT

Section 1. The Findings of Consistency with the General Plan qualifies for exemption from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines, as this action would not result in any physical changes or environmental effects and, therefore, no further CEQA analysis is warranted.

Section 2. The Planning Agency and Planning Commission finds and determines that the proposed purchase of .55 acres of vacant land (Placer County Assessor Parcel Nos. 008-081-012, 008-043-006 & 008-043-007) for a future expansion of the Lincoln High School site would be in conformance with pupil safety and comprehensive community planning pursuant to California Public Resources Code section 21151.2; and is found compatible with the General Plan per California Government Code section 65402. In order to achieve a more appropriate Land Use consistency, a General Plan Amendment and corresponding Rezoning would be necessary to change the land use of the subject parcels from Low Density Residential (LDR) to Public Facility (PF) and Single-Family Residential (R1) to Public District (PUB), in order to match the land use designation of Lincoln High School.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMSSIONERS:

ABSENT: COMMISSIONERS**:**

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

STAFF REPORT

Item Number 8.A

SUBJECT:	Home Depot Conditional Use Permit Modification (Mikaela Noble)
SUBMITTED BY:	Mikaela Noble
DEPARTMENT:	Community Development
DATE:	September 16, 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 is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities); and,
2. Adopt a Resolution approving the modification request for an existing Conditional Use Permit (CUP), previously approved under Resolution 2006-012, for Home Depot (Attachment 4).

BACKGROUND/INTRODUCTION:

The project site, Home Depot, is located at 1000 Groveland Lane within the Lincoln Crossing Marketplace and is zoned Commercial (C). In 2004, a Specific Development Plan/Development Permit was approved to construct a retail store encompassing approximately 140,000 square foot (SF) with 707 parking stalls. The site can be accessed from Groveland Lane and from the parcel north of the project site (Target). The site is bounded by existing commercial development to the north, existing residential development to the east, Open Space (OS) and Union Pacific Railroad to the south, and State Route (SR) 65 to the west. The project is subject to the Lincoln Crossing General Development Plan (GDP).

On March 15, 2006, the Planning Commission adopted Resolution 2006-012 approving a Conditional Use Permit (CUP) allowing outdoor storage at Home Depot (Attachment 1). The permit authorized the storage and display of merchandise (i.e., plant materials, fans, portable structures, etc.) outdoors at specific locations on site. Condition of Approval (COA) No. 3 of the existing CUP states that an expansion to the outdoor storage and display/sales area will require an amendment to the CUP.

Project Description

The project proposes to modify the existing CUP to expand the outdoor storage and display/sales area to accommodate seasonal and overflow merchandise, and vehicle and equipment storage associated with a Tool Rental Center (TRC) in the store. No exterior

modification of the store is proposed. The existing CUP currently permits outdoor storage along the building's front façade (approximately 6,000 SF of floor area).

Twenty-eight (28) parking spaces along the eastern property boundary are proposed to be permanently reserved for rental equipment and vehicles, as well as eight (8) parking stalls near the southern property boundary for a shed display area. Five (5) parking stalls would be removed to allow twenty (20) existing spaces to be reconfigured at an angle, improving maneuverability and ease of parking for large rental trucks. Electric charging stations will be installed in association with the rental equipment and vehicles. In addition, the applicant has requested to dedicate 61 parking stalls for temporary seasonal/overflow merchandise storage along the southern property line. Approximately 15,500 SF of additional area would be permitted to be utilized for outdoor storage, which would increase total allowed outdoor storage area to roughly 21,500 SF.

The proposed Conditions of Approval specify what items can be stored outside, and delineate what can be stored permanently and seasonally. Items include, but are not limited to, plant materials, fans, outdoor furniture, garden tractors, portable structures, and seasonal merchandise (i.e., soil/mulch).

Table 1
Parking Stalls/Storage Existing v/ Proposed

Parking Stall/Storage Allowance	Existing	Proposed (Year-Round)	Proposed (Seasonal)
Customer/Associate	679	638	577
ADA	14	14	14
Reserved (TRC/Pro-parking/storage)	14	50	111
Outdoor Storage Total Area (SF)	6,000	13,250	21,500
Total stalls available	693	652	590
Total stalls on-site	707	702*	702*
*Loss of five parking stalls due to angular parking associated with TRC reserved stalls.			

FINDINGS/ANALYSIS:

The project is consistent with the General Plan. Below are select applicable General Plan policies to that effect.

Economic Development Policy ED-4.1: Increase Activity of Existing Business
The City shall support, stimulate, and foster increased activity of existing businesses within the community.

Rationale: The proposed Home Depot CUP Amendment is consistent with this policy as it supports an additional operation within an existing business and attracts more customers to the Lincoln Crossing Marketplace.

Transportation & Circulation Element Policy T-3.2: Adequate Off-Street Parking
The City shall require the provision of adequate offâ€Âstreet parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessible from the street system.

Rationale: The Lincoln Crossing General Development Plan (GDP) provides a parking ratio of 1 stall per 200 square feet (SF) of building gross floor area, which required Home Depot to construct the required minimum of 706 parking stalls. The existing Home Depot parking lot has 707 parking stalls, with fourteen (14) existing stalls reserved for Pro Parking. The applicant has proposed to reserve 36 stalls for vehicle and equipment storage associated with the TRC, and shed display, and to designate 61 parking stalls for temporary seasonal/overflow merchandise and eight parking stalls for a shed display area. This would result in a permanent reduction of 41 parking stalls (five stalls from angular parking/line striping, 28 stalls for reserved vehicles/equipment for TRC, and eight stalls for shed display area) and 111 parking stalls depending on the season. There would be an overall reduction of five parking stalls on site (from 707 to 702). The applicant has provided data that estimates parking utilization based on site-specific and national data for Home Depot stores (Attachment 3). Based on the memorandum, the average stall occupancy rate ranges from 370 to 517 stalls. With the proposed permanent and temporary parking reductions, the project site would still have adequate off-street parking to accommodate patrons and employees alike. Overall, the proposed Home Depot CUP Amendment is consistent with this policy.

Land Use Element Policy LU-3.3: Parking
The City shall ensure that adequate parking and access are included in approved commercial development plans.

Rationale: As previously stated under the rationale section of Policy T-3.2, the original Home Depot project was approved to construct 707 parking stalls, which exceeds the Lincoln Crossing GDP requirement of 706 stalls. Though the application would reduce the parking stall count below the minimum requirement, the applicant has provided sufficient evidence to illustrate there is adequate parking available on-site for customers and employees. Therefore, the proposed Home Depot CUP Amendment is consistent with this policy.

Title 18 (Zoning) Consistency
Overall, the Home Depot business will continue contributing toward implementing the LMC Title 18 as outlined below. This application shall be heard pursuant to LMC Chapter 18.56, which requires the Planning Commission to make findings that the proposed use, with the application of 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 following are the specific CUP findings, followed by justification in support of the project.

- *A finding by the planning commission that the use is substantially similar in characteristic to other uses currently within the district; Home Depot currently has an active CUP facilitating the allowance of outdoor storage.*

The project application requests to expand the outdoor storage use, and is, therefore, substantially similar in characteristic to other uses currently within the district.

- *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.*

Pursuant to the Lincoln Crossing GDP, outdoor storage in conjunction with an enclosed retail sales operation is considered a conditional use within the Commercial zone. The applicant has requested to amend an existing CUP for outdoor storage to expand the allowed storage area. The original Specific Development Plan/Development Permit included building area to start a Tool Rental Center at a future date. Allowing outdoor storage of seasonal and overflow merchandise, and equipment and vehicles associated with the TRC will effectuate the long-term vision of Home Depot's retail operation. The project site can be adequately served by all required utilities and services, and additional infrastructure will be installed in association with electric charges for the rental equipment and vehicles. Therefore, the uses would be appropriate in the district as a conditional use.

- *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 project will not degrade the quality or character of the surrounding area as outdoor storage is an existing use at Home Depot. It will not bring any new stationary noise sources that are typically associated with the use of mechanical equipment, or cause roadway or transportation system changes beyond the routine ingress/egress by customers. Home Depot will make minor alterations to the existing parking lot to accommodate the rental equipment and vehicles (i.e., installation of equipment charging stations, restriping 28 parking stalls and designating them "reserved"). Modifying the Home Depot CUP will not result in any significant effects related to traffic, noise, air quality, or excessive water usage. Therefore, the use would not be detrimental to the health, safety, and general welfare of Lincoln residents.

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

The project site is within an established part of the City, which is not located within a designated flood zone area.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed project will be subject to the original conditions of approval (COAs) found in the original CUP (Planning Commission Resolution 2006-012), as well as COAs triggered by this project proposal. Implementation of the applicable COAs would ensure that specific site alterations and operation comply with City standards. These conditions are included as Exhibit A in the Resolution (Attachment 4). The project applicant has reviewed and accepted the COAs as written.

ENVIRONMENTAL REVIEW:

The project involves expanding the operation of Home Depot to allow additional outdoor area for storage within an existing commercial building and parking lot. Staff has determined that the project is exempt from further environmental review pursuant to CEQA Guidelines Section 15301 (Existing Facilities), because the project involves minor alterations to an existing building and parking lot, and does not expand the building footprint.

ATTACHMENTS:

Attach 1 PC Resolution 2006-012

Attach 2 Home Depot Site Plans

Attach 3 Parking Memorandum

Attach 4 PC Res 2026-xx Home Depot CUP Mod DRAFT

PLANNING COMMISSION

RESOLUTION NO. 2006 - 012

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING OUTDOOR STORAGE, 1000 GROVELAND LANE, ON PORTION'S OF ASSESSOR'S PARCEL NUMBERS 021-283-036, 021-283-037, 021-340-053, 021-340-054, & 021-274-052
(HOME DEPOT USA, INC.)

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

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LINCOLN DOES HEREBY RESOLVE AS FOLLOWS:

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

1. The project as proposed is associated with an existing use and is Categorically Exempt from the California Environmental Quality Act per Section 15301 Class 1 Existing Facility.

2. The proposed use is substantially similar in characteristic to a use or uses currently within the Commercial District. It is similar in nature to the outdoor display/sales of items at Golf Carts of Lincoln.

3. The proposed use is identified in the Lincoln Crossing General Development Plan as a Conditional Use, therefore would be considered an appropriate use in the Commercial District.

4. 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 project is located within the proposed Lincoln Crossing Marketplace, which is a commercial project/'Power Center'.

Section 2. The Planning Commission of the City of Lincoln does hereby find that the application to for a Conditional Use Permit allowing outdoor storage and display/sales of materials in a Commercial

area located at 1000 Groveland Lane, on Portion's of Assessor's Parcel Numbers 021-283-036, 021-283-037, 021-340-053, 021-340-054, & 021-274-05, (Home Depot USA, Inc.), is approved for a period of five (5) years; and thereafter shall automatically roll-over for a one (1) year period on the anniversary of the project's initial approval; unless the City provides written notice that at the end of a 12-month time period the City will conduct a public hearing(s) to consider termination, or modification of the Conditional Use Permit. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with Municipal Code Section 18.54.080.

PASSED AND ADOPTED THIS 15th day of March, 2006, by the following roll call vote:

AYES: COMMISSIONER: Webb, Roberts, Joiner, Wyatt, Cuenca

NOES: COMMISSIONER:

ABSENT: COMMISSIONER: Cross, McCartney

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

The Conditional Use Permit allowing outdoor storage and display/sales of various materials located at 1000 Groveland Lane, on Portion's of Assessor's Parcel Numbers 021-283-036, 021-283-037, 021-340-053, 021-340-054, & 021-274-052 (Home Depot USA, Inc.).is approved subject to the following conditions:

1. Outdoor storage and display/sales of items are limited to those items noted in the application including plant materials, fans, outdoor furniture, carpeting, garden tractors, portable structures, and propane cylinders in those four locations noted on the submitted site plan at the front of the building, and including items to be displayed within the parking lot, more specifically along the eastern and southern property lines, including cargo trailers for sale and storage barns.

2. The storage and display of all items shall not encroach upon any designated fire lanes or pedestrian points of ingress or egress.

3. Any expansion to the outdoor storage and display/sales areas will require an amendment to the Conditional Use Permit.

4. All items for outdoor storage and display/sales shall be placed on the ground and not mounted to any part of the building or fencing.

5. The free-standing light pole within the Garden Center area shall either be shortened below the pediment height of the Garden Center fencing, or the light fixture shall be changed out to ensure a cut-off style fixture with no visible bulb, by May 17, 2006, to the satisfaction of the Community Development Department.

6. The building mounted light fixtures within the Garden Center area shall either be directed downward, or a different light fixture installed to ensure that there is no off-site glare, by May 17, 2006 to the satisfaction of the Community Development Department.

7. The applicant to comply with all applicable laws regulating the storage and handling of hazardous materials including but not limited to propane storage, fuels, lubricants, fertilizers, and pesticides, to the satisfaction of the Lincoln Fire Chief and Building Inspector.

8. All outdoor storage shall comply with applicable City Building Code requirements, and the Applicant shall adhere to all governmental laws, ordinances and regulations governing the site's use and development, in

particular to ensure compliance with the Americans with Disabilities Act, and safe movement of pedestrians on-site.

9. Upon approval of the use, said Conditional Use Permit is approved for a period of five (5) years, and thereafter shall automatically roll-over for a one (1) year period on the anniversary of the project's initial approval; unless the City provides written notice that at the end of a 12-month time period the City will conduct a public hearing(s) to consider termination, or modification of the Conditional Use Permit. Nothing herein shall limit the City's ability to modify or revoke the Conditional Use Permit in accordance with Municipal Code Section 18.54.080.

<END>

site data

ZONING:

PROPERTY OWNER:	HOME DEPOT USA, INC.
PARCEL ID:	021-344-010-000 & 021-283-037-000
PROPOSED USE:	RETAIL
EXISTING ZONING:	COMMERCIAL DISTRICT (C)
ADJACENT ZONING NORTH:	COMMERCIAL DISTRICT (C) / TARGET
ADJACENT ZONING SOUTH:	OPEN SPACE DISTRICT (OS) / LINCOLN BLVD
ADJACENT ZONING EAST:	MEDIUM DENSITY RESIDENTIAL (MDR) / SINGLE FAMILY NEIGHBORHOOD
ADJACENT ZONING WEST:	HIGHWAY RIGHT-OF-WAY / CALIFORNIA RTE. 65 - LINCOLN BYPASS

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9'x18'

PARKING DATA

REQUIRED: 1 PARKING STALL PER 200 SF GFA PURSUANT TO LINCOLN CROSSING GDP. 141,153 SF GFA REQUIRES 706 PARKING STALLS.

EXISTING: 707 PARKING STALLS

14	ACCESSIBLE PARKING STALLS
106	COMPACT STALLS
587	REGULAR STALLS

PROPOSED: 702 PARKING STALLS -- LOSS OF 5 PARKING STALLS TOTAL DUE TO ANGULAR PARKING AND LINE STRIPING; LOSS OF 33 STALLS FOR GENERAL USE (NON-RESERVED)

14	ACCESSIBLE PARKING STALLS
106	COMPACT STALLS
20	EQUIPMENT RENTAL STALLS (RESERVED)
8	TRUCK RENTAL STALLS (RESERVED)
554	REGULAR STALLS

BUILDING DATA:

BUILDING AREA

EX. THE HOME DEPOT:	102,083 SQUARE FEET
EX. PRO WILL CALL:	2,156 SQUARE FEET
EX. BUILDING MATERIAL STORAGE:	2,268 SQUARE FEET
EX. GARDEN CENTER:	34,646 SQUARE FEET
TOTAL	141,153 SQUARE FEET

NUMBER OF STORIES: ONE

AREA CALCULATIONS:

TOTAL SITE AREAS:

EX PARCEL ACREAGE: 501,239 SQUARE FEET (11.51 ACRES)

FLOODPLAIN DATA:

THE PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. REFERENCE COMMUNITY MAP NUMBER 06061C0931H. EFFECTIVE DATE 11/2/2018.

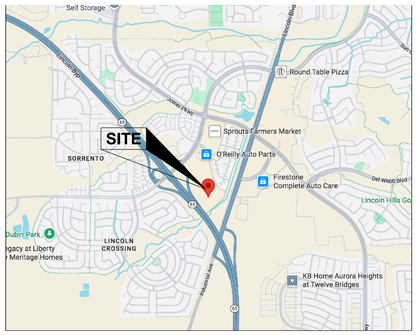
SCOPE OF WORK:

REMODELING AN AREA WITHIN THE EXISTING BUILDING TO ALLOW CUSTOMERS THE OPPORTUNITY TO RENT EQUIPMENT USED FOR HOME IMPROVEMENT PROJECTS. EXTERIOR WORK WILL INCLUDE DIRECTIONAL DRILLING AN ELECTRICAL LINE THAT PROVIDES POWER TO PARKING STALLS FOR LARGER TRAILER MOUNTED RENTAL EQUIPMENT. (8) EXISTING PARKING STALLS IN FRONT OF THE RENTAL CENTER WILL BE PAINTED AS "RESERVED" FOR RENTAL TRUCKS. A TOTAL OF (20) STALLS WILL BE REPAINTED FOR ANGULAR PARKING AND MARKED AS "RESERVED" FOR TRAILER MOUNTED RENTAL EQUIPMENT. (10) OF THE ANGULAR STALLS WILL HAVE ELECTRICAL SERVICE SUPPLIED VIA (5) POWER PEDESTALS, AND THE REMAINING (10) ANGULAR STALLS WILL NOT HAVE POWER SERVICE INITIALLY, BUT COULD GET POWER SERVICE IN THE FUTURE IF DEMAND FOR ADDITIONAL TRAILER MOUNTED RENTAL EQUIPMENT IS SUFFICIENT. EXISTING LANDSCAPING THAT IS DISTURBED IN THE PARKING ISLANDS DURING INSTALLATION OF THE POWER PEDESTALS WILL BE REPLACED IN-KIND.

project owner

site vicinity map

NOT TO SCALE



project contacts

CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 380.250.0919
CONTACT: CARLOS VAZQUEZ, PE

CITY OF LINCOLN
COMMUNITY DEVELOPMENT
600 6TH STREET,
LINCOLN, CA 95648
TEL: 916.434.3370

drawing index

sheet no.	sheet name	last revision
civil		
C0.01	COVER SHEET AND INDEX	
C1.01	SITE IMPROVEMENT PLAN	
C1.02	SITE DETAILS	

wd

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CARLOS R. VAZQUEZ
C87090
EXP 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

ISSUE DATES

ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C0.01 COVER SHEET AND INDEX

utility line legend

PROPOSED SANITARY SEWER:	SS SS
PROPOSED GAS:	GAS GAS
PROPOSED ELECTRIC:	E E
EXISTING GAS:	Ex.Gas
EXISTING SANITARY SEWER:	Ex.San
EXISTING ELECTRIC:	Ex.Elec
EXISTING STORM:	Ex.Storm
EXISTING WATER:	Ex.Water
EXISTING SITE LIGHT:	

LOADII IG

52' 8"

32' 8"

EX. PRO WILL CALL 2,268 SF

EX. BUILDING MATERIALS 2,268 SF

SEASOI IAL SALES AREA (7,000SF)

OUTDOOR GARDEI CEI ITER (34,646sf)

The Home Depot

102,083 sf

SEASONAL SALES/STORAGE OVERFLOW

EXISTING OUTDOOR DISPLAY/SALES

EXISTING MERCHANDISE AND DISPLAY

SHED DISPLAY AREA

EXISTING SEASONAL MULCH DRIVE THROUGH

EXISTING ADA PARKING STALLS

P CK UP CAI IOPY

DIRECTIONAL DRILL ELECTRICAL LINE FROM STORE TO ELECTRICAL SUBSTATION

EXISTING OUTDOOR DISPLAY/SALES

PROPOSED TRUCK RENTAL STALLS (8) SEE DETAIL ON C1.02

EXISTING PRO PARKING

EXISTING PRO PARKING

EXISTING PRO PARKING

PROPOSED EQUIPMENT RENTAL STALLS (20 LFE) PROPOSED SEE DETAIL ON C1.02

CART

NA IITEIIAII

6' S DEWALK

20'

18'

6

Know what's below. Call before you dig.

0 15 30 60

SCALE: 1" = 30.00'

NORTH

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CARLOS RAMIREZ
C87090
EXP: 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

ISSUE DATES

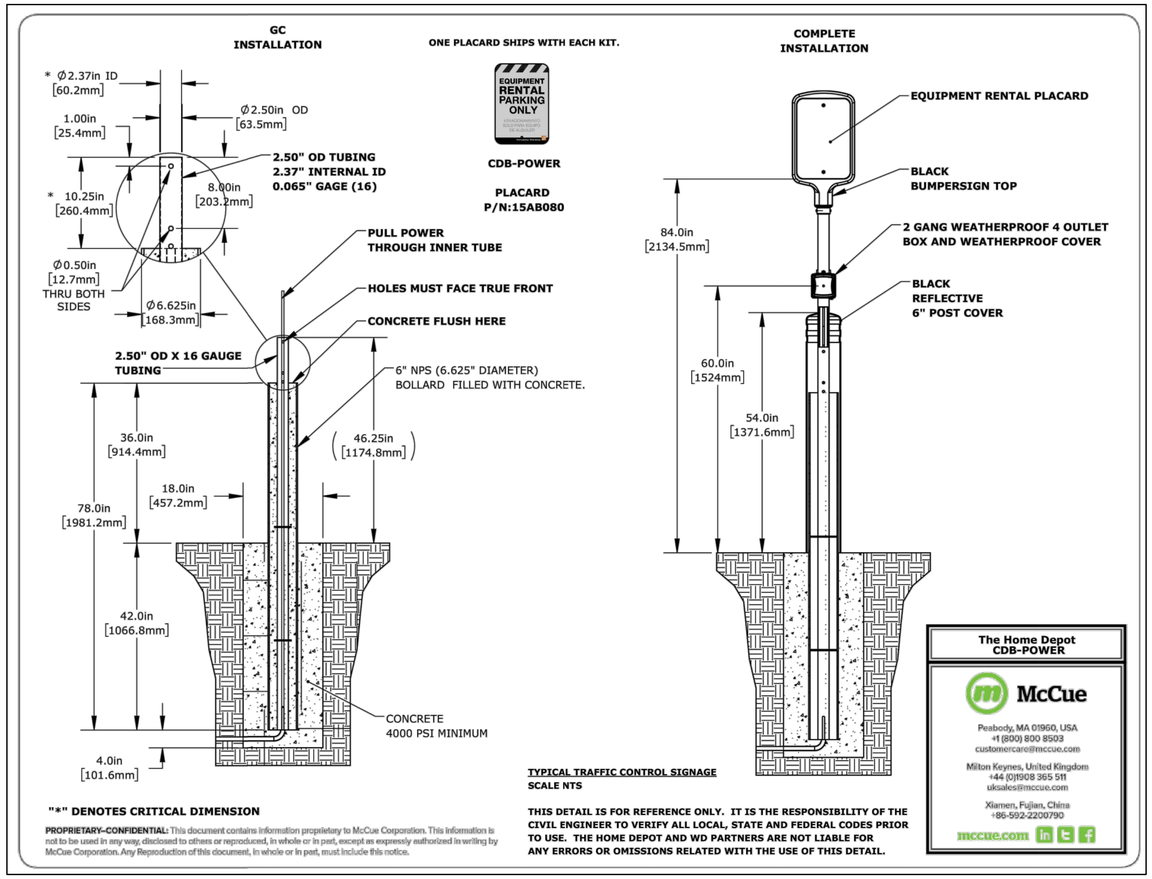
ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C1.01 SITE IMPROVEMENT PLAN

File: P:\HDPTR\HDPTR0321_8571_CA_Lincoln\03-Build\03-Arch_Engr\03 Design Development\02 Civil-Landscape\Entitlement Plan Set\8571_LINCOLN, CA_02_C1.01_SITE PLAN.dwg Last Saved: 6/24/2026 2:56 PM (wda944) Last Plotted: 6/25/2026 8:48 AM (wda944)



"*" DENOTES CRITICAL DIMENSION

TYPICAL TRAFFIC CONTROL SIGNAGE
SCALE NTS

THIS DETAIL IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER TO VERIFY ALL LOCAL, STATE AND FEDERAL CODES PRIOR TO USE. THE HOME DEPOT AND WD PARTNERS ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS RELATED WITH THE USE OF THIS DETAIL.

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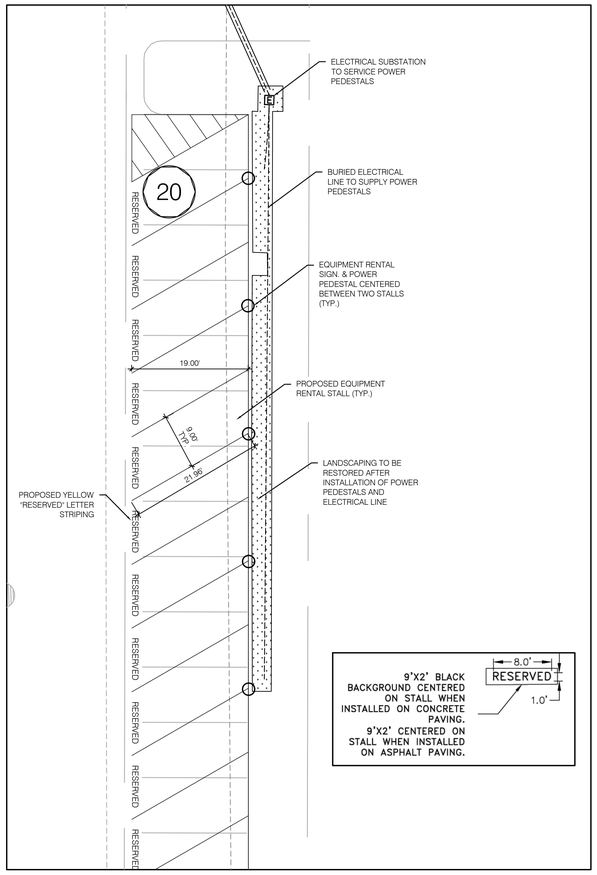
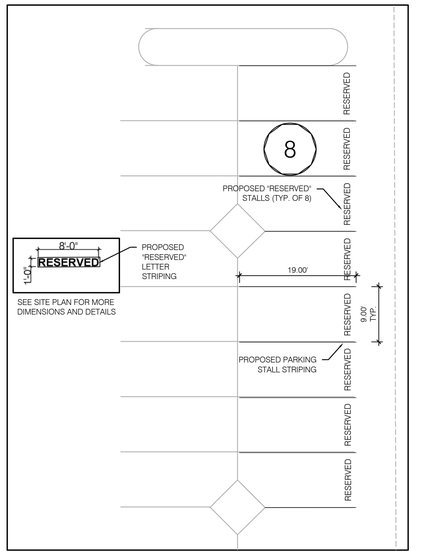


EQUIPMENT RENTAL STALL DETAIL
SCALE: NTS



TRUCK RENTAL STALL DETAIL
SCALE: NTS

wd
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CHARLES RAFAEL ALVAREZ
C87090
EXP: 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

ISSUE DATES

ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C1.02 SITE DETAILS

WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017

614 634 7000

21 May 2026

Ms. Mikaela Noble
Associate Planner
City of Lincoln Community Development Dept
600 Sixth Street
Lincoln, CA 95648

RE: Parking Utilization Memorandum

Dear Ms. Noble:

In your letter of 7 May, in which you outline the department comments to our request for Modification of the Home Depot Conditional Use Permit item 3, you requested justification for the loss of parking stalls due to outdoor storage and reservation of spaces for rental equipment and trucks. In our subsequent meeting to discuss said comments we committed to providing you a memorandum to bolster our request to modify the existing Conditional Use permit. We present the following analysis to demonstrate the existing supply exceeds the parking demand and will not adversely affect customer access.

BACKGROUND

The Home Depot is located within and subject to the Lincoln Crossing General Development Plan ("GDP") and operates as a regional home improvement retail facility serving both professional contractors and do-it-yourself customers. The existing building consists of 102,063 sf for the main building, 34,646 sf for the garden center, 2,156 sf for Pro Will call and 2268 sf for Building Materials Storage for a total of 141,153 sf. The Pro Will Call and Building Materials Storage areas are fenced enclosures outside the main building and only accessible to Home Depot associates. Under the Lincoln Crossing GDP, the parking ratio for commercial retail uses is defined as 1 space / 200 gfa or 706 spaces. The site was designed and constructed with 707 spaces provided.

EXISTING CONDITIONAL USE PERMIT

On March 15, 2006, the Lincoln Planning Commission adopted Resolution No. 2006-012 approving a Conditional Use Permit for outdoor storage and display/sales activities associated with Home Depot. The Planning Commission specifically authorized outdoor display and storage activities in portions of the parking lot, including areas located along the eastern and southern property boundaries. The Commission found that the use was appropriate within the Commercial District and would not be detrimental to surrounding properties or the general welfare of the City.

The proposed reservation of parking spaces for rental equipment and rental trucks is operationally similar to the previously approved use of parking field areas for outdoor commercial activities and represents a continuation of the site's long-established retail operations

EXISTING OPERATIONS

Home Depot sales transaction data from 2025 indicate this store experiences an average of 1.300 sales transactions per day. Store operating hours are 6 am to 9 pm on Mondays through Saturdays and 7 am to 8 pm. on Sundays. Retail activity for Home Improvement stores differs from traditional retail shopping centers as customer demand is generated by two distinct customer groups. One being Professional Contractors who generally are purchasing materials during morning hours and Residential, "do-it-yourself" customers shopping primarily during afternoon and evening hours on weekdays. Consequently, home improvement retail stores most

typically demonstrate a bimodal demand pattern characterized by a Morning contractor peak, a Midday plateau, and afternoon / evening consumer peak and then reduced retail activity around the opening and closing times.

Based upon the average sales transactions per day and informed by industry patterns for large home improvement retailers, the following distribution can be made:

Time Period	% Daily Transactions	Transactions/Hour
6–7 AM	2.0%	26
7–8 AM	7.0%	91
8–9 AM	8.5%	111
9–10 AM	9.0%	117
10–11 AM	7.5%	98
11 AM–12 PM	7.0%	91
12–1 PM	6.5%	85
1–2 PM	6.0%	78
2–3 PM	5.5%	72
3–4 PM	8.0%	104
4–5 PM	9.5%	124
5–6 PM	10.0%	130
6–7 PM	8.5%	111
7–8 PM	3.5%	46
8–9 PM	1.5%	20
Total	**100%**	**1,300**

Activity Period	Hours	Transactions
Morning Contractor Peak	7 AM – 10 AM	319
Midday Plateau	10 AM – 2 PM	352
Afternoon / DIY Peak	3 PM – 7 PM	469
Off-Peak	Remaining Hours	160
Daily Total		**1,300**

The daily peak hour is 5-6 pm with an estimated average of 130 sales transactions. This is within the peak three (3) hour window of 4-7 pm during which an estimated 365 sales transactions occur representing 28% of all daily sales transactions.

PARKING DEMAND EVALUATION

Sales transaction data, while useful to demonstrate the scale of customer activity, does not equate directly to parking occupancy because customers arrive and depart continuously throughout the day, multiple purchases may occur during a single vehicle trip, customer visits range between 30 to 60 minutes, and employees occupy a number of spaces which is unrelated to customer transactions. Some customer transactions can be singular and specific such as Buy-Online-Pick-Up in Store (BOPIS) where an order is made online and the customer visits the store to retrieve and pay for the transaction. Rental transactions are often scheduled in advance and may be staggered throughout the day.

While sales transaction data may not produce a direct link to parking occupancy there is a strong association between sales transactions and customer visits. Given the suburban location of the store, customers are unlikely to visit the store except by personal occupancy vehicle. A customer to Home Depot is more likely to visit the

store for the single purpose of purchasing an item as opposed to a “Main Street storefront” where customers “window shop” a variety of retail stores. Therefore, sales transaction data for a big box retailer may provide useful insight into parking demand.

Assuming a conservative average customer visit duration of forty-five (45) minutes during the peak hour (5-6 pm) for sales transactions with an estimated volume of 130 transactions, one may expect to find 98 customer vehicles. (130 transactions/hour x 0.75 hours = 97.5 customer vehicles). After accounting for employee parking and adding a substantial contingency factor, the total parking occupancy remains well below the available parking supply.

Category	Estimated Vehicles
Peak Customer Vehicles	98
Employees	100
Contingency Allowance	133
Total Estimated Peak Occupancy	331

331 occupied spaces / 707 spaces = 46.8% occupancy, or 376 vacant parking spaces during peak hour

ITE PARKING GENERATION DATA

The Institute of Transportation Engineers (ITE) produces the Parking Generation Manual widely used and accepted as the industry standard for parking metrics. It is a key tool in civil engineering, planning and permitting for site development. The manual provides data-based estimates of how much parking different land uses demand. The data is collected from real world observations through the study of existing developments, field surveys and parking counts. It is organized by specific land uses and a parking demand rate, based on observational data, is determined typically expressed in spaces per unit (i.e. square footage, number of seats or employees). In addition, a set of statistical outputs such as Average parking rates or ranges of are also determined per land use.

Large format Home Improvement stores are commonly developed with 600-1,200 parking spaces on 15-25 acre sites with a gross floor area from 130,000 to 150,000 sf and tend to include significant seasonal storage, contractor loading and outdoor merchandising areas. The Home Depot at Lincoln Crossing is consistent with these national standards.

The ITE parking studies for Home Improvement Superstores (ITE Land Use 862) indicate observed peak parking demand rates in the range of:

Condition	Parking Demand Rate: spaces per 1,000 GFA
Average Weekday Peak Occupancy	2.62
Average Saturday Peak Occupancy	3.66
Upper Range Weekday	3.44
Upper Range Saturday	4.74

These figures from ITE represent actual parking vehicles observed during peak occupancy periods. When applied to the 141,153 gfa of the Home Depot at Lincoln Crossing, parking demand is estimated as:

Condition	# of spaces
Average Weekday Peak Occupancy	370
Average Saturday Peak Occupancy	517
Upper Range Weekday	486
Upper Range Saturday	669

Comparing the ITE peak parking demand to the existing parking supply at the Home Depot and removing the reservation of spaces for the rental center operations demonstrates parking supply exceeds demand under all conditions.

Existing Parking Supply	707	
Proposed Rental Center Reservation	33	(*note: 28 reserved spaces + 5 loss to angled parking*)
Remaining Available Customer Parking	674	
Condition	Vehicles	Surplus spaces After 33 Reserved
Average Weekday Peak Occupancy	370	304
Average Saturday Peak Occupancy	517	157
Upper Range Weekday	486	188
Upper Range Saturday	669	5

Published ITE Parking Generation data for Home Improvement Superstores indicate average peak parking occupancies ranging from approximately 2.6 to 3.7 parked vehicles per 1,000 square feet of gross floor area, with seasonal peak conditions approaching 4.7 vehicles per 1,000 square feet. Applying these nationally recognized demand rates to the Home Depot demonstrates the existing supply of 707 parking spaces substantially exceeds typical weekday demand and remains adequate after reservation of 33 spaces for Rental Center equipment and truck staging. The proposed allocation represents only 4.0 percent of the site's parking inventory and is not expected to create parking deficiencies or adversely affect customer access.

Sincerely,

Jeff Watkins

Jeff Watkins, AICP

Sr. Manager, Planning and Permitting

PLANNING COMMISSION
RESOLUTION NO. 2026-XX – DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN APPROVING AN AMENDMENT TO AN EXISTING CONDITIONAL USE PERMIT FOR OUTDOOR STORAGE FOR HOME DEPOT AT 1000 GROVELAND LANE (ASSESSOR'S PARCEL NUMBERS 021-283-037-000 AND 021-344-010-000) (APPLICANT: WD PARTNERS – JEFF WATKINS/ PROPERTY OWNER: HD DEVELOPMENT OF MARYLAND, INC.)

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 permit applications; and

WHEREAS, the Planning Commission of the City of Lincoln find that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities), because the project involves minor alterations to an existing building and parking lot, and does not expand the building footprint. Therefore, no further environmental analysis is required for the requested CUP amendment; and

WHEREAS, the Planning Commission of the City of Lincoln, on September 16, 2026, did hold a duly noticed public hearing and, following discussion and public testimony, voted to approve an amendment to a Conditional Use Permit (CUP) for outdoor storage in association with the existing Home Depot.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln hereby finds and determines that:

Section 1. Lincoln Municipal Code Section 18.56.020 – Findings required

1. *A finding by the planning commission that the use is substantially similar in character to a use or uses currently within the district.*

   Home Depot currently has an active CUP facilitating the allowance of outdoor storage. The project application requests to expand the outdoor storage use, and is, therefore, substantially similar in characteristic to other uses currently within the district.

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.*

   Pursuant to the Lincoln Crossing GDP, outdoor storage in conjunction with an enclosed retail sales operation is considered a conditional use within the Commercial zone. The applicant has requested to amend an existing CUP for outdoor storage to expand the allowed storage area. The original Specific Development Plan/Development Permit included building area to start a Tool Rental Center at a future date. Allowing outdoor storage of seasonal and overflow merchandise, and equipment and vehicles associated with the TRC will effectuate the long-term vision of Home Depot's retail operation. The project site can be adequately served by all required utilities and services, and additional infrastructure will be installed in association with electric charges for the rental equipment and vehicles. Therefore, the uses would be appropriate in the district as a conditional use.

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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 project will not degrade the quality or character of the surrounding area as outdoor storage is an existing use at Home Depot. It will not bring any new stationary noise sources that are typically associated with the use of mechanical equipment, or cause roadway or transportation system changes beyond the routine ingress/egress by customers. Home Depot will make minor alterations to the existing parking lot to accommodate the rental equipment and vehicles (i.e., installation of equipment charging stations, restriping 28 parking stalls and designating them "reserved"). Modifying the Home Depot CUP will not result in any significant effects related to traffic, noise, air quality, or excessive water usage. Therefore, the use would not be detrimental to the health, safety, and general welfare of Lincoln residents.

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

   The project site is within an established part of the City, which is not located within a designated flood zone area.

Section 2. Based on the findings set forth in this Resolution, and the evidence in the Staff Report, the Planning Commission hereby approves an amendment to a Conditional Use Permit (CUP) for outdoor storage in association with the existing Home Depot, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

ATTEST:

_____

Planning Commission Secretary

Exhibits:

A. Conditions of Approval
B. Site Plan

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EXHIBIT A

The amendment to an existing Conditional Use Permit (PC Resolution 2006-012) to allow outdoor storage at Home Depot, located at 1000 Groveland Lane, on APN 021-283-037-000 and 021-344-010-000, is approved subject to the following amended conditions of approval:
* (Single Asterisk) located in front of the Condition is a Modified Condition
**(Double Asterisk) located in front indicated a New Condition specific to this project

1. The applicant shall hold harmless the City, its council members, 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. *Outdoor display, sales, and storage shall be limited to the following items: plant materials, fans, outdoor furniture, carpeting, garden tractors, portable structures, propane cylinders, cargo trailers for sale, cisterns, and storage barns. No other outdoor display, sales, or storage is permitted without prior City approval.

3. *Plant materials, fans, outdoor furniture, carpeting, garden tractors, portable structures, and propane cylinders shall be displayed only within the designated areas at the front of the building, as shown on the approved site plan. Cargo trailers for sale and cisterns may be displayed only within the designated parking lot areas along the eastern and southern property lines.

4. *Storage barns shall be displayed only within the area labeled “Shed Display Area,” located immediately north of the Outdoor Garden Center.

5. **Seasonal sales and overflow storage associated with the Outdoor Garden Center may only be located along the eastern property line in the area adjacent to the Outdoor Garden Center fencing, as shown on the approved site plan.

6. **A maximum of 28 parking stalls can be reserved for vehicle and equipment rentals along the western property line as noted on the approved site plan.

7. The storage and display of all items shall not encroach upon any designated fire lanes or pedestrian points of ingress or egress.

8. Any expansion to the outdoor storage and display/sales areas shall require an amendment to the Conditional Use Permit.

9. All items for outdoor storage and display/sales shall be placed on the ground and not mounted to any part of the building or fencing.

10. All outdoor storage shall comply with applicable City Building Code requirements, and the Applicant shall adhere to all governmental laws, ordinances and regulations governing the site’s use and development, in particular to ensure compliance with the Americans with Disabilities Act, and safe movement of pedestrians on-site.

11. The applicant to comply with all applicable laws regulating the storage and handling of hazardous materials including but not limited to propane storage, fuels, lubricants, fertilizers, and pesticides, to the satisfaction of the Lincoln Fire Chief and Building Inspector.

DRAFT

12. **The applicant shall obtain an encroachment permit from the City Engineer for any work conducted within the existing water easement prior to the issuance of a building permit.

13. In the event of a violation of any of the conditions imposed on an applicant or the applicant premises, the Planning Commission may, after public notice and hearing, revoke the conditional use permit issued regarding the applicant or applicant premises.

14. The Applicant shall pay the City's actual costs of providing entitlement processing, plan review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.

≺END≻

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site data

ZONING:

PROPERTY OWNER:	HOME DEPOT USA, INC.
PARCEL ID:	021-344-010-000 & 021-283-037-000
PROPOSED USE:	RETAIL
EXISTING ZONING:	COMMERCIAL DISTRICT (C)
ADJACENT ZONING NORTH:	COMMERCIAL DISTRICT (C) / TARGET
ADJACENT ZONING SOUTH:	OPEN SPACE DISTRICT (OS) / LINCOLN BLVD
ADJACENT ZONING EAST:	MEDIUM DENSITY RESIDENTIAL (MDR) / SINGLE FAMILY NEIGHBORHOOD
ADJACENT ZONING WEST:	HIGHWAY RIGHT-OF-WAY / CALIFORNIA RTE. 65 - LINCOLN BYPASS

SITE LAYOUT DATA:

MINIMUM DRIVE AISLE WIDTH:	24'
STANDARD PARKING STALL:	9'x18'

PARKING DATA

REQUIRED: 1 PARKING STALL PER 200 SF GFA PURSUANT TO LINCOLN CROSSING GDP. 141,153 SF GFA REQUIRES 706 PARKING STALLS.

EXISTING: 707 PARKING STALLS

14	ACCESSIBLE PARKING STALLS
106	COMPACT STALLS
587	REGULAR STALLS

PROPOSED: 702 PARKING STALLS -- LOSS OF 5 PARKING STALLS TOTAL DUE TO ANGULAR PARKING AND LINE STRIPING; LOSS OF 33 STALLS FOR GENERAL USE (NON-RESERVED)

14	ACCESSIBLE PARKING STALLS
106	COMPACT STALLS
20	EQUIPMENT RENTAL STALLS (RESERVED)
8	TRUCK RENTAL STALLS (RESERVED)
554	REGULAR STALLS

BUILDING DATA:

BUILDING AREA

EX. THE HOME DEPOT:	102,083 SQUARE FEET
EX. PRO WILL CALL:	2,156 SQUARE FEET
EX. BUILDING MATERIAL STORAGE:	2,268 SQUARE FEET
EX. GARDEN CENTER:	34,646 SQUARE FEET
TOTAL	141,153 SQUARE FEET

NUMBER OF STORIES: ONE

AREA CALCULATIONS:

TOTAL SITE AREAS:

EX PARCEL ACREAGE: 501,239 SQUARE FEET (11.51 ACRES)

FLOODPLAIN DATA:

THE PROPERTY LIES WITHIN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD. REFERENCE COMMUNITY MAP NUMBER 06061C0931H. EFFECTIVE DATE 11/2/2018.

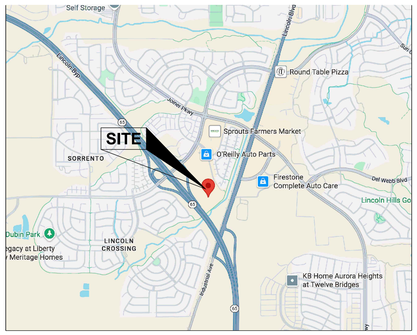
SCOPE OF WORK:

REMODELING AN AREA WITHIN THE EXISTING BUILDING TO ALLOW CUSTOMERS THE OPPORTUNITY TO RENT EQUIPMENT USED FOR HOME IMPROVEMENT PROJECTS. EXTERIOR WORK WILL INCLUDE DIRECTIONAL DRILLING AN ELECTRICAL LINE THAT PROVIDES POWER TO PARKING STALLS FOR LARGER TRAILER MOUNTED RENTAL EQUIPMENT. (8) EXISTING PARKING STALLS IN FRONT OF THE RENTAL CENTER WILL BE PAINTED AS "RESERVED" FOR RENTAL TRUCKS. A TOTAL OF (20) STALLS WILL BE REPAINTED FOR ANGULAR PARKING AND MARKED AS "RESERVED" FOR TRAILER MOUNTED RENTAL EQUIPMENT. (10) OF THE ANGULAR STALLS WILL HAVE ELECTRICAL SERVICE SUPPLIED VIA (5) POWER PEDESTALS, AND THE REMAINING (10) ANGULAR STALLS WILL NOT HAVE POWER SERVICE INITIALLY, BUT COULD GET POWER SERVICE IN THE FUTURE IF DEMAND FOR ADDITIONAL TRAILER MOUNTED RENTAL EQUIPMENT IS SUFFICIENT. EXISTING LANDSCAPING THAT IS DISTURBED IN THE PARKING ISLANDS DURING INSTALLATION OF THE POWER PEDESTALS WILL BE REPLACED IN-KIND.

project owner

site vicinity map

NOT TO SCALE



project contacts

CIVIL ENGINEER
WD PARTNERS
7007 DISCOVERY BLVD
DUBLIN, OHIO 43017
TEL: 380.250.0919
CONTACT: CARLOS VAZQUEZ, PE

CITY OF LINCOLN
COMMUNITY DEVELOPMENT
600 6TH STREET,
LINCOLN, CA 95648
TEL: 916.434.3370

drawing index

sheet no.	sheet name	last revision
civil		
C0.01	COVER SHEET AND INDEX	
C1.01	SITE IMPROVEMENT PLAN	
C1.02	SITE DETAILS	

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CARLOS R. VAZQUEZ
C87090
EXP 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

ISSUE DATES

ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C0.01 COVER SHEET AND INDEX

utility line legend

PROPOSED SANITARY SEWER:	SS SS
PROPOSED GAS:	GAS GAS
PROPOSED ELECTRIC:	E E
EXISTING GAS:	Ex.Gas
EXISTING SANITARY SEWER:	Ex.San
EXISTING ELECTRIC:	Ex.Elec
EXISTING STORM:	Ex.Storm
EXISTING WATER:	Ex.Water
EXISTING SITE LIGHT:	

LOADII IG

52' 8"

32' 8"

EX. PRO WILL CALL 2,268 SF

EX. BUILDING MATERIALS 2,268 SF

SEASOI IAL SALES AREA (7,000SF)

OUTDOOR GARDEI CEI ITER (34,646sf)

The Home Depot

102,083 sf

SEASONAL SALES/STORAGE OVERFLOW

EXISTING OUTDOOR DISPLAY/SALES

EXISTING MERCHANDISE AND DISPLAY

SHED DISPLAY AREA

EXISTING SEASONAL MULCH DRIVE THROUGH

EXISTING ADA PARKING STALLS

P CK UP CAI IOPY

DIRECTIONAL DRILL ELECTRICAL LINE FROM STORE TO ELECTRICAL SUBSTATION

EXISTING OUTDOOR DISPLAY/SALES

PROPOSED TRUCK RENTAL STALLS (8) SEE DETAIL ON C1.02

EXISTING PRO PARKING

EXISTING PRO PARKING

EXISTING PRO PARKING

PROPOSED EQUIPMENT RENTAL STALLS (20 LFE) PROPOSED SEE DETAIL ON C1.02

CART

NA IITEIIAII

6' S DEWALK

20'

18'

6

Know what's below. Call before you dig.

0 15 30 60

SCALE: 1" = 30.00'

NORTH

wd

7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T

WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CARLOS RAMIREZ
C87090
EXP: 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

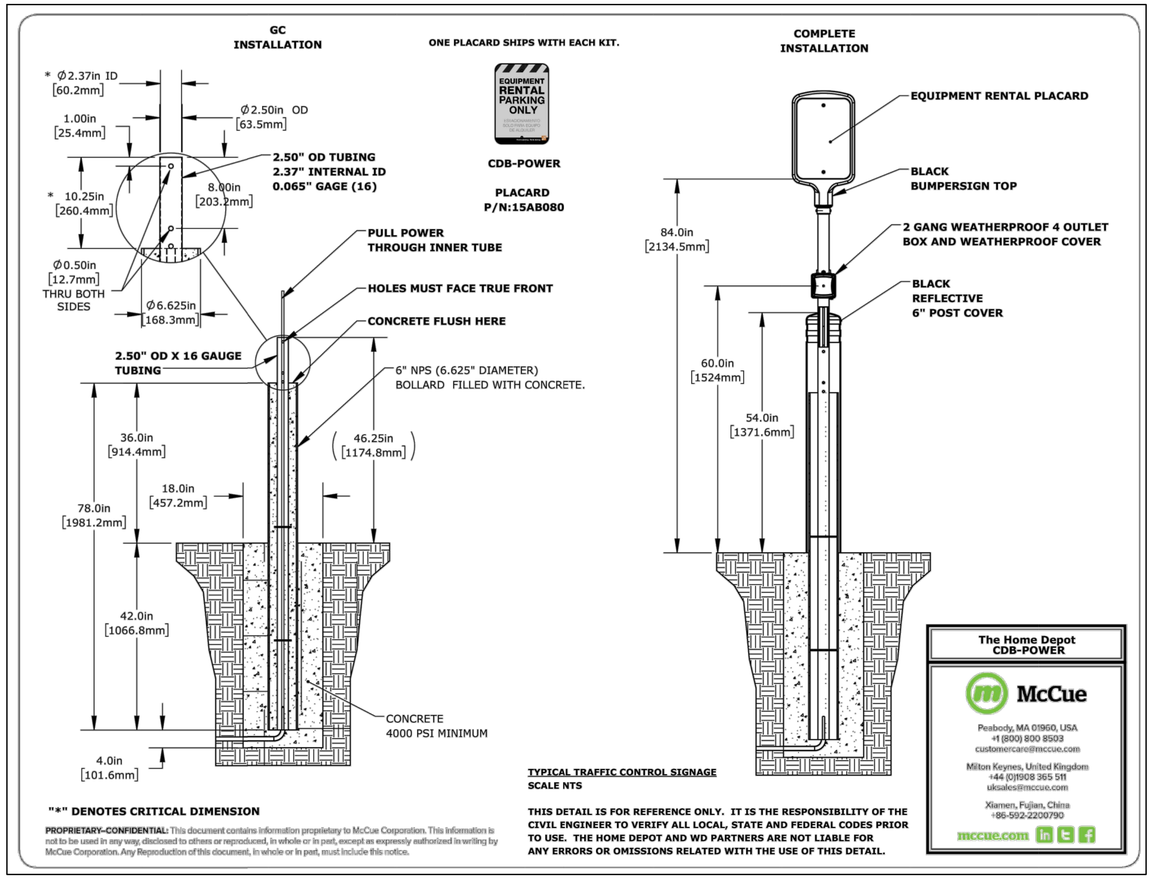
ISSUE DATES

ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C1.01 SITE IMPROVEMENT PLAN



"*" DENOTES CRITICAL DIMENSION

TYPICAL TRAFFIC CONTROL SIGNAGE
SCALE NTS

THIS DETAIL IS FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CIVIL ENGINEER TO VERIFY ALL LOCAL, STATE AND FEDERAL CODES PRIOR TO USE. THE HOME DEPOT AND WD PARTNERS ARE NOT LIABLE FOR ANY ERRORS OR OMISSIONS RELATED WITH THE USE OF THIS DETAIL.

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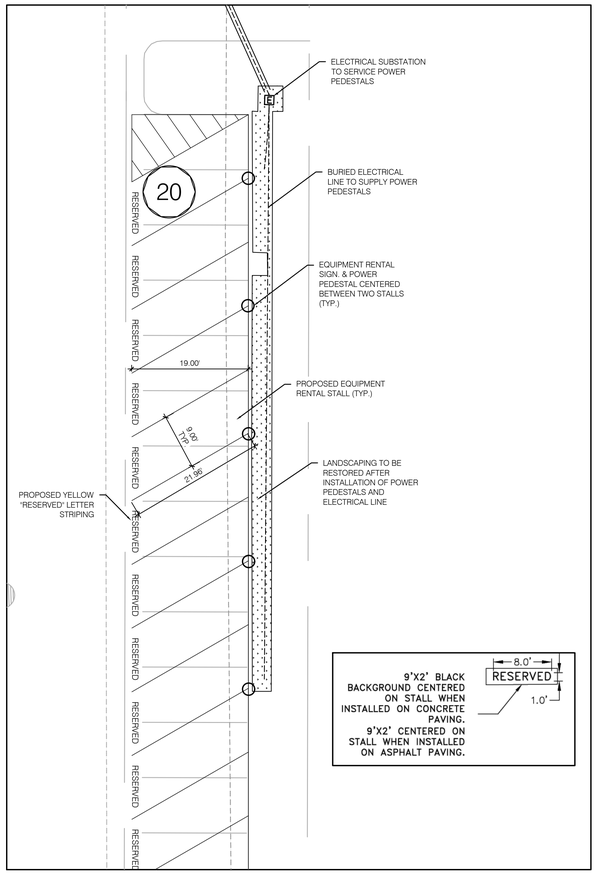
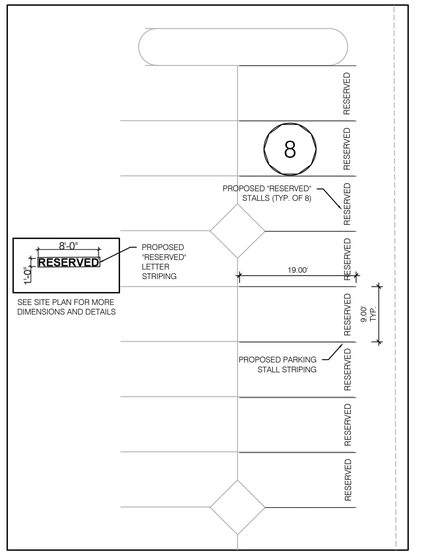


EQUIPMENT RENTAL STALL DETAIL
SCALE: NTS



TRUCK RENTAL STALL DETAIL
SCALE: NTS

wd
7007 DISCOVERY BLVD
DUBLIN, OH 43017
614.634.7000 T
WDPARTNERS.COM

THE HOME DEPOT

LINCOLN
TRC SHELL

STORE#: 8571

1000 GROVELAND LN
LINCOLN, CA 95648

REGISTERED PROFESSIONAL ENGINEER
CHARLES R. RAMEY JR.
C87090
EXP: 06/30/2027
CIVIL
STATE OF CALIFORNIA

06/25/2026

ISSUE DATES

ENTITLEMENT	00/00/00
PERMIT	00/00/00
BID	00/00/00

REVISIONS

WD PROJECT NUMBER
HDPTR0321

C1.02 SITE DETAILS

STAFF REPORT

Item Number 8.B

SUBJECT: Parkwood Development Agreement (Mikaela Noble)

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: September 16, 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 an Addendum to the Village 1 Specific Plan Environmental Impact Report (EIR) (SCH #2010102018) for the Parkwood project was previously adopted by the City Council, and therefore, no additional environmental review is required;
2. Adopt a resolution recommending City Council approval of a Development Agreement between the City of Lincoln and JEN California 28 LLC for the development of approximately 21 acres within the Village 1 Specific Plan Area.

BACKGROUND/INTRODUCTION:

The Parkwood project is located within the Village 1 Specific Plan. The subject property is approximately 21 acres and is zoned Village Medium Density Residential (VMDR) and Village Parks and Recreation (VPR). In October 2025, City Council approved a Small Lot Tentative Subdivision Map for the Parkwood project for the development of 122 VMDR units. An Addendum to the Village 1 Specific Plan Environmental Impact Report (EIR) was adopted as part of the project application (Attachment 1). At that time, the Development Agreement between the City of Lincoln (City) and JEN California 28 LLC (Owner) was still in process and was not brought forward with the project's other entitlements.

The Village 1 Specific Plan requires adoption of a Development Agreement, which delineates the obligation of the project proponent and the City with respect to the project. This requirement was also included in the Parkwood project conditions of approval (Condition #4):

> The ability to proceed under any approvals, entitlements, or authorizations granted by this action are contingent upon a Development Agreement being executed with the City of Lincoln, as per requirements of the approved Village-1 Specific Plan, and the Infrastructure & Public Facilities Financing Plan, which incorporates changes associated with this tentative map for the Applicant. Such Development Agreement shall be executed prior to City Council approval of any Final Map and may establish obligations to be completed prior to approval of any Final Map.

The Parkwood Development Agreement vests the right to proceed with the development of the project in accordance with the approved project entitlements, including the Specific Plan and General Development Plan, and adopted EIR mitigation measures, and sets out obligations of both the City and the developer. It also specifies the public infrastructure (e.g., water lines, parks, drainage) that the project must construct, finance and maintain, either directly or through payments of fees. The City agrees to provide credits and/or reimbursements to the developer for the actual costs incurred to design and/or construct the required improvements.

The Development Agreement also lays out the obligations of the developer, including, but not limited to:

- Payment of fees and exactions listed in the Development Agreement;
- Construction and/or financing of public infrastructure improvements necessary to serve the project, as set forth in the Village 1 Infrastructure Financing Plan;
- Dedicate to the City all rights to groundwater underlying the project site, if such dedication is also required by the City of other major developers or subdividers;
- Design the drainage system for the project in accordance with the Village 1 Master Drainage report;
- Provide neighborhood and regional parks at the population ratios. This requirement can be met through payment of applicable park in-lieu fees and/or by constructing park facilities within the project site;
- Comply with local, State and federal regulatory requirements for open space preservation and maintenance and habitat and wetland mitigation, including a financing mechanism;
- Mitigate for impacts on biological resources as required by the EIR. This obligation can be met through payment of fees through the Placer County Habitat Conservation Plan, if available;
- Agree to establish one or more Community Facility Districts (CFDs) to finance for funding of public infrastructure. Developer shall be solely responsible for a shortfall if the costs of applicable public improvements exceed the proceeds from the CFD;
- Provide funding through a financing district and/or special tax for maintenance of existing and new public facilities needed by the project as identified in the IFP. Alternatively, the HOA may perform any of the maintenance obligations that would otherwise be including within a financing district, subject to the City's satisfaction;
- Provide a funding mechanism for public services needed by the project where the costs would fall short of the amounts identified in the tax sharing agreement between the City and County;
- For interim public safety costs, provide either a one-time payment per building permit or an alternative financing mechanism to fund the shortfall in revenue prior to sale of homes; and
- Pay prevailing wages for construction of public improvements, consistent with State law.

The timing of development is in the developer's sole and absolute discretion. If there are conflicts between the Development Agreement, Specific Plan, General Development Plan, and/or project conditions of approval, the Development Agreement controls. In addition, the project is required to comply with future City-enacted rules, regulations, ordinances, laws and policies, unless doing so would conflict with or reduce the Developer's vested development rights. The provisions of the Development Agreement run with the property, so they continue to be in force even if the property ownership is transferred. The term of the Development Agreement is 20 years after the effective date. The Final Development Agreement must be adopted by Ordinance by the City Council.

ENVIRONMENTAL REVIEW:

No further environmental analysis is required because the Addendum to the Village 1 Specific Plan EIR (SCH #2010102018) was previously approved and adopted by the City Council was intended to be used in connection with each of the entitlements and subsequent approvals needed for the project consistent with other CEQA policies and requirements applicable to tiered EIRs, and the action is further exempted by CEQA Guidelines Sections 15182 (Projects Pursuant to a Specific Plan) and 15183 (Projects Consistent with Zoning).

ATTACHMENTS:

Attach 1 CC Reso 2025-164 Addendum

Attach 2 PC Res 2026-xx Parkwood DA with Exhibit DRAFT

RESOLUTION 2025-164

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LINCOLN ADOPTING THE PROPOSED ADDENDUM TO THE CERTIFIED VILLAGE 1 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARING HOUSE # 2010102018) CERTIFYING THAT THE PARKWOOD PROJECT WILL NOT RESULT IN ANY NEW SIGNIFICANT INFORMATION OF SUBSTANTIAL IMPORTANCE, NEW IMPACTS, NEW MITIGATION MEASURES, NEW OR REVISED ALTERNATIVES, OR AN INCREASE IN THE SEVERITY OF PREVIOUSLY IDENTIFIED IMPACTS THAT WOULD REQUIRE MAJOR REVISIONS TO THE VILLAGE 1 SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, AND THEREFORE, PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15162, THE PREPARATION OF AN ADDITIONAL SUPPLEMENTAL OR SUBSEQUENT EIR IS NOT REQUIRED (APPLICANT: JEN CALIFORNIA 28, LLC / PROPERTY OWNER: PARKWOOD HOLDINGS, LLC)

WHEREAS, the City of Lincoln received an application from JEN California 28, LLC seeking City approval of the Parkwood Project; and

WHEREAS, the proposed Parkwood Project includes residential uses and parks and recreation consistent with the Village 1 land use designations and applicable development standards for the Parkwood Project site; and

WHEREAS, on November 27, 2012, the City Council of the City of Lincoln certified the Final Environmental Impact Report (EIR) for the Village 1 Specific Plan (SCH #2010102018), which analyzed the environmental impacts of development within the 1,832-acre Specific Plan project area, including up to 5,639 dwelling units at ranges of 1.0 to 25.0 units per acre. Approximately 985 of the 1,832 acres are dedicated to residential uses, with approximately 40 acres of mixed-uses that could include residential development, retail, office, and public/semi-public facilities. Other uses included the existing Turkey Creek Golf Course, open space, parks, an elementary school and city-owned facilities; and

WHEREAS, on September 26, 2023, the City Council certified that the Final EIR for the Village 1 Specific Plan analyzed changes to the Village 1 land use plan, including the realignment of Oak Tree Lane, associated revisions to the land use designations and a reduction in the total number of residential units to 5,610; and

WHEREAS, all mitigation measures identified within the previously certified Final EIR and adopted Mitigation Monitoring Program, as revised on September 26, 2023, which is included as Exhibit B, shall remain applicable to the Parkwood Project; and

WHEREAS, the mitigation measures provided within the previously certified Final EIR for the Village 1 Specific Plan have been imposed on and incorporated into the Project as Conditions of Approval, and will mitigate or avoid significant environmental effects; and

WHEREAS, the Project will not substantially modify the location of or area of land disturbance and will retain all lands previously anticipated to be preserved and undisturbed as analyzed in the EIR; and

WHEREAS, the City of Lincoln, as Lead Agency, has determined the Project includes minor technical changes as allowed in the Village 1 Specific Plan; and an Addendum to the certified EIR has been prepared (provided as Exhibit A); and

WHEREAS, the City consulted with the United Auburn Indian Community of the Auburn Rancheria (UAIC) and reached agreement on treatment of Tribal Cultural Resources that could be affected by the Project, with consultation closing on Month, Day, Year; and

WHEREAS, on September 17, 2025, the Planning Commission reviewed and considered the above Environmental Documents, and recommended that the City Council determine the Project would not result in any new significant environmental effects or substantial increases in the severity of significant effects previously identified in the EIR and certify the Addendum to the Village 1 Specific Plan EIR; and

WHEREAS, notices describing the Parkwood Project and the time and place of the City Council hearing, including a general explanation of the matter to be considered was published in the Lincoln News Messenger and sent to neighboring property owners pursuant to Chapter 18.92 of the Lincoln Municipal Code; and

WHEREAS, on October 28, 2025, the City Council did hold a duly noticed public hearing and, following discussion and public testimony, voted to determine the Project would not result in any new significant environment effects or substantial increases in the severity of significant effects pervious identified in the EIR.

NOW THEREFORE BE IT RESOLVED:

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR for the Village 1 Specific Plan Project (SCH #2010102018), as revised, shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

Section 3. Based upon the provisions of CEQA Guidelines Sections 15182 and 15162 and the documentation provided in Exhibit A, Addendum to the Village 1 Specific Plan EIR, the

preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

PASSED AND ADOPTED this 28th day of October, 2025 by the following vote:

AYES:	Councilmembers:	Andreatta, Eklund, Pearl, Reedy
NOES:	Councilmembers:	NONE
ABSENT:	Councilmembers:	Brown
ABSTAIN:	Councilmembers:	NONE

Holly Andreatta, Mayor

ATTEST:

Hope Ithurburn, City Clerk

Exhibits:

A. Addendum to the Village 1 Specific Plan EIR for the Parkwood Project
B. Village 1 Specific Plan EIR Mitigation Monitoring Report

PARKWOOD PROJECT IN VILLAGE 1

CEQA ADDENDUM

INTRODUCTION

The Parkwood project (proposed project) is located within the Village 1 Specific Plan. The Village 1 Specific Plan (Specific Plan) provides direction for development of 1,832 acres of land within the City of Lincoln. The Specific Plan identifies land use designations and zoning 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 would guide development within Village 1.

The City certified an Environmental Impact Report for the Village 1 Specific Plan EIR (SCH No. 2010102018), adopted the Mitigation Monitoring Program, and approved the Specific Plan on November 27, 2012. In 2013, revisions to the Specific Plan and an addendum were adopted to address changes to the Oak Tree Lane connection to Sierra College Boulevard and provision of an additional elementary school site. In 2015, 1,712 acres of the Village 1 Specific Plan were annexed into the City. Approximately 120 acres of the adopted Specific Plan were not included in the annexation due to opposition of the property owners. In March 2020, the Specific Plan was revised, and rezoning was adopted for a portion of the plan area known as Turkey Creek Estates, which occupies 248 acres on the eastern side of the plan area, north of McBean Park Drive. The amendments reduced the amount of land designated Village Country Estates (VCE) and increased the amount of Village Low Density Residential (VLDR) acreage within the northern portion of the Turkey Creek Estates project. This resulted in a reduction of 128 VCE units and a corresponding increase of 128 VLDR units. Parks acreage was also reduced slightly, and there was an increase in the amount of open space. The total amount of developable acreage within the Specific Plan was unchanged. In September 2023, the City Council approved another amendment to the Village 1 Specific Plan, realigning Oak Tree Lane and making minor modifications to the land use plan. As a result, the total number of residential units was reduced to 5,610 from 5,639.

The Parkwood project is proposed for Village 1 Planning Areas (PA) 27A, 27C, 65D and 70. The Parkwood project would make minor changes to the boundaries of the land use designations for Village Medium Density Residential (VMDR) and Village Park/Recreation (VPR) (see **Figure 4** below).

The California Environmental Quality Act (CEQA) Guidelines Section 15163 state that a lead agency or responsible agency may prepare a Supplement to an EIR if any of the conditions described in Section 15162 for a Subsequent EIR are present, and if only minor additions or changes to the previous EIR are necessary to make the previous EIR adequately apply to the project in the changed situation. The following are conditions contained in the CEQA Guidelines Section 15162 that would apply to the preparation of a Subsequent EIR:

1. Substantial changes are proposed in the project which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which would require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

a) The project would have new or more significant effects not discussed in the previous EIR or negative declaration;

b) Significant effects previously examined would be substantially more severe than shown in the previous EIR;

c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the proposed proponents decline to adopt the mitigation measures or alternative; or

d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adapt the mitigation measure or alternative.

If there are some changes to the project, or if additional information is needed, but none of the above criteria are met, then the Lead Agency may prepare an addendum (CEQA Guidelines Section 15164). This addendum evaluates whether the Parkwood project is fully and adequately addressed by the Village 1 Specific Plan EIR, as most recently modified and certified. For the reasons discussed below, the proposed Parkwood project would not result in new significant environmental impacts or substantially increase the severity of environmental impacts identified in the Village 1 EIR. As discussed below, the proposed changes to land use acreages would not substantially increase any impacts identified in the EIR. The discussion in this Addendum focuses on impacts that were found to be significant, with or without mitigation, in the Village 1 EIR and/or for which the proposed Parkwood project would result in a substantial change in the severity of an impact (either reducing or increasing the severity).

PROJECT OVERVIEW

The Parkwood project provides for 122 medium density residential units, associated infrastructure and 4.2 acres of parks on approximately 21 acres located within the Village 1 Specific Plan area within the City of Lincoln.

Project Location

The project site is located in the City of Lincoln south of McBean Park Drive within the Village 1 Specific Plan (see **Figures 1 and 2**). The Assessor's Parcel Number is 021-274-071-000. The project site is bounded by the Placer County corporation yard and former gun range and missile site to the west, undeveloped properties to the north and east, including the proposed Leavell Ranch project, and the Hidden Hills subdivision to the south. The Oak Tree Lane extension is under construction and bounds the southern border of the project site.

The VPR-zoned portion of the parcel at the northern edge of the property contains a portion of a large pond that is intended to be incorporated into a regional park when the Specific Plan is fully developed.

There are a number of existing structures on the project site associated with a vacant rural residence, including a burned home site, large metal outbuilding, garage, sheds, bridges and hardscape. These home site dates from the 1990s. None of the structures are occupied or maintained at this time and would all be removed during site preparation for the proposed project.

Proposed Project Components

A total of 122 residential units are proposed on 15.8 acres. All units would be medium density, with an overall average density of 7.7 units per acre, which is consistent with the VMDR designation.

The proposed project also includes two parks – including a portion of the regional park site that will be

dedicated to the City – occupying a total of 4.2 acres and approximately 0.40 acres of landscape corridors. The layout of the proposed project is shown in **Figure 3**.

The proposed project would develop the project site with land uses and densities that are consistent with the adopted Specific Plan. The acreage for each use would vary slightly from the adopted Specific Plan, as shown in **Table 1** and **Figure 4**. In addition, parcel boundaries would be modified slightly, including the boundaries for the VPR parcels. As a result, there would be an increase of 1.4 acres of parks and recreation acreage, an increase of 85 percent for the project site. The amount of acreage for residential uses would be reduced by approximately 1.4 acres, or about 8 percent.

Table 1
Land Use Comparison

Land Use/Zone	Adopted Specific Plan Acreage	Proposed Acreage	Difference
Village Medium Density Residential (VMDR)	17.2	15.8	-1.4
Village Parks and Recreation (VPR)	2.8	4.2	+1.4
Landscape Corridor (Village Open Space)	0.4	0.4	0
Rights-of-Way	0.5	0.5	0
Total	20.9	20.9	0

The 122 residences built within the project site would be single or two story. All units would be single family. Lots would range from 29 to 135 feet in width (most lots would be 40-45 feet wide) and 78 to 142 feet in depth. Lot sizes would range from 3,238 square feet to 8,586 square feet, with an average lot size of 4,174 square feet.

Circulation
Primary access to the project site would be provided by Silverado Trail, a new collector street proposed north of Oak Tree Lane and west of the project site. Silverado Trail would be constructed adjacent to but outside of the project boundaries through an agreement with the adjacent landowner. Silverado Trail would have two 11-foot travel lanes. Separated sidewalks, bike/NEV lanes and planters would be provided on either side of the roadway.

Ultimately, Silverado Trail is intended to be extended farther north in order to provide access to the planned Regional Park west of the project site in the future.

Secondary access would be provided by a connection to the extension of Oak Tree Lane currently under construction as part of the Hidden Hills subdivision to the south. Oak Tree Lane adjacent to the project site is planned to have single travel lanes in each direction and a 13-foot median, with bike/NEV lanes, separated sidewalks and masonry sound walls on each side.

Internal streets would have two travel lanes and either separated or adjacent sidewalks. An east-west roadway connection would also be provided to the adjacent property project to the east. No trails are proposed to be built with this project.

Utilities
New onsite and offsite infrastructure are proposed to be constructed as part of the project consistent with the Village 1 Specific Plan. Water, sewer and drainage services will be provided by the City of Lincoln. Under the Village 1 Specific Plan, major water, sewer and dry utility lines would be placed within the Oak Tree Lane right-of-way, connecting to lines in SR 193/McBean Park Drive. The

proposed project's utility lines will connect to the lines in Oak Tree Lane. The utilities within Oak Tree Lane are currently being constructed and are anticipated to be complete prior to buildout of the proposed project. The proposed project is intended to be served entirely by gravity flow. As an alternative, a lift station may be installed in Silverado Trail if necessary in order to make the sewer system work efficiently.

Project stormwater runoff would be conveyed to the northern park site, entering the existing swales and flowing into the pond in the northwest corner of the project site, and from there to the larger pond to the north. Silverado Trail would be captured in storm drain lines within the road. The northern portion would connect to the project storm drain system; the southern portion would discharge to the system within Oak Tree Lane.

Other

Temporary construction easements (CE's) are proposed outside of the project site. CE's are proposed west of the project site within the Regional Park site, and north of the project site within an area designated Village High Density Residential (VHDR). Another CE is proposed east of the project site within a portion of Leavell Ranch designated VMDR. Development of this area was addressed in the CEQA Addendum prepared for the Leavell Ranch project prior to its recent approval.

The intent of these easements is to allow some grading offsite to conform to grading on the adjacent parcels. At this time, the only project that is anticipated to be constructed in the same timeframe as the proposed project is Leavell Ranch to the east. Similar to Leavell Ranch, development on the parcels to the west and north would be subject to CEQA prior to any ground disturbance. Therefore, the temporary construction easements are not addressed further in this Addendum.

The applicant intends to transfer some density from the project site to another project (Stardust 12), under the same ownership, in the eastern portion of Village 1. The construction of the Parkwood project is not contingent on development of the Stardust 12 project that would receive the density transfer, and the City will not be approving the transfer as part of the Parkwood project approvals. The environmental impacts of increasing the density on the Stardust 12 project will be addressed as part of the CEQA analysis for that project, and the City will then decide whether to approve the transfer. Therefore, the density transfer is not addressed further in this Addendum.

ENVIRONMENTAL ANALYSIS

Aesthetics and Visual Quality

The Village 1 EIR found that changes in the visual character of the plan area would be a significant and unavoidable impact due to the conversion of open views of agricultural land and oak woodlands to an urban and suburban development (Impact 4.1-2). The City adopted a Statement of Overriding Considerations documenting that the benefits of the Specific Plan outweighed the environmental effects, including changes in visual quality. The EIR also found that the introduction of lighting into the plan area would be mitigated to a less-than-significant level with mitigation requiring that all light standards be shielded and directed downward (Impact 4.1-3).

The proposed Parkwood project would not substantially alter the visual impacts identified in the Specific Plan. The project site is not visible from any existing roadways, but would be visible from other development within Village 1, including from the Oak Tree Lane extension. Project development would comply with the Village 1 Specific Plan Design Guidelines, and would be compatible with other Village 1 development.

The project site is not visible from a scenic highway, existing public gathering areas (e.g., parks) or roadways, or from existing residential areas. Therefore, the development would not alter existing, publicly-accessible views, so no new visual impacts would occur.

The proposed project would introduce new sources of light; however, compliance with Mitigation Measure 4.1-3 (shielding light fixtures and directing them downward) will ensure that the impact is not more severe than indicated in the Village 1 EIR.

Impacts Associated with Ground Disturbance

The proposed project proposal would not alter the amount of Open Space or the acreage to be disturbed within the Village 1 Specific Plan area. Therefore, as discussed in more detail below, impacts related to ground disturbance, such as loss of biological habitat and generation of dust, would be essentially the same as those identified in the Village 1 EIR.

The proposed project identifies one offsite improvement—the partial construction of Silverado Trail west of the project site. Silverado Trail would be a roadway that provides access to the proposed project, and ultimately, to the Regional Park west of the project site. This park access is shown in the Village 1 Specific Plan, and was therefore considered in the Village 1 EIR at a programmatic level. Because this area was assumed to be developed in the Village 1 Specific Plan and EIR, it would not increase the area of disturbance for the Specific Plan as a whole, nor increase the impacts associated with ground disturbance.

Agriculture

The site is designated "Farmland of Local Importance" on the Important Farmland map[1], which is not considered Important Farmland, and is not under a Williamson Act contract. Therefore, development of the project site would not result in the substantial loss of agricultural resources (Impacts 4.2-1 and 4.2-2).

Biological Resources

A Biological Resources Assessment and an Aquatic Resources Delineation Report were prepared for the project site. Surveys were conducted of the project site and the temporary construction easements, which include the Silverado Trail alignment. Like much of the Village 1 plan area as a whole, the Parkwood project site consists primarily of non-native annual grassland and oak woodland. The project site also contains previously developed areas, including an approximately one-acre rural residential site and a road.[2]

The project site also contains a total of 1.032 acres of wetlands and other waters; an additional .00022 acres of seasonal wetlands are located offsite, in the Silverado Trail alignment.[3] An approximately 0.741-acre pond is located in the northwest corner of the project site.[4] This pond drains to a large pond located north of the project site.

There are three seasonal wetlands located in the eastern portion of the project site, totaling 0.036 acres.[5] In addition, there are two seasonal wetlands swales, totaling 0.255 acres, that convey storm water runoff and flow east to west into the pond.[6]

There are also two seasonal wetlands located in the northern portion of Silverado Trail that would be constructed to provide access to the project site.[7] These seasonal wetlands, totaling 0.0022 acres, are located in an upland ditch that is no longer used to convey water, and do not appear to receive enough runoff to flow to the ditch that flows into the pond.[8] The applicant is requesting a Preliminary

1 California Important Farmland Map, https://maps.conservation.ca.gov/dlrp/ciff/, accessed June 27, 2025.
2 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Table 2.
3 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, Attachment B.
4 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, Attachment B.
5 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, Attachment B.
6 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, page 6.
7 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Figure 5.
8 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, page 5.

Jurisdictional Determination for the wetlands on the project site.[9]

The project site does not contain any stream systems, mapped 100-year floodplains, or vernal pools.[10]

There is a high probability that one special-status species could use nesting and foraging habitat within the project site: white-tail kite.[11] The project site provides moderate potential habitat for a number of special-status species. Woolly rose-mallow, a special-status plant, could occur in the fringes of the pond, rock walls and/or the bridge footings of one of the wetland swales. Other special-status plant species, specifically Ahart's dwarf rush, Legenere and Sanford's arrowhead, could occur within wetlands and wetland swale edges. Vegetation adjacent to the pond could provide nesting habitat for tri-colored blackbird. The annual grassland and oak savannah also provide suitable habitat for grasshopper sparrow and Swainson's hawk.[12]

There is a low probability that the following special-status plant species could occur on site. Big-scale balsam root could occur within annual grasslands and oak savannah. Spicate rosinweed could occur in rock outcrops and granite piles. Dwarf downingia and pincushion naverretia could occur within seasonal wetlands and swales. Boggs Lake hedge-hyssop could occur in seasonal wetlands or the margins of the pond. Brazilian watermeal could occur in the pond.[13]

Animal species with a low probability of occurring include vernal pool fairy shrimp and western spadefoot, which could use seasonal wetlands and swales. Bird species with some, but low, probability of occurring on site include burrowing owl, bald eagle and California black rail. Limited small willows and cottonwoods found within the project site could provide roosting habitat for one special-status bat species—western red bat, which is a State species of special concern. However, it is typically found in riparian areas (which would not be affected by the project), and no occurrences have been documented within 5 miles of the project site. For these reasons, there is a low likelihood of this species occurring within the project site.[14] The pond and the surrounding upland areas could provide habitat for western pond turtle.[15]

No elderberry shrubs, which provide habitat for the Valley elderberry longhorn beetle, were identified during surveys of the project site.[16]

With the exception of the pond, the Parkwood project would replace the natural habitats with residential development, streets, recreational uses and associated facilities. The loss of biological resources would be similar to the impacts assumed under the Specific Plan as adopted, because the proposed project would develop the same amount of acreage. The conversion of approximately 20 acres to urban uses, plus the acreage for the Silverado Trail, would result in a loss of wetlands and wetland species, including vernal pool fairy shrimp and western spadefoot (Impacts 4.1-1, 4.4-2, 4.4-15 and 4.4-17 of the EIR), the potential loss of special-status plant species habitat (Impact 4.4-3), potential loss of western pond turtle and/or degradation of its habitat (Impact 4.4-4), the loss of oak woodlands (Impact 4.4-14), and the potential disturbance for nesting and/or foraging habitat for several bird species (Impacts 4.4-5 through 4.4-8, 4.4-10 and 4.4-16). The Village 1 EIR anticipated development of this area, so the loss of biological resources would not result in new or substantially more severe impacts on biological resources.

9 Madrone Ecological Consulting, *Aquatic Resources Delineation Report,* March 2025, page 6.
10 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, pages 14 and 16.
11 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Table 5.
12 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Table 5.
13 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Table 5.
14 Madrone Ecological Consulting, *Bat Habitat Assessment, Parkwood Lincoln,* July 15, 2025, Page 4.
15 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, Table 5.
16 Madrone Ecological Consulting, *Biological Resources Assessment, Parkwood Property,* July 2025, page 16.

The Village 1 EIR identified mitigation measures that would reduce impacts on biological resources to a less-than-significant level. These measures included rare plants, western pond turtle, vernal pool crustacean and nesting bird prior to initiation of ground disturbance, ensuring no net loss of wetland resources (which can be achieved through the US Army Corps of Engineers 404 permit), and compensation for loss of oak woodlands. Since the Village 1 Specific Plan was originally adopted, Placer County prepared and adopted the Placer County Conservation Plan (PCCP), which addresses many of the special-status species and habitats that are identified in the Village 1 EIR. In 2020, The City of Lincoln adopted the PCCP and made findings that the PCCP EIS/EIR adequately addressed the environmental impacts of the PCCP, including the environmental effects of future development. The City's adoption of the PCCP requires that development projects participate in the PCCP in order to mitigate the effects on those species addressed by PCCP and that would be adversely affected by the project development. Therefore, Village 1 mitigation measures addressing species covered by the PCCP have been supplanted by the requirement to comply with the PCCP.

Therefore, in lieu of implementing the biological resources mitigation measures, the Parkwood applicant must pay fees to the Placer County Conservation Plan (PCCP) for those species and habitats covered by the PCCP. The PCCP is a regional, comprehensive program intended to protect, enhance, and restore natural resources in western Placer County, while streamlining permitting for urban development. The PCCP includes three program components:

- The *Western Placer County Habitat Conservation Plan and Natural Community Conservation Plan*, a joint habitat conservation plan and natural community conservation plan (HCP/NCCP) that would protect fish, wildlife, plants, and their habitats and fulfill the requirements of the federal Endangered Species Act of 1973, as amended (ESA), and the California Natural Community Conservation Planning Act (NCCPA).
- The *Western Placer County Aquatic Resources Program* (CARP) that would protect streams, wetlands, and other water resources and fulfill the requirements of the Clean Water Act (CWA) and analogous state laws and regulations.
- The *Western Placer County In-Lieu Fee Program* (ILF Program) that fulfills compensatory mitigation requirements under Section 404 of the CWA.[17]

The PCCP encompasses approximately 270,000 acres in western Placer County, including the City of Lincoln. It addresses a wide range of habitat and species, including several species each of fish, invertebrates, amphibians, reptiles, birds and mammals. Most of the special-status species that could occur within the project site are covered by the PCCP, including Swainson's hawk, western pond turtle, California black rail, tricolored blackbird, vernal pool crustaceans, and Valley elderberry longhorn beetle.[18] The PCCP is also designed to provide for conservation of landscapes and natural communities through establishment of a reserve system, stream protection measures, and wetland conservation with no net loss of wetland values or function. For example, the loss of oak woodlands and/or wetlands could be mitigated through payment of the PCCP fee, which would be used to preserve and/or enhance areas with these habitats.

For those habitats or species that are not covered by the PCCP, a project would need to implement the applicable CEQA mitigation. In the case of the Parkwood project, five plant species have low to moderate potential to occur on sit – Woolly rose-mallow, Ahart's dwarf rush, Legenere, Sanford's arrowhead and Brazilian watermeal – and the PCCP does not address these plants. Therefore, the project would still need to implement Mitigation Measure 4.4-3, which addresses rare plant species. Note that the Brazilian watermeal would only occur in the pond, which would be undisturbed by the

17 Placer County, *Placer County Conservation Program Final Environmental Impact Statement/Environmental Impact Report*, May 2020, Table 2-11, page 1-1.

18 Placer County, *Placer County Conservation Program Final Environmental Impact Statement/Environmental Impact Report*, May 2020, Table 2-11, page 2-39.

project. Mitigation Measures 4.4-13, which addresses ambient light affecting wildlife, would also need to be implemented even if the applicant paid the PCCP fee.

Although the likelihood of special-status bats occurring on the project site is low, the following mitigation measure is recommended to further reduce the less-than-significant impact on bat species:

> Mitigation Measure 4.4-12(c)
>
> If construction commences after July 2026, a qualified biologist shall conduct a bat habitat assessment as described. If roosting bats are discovered, the measures identified on pages 4 and 5 of the *Bat Habitat Assessment (July 2025)* prepared by Madrone Ecological Consulting in order to protect roosting bats.

Cultural and Paleontological Resources

At the time that the Village 1 EIR was prepared, only portions of the plan area had been surveyed for cultural resources. Mitigation Measures 4.5-1 and 4.5-2 require that surveys for historically significant and archaeological resources be conducted for those areas that had not been previously surveyed. In addition, for those resources that had been previously identified, they should be evaluated for eligibility for listing on the National Register of Historic Places (NHRP) and California Register of Historic Resources (CRHR).

As required by Mitigation Measures 4.5-1 and 4.5-2, in 2024, ECORP Consulting, Inc. prepared an evaluation of cultural resources located within the project site, including a records search and a field survey of the entire project site, the Silverado Trail alignment that would serve the project and the temporary construction easements.[19] No prehistoric features were identified.[20]

Several buildings associated with a rural residence, including a garage and outbuildings, are present within the Project Area. The burned remains of a residence are located to the west of the garage and outbuildings. According to a review of aerial photographs and topographic maps, the buildings date from the 1990s. One building is first depicted on the 1992 topographic map, with the remaining buildings being visible on the 1995 aerial photograph.[21] Because the buildings on the project site are less than 45 years old, they would not be considered historically significant (Impact 4.5-1).

Although the site survey did not identify any cultural resources within the project site, there is the possibility that subsurface resources could be present. Construction activities, particularly grading and excavation, could damage or destroy such resources if they are present. Mitigation Measure 4.5-3 requires that a preconstruction training be provided to construction workers regarding the potential to find unanticipated cultural resources. In addition, Mitigation Measure 4.5-3 requires that if a cultural resource is discovered during construction, all activities within 100 feet of the find must cease until an archaeologist, and if the find is prehistoric, a representative of the tribe can examine the find. It also requires appropriate treatment of any archaeological or tribal cultural resources that are discovered. Additional requirements for treatment of human remains are provided in Mitigation Measure 4.5-4.

Mitigation Measures 4.5-3 and 4.5-4 would ensure that the resources are protected from harm, evaluated, and handled by qualified individuals.

Tribal Cultural Resources

19 ECORP Consulting, Inc., *Cultural Resources Inventory Report for the Parkwood Project Property*, October 2024.
20 ECORP Consulting, Inc., *Cultural Resources Inventory Report for the Parkwood Project Property*, October 2024, page 34.
21 ECORP Consulting, Inc., *Cultural Resources Inventory Report for the Parkwood Project Property*, October 2024, page 32.

Although no prehistoric resources were identified within the project site, there could be resources present that are important to local tribes. Mitigation Measure 4.5-2, as revised in September 2023, outlines the process for consultation with California Native American tribes that are traditionally and culturally affiliated with the Village 1 plan area, and that requested notification pursuant to AB 52. The City notified the United Auburn Indian Community (UAIC) of the proposed Parkwood project, and the shared the finding of the Cultural Resources Report that no prehistoric resources were identified during site surveys. At the time that this Addendum was prepared, consultation with the tribe was closed on October 10, 2025.

Hazardous Materials

The EIR identified several potential impacts due to potential contamination, including exposure to soil or groundwater contamination due to past agricultural and other uses (Impacts 4.7-2 and 4.7-4), and/or lead-based paint and asbestos in structures to be demolished (Impact 4.7-3). As required by Mitigation Measure 4.7-2, a Phase 1 Environmental Site Assessment (ESA) was prepared for the Parkwood project and prior to approval of a specific development permit, any recommendations of the Phase 1 ESA be implemented.

The structures on the project site were constructed in the 1990s, after the use of lead paint and asbestos had been prohibited by law. Given their recent age, the demolition of those structures would not have the potential for exposure to asbestos, lead-based paint or PCBs (Polychlorinated Biphenyls).[22]

Review of various databases identified a number of sites within ½ to 1 mile of the Parkwood site that have been listed as involving hazardous materials. Of particular note, the Beale Air Force Titan missile facility, which was located on Oak Tree Lane, is located immediately west of the project site. The missile site is located within Village 1 on a parcel designated Village Park and Recreation (VPR). Operations at the facility resulted in groundwater contaminated with several hazardous substances, including trichloroethylene (TCE) and benzene. The Village 1 EIR addressed hazardous materials impacts resulting from the abandoned Titan missile base. The Parkwood project site is adjacent to the former missile site parcel; however, the project is not located on parcels that are directly affected by the abandoned missile base. According to Wallace Kuhl's review of groundwater studies prepared for the missile site, affected groundwater does not extend under the project site.[23] In addition, ENGEO collected soil gas samples to determine if the project site had been affected by contaminants emanating from the missile base site. Analysis of the samples included benzene, total petroleum hydrocarbons and TCE. TCE, the primary constituent of concern for the former missile site, was not reported above the laboratory detection limit.[24] Based on the levels of these constituents that were found in site soils, the Phase 1 ESA concluded that the project site is suitable for residential development.[25]

Other hazards sites in proximity to the project site include the former Placer County Corporation Yard, which contained a shooting range, and a fire station that contained leaking underground storage tanks that require no further action, would not negatively affect the project site.[26] A Soil Remediation Work Plan has been prepared for remediation of the lead located on the shooting range site, and Placer County has secured a consultant to undertake the remediation.[27]

A reconnaissance of the project site was conducted, including the residential site. No evidence of

22 ENGEO Incorporated, *Phase 1 Environmental Site Assessment,* August 2, 2024, page 13.
23 Wallace Kuhl & Associates, *Phase 1 Environmental Site Assessment, Parkwood Subdivision, Oak Tree Lane, Lincoln, Placer County, California,* August 22, 2022, page 17.
24 ENGEO Incorporated, *Phase 1 Environmental Site Assessment,* August 2, 2024, page 6.
25 ENGEO Incorporated, *Phase 1 Environmental Site Assessment,* August 2, 2024, page 6.
26 ENGEO Incorporated, *Phase 1 Environmental Site Assessment,* August 2, 2024, page 8.
27 Steve Newsom, Director of Facilities Management, Placer County, memorandum to the Board of Supervisors, June 10, 2025.

contamination was identified. Several decaying 55-gallon drums were present. These were marked "motor oil" but little or no liquid was found in the drums, and there was no evidence of residual liquid, leakage or soil staining. Nonetheless, the Phase 1 ESA recommends that the drums be removed by a licensed professional.[28] As noted above, Mitigation Measure 4.7-2 requires that recommendations provided in the Phase 1 ESA must be implemented.

Because the Village 1 EIR anticipated the historic uses within the plan area, including the Parkwood project site, and there are no identified contaminants that would affect human health or the environment, the Parkwood project would not alter the severity of impacts related to hazardous materials.

Hydrology and Water Quality
The amount of acreage that would be developed under the proposed project would be consistent with the Village 1 EIR assumptions. As a result, the proposed project would generate a similar amount stormwater runoff. The introduction of approximately 20 acres of development could increase flood volumes requiring storage (Impacts 4.8-1, 4.8-2, 4.8-7 and 4.8-9), as well as the potential degradation of stormwater runoff due to erosion and/or urban contaminants (Impacts 4.8-4, 4.8-5 and 4.8-9). The mitigation measures identified in Section 4.8, Hydrology and Water Quality, would be required of the Parkwood project, and would be adequate to reduce impacts related to water quality, flooding and hydrology to a less-than-significant level.

Land Use
The Parkwood project would not alter the potential for land use conflicts within the plan area because the same types and intensities of uses as provided for in the Specific Plan would be developed (Impact 4.9-1). There would not be, for example, a substantial change in the types of land uses within the project site, or the allowable residential densities and/or commercial square footage.

There are agricultural uses in the immediate vicinity of the project site. For the most part, lands adjacent to the project site are used for rural residential and low-intensity agriculture, such as grazing. However, those uses are planned to be replaced by other Village 1 development. After buildout of the Specific Plan, the project site would not be adjacent to any agricultural or rural land. Therefore, there would not be a conflict between the project and agricultural uses.

Noise
At present, there are no existing residences within or adjacent to the project site. However, the City has recently approved several projects within Village 1, including two that are adjacent to the proposed project – the Hidden Hills subdivision to the southwest and the Leavell Ranch project to the east. Homes within the subdivisions could be constructed prior to project construction. If that is the case, residents of these areas could be subjected to heavy equipment and other noise due to project construction. Mitigation Measure 4.10-2 would reduce impacts associated with construction activities to a less-than-significant level by limiting construction hours, locating staging areas away from residential areas, muffling construction equipment and notifying residents within 300 feet of the project site when construction would occur. Because the proposed project would not alter the area being developed, this measure would continue to be adequate to address project construction.

The proposed project would not alter traffic generated by the Village 1 plan area, so there would be no change in future traffic noise levels (Impacts 4.10-1 and 4.10-4). As shown in Village 1 Draft EIR Table 4.10-12, the 60 dBA Ldn contour would be approximately 207 feet from the centerline of Oak Tree Lane.[29] Residents within these contours could be exposed to exterior and interior noise levels that exceed City standards. Mitigation Measure 4.10-5(a) requires that one or more measures be

28 ENGEO Incorporated, *Phase 1 Environmental Site Assessment*, August 2, 2024, page *11*.
29 City of Lincoln, *Draft Environmental Impact for the Village 1 Specific Plan*, May 2012, Table 4.10-2.

included to reduce noise levels for residences in areas where the external noise levels would exceed 60 dBA Ldn, such as noise barriers, windows with a minimum sound rating of 32 and no exterior wall cavities. Sound walls are proposed to be constructed along Oak Tree Lane, including the portion adjacent to the project site, and along and the portion of Silverado Trail adjacent to the project site. These measures would ensure that project residents would not be exposed to unacceptable traffic noise levels.

Traffic, Air Quality, and Greenhouse Gas Emissions

Traffic

Since the Specific Plan was adopted, the CEQA Guidelines have been revised to shift the analysis of traffic impacts from Level of Service (LOS) to Vehicle Miles Traveled (VMT). After July 1, 2020, EIRs must analyze a project's effect on VMT, and LOS can no longer be used as a standard of significance for CEQA purposes. The Village 1 Specific Plan EIR did not address VMT, because LOS was the standard of significance used to evaluate traffic impacts at that time. While changes in level of service are no longer evaluated under CEQA, the City does have General Plan policies that address LOS.

Because the Parkwood project would not increase the number or distribution of units within the Village 1 plan area, the project would not change the amount of traffic. Consequently, the proposed Parkwood project would not alter the conclusions of the EIR with respect to levels of service; therefore, no changes in the size or nature of roadway infrastructure would be needed. Further, it would not increase the number of vehicle miles traveled associated with the Specific Plan (Section 14 of the Draft EIR). In addition, as required by Mitigation Measure 4.14-7, the Parkwood project would contribute its fair share toward the funding of improvements identified as mitigation.

The Village 1 Specific Plan EIR also analyzed the effects of the Specific Plan on transit demand (Impact 4.14-5) and pedestrian, bicycle and NEV vehicle use (Impact 4.14-6). No changes to the provision of transit, bicycle/NEV lanes or pedestrian facilities are proposed by the Parkwood project. Bike/NEV lanes and sidewalks would be provided on the portion of Oak Tree Lane through constructed by the project; therefore, these impacts would continue to be less than significant under the proposed project.

Air Quality and Greenhouse Gas Emissions

Construction activities would generate dust and construction vehicle emissions (Impact 4.3-1). Project construction would comply with Mitigation Measure 4.3-1, which requires dust control and other measures to reduce air pollutant emissions during construction. The proposed project would not increase the amount of acreage that could be developed, so there would be no change in the amount of emissions generated during construction. Therefore, the short-term significant and unavoidable impact due to construction emissions would not be more severe than identified in the Village 1 EIR.

Motor vehicle use is one of the major sources of both air pollutants and greenhouse gas emissions. The proposed Parkwood project would not alter the total number of dwelling units or the amount of commercial development within the Village 1 plan area. Therefore, the amount of vehicle and other emissions generated would be consistent with the EIR assumptions, and the conclusions of the EIR would not change (Impacts 4.3-2, 4.3-3, 4.3-5, 4.3-6 and 4.6-1).

Public Services and Utilities

Parks and Open Space

New development within Lincoln is required to provide both preserved open space and traditional parks. The Village 1 Specific Plan includes 40% of open space (732.8 acres), which is consistent with the General Plan open space requirement. In reviewing the appropriate amount of park land within a development project, the City considers the amount of parkland anticipated in the

Village 1 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 1 Specific Plan adjusted the requirement for neighborhood parks to 2.43 acres per 1,000 residents due to the large amount of open space provided within Village 1.[30]

The Village 1 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 for medium density residential development.[31] Given that the project proposes a maximum of 122 medium density homes, the Parkwood project is projected to have approximately 341 residents at build out. Therefore, the Parkwood project would be required to provide for 1 acre of open space, 1 acre of regional park and 0.83 acres of neighborhood park.

The project's obligation for .83 acres of neighborhood parks will be met through the development of approximately 1.5 acres of parkland on the project site. The obligation for one acre of regional park will be partially met through dedication of 2.7 acres of parkland in the northwest corner of the project site; this area is designated to become part of the regional park. In addition, the proposed project would be subject to park fees as required by Mitigation Measure 4.12-7. These fees would off-set the cost of constructing the neighborhood/community parks planned within the Village 1 plan area, which could include developing the remainder of the lakefront in the western portion of the Specific Plan area.

The project's obligation for one acre of open space is met though the designation of open space throughout Village 1. The proposed project would not increase the demand for open space beyond the level identified in the Specific Plan. Approximately 40 percent of the Village 1 area is designated Open Space, and the proposed project would not alter that amount.

The EIR found that the impacts on other public services would be less than significant, which would continue to be the case under the proposed Parkwood project.

Other Public Services and Utilities

The Village 1 EIR found that the increased demand for law enforcement, fire protection and public schools would not result in significant environmental effects (Impacts 4.12-1 through 4.12-6). The Parkwood project would not alter the number of residential units, commercial square footage or residents within Village 1 at buildout, so these impacts would remain less than significant.

The Village 1 Specific Plan area, including the project site, is in an area designated Moderate on the CAL FIRE Fire Hazard Severity Zones mapping, and is therefore not considered at substantial risk of wildfire.[32]

Similarly, because the Parkwood project would not alter the total number of residential units or commercial square footage within the Village 1 plan area, and would install infrastructure needed to serve both the project and future Village 1 development, there would be no change in demand for water supply, and generation of wastewater, energy and solid waste (Impacts 4.13-1 through 4.13-12).

30 Frayji Design Group, Inc., *Village 1 Infrastructure and Facilities Financing Plan (Financing Plan), Volume 2, Infrastructure and Phasing Plan*, April 9, 2016, page 32 and Appendix 26.

31 City of Lincoln, *Draft Environmental Impact Report for the Village 1 Specific Plan*, May 2012, page 4.12-19.

32 CAL FIRE, City of Lincoln-Placer County, Local Responsibility Area Fire Hazard Severity Zones, January 22, 2025.

CONCLUSION

As indicated in the above analysis, the proposed Parkwood project would not result in a new significant impact or an impact that is substantially more severe than what was identified in the Village 1 Specific Plan EIR, and no revisions to the EIR, including mitigation measures, are necessary to address the impacts of the project. Therefore, the proposed Parkwood would not result in any conditions identified in CEQA Guidelines Section 15162, and a subsequent or supplemental EIR is not required.

Figure 1: Project Location

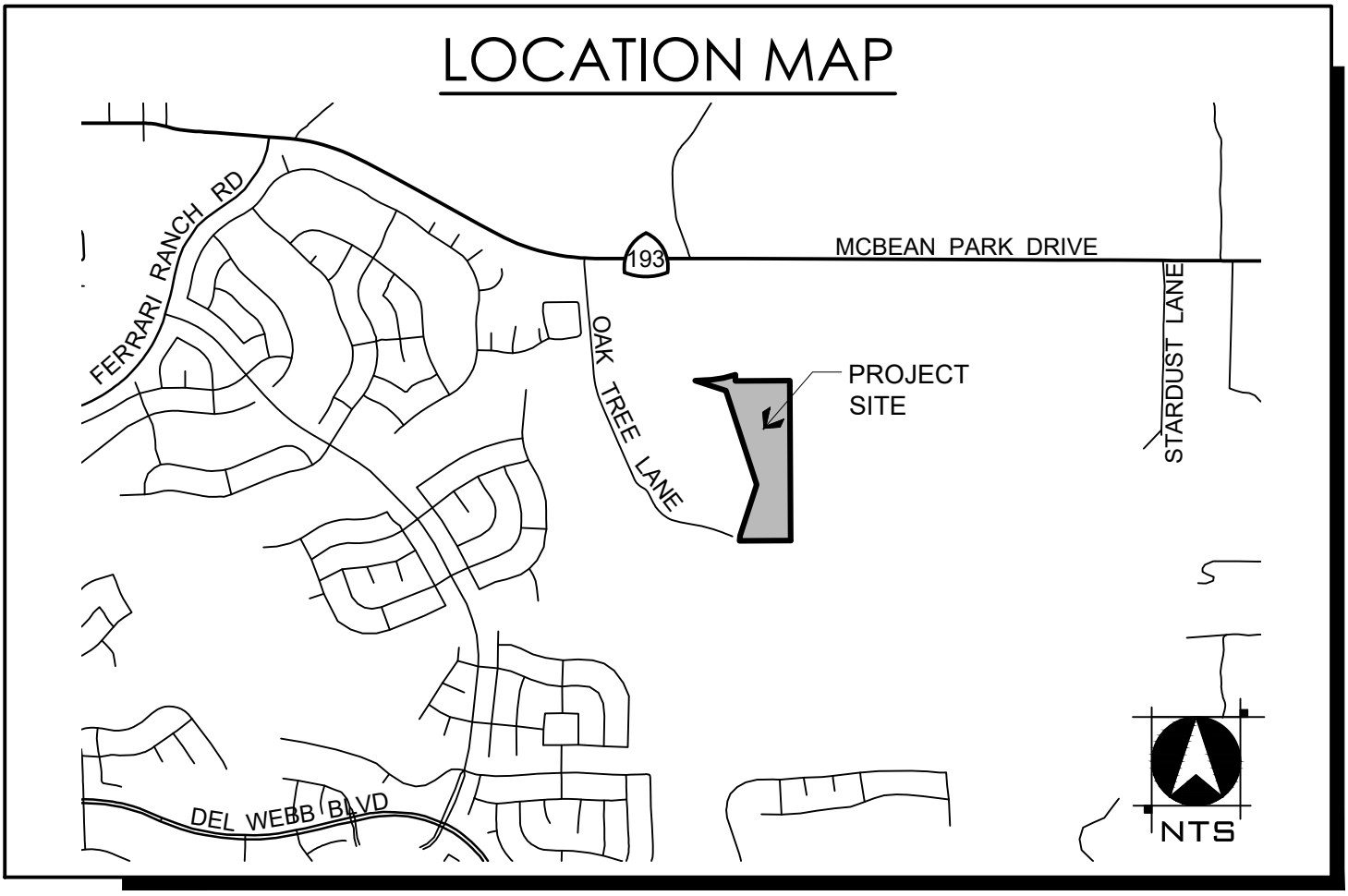
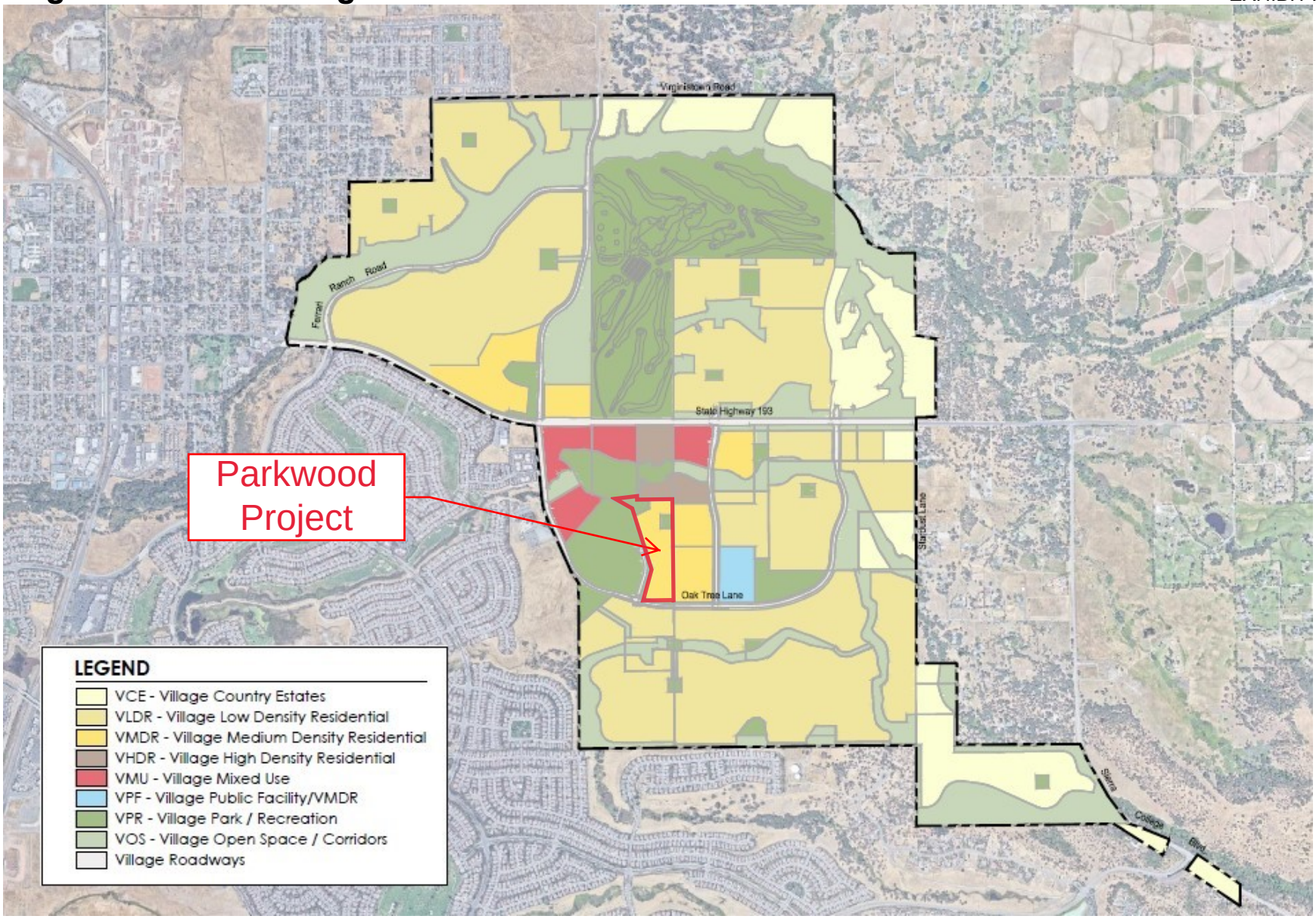
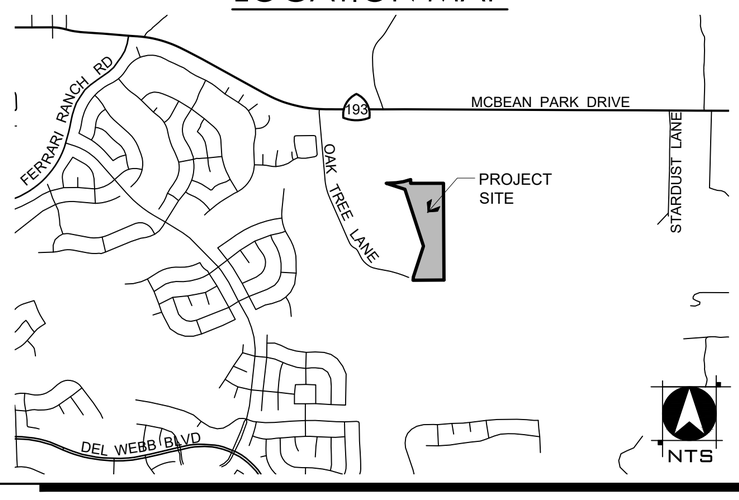


Figure 2: Surrounding Land Uses



LOCATION MAP



PROJECT NOTES

RECORD OWNER
8861 PARKWOOD HOLDINGS, LLC
3824 SKYLINE ROAD
CARLSBAD, CA 92008
CONTACT: PAUL SEARS
PHONE: (818) 974-7126

APPLICANT/DEVELOPER
JEN CALIFORNIA 28, LLC
1478 STONE POINT DRIVE, SUITE 100
ROSEVILLE, CA 95661
CONTACT: JOHN JEWETT
PHONE: (530) 550-5525

PLANNER/ENGINEER
WOOD RODGERS INC.
3741 DOUGLAS BLVD, SUITE 150
ROSEVILLE, CA 95661
CONTACT:
PLANNER: VANCE JONES
ENGINEER: JASON REED, PE C66631
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NUMBERS
021-274-071

AREA
20.9± ACRES GROSS

RESIDENTIAL LOT SIZES
AVERAGE: 4,174 SQ. FT.
MAXIMUM: 8,586 SQ. FT.
MINIMUM: 3,238 SQ. FT.

NUMBER OF LOTS
122 SINGLE FAMILY RESIDENTIAL LOTS
2 PARK LOTS
4 LANDSCAPE LOTS
128 LOTS TOTAL

EXISTING GENERAL PLAN LAND USE
MEDIUM DENSITY RESIDENTIAL (MDR)
PARKS & RECREATION (PR)

PROPOSED GENERAL PLAN LAND USE
MEDIUM DENSITY RESIDENTIAL (MDR)
PARKS & RECREATION (PR)

EXISTING ZONING
VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR)
VILLAGE PARKS & RECREATION (VPR)

PROPOSED ZONING
VILLAGE MEDIUM DENSITY RESIDENTIAL (VMDR)
VILLAGE PARKS & RECREATION (VPR)

PARKS & RECREATION
CITY OF LINCOLN

POLICE & FIRE PROTECTION
CITY OF LINCOLN

SCHOOL DISTRICT
WESTERN PLACER UNIFIED SCHOOL DISTRICT

SEWER
CITY OF LINCOLN

STORM DRAIN
CITY OF LINCOLN

WATER
CITY OF LINCOLN

ELECTRICITY
PG&E

GAS
PG&E

NOTE:

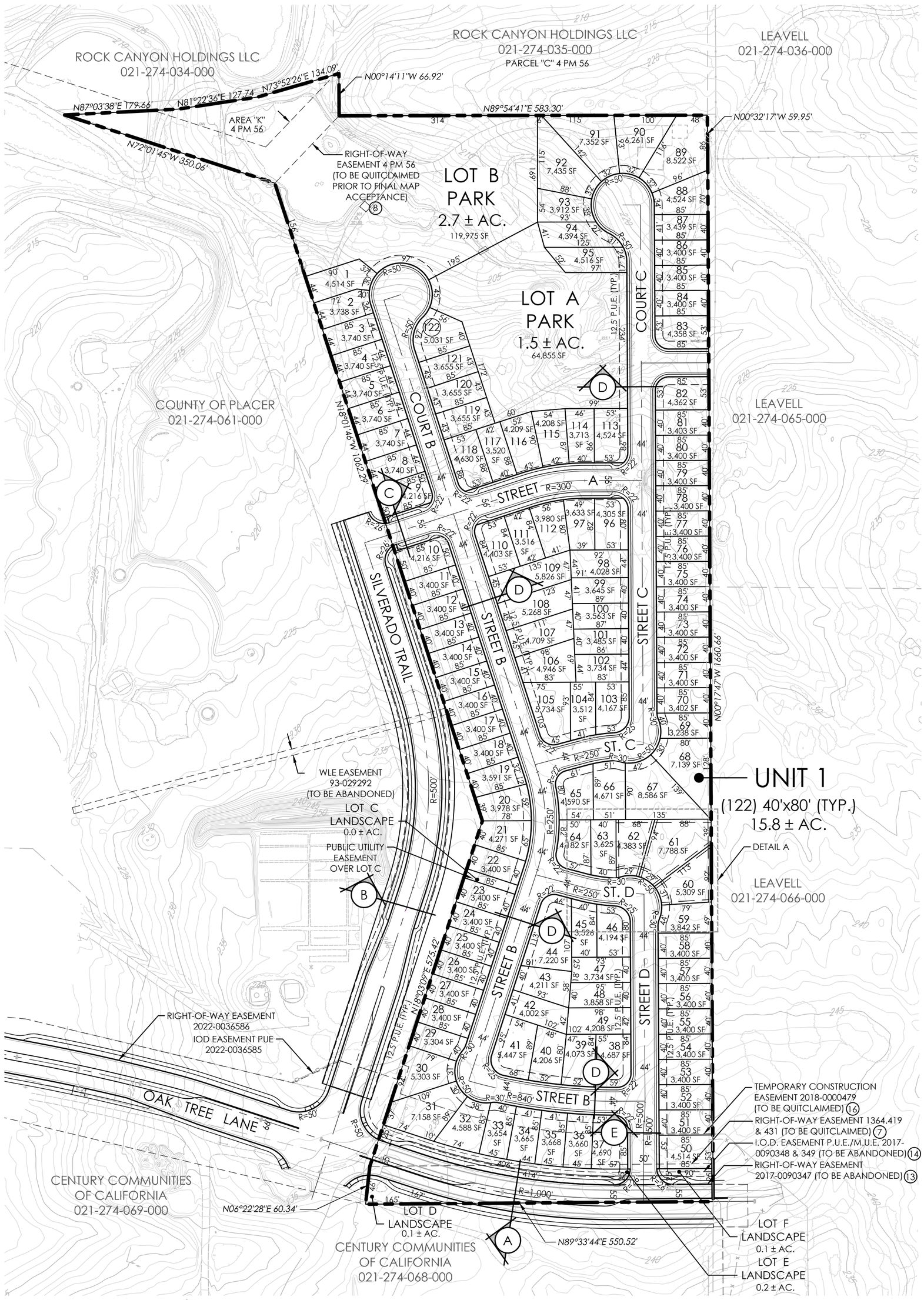
1) *SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.*
2) *EXISTING TOPOGRAPHY PROVIDED BY WOOD RODGERS AND WAS FLOWN IN 2024. CITY OF LINCOLN BENCHMARK "LIN-8A."*
3) *UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN A PUBLIC UTILITY EASEMENT.*
4) *ALL EXISTING RECORDED EASEMENTS ON THE PROPERTY HAVE BEEN VERIFIED AND ARE SHOWN HEREON.*
5) *OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL ONSITE UTILITIES AND ROADWAYS.*
6) *A 12.5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS TENTATIVE SUBDIVISION MAP.*
7) *THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.*
8) *ALL EXISTING STRUCTURES AND SEPTIC SYSTEMS TO BE REMOVED. EXISTING WELLS TO BE REMOVED OR TO REMAIN AS NOTED.*
9) *THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.*
10) *MASTER UTILITY STUDIES WILL BE PROVIDED AT THE TIME OF VILLAGE IMPROVEMENT PLAN SUBMITTAL.*
11) *LOT LINES MAY BE ADJUSTED AT THE TIME OF FINAL MAP PROVIDED THAT NO ADDITIONAL LOTS ARE CREATED AND RESULTING DESIGN IS IN SUBSTANTIAL CONFORMANCE WITH THIS TENTATIVE SUBDIVISION MAP.*
12) *FINAL SUBDIVISION MAPPING SHALL BE PREPARED TO IDENTIFY ALL R/W, IOD, AND/OR PUBLIC/PRIVATE STREETS, IF ANY, NEEDED TO ACCOMMODATE THE CONSTRUCTION PHASING OF THE VILLAGES SHOWN ON THIS TENTATIVE MAP.*
13) *ALL PUBLIC STREETS, LIGHTS, AND DRAINAGE FACILITIES TO BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS, EXCEPT AS SHOWN OTHERWISE HEREON.*
14) *PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE PROPERTY WILL BE MERGED AND RESUBDIVIDED AND THE FOLLOWING PUBLIC EASEMENTS ARE TO BE ABANDONED:*
    - *IRREVOCABLE OFFER OF DEDICATION - PUBLIC STREET AND HIGHWAY AND UTILITY PURPOSES - DOC #2017-0090374, O.R.P.C. (13)*
    - *IRREVOCABLE OFFER OF DEDICATION - PUBLIC UTILITY EASEMENT - DOC #2017-0090348, O.R.P.C. (14)*
    - *IRREVOCABLE OFFER OF DEDICATION - MUNICIPAL USE EASEMENT - DOC #2017-0090349, O.R.P.C. (15)*
    - *WATERLINE EASEMENT - 69 DEEDS 151, O.R.P.C. (4)*
    - *WATERLINE EASEMENT - 139 DEEDS 175, O.R.P.C. (5)*
15) *THE FOLLOWING PRIVATE EASEMENTS TO BE QUITCLAIMED:*
    - *ROAD AND UTILITY EASEMENT - 1364 O.R. 419, O.R.P.C. (6)*
    - *ROAD AND UTILITY EASEMENT - 1364 O.R. 431, O.R.P.C. (7)*
    - *ROAD AND UTILITY EASEMENT - 1506 O.R. 619, O.R.P.C. (10)*
    - *TEMPORARY ACCESS EASEMENT - DOC #2018-0000479, O.R.P.C. (16)*
    - *TEMPORARY ACCESS EASEMENT - DOC #2018-0084570, O.R.P.C. (17)*
    - *TEMPORARY CONSTRUCTION EASEMENT - DOC #2022-0014992, O.R.P.C. (18)*

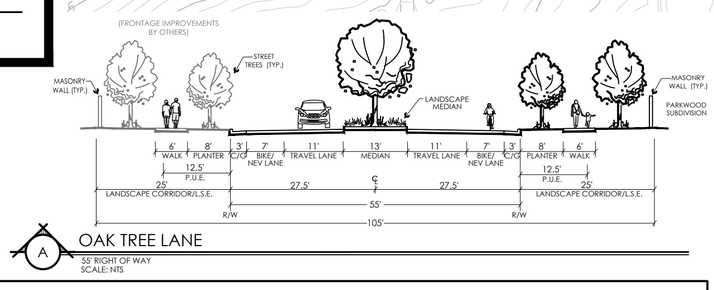
LOT SUMMARY

UNIT/LOT NO.	LAND USE	LOT SIZE (MIN.)	LOTS	ACRES	DENSITY (DU/AC)
1	VILLAGE MEDIUM DENSITY RESIDENTIAL	40'X80'	122	15.8	7.7
SUBTOTAL	-	-	122	15.8	7.7
A	PARK	-	1	1.5	-
B	PARK (REGIONAL)	-	1	2.7	-
C-F	LANDSCAPE	-	4	0.4	-
RW	MAJOR RIGHT-OF-WAY	-	-	0.5	-
SUBTOTAL			6	5.1	-
TOTAL			128	20.9	-

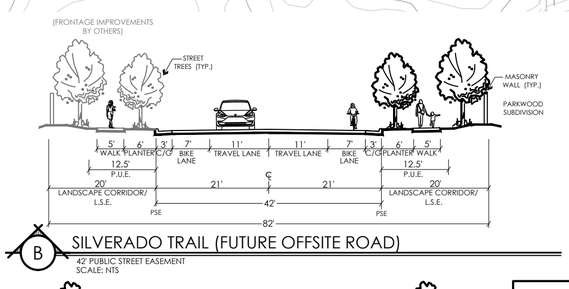
TENTATIVE SUBDIVISION MAP
PARKWOOD
CITY OF LINCOLN, CALIFORNIA

SEPTEMBER 30, 2025

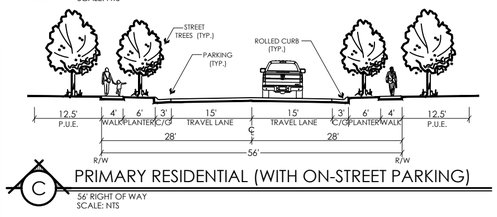




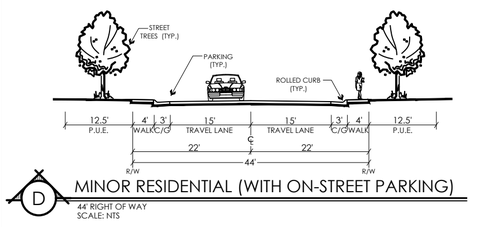
A OAK TREE LANE
55' RIGHT OF WAY
SCALE: NTS



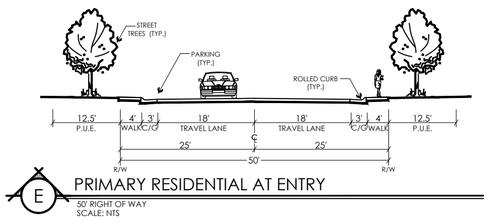
B SILVERADO TRAIL (FUTURE OFFSITE ROAD)
42' PUBLIC STREET EASEMENT
SCALE: NTS



C PRIMARY RESIDENTIAL (WITH ON-STREET PARKING)
56' RIGHT OF WAY
SCALE: NTS



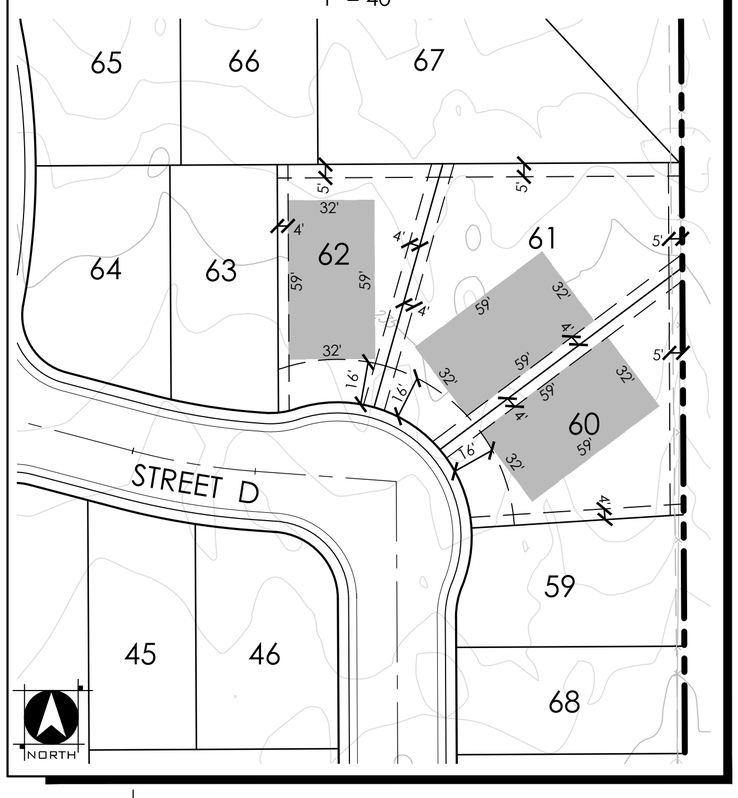
D MINOR RESIDENTIAL (WITH ON-STREET PARKING)
44' RIGHT OF WAY
SCALE: NTS



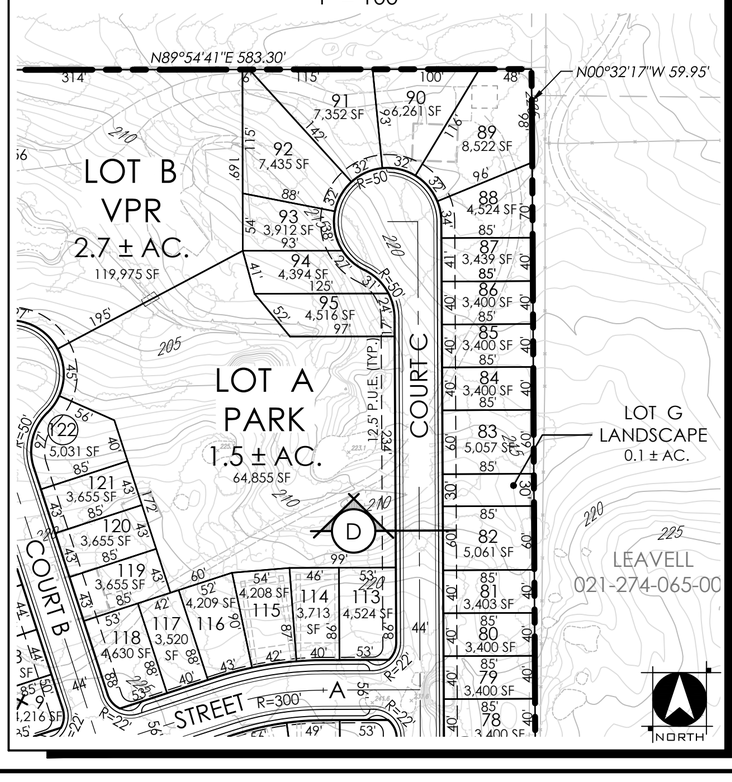
E PRIMARY RESIDENTIAL AT ENTRY
50' RIGHT OF WAY
SCALE: NTS

NOTE:
REFER TO SHEET 3 FOR ALTERNATE PROVIDING DRAIN CONNECTION AND OVERLAND RELEASE TO SERVE RUNOFF FROM THE LEAVELL PROPERTY.

DETAIL A:
FIT TEMPLATE AT SETBACKS
1" = 40'



ALTERNATIVE WITH NO ACCESS ROAD TO EAST
1" = 100'



NORTH 0 100 200 400

SURVEYOR'S STATEMENT

THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN THE PRELIMINARY TITLE REPORT ISSUED BY PLACER TITLE COMPANY, REPORT NUMBER P-611272, DATED DECEMBER 3, 2024. 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).

(XX) INDICATES REPORT ITEM NUMBER

PROFESSIONAL LAND SURVEYOR CRAIG E. SPIESS 12/31/2025 No. 7944 STATE OF CALIFORNIA

09/05/2025

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3741 Douglas Blvd, Suite 150
Roseville, CA 95661
Tel 916.341.7760
Fax 916.341.7767

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EXHIBIT A

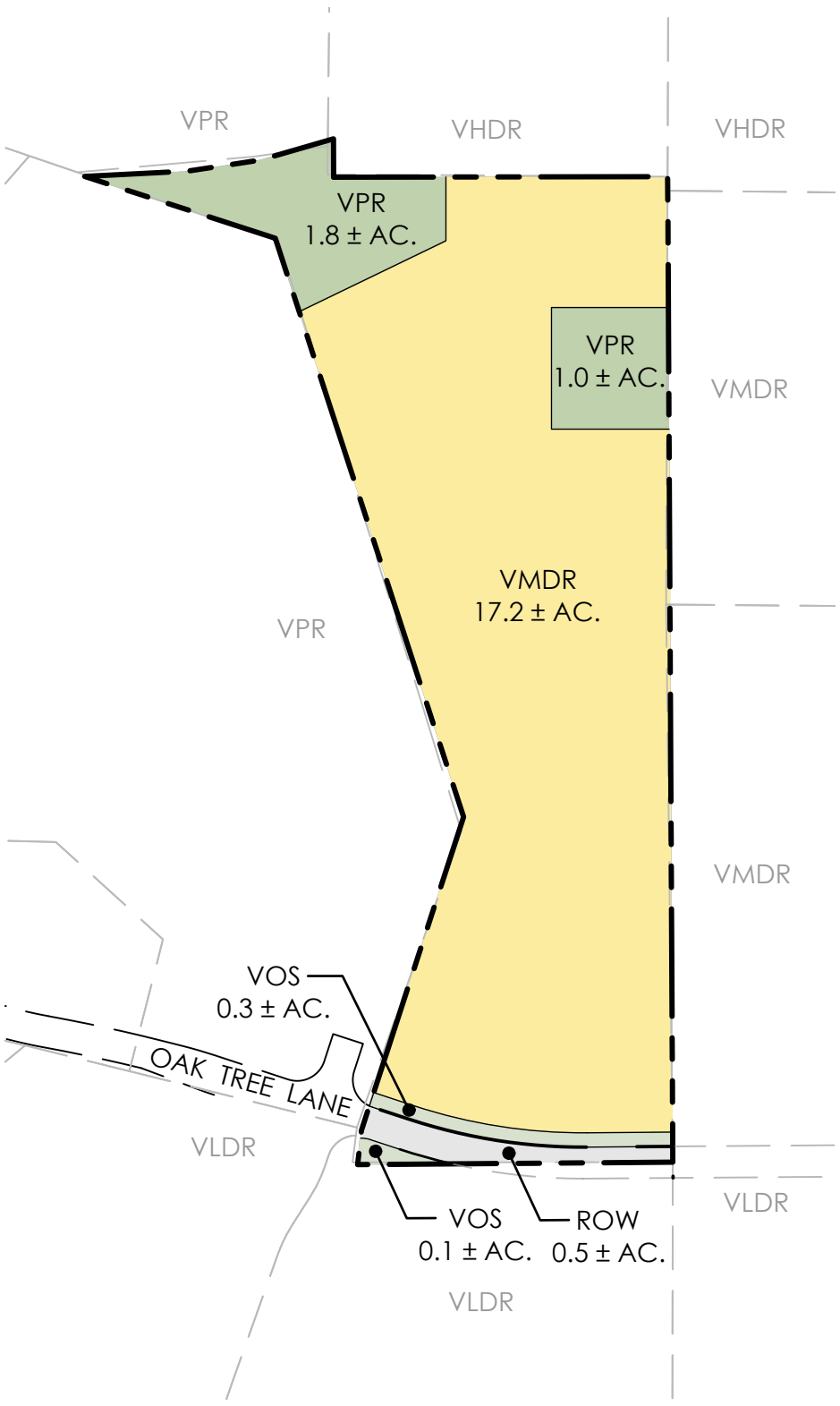
LAND USE ADJUSTMENTS
PARKWOOD TENTATIVE SUBDIVISION MAP

A PORTION OF PARCEL PA 27 IN THE VILLAGE 1 SPECIFIC PLAN

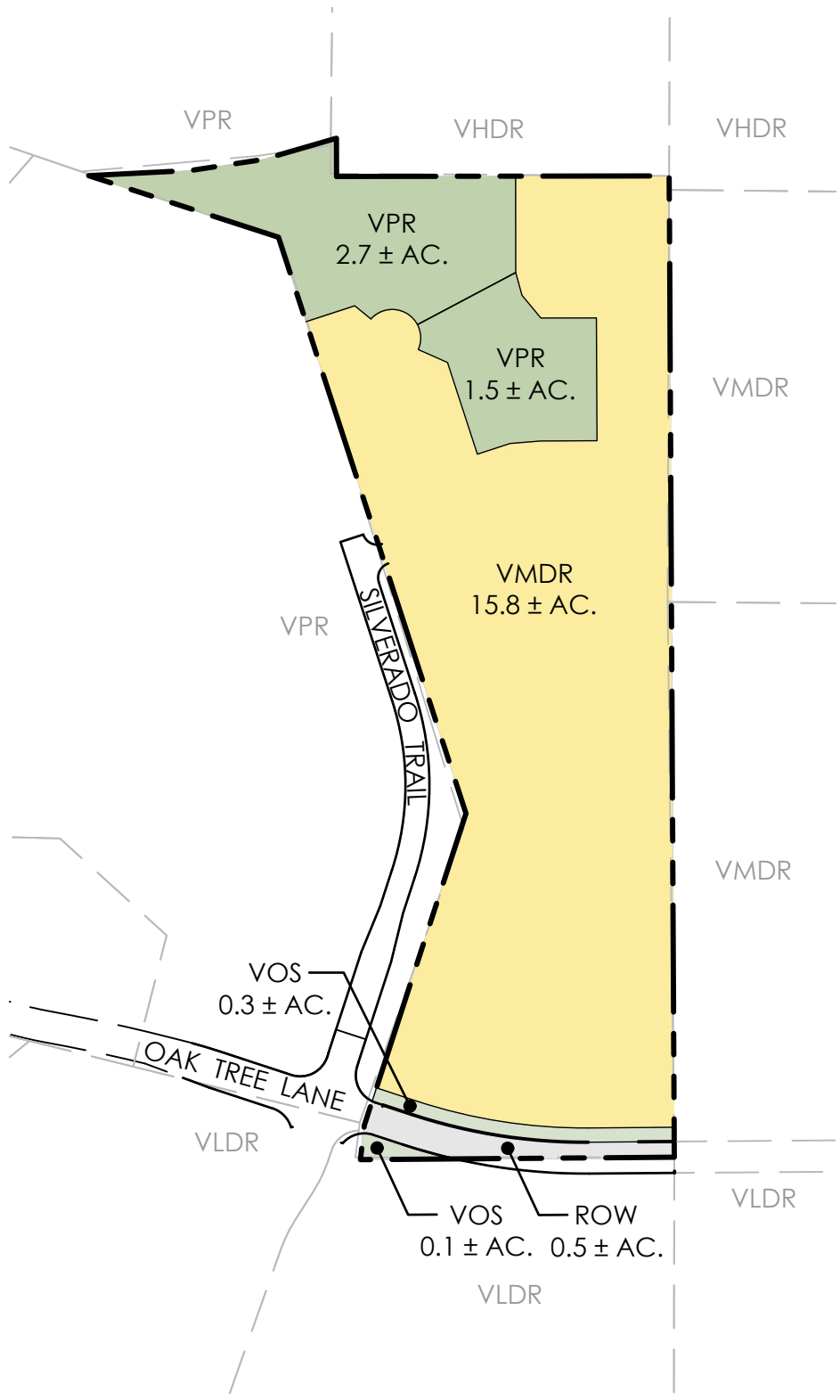
CITY OF LINCOLN, CALIFORNIA

APRIL 25, 2025

EXISTING



PROPOSED



LAND USE SUMMARY

	SPECIFIC PLAN LAND USE DESIGNATION	EXISTING ACRES (G)	PROPOSED ACRES (G)	DIFFERENCE
VMDR	VILLAGE MEDIUM DENSITY RESIDENTIAL	17.2	15.8	-1.4
VPR	VILLAGE PARK/RECREATION	2.8	4.2	1.4
VOS	VILLAGE OPEN SPACE/CORRIDORS	0.4	0.4	0.0
ROW	MAJOR ROADWAYS	0.5	0.5	0.0
TOTAL		**20.9**	**20.9**	**0.0**

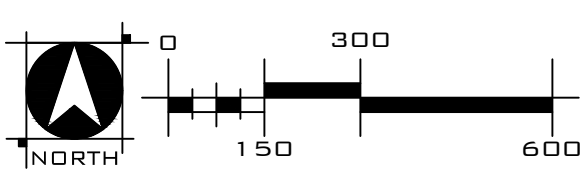


Figure 4: Land Use Comparison

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3741 Douglas Blvd., Suite 150
Roseville, CA 95661
Tel 916.341.7760
Fax 916.341.7767

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MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.1 Aesthetics and Visual Quality				
4.1-3 The proposed project would introduce light and glare into the project area.	4.1-3(a) All light standards shall be shielded and directed downward so that no light falls onto adjacent properties. 4.1-3(b) Surfaces of multi-story buildings facing streets, open space, parks or residential neighborhoods shall not have reflective surfaces large enough to generate glare that creates a nuisance or safety hazard. 4.1-3l i. If future uses within any park include nighttime activities requiring overhead lights, the project applicant shall use site design and orientation in combination with a configuration of exterior light fixtures that emphasize close spacing and lower intensity light that is directed downward in order to minimize exposure of adjacent uses to lighting and to minimize the amount of light that is visible above the horizontal plane of the light fixture. ii.a. Activity-related lights (as opposed to security lighting) shall be turned off no later than 10:00 p.m. to reduce the amount of disruption to adjacent receptors; and/or ii.b. The City shall place a nuisance easement over parcels that will have direct views of such lights.	Applicant	O	DSD
4.3 Air Quality				
4.3-1 Construction of the proposed project would generate emissions of PM10 and PM2.5, ROG, NOx, and CO.	4.3-1 The following mitigation measures shall be implemented by the applicant(s) during all grading activities: 4.3-1(a) Prior to issuance of a grading permit, the applicant(s) shall submit to the City of Lincoln, as the lead agency, and receive approval of a Construction Emission/Dust Control Plan. The plan shall be submitted to the PCAPCD for review and comment prior to approval by the City. This plan must address the minimum Administrative Requirements found in section 300 and 400 of PCAPCD Rule 228, Fugitive Dust.	Applicant	G/C	PSD PCAPCD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
	4.3 Air Quality			
4.3-1 (continued)	4.3-1(b) 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 foreperson. 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, after-treatment products, and/or other options as they become available.	Applicant	P, C	PSD PCAPCD
	4.3-1(c) In order to control dust, an operational watering truck shall be on site during construction hours. In addition, dry chemical sweeping is prohibited. Watering at the construction site shall be carried out in the compliance with operating APCD rules and City of Lincoln requirements.	Applicant	C	PSD
	4.3-1(d) The contractor shall suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations. The prime contractor shall be responsible for having an individual, certified by CARB to perform Visible Emissions Evaluations (VEE), who shall routinely evaluate compliance to Rule 228, Fugitive Dust, on a weekly basis. Fugitive dust is not to exceed 40% opacity and not go beyond property boundary at any time. If lime or other drying agents are used to dry out wet grading areas they shall be controlled as to not exceed District Rule 228 Fugitive Dust limitations.	Applicant	C	PSD
	4.3-1(e) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the City) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.	Applicant	C	PSD
	4.3-1(f) The prime contractor shall apply methods such as surface stabilization, establishment of the vegetative cover, paving, or other methods to control dust approved by the City.	Applicant	C	PSD

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Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.3-1 (continued)	4.3-1(g) The prime contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.	Applicant	C	PSD
	4.3-1(h) No open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetation material shall either be chipped on site or taken to an appropriate recycling site, or if a recycling site is not available, a licensed disposal site.	Applicant	C	PSD
	4.3-1(i) Traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.	Applicant	C	PSD
	4.3-1(j) The prime contractor shall suspend all grading activities when wind speeds (including instantaneous gusts) are high (typically winds greater than 25 miles per hour), and dust is traveling off-site.	Applicant	C	PSD
	4.3-1(k) If required by the Engineering Division and/or the Department of Public Works, the contractor shall hold a pre-construction meeting prior to any grading activities. The contractor may invite the PCAPCD to the pre-construction meeting in order to discuss the construction emission/dust control plan with employees and/or contractors.	Applicant	C	PSD PCAPCD
	4.3-1(l) Stockpiles of dirt shall be covered when not being used or otherwise controlled to prevent erosion and/or dust.	Applicant	C	PSD
	4.3-1(m) During construction, the contractor shall use existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators where feasible.	Applicant	C	PSD
	4.3-(n) A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.	Applicant	C	PSD
4.3-2 Operation of the proposed project would generate criteria pollutant emissions (ROG,	4.3-2(a) Wood burning or pellet appliances shall not be allowed in any residential units. Only natural gas or propane fired fireplace appliances shall be installed.	Applicant	B	DSD
	4.3-2(c) For those projects that include stationary sources (e.g., gasoline dispensing facility, dry cleaning, large HVAC units), the applicant shall obtain an Authority to Construct (ATC) permit prior to issuance of a Certificate of Occupancy.	Applicant	O	DSD

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NOx, CO, PM10, and PM2.5).	4.3-2(d) Prior to approval of Improvement Plans, the applicant shall show that a Class 1, 2, or 3 bicycle lane(s) is provided in areas as approved by the Engineering Division and/or the Department of Public Works (or similar divisions within each jurisdiction), as defined elsewhere in these conditions of approval.	Applicant	G	PSD
	4.3-2(e) Prior to Design Review Approval, the Site Plan shall show that the applicant has provided the appropriate number of preferential parking spaces for employees that carpool/vanpool/rideshare as well as the appropriate preferential parking for NEVs as required by the District and City Policy. Such stalls shall be clearly demarcated with signage as approved by the approving committee.	Applicant	G	DSD
	4.3-2(f) Prior to Design Review approval, the applicant shall show that on-stie bicycle racks are provided.	Applicant	B	DSD
4.3-5 The proposed project would contribute to cumulative increases in criteria air pollutant emissions.	4.3-5(a) At the time a final map is submitted, the City, in coordination with PCAPCD, shall calculate the emissions associated with the land uses to be approved under that particular tentative map. Based on that calculation, the applicant shall do one or a combination of the following to ensure NOx emissions do not exceed 10 lbs within the full Plan Area. Once the 10 lbs per day has been reached, subsequent projects must demonstrate no net increase in NOx emissions. The City shall consult with the PCAPCD to determine whether the measures proposed by the applicant would fully offset project emissions. i) Reduce emissions on-site by incorporating design features that would reduce NOx emissions. These features may include, but would not be limited to, energy conservation or “green” building features such solar panels, energy efficient heating and cooling, energy star appliances, and/or measures that would reduce vehicle use, such as bike lockers and transit services, as provided for in Mitigation Measure 4.6-1. ii) Reduce emissions off-site within the same region (i.e., City of Lincoln, Placer County) by participating in an offsite mitigation program coordinated by the PCAPCD and/or by funding energy-efficiency measures (e.g., installation of insulation and/or dual pane windows in existing buildings), vehicle emission reduction measures (e.g., replace diesel school buses with natural gas buses), and/or trip-reduction measures (e.g., bike lanes and/or NEV lanes on streets that do not have them). iii) Participate in the Placer County Air Pollution District Offsite Mitigation Program by paying fees based on the project’s contribution of pollutants (ROG and NOx), adjusted by credit received for any applicable measures implemented by the project on or offsite. The actual amount to be paid shall be determined, and	Applicant	I	DSD PCAPCD

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4.3-5 (continued)	satisfied per current California Air Resources Board guidelines, at the time of recordation of small lot tentative maps.			
	4.4 Biological Resources			
4.4-1 The proposed project would result in the filling or adverse modification of jurisdictional wetland/ other "waters of the U.S."	4.4-1(a) For projects developed within the programmatic portion, the project applicant shall retain a qualified biologist to conduct a wetland delineation for each project prior to the issuance of a grading permit. This delineation shall be submitted to the US Army Corps of Engineers (Corps) for verification prior to the issuance of any grading permits for the programmatic portion of the project site. If no wetlands are determined to be present, no further mitigation would be required.	Applicant	P	DSD Corps
	4.4-1(b) The project applicant shall prepare a wetland mitigation plan that ensures no net loss of wetlands, consistent with Lincoln General Plan Policies OSC-5.6, OSC-5.7, OSC-5.8, and OSC-5.9. 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 Corps CDFG
	4.4-1(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, and the purchase of mitigation credits at an approved mitigation bank. The ratio of compensation shall be determined in consultation with the Corps and California Department of Fish and Game (CDFG), as part of the 404-permit process, but shall not be less than 1:1.	Applicant	G	DSD Corps CDFG
	4.4-1(d) All preserved wetlands shall be dedicated to the City or a non-profit organization acceptable to the City and preserved through perpetual covenants enforceable by the City or other appropriate agencies, to ensure their maintenance and survival.	Applicant/City	O	City
	4.4-1(e) Prior to any construction activities on the site, a protective fence shall be erected around the boundaries of wetlands to be preserved in proximity to the areas that would be disturbed by construction. This fence shall remain in place until all construction activity in the immediate area is completed. No activity shall be permitted within the protected areas except for those expressly permitted by the Corps and/or CDFG.	Applicant	P	DSD
	4.4-1(f) A buffer shall be provided along all preserved wetlands in accordance with the 404 permit. 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	I	DSD
	4.4-1(g) Water quality in the wetlands preserve shall be protected using erosion control techniques including (as appropriate), but not necessarily limited to, preservation of	Applicant	G,P,C,O	DSD

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4.4-1 (continued)	existing vegetation, mulches (e.g., hydraulic, straw, wood, etc.), and 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.			
	4.4-1(h) 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	DSD PSD
	4.4-1(i) Mowing and other maintenance activities shall be limited to those detailed in the 404 Permit and/or the Streambed Alteration Agreement.	Applicant	O	DSD PSD
4.4-2 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.	4.4-2(a) The project applicant for projects within the programmatic portion of the project site shall retain a qualified biologist permitted by the US Fish and Wildlife Service (USFWS) to conduct vernal pool crustacean following current USFWS protocol. Alternatively, the project applicant could forgo the surveys and assume presence of vernal pool crustaceans in all appropriate habitat within the project site. The survey or assumption of presence shall occur prior to the issuance of any grading permits for the programmatic portion of the project site.	Applicant	G,P,C	DSD
	4.4-2(b) The project applicant for projects within the programmatic portion of the project site shall retain a qualified biologist to conduct aquatic surveys for the western spadefoot toad. Because a formal protocol does not exist for western spadefoot toad surveys, the scope of the surveys shall be determined in consultation with CDFG. At a minimum, the aquatic surveys for the western spadefoot toad shall include a search for spadefoot larvae during the appropriate season by a qualified biologist to determine presence or absence and potential project-related impacts to breeding sites.			

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4.4-2 (continued)	4.4-2(c) The following or equally effective measures (as approved by the City and USFWS and/or CDFG shall be required for any vernal pool crustacean and/or western spadefoot habitat identified through protocol surveys or assumed to be present in lieu of surveys. The selected measures may be part of the permitting process. i) The project proponents shall obtain a Biological Opinion from the U.S Fish and Wildlife Service and comply with the conditions and mitigation requirements the Biological Opinion to ensure that no net loss of habitat for vernal pool crustaceans occurs. Mitigation may include, but would not be limited to, both onsite and offsite preservation and creation of vernal pools and other suitable habitat for vernal pool crustaceans, purchase of credits at mitigation banks, payment of in lieu fees approved by the agencies, or other agency approved and required mitigation measures. ii) Orange exclusionary fencing shall be placed and maintained around any avoided (preserved) vernal pool crustacean or western spadefoot 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. iii) 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 to these species and their habitat. iv) The project proponent shall ensure that activities defined by the USFWS, and Corps, RWQCB, and/or CDFG as inconsistent with the maintenance of the suitability of the remaining vernal pool habitat and associated watershed on-site are prohibited. v) If western spadefoot is present, the applicant shall implement additional measures as deemed appropriate by the City and CDFG.			
4.4-3 The proposed project could result in	4.4-3(a) The project applicant shall retain a qualified biologist to conduct focused surveys in seasonal wetlands and non-native annual grassland habitats within the project site for special-status plant species including but not limited to big-scale balsamroot,	Applicant	P	DSD

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the loss and/or degradation of rare plant populations.	Boggs Lake hedge-hyssop, dwarf downingia, legenere, and pincushion navarretia 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.			
	4.4-3(b) If Boggs Lake hedge-hyssop is located during the surveys in areas that would be disturbed by project construction, those populations shall be avoided and preserved in place to the extent feasible.	Applicant	P,C	DSD
	4.4-3(c) If avoidance is not feasible, the project applicant shall consult with CDFG to obtain an incidental take permit, under Section 2081 of the CESA. Mitigation can be accomplished either in the onsite mitigation preserve area, or at an approved offsite mitigation bank. The ratio of mitigation credits shall be determined during this consultation, and may be conducted concurrently with Mitigation Measure 4.4-2.	Applicant	P,C	DSD CDFG
	4.4-3(d) 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 4.4-2, with the addition of soil/seed bank salvage, for use in created wetlands in mitigation areas.	Applicant	P,C	DSD CDFG
	4.4-3(e) If the plants cannot be avoided, the project applicant shall consult with the City and the CDFG regarding steps to take to offset the loss of the plants on the project site, such as transplantation, collecting seed or clippings and replanting species in an onsite location, prior to approval of a discretionary permit. At a minimum, at least ten (10) days prior to mass grading in the area that supports special-status plants, the project applicant shall notify the City and CDFG that grading is to occur and aid the CDFG with collection of the plant seeds, if the CDFG so chooses, pursuant to the California Native Plant Protection Act.	Applicant	C	DSD PSD CDFG
4.4-4 The proposed project could result in the loss of western pond turtle and/or degradation of its habitat.	4.4-4(a) Prior to project construction that would disturb any drainages or stock ponds, the project applicant shall retain a qualified biologist to conduct preconstruction surveys of suitable habitat within the area of disturbance and immediately adjacent area on the project site within 30 days prior to project construction to 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. If this survey does not identify any western pond turtles on the project site, no further mitigation is required.	Applicant	P	DSD PSD CDFG
	4.4-4(b) If western pond turtles (WPT) are determined to be present within a drainage or stock pond, and the feature is to be retained, exclusionary fencing shall be used to prevent the turtle(s) from entering construction area. The location of the fence shall be determined by a qualified biologist. Any turtles found in or near the construction	Applicant	P,C	DSD PSD CDFG

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4.4-4 (continued)		zone shall be relocated to an appropriate area of suitable habitat a minimum of 100 feet from any active construction zone. Measures shall be implemented to ensure that the drainages and stock ponds will continue to provide adequate habitat for the WPT by protecting water quality and ensuring that the reduction of drainage from the project site does not substantially diminish the water levels in the pond.			
	4.4-4(c)	If the drainage or stock pond cannot be retained, the project applicant shall relocate any WPT found during surveys in a manner developed by a qualified biologist and approved by the CDFG.	Applicant	C	DSD PSD CDFG
4.4-5 The proposed project could result in the direct loss or disturbance of nesting birds protected by the MBTA, including raptors (birds-of-prey).	4.4-5(a)	If construction is to occur between March 15 and August 30, the project applicant shall conduct a pre-construction breeding-season survey of the project site within 30 days of construction onset. Surveys for nesting raptors shall be conducted within 1/4 mile of proposed ground disturbance. The survey shall be conducted by a qualified biologist to determine if any protected raptors are nesting on or directly adjacent to the project site. A nest survey for migratory birds shall be conducted within 500 feet of construction areas to determine if any migratory birds are nesting on or directly adjacent to the project site. The results of the survey shall be valid only for the season when it is conducted. New surveys shall be conducted if construction of the surveyed area extends into the following season, unless all of the potential nesting trees have been removed. A report shall be submitted to the City of Lincoln, following the completion of the bird nesting survey that includes, at a minimum, the following information: i) 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. ii) A map showing the location(s) of any protected raptor or migratory bird nests observed on the project site.	Applicant	P,C	DSD PSD CDFG
	4.4-5(b)	If the above survey does not identify any protected raptor or migratory bird nests on the project site, no further mitigation would be required. However, should any active nests be located on the project site, 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 disturbance area(s) 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-	Applicant	C	DSD PSD CDFG

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4.4-5 (continued)	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.			
4.4-6 The proposed project could result in the loss of nesting Swainson's hawk.	4.4-6(a) The project applicant shall retain a qualified biologist to conduct a Swainson's hawk nesting survey within the area to be disturbed, extending out to ¼ mile. The survey shall be conducted during the nesting season of the same calendar year that construction is expected to begin, and prior to the issuance of any grading permits. If this survey does not identify any nesting Swainson's hawk in the area within the project site that will be disturbed plus the ¼-mile radius, no further mitigation would be required.	Applicant	P	DSD PSD
	4.4-6(b) Should any active Swainson's hawk nests be located within ¼ mile of the disturbance area, no intensive new disturbances (e.g. heavy equipment operation associated with construction, use of cranes or draglines, etc.) or other project-related activities that could cause nest abandonment or forced fledging, shall be initiated within the ¼ mile (buffer zone) of an active nest between March 1 - September 15 (or until August 15 if a Management Authorization or Biological Opinion is obtained for the project). The buffer zone should be increased to 1/2 mile in nesting areas away from urban development (i.e. in areas where disturbance [e.g. heavy equipment operation associated with construction, use of cranes or draglines, new rock crushing activities] is not a normal occurrence during the nesting season).	Applicant	C	DSD PSD CDFG
	4.4-6(c) Nest trees should not be removed to the extent feasible. If a nest tree must be removed, a Management Authorization (including conditions to off-set the loss of the nest tree) must be obtained with the tree removal period specified in the Management Authorization, generally from October 1 to February 1. If construction or other project related activities that could cause nest abandonment or forced fledging are necessary within the buffer zone, then the project applicant shall retain a qualified biologist to monitor the nest site (to determine if the nest is abandoned).	Applicant	C	DSD PSD CDFG
	4.4-6(d) If an active nest is abandoned and if the nestlings are still alive, the project sponsor shall fund the recovery and hacking (controlled release of captive reared young) of the nestling(s). Routine disturbances such as agricultural activities, commuter traffic, and routine facility maintenance activities within ¼ mile of an active nest shall not be prohibited.	Applicant	C	DSD PSD CDFG

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4.4-7 The proposed project could result in the loss of burrowing owl individuals (eggs, nestlings or juveniles).	4.4-7(a) The project applicant shall hire a qualified biologist to conduct both nesting and wintering season surveys for burrowing owl to determine if potential habitat within 500 feet of ground disturbance is used by this species. The timing and methodology for the surveys shall be based on the CDFG/Burrowing Owl Consortium Survey Guidelines and are detailed below. CDFG may require that these surveys be repeated annually if project construction is expected to span over two or more years. <u>Winter Season (December 1 through January 31)</u> • Four site visits on separate days, 2 hours before to 1 hour after sunset or 1 hour before to 2 hours after sunrise. <u>Nesting Season (February 1 to August 31)</u> • Four site visits on separate days, 2 hours before to 1 hour after sunset or 1 hour before to 2 hours after sunrise. At least two of the surveys shall be conducted during the peak nesting season between April 15 and July 15.	Applicant	P	DSD PSD CDFG
	4.4-7(b) In addition to the wintering and nesting season surveys, pre-construction surveys shall be conducted by an experienced biologist within 30-days prior to the start of work activities where land conversions are planned in known or suitable habitat areas. If construction activities are delayed for more than 30 days after the preconstruction surveys, then a new preconstruction survey will be required. All surveys shall be conducted in accordance with the CDFG/Burrowing Owl Consortium survey protocols (Burrowing Owl Consortium, 1993).	Applicant	P	DSD PSD CDFG
	4.4-7(c) If burrowing owls are discovered in the programmatic portions of the project site, the project applicant shall notify the City and CDFG. A qualified biologist shall implement a routine monitoring program and establish a fenced exclusion zone around each occupied burrow. No construction activities shall be allowed within the exclusion zone until such time that the burrows are determined to be unoccupied. The buffer zones shall be a minimum of 150 feet from an occupied burrow during the non-breeding season (September 1 through January 31), and a minimum of 250 feet from an occupied burrow during the breeding season (February 1 through August 31).	Applicant	P,C	DSD PSD CDFG
	4.4-7(d) The project applicant shall provide appropriate mitigation for project related effects on burrowing owl in consultation with CDFG. Mitigation can be conducted either onsite, or at an off-site location that is approved by the CDFG. Preference is for onsite within open space areas, if possible.	Applicant	C	DSD PSD CDFG

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4.4-7 (continued)	4.4-7(e) The CDFG shall be consulted regarding the implementation of avoidance or passive relocation methods. All activities that will result in a disturbance to burrows shall be approved by CDFG prior to implementation.	Applicant	C	DSD PSD CDFG
4.4-8 The proposed project could result in the loss of foraging habitat for Swainson's hawk, white tailed kite, burrowing owl and other raptors.	4.4-8 The project applicant shall preserve annual grasslands or other suitable raptor foraging habitat at a ratio of 0.75 to 1.0 (as approved by the City and CDFG). Preservation may occur through either: • Payment of a mitigation fee to the City of Lincoln through a negotiated agreement between the City, the project applicant, and CDFG. The monies would be held in a trust fund, and used to preserve mitigation land through the purchase, monitoring, maintenance, and remediation of lands that supports suitable foraging habitat for Swainson's hawk. (consistent with CDFG guidelines); or • Purchase of conservation easements or fee title to suitable Swainson's hawk foraging habitat to protect the habitat from urban development; or • If adopted prior to issuance of the first grading permit for the proposed project, the project applicant may mitigate this impact through participation in the Placer County Natural Community Conservation Plan/Habitat Conservation Plan. If the plan is adopted prior to construction of a future phase, the project applicant may mitigate this impact through participation in the plan.	Applicant	G	DSD PSD CDFG
4.4-9 The proposed project could result in loss of Valley elderberry longhorn beetles and their habitat.	4.4-9(a) Prior to any ground-disturbing activity, the project proponents shall conduct a survey for potential VELB habitat (elderberry shrubs) within 100 feet) of the area to be disturbed.	Applicant	P	DSD

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<table>
<tr><th>Impact</th><th>Mitigation Measures – Programmatic Portion</th><th>Responsible Entity</th><th>Timing/ Milestone</th><th>Monitoring and Enforcement Responsibility</th></tr>
<tr><td>4.4-9 (continued)</td><td>4.4-9(b) Any ground disturbing activities within 100 feet of elderberry plants containing stems measuring 1.0 inch or greater in diameter at ground level shall conform to the following minimum avoidance measures:

i) Applicants shall provide a minimum setback of at least 20 feet from the drip line of each elderberry plant containing stems measuring 1.0 inch or greater in diameter at ground level. The setbacks shall be fenced and flagged to identify equipment and materials encroachment into the setback zone. Fire fuel breaks (disked land) may not be included within the 6 m set back. Where encroachment within the 20 foot setback zone is unavoidable, the applicant shall provide compensatory mitigation at a 50 percent ratio of the standard requirements identified in the table below.

ELDERBERRY MITIGATION RATIOS
<table>
<tr><th>Location/Stem Size*</th><th>Exit Holes**</th><th>Elderberry Seedling Ratio</th><th>Elderberry Seedling Ratio</th><th>Elderberry Seedling Ratio</th><th>Associated Native Plant Ratio</th></tr>
<tr><td rowspan="2">Stems ≥1” & < 3”</td><td>No</td><td>2:1</td><td>4:1</td><td>5:1</td><td>1:1</td></tr>
<tr><td>Yes</td><td>4:1</td><td>8:1</td><td>10:1</td><td>2:1</td></tr>
<tr><td rowspan="2">Stems ≥3”& <5”</td><td>No</td><td>3:1</td><td>6:1</td><td>8:1</td><td>1:1</td></tr>
<tr><td>Yes</td><td>6:1</td><td>12:1</td><td>15:1</td><td>2:1</td></tr>
<tr><td rowspan="2">Stems ≥ 5”</td><td>No</td><td>4:1</td><td>8:1</td><td>10:1</td><td>1:1</td></tr>
<tr><td>Yes</td><td>8:1</td><td>16:1</td><td>20:1</td><td>2:1</td></tr>
<tr><td colspan="6">Notes:
* Ratios are shown for elderberry occurring in existing or historic riparian situations. Ratios for elderberry in non-riparian situations are 50 percent of the standard ratio.
** The presence of exit holes in a stem, bush, or contiguous clump applies to the entire site.</td></tr>
</table>

ii) Construction contractors shall be briefed on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.</td><td>Applicant</td><td>C</td><td>PSD</td></tr>
</table>

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4.4-9 (continued)	iii) Work crews shall be instructed about the status of the beetle and the need to protect its elderberry host plant. iv) No insecticides, herbicides, fertilizers, or other chemicals that might harm the beetle or its host plant shall be used in the buffer areas, or within 100 feet of any elderberry plant with one or more stems measuring 1.0 inch or greater in diameter at ground level. v) Mowing of grasses/ground cover shall occur only from July through April to reduce fire hazard. No mowing shall occur closer than 5 feet to elderberry plant stems. Mowing must be done in a manner that avoids damaging plants (e.g., avoid stripping away bark through careless use of mowing/trimming equipment). vi) Trimming of elderberry stems less than 1 inch in diameter may occur between September 1 and March 14. The recommended period for trimming is between November through the first two weeks in February when the plants are dormant and after they have lost their leaves.			
	4.4-9(c) In cases where removal of elderberry shrubs or their stems measuring 1-inch or greater (removal or trimming) is unavoidable, these impacts shall be compensated for by salvaging and planting the affected elderberry shrubs and planting additional elderberry shrubs and associated native riparian plants according to the ratios specified in the table, above. Mitigation planting shall occur, to the maximum extent practicable, in areas adjacent to the impact area and/or located to fill in existing gaps in riparian corridors.	Applicant	C	DSD PSD
4.4-10 The proposed project could result in loss of nesting habitat for tri-colored blackbird and black rail.	4.4-10(a) For portions of the project where the onset of construction occurs between April 1 and August 31, the project applicant shall retain a qualified biologist to conduct pre-construction nesting surveys for tri-colored blackbird colonies and black rail within the disturbance areas on the project site. The survey shall 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. If the survey does not identify any colonies of nesting tricolor blackbirds or black rail on the project site, no further mitigation would be required.	Applicant	P	DSD PSD
	4.4-10(b) Should any active tricolor blackbird colonies or black rail be found nesting on the project site, 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	Applicant	C	DSD PSD

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	could consist of delaying construction to avoid the nesting season or establishing a buffer around the nest site. 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, and will be, at a minimum, 250 feet. The buffer zone shall be delineated by highly visible temporary construction fencing. Any occupied nest shall be monitored by a qualified biologist to determine when the nest is no longer used.			
4.4-12 The proposed project could result in substantial interference with the movement of resident and migratory wildlife species.	4.4-12(a) To the extent feasible, the bridge crossing of Auburn Ravine and culverts on Ingram Slough shall be designed to minimize the restriction of wildlife movement through the project site. This would include design measures that provide the greatest amount of space feasible underneath bridge or culvert structures such that wildlife species are not forced to cross roadways or move into urban areas to move from one area of natural habitat to another.	Applicant	C	DSD PSD
	4.4-12(b) In addition to pre-construction surveys for special-status species, as described in Mitigation Measures 4.4-3 through 4.4-7 and 4.4-9 through 4.4-11, the project applicant shall obtain all necessary permits to alter project site waterways, including a CDFG Streambed Alteration Agreement, a Corps Section 404 permit, a Regional Water Quality Control Board Section 401 Certification, and a SWPPP and any FESA/CESA take permits, should special-status species be identified.	Applicant	C	DSD PSD
	4.4-12(c) If construction commences after July 2026, a qualified biologist shall conduct a bat habitat assessment as described. If roosting bats are discovered, the measures identified on pages 4 and 5 of the *Bat Habitat Assessment (July 2025)* prepared by Madrone Ecological Consulting in order to protect roosting bats.	Applicant	C	DSD PSD
4.4-13 Occupancy of the proposed project could result in an increase in ambient light in adjacent undeveloped areas, which could affect wildlife.	4.4-13 Implement Mitigation Measure 4.1-3(a), which requires that light standards be shielded and directed to ensure that light does not fall on adjacent parcels.	Applicant	B	DSD

4.4-14 The proposed project	4.4-14	Implement the Village 1 Specific Plan Oak Woodland Mitigation and Management Plan.	Applicant	I	DSD PSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025					
Impact	**Mitigation Measures – Programmatic Portion**		**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
could result in loss of protected oak trees and oak woodlands.					
4.5 Cultural Resources					
4.5-1 The proposed project could damage or destroy known historic-period resources. **4.5-1 (continued)**	4.5-1(a)	As part of the subsequent CEQA review for any small lot tentative map, or grading or improvement plans for projects that do not require a small lot tentative map, within the programmatic portion of the Village 1 Specific Plan, the project applicant shall hire a professional who meets the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture to perform the following: i) conduct an historical architectural survey for areas that have not been subject to comprehensive investigation meeting professional standards. ii) identify and evaluate the historic-period resources identified in the cultural resource investigation for the property subject to the grading permit and/or improvement plans. Resources that have been identified to date, but not evaluated, include P-31-0965, P-31-1679-H, P-31-1680, P-31-1682, P-31-1683, P-31-1684, P-31-1686, P-31-1687, P-31-1688, P-31-1689, P-31-1691-H, P-31-1695, P-31-1696, P-31-1698-H, P-31-1708, P-31-1710, P-31-1719, P-31-1721, P-31-1723, P-31-2611-H, and P-31-2612-H. If none of the identified historic resources within the property subject to the grading permit and/or improvement plans are found to be eligible for listing on the NRHP or CRHR, no further action is required.	Applicant	P	DSD

	4.5-1(b) A design plan shall be prepared by a professional meeting Secretary of Interior standards for all resources found to be eligible for listing pursuant to Mitigation Measure 4.5-1(a). The design plan shall incorporate methods determined appropriate and feasible by the historic architecture professional in coordination with the City of Lincoln. Methods to reduce impacts on historic-period resources shall include, but not be limited to, i) If feasible, the resources shall be preserved in place, and, as appropriate, incorporated into parks and open space/corridors; ii) If it is not feasible to preserve the resource in place, it shall be recorded pursuant to Secretary of Interior standards, and architectural features and/or artifacts shall be made available to an appropriate museum and/or historical organization;	Applicant	P,G	DSD

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	iii) If the significant historical resource is retained and reused, all rehabilitation, renovation, and additions shall meet Secretary of Interior standards to the extent feasible; iv) Project development to adjacent to significant historical resources that are to be retained shall be designed to be in character with the historic setting of the resources, consistent with Secretary of Interior standards; v) Commemorative markers and interpretive exhibits shall be used to educate the public about the history of the plan area. The content of the commemorative markers and interpretive exhibits could include subjects such as mining, ranching, and Native American activities in the plan area. Markers and exhibits shall be prepared by a historic architecture professional or equally qualified professional.			
4.5-2 The proposed project could damage or destroy identified archaeological resources.	4.5-2a) As part of the subsequent CEQA review for any small lot tentative map, or grading or improvement plans for projects that do not require a small lot tentative map, in the unsurveyed portion of Phase 1 (APN's 021-272-012 and 021-272-013) and the programmatic portion of the Village 1 Specific Plan that has not been subject to comprehensive investigation for the identification of Tribal Cultural Resources (TCRs), the project applicant shall submit to the City a draft cultural resources report that meets the Secretary of the Interior's Standards for all previously unsurveyed portions of the project site. The City shall consult with the California Native American tribes traditionally and culturally affiliated with the geographic area prior to completion of the draft report. Upon receipt of a discretionary entitlement application (e.g., small lot tentative map), or grading or improvement plans for projects that do not require a discretionary entitlement, the City shall notify California Native American tribes traditionally and culturally affiliated with the geographic area who have requested notification pursuant to AB 52. The City shall request that the tribe(s) identify portions of the project site that could be sensitive or potentially sensitive for tribal cultural resources (TCRs) and evaluate any TCRs that the Tribe determines to be present. If requested by the Tribe(s), information regarding known sites and areas within the project boundaries that are potentially sensitive for TCRs shall be provided to the Tribe(s), and, if requested, a site visit will be conducted with tribal representatives. The notification will contain the following:	Applicant	A,P,G	DSD

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4.5-2 (continued)	• A request to consult, pursuant to AB52. • A written description of the type of proposed ground disturbance, location and boundaries. • A description of the activities (e.g., HDD, trenching, etc.). • A map of the project area at a sufficient scale to indicate the spatial extent of activities. • A detailed description of the depth of excavation. The draft cultural resources report will be provided to the tribe(s) with the notification. The final cultural resources report will incorporate the findings of the Tribe. If a tribe does not respond to the City's notice within 30 days, it will be assumed that they are not aware of any TCRs within the project site. If the Tribe identifies one or more areas within the project site that could be sensitive for TCRs, and the potentially sensitive site is in an area that would be disturbed by project construction, all necessary measures to avoid and protect the site shall be considered, and a Treatment Plan shall be prepared in consultation with the Tribe prior to any disturbance of the potential TCR site. The Treatment Plan shall include identification methods, including but not limited to, where appropriate, canine forensic surveys, ground penetrating radar, or vegetation clearing for better visibility. If the identified site is a tribal cultural resource, the project shall be designed to avoid the resource, if feasible. If there are resources that cannot be avoided, the City, shall consult with the geographically and culturally affiliated tribe(s) regarding the protection measures that are proposed to be implemented. These protection measures will be written in clear, enforceable language. The City shall provide the tribe(s) the opportunity to submit comments and participate in consultation to resolve issues of concern. The project proponent shall not implement the treatment until the tribe approves protection measures, or if agreement cannot be reached after a good-faith effort, the City determines that any or all feasible measures have been implemented, where feasible, and the resource is either avoided or protected.				
	4.5-2(b)	As part of the subsequent CEQA review, including AB 52 consultation where applicable, for any small lot tentative map, or grading or improvement plans for projects that do not require a small lot tentative map, the consulting Tribe(s) shall	Applicant, DSD	A, P,G	DSD

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		evaluate the resources identified as P-31-1678, P-31-1681, P-31-1688, P-31-1690, P-31-1693, P-31-1694, P-31-1696, P-31-1699, P-31-1700, P-31-1718, P-31-1720, P-31-1722, P-31-1724, P-31-1725, P-31-1726, P-31-1729, P-31-1730, P-31-1731, P-31-1732, P-31-1733, P-31-1734, P-31-1735, and P-31-1737~~,~~ as well as any unrecorded TCRs, sacred lands, Tribal Cultural Landscapes, or areas of tribal cultural or religious significance. For any site that qualifies as a TCR, historical resource or unique archaeological resource, mitigation of impacts on the resource shall follow standard professional procedures, including, but not limited to, avoidance, protection, written and photographic documentation, or other measures identified in California Public Resources Code section 21083.2, or in consultation with Tribes as described in (a), above.			
4.5-3 The proposed project could cause a substantial adverse change in the significance of previously undiscovered prehistoric or historic-period archaeological resources.	4.5-3a)	Construction personnel shall be informed of the possibility of buried cultural resources anywhere within the project site and the protocol to be followed if a tribal cultural resource is encountered. Prior to the onset of grading, the project applicant shall distribute a cultural resources handbook that explains the procedures to follow if cultural resources and human remains are encountered, provide a list of important contact information and phone numbers, and include written descriptions and photographic examples (where possible) of cultural resources. The project applicant ~~may~~ shall also hire a certified Tribal Monitor to conduct a pre-construction training of all construction personnel involved in grading and excavation activity. If the area has been previously determined to be culturally sensitive, the project proponent shall hire a certified tribal monitor to observe all initial ground disturbing activities (e.g., initial grading and trenching in areas not previously graded) in the area determined to be culturally sensitive. Additional monitoring of ground disturbing activities may be required, based on the sensitivity of the area.	Applicant	C	DSD
	4.5-3(b)	In the event that any previously unidentified subsurface archaeological or Tribal Cultural resources are discovered during construction-related earth-moving activities, all ground-disturbing activity within 100 feet of the resources shall be halted and the City of Lincoln (the City) shall be notified. The City shall consult with the consulting Tribe(s) to assess the significance of the find. If the find is determined to be significant by the Tribe(s) (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) and 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 avoided in place shall be collected by the Tribal	Applicant, DSD	C	DSD

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Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.5-3 (continued)	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.			
	4.5-3(c) If the consulting Tribe(s) determines that some or all of the affected property qualifies as a Tribal Cultural Landscape, including a Native American sanctified cemetery, place of worship, religious or ceremonial site, or sacred shrine (Public Resources Code section 5097.9) or a Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historical Resources pursuant to Public Resources Code §5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (Public Resources Code Section 5097.993), the archaeologist, in consultation with the tribe, shall recommend to the City potentially feasible mitigation measures that would preserve the integrity of the site or minimize impacts to it, including any or a combination of the following: i. Avoidance, preservation, and/or enhancement of all or a portion of the Tribal Cultural Landscape as open space or habitat, with a conservation easement dedicated to the most interested and appropriate tribal organization, if such an organization is willing to accept and maintain such an easement, or alternatively, a cultural resource organization that holds conservation easements; ii. An agreement with any such tribal or cultural resource organization to maintain the confidentiality of the location of the site so as to minimize the danger of vandalism to the site or other damage to its integrity; or *iii.* Other measures, short of full or partial avoidance or preservation, intended to minimize impacts to the Native American Cultural Place consistent with land use assumptions and the proposed design and footprint of the development project for which the requested grading permit has been approved.	Applicant	C	DSD
	4.5-3(d) After receiving such recommendations, the City shall assess the feasibility of the recommendations and impose the most protective mitigation feasible. In reaching conclusions with respect to these recommendations, the City shall consult with both the project applicant and the geographically and culturally affiliated Tribe(s) engaged in AB52 consultation with the City.	City	C	DSD
	4.5-3(e) Implement Mitigation Measure 4.5-4, in the event human remains are discovered.	See Measure 4.5-4		

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4.5-4 The proposed project could disturb human remains. **4.5-4 (continued)**	4.5-4 If human remains are discovered at any project construction sites during any phase of construction, all ground-disturbing activity within 50 feet of the remains shall be halted immediately, and the City of Lincoln (the City) and the Placer County coroner shall be notified immediately. If the remains are determined by the County coroner to be Native American, the Native American Heritage Commission (NAHC) shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. The project applicant shall also retain a professional archaeologist with Native American burial experience to conduct a field investigation of the specific site and consult with the Most Likely Descendant, if any, identified by the NAHC. As necessary, the archaeologist may provide professional assistance to the Most Likely Descendant, including the excavation and removal of the human remains. The City shall be responsible for approval of recommended mitigation as it deems appropriate, taking account of the provisions of state law, as set forth in CEQA Guidelines section 15064.5(e) and Public Resources Code section 5097.98. The project applicant shall implement approved mitigation, to be verified by the City, before the resumption of ground-disturbing activities within 50 feet of where the remains were discovered.	Applicant/City	C	DSD
4.5-5 The proposed project could directly or indirectly destroy unique paleontological resources.	4.5-5(a) Construction personnel shall be informed of the possibility of discovering fossils anywhere within the project site, but primarily in the western part of Phase 1, and the protocol to be followed if a fossil is encountered. This information shall be included in the "cultural resources handbook" prepared under Mitigation Measure 4.5-3. It shall describe procedures to follow if fossils are encountered, provide a list of important contact information and phone numbers, and include written descriptions and photographic examples (where possible) of the fossils. The project applicant may also hire a professional who meets the Society of Vertebrate Paleontology standards to conduct a pre-construction training of all construction personnel involved in grading and excavation activity.	Applicant/City	C	DSD
	4.5-5(b) In the event that paleontological resources are discovered during earth-moving activities, ground-disturbing activity within 50 feet of the resources shall be halted until the project applicant hires a qualified paleontologist to examine the resources and assess its significance. If the resource is determined to be significant, representatives of the City of Lincoln (the City) and the qualified paleontologist shall determine the appropriate course of action (i.e., any additional exploratory measures deemed necessary for the further evaluation of and/or mitigation of adverse impacts to the resources), with the City making the final decision. All significant paleontological resources recovered shall be subject to scientific analysis	Applicant/City	C	DSD

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	and professional curation; a report of these activities shall be prepared for the City by the paleontologist according to current professional standards.			
4.6 Greenhouse Gas Emissions and Climate Change				
4.6-1 The proposed project would generate greenhouse gas emissions, either directly or indirectly, that would contribute to global climate change.	4.6-1(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 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 one or more of the following, or equally effective measures: 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. Plans submitted for Design Review shall include all energy efficiency features to be incorporated into the project. OR Participation in the New Solar Homes Partnership (NSHP) Performance Method. This method is available to builders of single-family homes that are at least 15 percent more efficient than required by the 2008 Title 24 energy efficiency regulations and meet all US EPA specifications. Prior to the issuance of a Building Permit, the floor plans and exterior elevations submitted in conjunction with the Building Permit application, shall show that the applicant has installed the appropriate number of solar panels or Photovoltaic roofing tiles throughout the project (described as lot numbers, locations, and/or building numbers and locations) to offset that development's share of the 7,599,510 kwh/year total Plan's onsite renewable energy offsets. OR Participation in the Build It Green Program, which was created by Build It Green, a non-profit 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	Applicant	I	DSD

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4.6-1 (continued)	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. Plans submitted for Design Review shall include a completed copy of the Green Point Checklist.			
	4.6-1(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. A copy of the Energy Resource Conservation Guide shall be submitted to the City for review prior to the completion of construction activities, and finalized before occupancy.	Applicant	O	DSD
	4.6-1(c) Light Emitting Diode (LED) traffic signals and LED street lights, or more energy-efficient signals and streetlights, shall be installed in accordance with City improvement standards or as otherwise approved by the Development Services Director.	Applicant	G	DSD
	4.6-1(d) The project applicant shall prepare a tree planting program to guide the planting of shade trees within residential lots and along streets in a manner that reduces radiant heat. Commercial and retail parking lots shall be planted with shade trees that will produce 50% coverage within 15 years. Landscape Plans submitted for Design Review shall include a copy of the tree planting program.	Applicant	G	DSD
	4.6-1(e) A tree information planting and care guide shall be delivered to each original homeowner as a part of the move in package. If the guide is prepared by someone other than the City, it shall be reviewed by, and be subject to the approval of, City of Lincoln staff. . A copy of the tree information planting and care guide shall be submitted to the City for review prior to the completion of construction activities, and finalized before occupancy.	Applicant	O	DSD
	4.6-1(f) Energy efficient lighting fixtures shall be installed as part of the original construction of residential and commercial structures. Plans submitted for Design Review shall include documentation of the energy efficient lighting fixtures to be used.	Applicant	B	DSD
	4.6-1(g) New commercial buildings shall be 15 percent more energy efficient than the 2008 Title 24 building standards based on annual energy usage requirements, or comply with the then-current Title 24 energy efficiency regulations. Plans submitted for Design Review shall include all energy efficiency features to be incorporated into the project.	Applicant	B	DSD

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4.6-1 (continued)	4.6-1(h) Prior to approval of Improvement Plans, the applicant shall show that the roadway system shall be designed to accommodate the usage of neighborhood electric vehicles (NEVs).	Applicant	G	DSD, PSD
	4.6-1(i) Prior to approval of a Grading Permit, Improvement Plans, or Design Review approval, the applicant shall show that bus turnouts and transit shelters shall be placed on roadways that are to be served by future bus transit in accordance with City improvement standards and as otherwise directed by City's Development Services Director.	Applicant	G	DSD, PSD
	4.6-1(j) Implement Mitigation Measure 4.3-2.	See MM 4.3-2		

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4.7 Hazardous Materials					
4.7-2 The proposed project could occur in locations where historic land uses are known to have resulted in soil or groundwater contamination or may have the potential to have caused soil or groundwater contamination.	4.7-2(a)	Prior to approval of any Tentative Map and/or a specific development permit, the applicant shall submit a Phase I ESA that has been prepared in accordance with the most current ASTM 1527 standard. If the results of the Phase I ESA indicate no recognized environmental conditions, no further action is required. However, the City shall ensure Improvement Plans and/or grading permits include the requirements of Mitigation Measure 4.7-2(b) pertaining to the discovery of previously unidentified conditions or hazards. No Phase I ESA is necessary for the Walkup Ranch property because one has already been prepared.	Applicant	I	DSD
	4.7-2(b)	For any specific development location for which the Phase I ESA completed in accordance with Mitigation Measure 4.7-2(a) identifies recommendations for further investigation and/or remediation, prior to issuance of a grading permit for the affected location, the City shall ensure the recommendations are implemented to the satisfaction of PCDEHS. If contaminants are present at levels that could pose a human health or environmental risk that would be immediately dangerous to life and health, no soil disturbance shall be permitted until the location has been remediated to the satisfaction of PCDEHS. If contaminants are present at levels that do not pose an immediate threat, construction activities may proceed provided a Soil Management Plan and Health and Safety Plan prepared by a qualified professional have been submitted to and approved by PCDEHS. The City shall also ensure Improvement Plans and/or grading permits include the requirements of this Mitigation Measure 4.7-2(b) pertaining to the discovery of previously unidentified conditions or hazards. If previously unidentified contamination is discovered in the former Titan missile facility or gun range parcels (PA 15 and PA 66) (parcel numbers are based on the August 2011 Specific Plan), the City shall immediately notify CVRWQCB. Work in those areas shall not resume until approved by CVRWQCB.	Applicant	P,G	DSD PCDEHS CVRWQB

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4.7-3 Demolition of on-site structures to accommodate development of the Village 1 Specific Plan could expose people to potential health hazards by demolishing buildings on the project site that could contain asbestos and/or lead-based paint.	4.7-3 Prior to demolition of any structures located on the project site, the project applicant(s) shall retain a Cal OSHA-certified lead-based paint and ACBM contractor to conduct a risk assessment of all structures on-site constructed prior to 1978 for the presence of ACBMs and/or lead-based paint. If ACBMs and/or lead-based paint are determined to exist on site, the contractor shall prepare a site-specific ACBM and lead hazard control plan. If the plan calls for the removal of ACBMs and lead-based paints prior to demolition activities, ACBM removal methods may include, but are not limited to: dry stripping, wet controlled stripping, high pressure water jetting, and air management for hot stripping. Paint removal methods may include, but are not limited to: use of a heat gun, tools equipped with HEPA exhaust capability, wet scraping, and chemical removers. If removal is not deemed necessary prior to demolition, the plan shall make other recommendations for the containment of any ACBMs or lead-based paint materials that could be released into the environment during demolition activities, as well as appropriate disposal methods. The plan shall also provide specific instructions for providing protective clothing and gear for abatement personnel. Wastes from abatement and demolition activities shall be managed and disposed of at a landfill(s) licensed to accept ACBMs and lead-based waste. Once all abatement measures have been implemented, the project applicant(s) shall provide written documentation to the City that ACBM and lead-based paint testing and abatement, if necessary, has been completed in accordance with all federal, state, and local laws and regulations, including: lead-based paint exposure guidelines provided in “Guidelines for the Evaluation and Control of Lead Based Paint Hazards in Housing” by the U.S. Department of Housing and Urban Development (HUD), Construction Safety Order 1532.1 from Title 8 of the California Code of Regulations (CCR), and the California Department of Health Services.	Applicant	P	DSD
4.8 Hydrology and Water Quality				
4.8-1 The proposed project would increase the amount of impervious surfaces and alter drainage patterns, which could increase the potential for	4.8-1(a) i) Project applicant(s) shall ensure that planned improvements to the SR 193 bridge are operational prior to receiving a grading permit for development in the programmatic portion (beginning with Phase 2). OR ii) If SR 193 bridge improvements are not completed prior to receiving a grading permit for areas within the Auburn Ravine watershed, beginning with Phase 2, the applicant(s) shall provide on-site detention and/or retention to mitigate increases in water surface elevation (WSE) if the results of modeling show a 0.05-foot increase	Applicant	G	PSD DSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
localized and downstream flooding.	or greater in WSE, or if peak flow rates increase by 1 percent or more within project boundary or downstream of the SR 193 bridge. AND iii) Project applicant(s) shall provide for peak flow mitigation as defined in Village 1 Specific Plan, City of Lincoln, CA, Drainage Master Plan Table II.F.1B for the programmatic portion in order to mitigate potential on-site flooding from increased peak flows associated with development of the projects. Prior to issuance of a grading permit, project applicants shall demonstrate that provisions for peak flow mitigation in the preliminary grading plan, as defined in Village 1 Specific Plan, City of Lincoln, CA, Drainage Master Plan Table II.F.1B and Tables III.A.3A to III.A.3F, as applicable for the project. The City Engineer shall review plans for compliance with the applicable portions of Table II.F.1B and Tables III.A.3A to III.A.3F, as applicable, prior to issuance of a grading permit. Prior to issuing a building permit for any project in the Village 1 Specific Plan, overbank excavation and stabilization of channels that will receive runoff from the area(s) to be developed shall be completed. The City Engineer shall confirm that peak flow mitigation has been constructed in accordance with the approved plans. iv) The project applicant for projects within the programmatic portion of the project site shall prohibit development of structures within the modeled floodplains of North and South Ingram Slough as identified in the Village 1 Specific Plan, City of Lincoln, CA, Drainage Master Plan Post-Project 100-Year Floodplain Alt. 193 Fix figures.			
4.8-2 The proposed project would increase stormwater volumes in Auburn Ravine, Ingram Slough, Orchard Creek, and ultimately the Natomas Cross Canal.	4.8-2(a) Prior to approval of the first final map, the Applicant shall identify 87.1 acre-feet of storage capacity in the watershed to accommodate increased stormwater runoff volumes associated with the programmatic portion of the Village 1 Specific Plan. Storage capacity may be incorporated into on-site design, obtained at the approved LFVMF, if operational at the time of development, or at a location approved by or acceptable to the City. The Applicant shall be required to cover its fair share of costs associated with construction, operation, and maintenance of the LFVMF to offset increased stormwater volume generated by the Village 1 Specific Plan. For capital improvements, funding shall be through the City's existing PFE program. Fees for operation and maintenance shall be through an assessment district established during the Final Map processing. Fees shall be paid in conjunction with issuance of building permits. If, at the time the first final map is submitted for approval, the regional facilities are not available or operational, or if additional capacity is required, the Applicant shall incorporate in to the final design sufficient on-site	Applicant	I	PSD DSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025					
Impact		**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.8-2 (continued)		storage capacity, or a combination of on-site and off-site capacity, to fully mitigate the 87.1 acre-feet. If off-site facilities are used, the Applicant shall be required to cover its fair share of costs associated with construction, operation, maintenance, and management of the regional retention facilities to offset increased stormwater volume generated by the Village1 Specific Plan. Assuming the regional facility has been constructed, Applicant shall pay the appropriate fees.			
4.8-4 The proposed project would increase the types and amounts of pollutants in stormwater runoff that could be discharged to Ingram Slough and its tributaries and Auburn Ravine, which could degrade water quality.	4.8-4	Low Impact Development BMPs. Project Conditions of Approval shall specify that appropriate Best Management Practices (BMPs) be incorporated into project design prior to approval of final grading/improvement plan(s) 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. The proposed water quality facilities shall be identified and designed in a Water Quality 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 Water Quality Management Plan shall be constructed with the installation of the infrastructure.	Applicant	G	PSD DSD

4.8-4 (continued)	The Water Quality Management Plan shall include a description of all non-structural BMPs and include Covenants, Codes, and Restrictions (CC&Rs), or similar regulatory mechanism, to enforce implementation of non-structural BMPs. Non-structural BMPs shall include, but not be limited to, "good housekeeping" practices for materials storage and waste management, storm drain system stenciling, landscape chemical use guidelines, and street sweeping. The Water Quality 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. 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. All BMPs for water quality protection, source control, and treatment control shall be developed in accordance with the Stormwater Quality Design Manual for the Sacramento and South Placer Regions (or other similar source approved by the 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. To comply with the requirements of the Placer County Mosquito and Vector Control District, all BMPs shall be designed to discharge all waters within 96 hours of the completion of runoff from a storm event. All graded areas must drain so that no standing water can accumulate for more than 96 hours within water quality facilities. 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. Maintenance of these facilities shall be provided by the City. Prior to project approval or 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			

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.8-4 (continued)	quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.			
	4.10 Noise			
4.10-1 The proposed project would increase traffic noise levels at existing noise-sensitive land uses in the project vicinity.	4.10-1(a) The City shall work with Placer County and the Town of Loomis when Sierra College Boulevard is widened to four lanes from Taylor Road to Twelve Bridges Drive to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SCB planned for widening	DSD
	4.10-1(b) The City shall coordinate with Caltrans and/or South Placer Regional Transportation Authority (SPRTA) when SR 193 is widened to four lanes from west of Sierra College Boulevard to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SR 193 planned for widening	DSD
	4.10-1(c) An acoustical analysis shall be prepared during design of the Oak Tree Lane extension which shall identify mitigation measures to ensure outdoor activity areas of nearby residences do not exceed 60 dB Ldn and indoor areas do not exceed 45 dB Ldn. The construction of Oak Tree Lane shall include one of more of the following measures as necessary to ensure that outdoor activity areas of nearby residents do not exceed 60 dB Ldn and indoor areas do not exceed 45 dB Ldn: increasing the distance of the road from the residences, berms, walls or a combination of such features and/or use of rubberized asphalt or similar materials.	City	During design of Oak Tree Lane extension	DSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**

4.10-2 The proposed project would expose noise-sensitive land uses to construction noise.	4.10-2(a) Construction hours shall be limited to 7am to 7pm, Monday through Friday (unless extended by special permit). 4.10-2(b) All internal combustion engines associated with stationary and mobile construction equipment shall have adequate mufflers equal to or better than those supplied with the equipment by the manufacturer. 4.10-2(c) Onsite construction staging areas shall be located as far as practical from existing residential areas. 4.10-2(d) Advance notice shall be provided to all residences located within 300 feet of extensive compaction activities, including the approximate start date and duration of such compaction activities.	Applicant	C	PSD, DSD

MITIGATION MONITORING PROGRAM
VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT
September 2025

Impact	Mitigation Measures – Programmatic Portion	Responsible Entity	Timing/ Milestone	Monitoring and Enforcement Responsibility
4.10-4 The proposed project would contribute to cumulative increases in traffic noise levels.	4.10-4 The City shall coordinate with Caltrans and/or South Placer Regional Transportation Authority (SPRTA) when Sierra College Boulevard is widened to four lanes south of SR 193 to encourage the use of rubber asphalt or an equally effective noise-suppressing surface.	City	When SCB planned for widening	DSD
4.10-5 The proposed project could expose future noise-sensitive land uses within the Village 1 Specific Plan area to elevated traffic noise levels.	4.10-5(a) Any residential development proposed within the 60-65 dB Ldn contour distances of Table 4.10-12, as measured from roadway centerline, shall include one of the following measures to ensure traffic noise does not exceed acceptable limits at the exterior and interior spaces of the residences: i) The setback from the roadway shall be increased to locate the primary outdoor activity area beyond the 60 dB Ldn contour. OR ii) The primary outdoor activity areas shall be located on portions of the property that are shielded from view of the roadway(s). OR iii) Noise barriers shall be constructed of sufficient height to intercept line of sight between the primary outdoor activity areas and roadway(s) in question. Such barriers could take the form of earthen berms, solid walls, or a combination of the two.	Applicant	G	DSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.10-5 (continued)	OR iv) The residential structures shall be located between the primary outdoor activity area and subject roadway(s).			
	4.10-5(b) Air conditioning or mechanical ventilation shall be provided to allow occupants to close doors and windows as desired for acoustical isolation from elevated traffic noise levels.	Applicant	B	DSD
	4.10-5(c) Any residential development proposed within the 65-70 dB Ldn contour distances of Table 4.10-12, as measured from roadway centerline, shall include all of the following measures in addition to those specified in MM 4.10-5(b) to ensure traffic noise does not exceed acceptable limits at the exterior and interior spaces of the residences: i) Noise barriers shall be designed of sufficient height to reduce exterior noise levels to 60 dB Ldn or less in primary outdoor activity areas. AND ii) All windows and sliding glass doors from which the subject roadways are visible shall have a minimum Sound Transmission Class (STC) rating of 32. AND iii) Exterior wall construction shall be stucco siding, or wood siding with a 3/4 inch shear under-layer, or the acoustic equivalent. AND iv) All exterior wall cavities shall be fully insulated.	Applicant	G, B	DSD
4.12 Public Services				
4.12-7 The proposed project would generate demand for park and recreation facilities.	4.12-7 The project applicant shall pay all applicable fair-share fees to the City pursuant to the established Park In-Lieu Fee Program and the applicable Public Facilities Element fees program to fund the provision of recreational facilities to meet demands created by Phase 1 development.	Applicant	B	DSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.13 Public Utilities				
4.13-1 The proposed project would increase the demand for water supplies.	4.13-1(a) Prior to recordation of each Final Map for each subsequent project, 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. The commitment for service will require execution of a service order agreement, and the City shall collect necessary fees at the time of building permit issuance.	Applicant	I	DSD, PSD
	4.13-1(b) Prior to the approval of the 1,200th connection to the City's water system or a demand of 1,500 gpm within Village 1 and/or Village 2, whichever occurs first, the City shall ensure the following four improvements, or equally effective improvements for distribution, have been completed and are operational: i) new 30-inch pipeline, to be owned by PCWA, connecting the 42-inch pipeline in the Catta Verdera 5 MG storage tank area to the City Pond Area, ii) new PCWA-owned metering station at the City Pond site, similar to the existing PCWA metering station at the Catta Verdera 5 MG tank site, to provide surface water deliveries to the City from the new 30-inch PCWA pipeline, iii) City-owned 16-inch high pressure pipeline to supply portions of the Catta Verdera development by gravity from the new PCWA metering station at the City Pond site so the current City booster pumping station serving the area can be placed on standby, iv) City-owned 36-inch pipeline that will connect the new PCWA metering station to the existing 24-inch pipeline in Twelve Bridges Drive and the existing 30-inch pipeline to supply the Reservoir 1 tank sites from the new PCWA metering station.	City	Prior to 1,200th connection	DSD
	4.13-1(c) Prior to the cessation of the 2004 Temporary Agreement, the City shall provide for its fair share funding of the design and construction of Phase 1 of the NID RWSP 10-mgd treatment facility and associated storage and transmission facilities. Funding shall be timed to ensure that water from the RWSP will be available at the point at which PCWA no longer treats and conveys NID water under the 2004 Temporary Agreement.	City	Prior to cessation of temporary agreement	

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.13-2 The proposed project would contribute to cumulative increases in demand for treated water supplies and distribution.	4.13-2 Implement Mitigation Measure 4.13-1(b) and (c).	See MM 4.13-1(b)		
4.13-5 The proposed project would contribute to cumulative increases in wastewater generation requiring conveyance to and treatment at the WWTRF.	4.13-5 Prior to approval of the first Final Small Lot Map for the first planning area developed in the programmatic portion of the Village 1 Specific Plan, the City shall ensure the planned expansion of the WWTRF provides adequate capacity to accommodate flows from the programmatic portion of the project site. The project applicants shall pay fair-share cost of required fees to fund the expansion of the WWTRF.	City	I	DSD
4.13-8 The proposed project would use energy for construction and operation.	4.13-8 Implement Mitigation Measures 4.3-1, 4.3-2, 4.6-1, and 4.13-12.	See MMs 4.3-1, 4.3-2, 4.6-1 and 4.13-12		
4.13-12 Construction of the proposed project would generate demolition waste and construction debris.	4.13-12 Prior to issuance of building permits for each individual project, project applicants shall prepare a waste management plan to divert at least 50 percent of the construction materials generated during construction of the particular project to ensure compliance with CALGreen requirements.	Applicant	G	DSD
4.14 Transportation and Circulation				
4.14-1 The proposed project	4.14-1 The City shall construct the following improvements prior to the service level degrading to LOS D and/or when signal warrants are met. These improvements	City	in accordanc	DSD, PSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
would increase traffic at intersections within the City of Lincoln.	shall be incorporated into the City's PFE fee program or other appropriate fee program. If there are not enough funds to construct the improvements when they are needed, then the applicant shall provide the necessary funding, subject to reimbursement as PFE fees are collected from City development projects. a) Signalize the intersection of Ferrari Ranch Road and Ingram Parkway or widen Ferrari Ranch Road to four through lanes when the LOS approaches D and/or signal warrants are met. b) Signalize the intersection of Ferrari Ranch Road and Sun City Boulevard or, for Phase 1 only, widen Ferrari Ranch Road to four lanes when the LOS approaches D and/or signal warrants are met.		e with mitigation	
	4.14-1(c) Signalize the intersection of Twelve Bridges Drive and Sierra College Boulevard when the LOS approaches D and/or signal warrants are met.	City	When signal warrants met	DSD
4.14-3 The proposed project would increase traffic on roadways outside the City of Lincoln.	4.14-3 If and when the Town of Loomis becomes a participant in SPRTA and/or the City and the Town enter into a reciprocal agreement for payment of fees to offset traffic impacts, the proposed project shall contribute its fair share toward the widening of Sierra College Boulevard to four lanes from the Town of Loomis limits to Taylor Road.	City, Loomis	If and when Loomis joins SPARTA and/or enters agreement with the City of Lincoln	DSD
4.14-4 The proposed project would increase traffic on impact a.m. and p.m. peak hour level of service on freeways under Existing Plus Project conditions.	4.14-4 The City shall work with Caltrans on the timing of an additional mainline lane is constructed on SR 65 northbound between I-80 and Galleria Boulevard.	City, Caltrans	O	PSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025				
Impact	**Mitigation Measures – Programmatic Portion**	**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.14-7 The proposed project would contribute to cumulative increases in traffic at intersections outside the City of Lincoln.	4.14-7(a) The proposed project shall contribute its fair share toward restriping to create a separate westbound right turn lane and northbound acceleration lane at the intersection of Sierra College Boulevard & English Colony Way (2030 and 2050).	Applicant	Payment of SPARTA fees	DSD
	4.14-7(b) If and when the Town of Loomis becomes a participant in SPRTA and/or the City and the Town enter into a reciprocal agreement for payment of fees to offset traffic impacts, the proposed project shall contribute its fair share toward restriping to create a second southbound left turn lane at the intersection of Sierra College Boulevard & King Road (2030 and 2050).	Applicant	If and when Loomis joins SPARTA and/or enters agreement with the City of Lincoln	DSD, PSD
	4.14-7(c) The proposed project shall contribute its fair share toward eliminating southbound U- turns on Wildcat Boulevard and providing a right turn “overlap” signal phase on westbound West Stanford Ranch Road (2030).	Applicant	If and when the cities of Rocklin and Lincoln enter agreement	DSD, PSD
	4.14-7(d) The proposed project shall contribute its fair share toward providing a second eastbound left turn lane on Ranch View Drive at its intersection with Wildcat Boulevard (2030).	Applicant	If and when the cities of Rocklin and Lincoln enter agreement	DSD, PSD

MITIGATION MONITORING PROGRAM VILLAGE 1 SPECIFIC PLAN – PARKWOOD PROJECT September 2025					
Impact	**Mitigation Measures – Programmatic Portion**		**Responsible Entity**	**Timing/ Milestone**	**Monitoring and Enforcement Responsibility**
4.14-8 The proposed project would contribute to cumulative increases in traffic on local roadways outside the City of Lincoln.	4.14-8	The proposed project shall contribute its fair share toward the widening of Sierra College Boulevard to 6 lanes if and when this improvement is included in the SPRTA fee program. (2030 and 2050).	Applicant	If and when improvement is included in SPARTA fee	DSD, PSD
4.14-9 The proposed project would contribute to cumulative increases in traffic levels on freeways.	4.14-9	The proposed project shall contribute its fair share toward the construction of an auxiliary lane on SR 65 Bypass Southbound from Ferrari Ranch Road to Lincoln Boulevard if and when the improvement is added to the SPRTA fee program and/or an agreement for collection of such fees is entered into by the City and Caltrans. (2030)	Applicant	If and when improvement is included in SPARTA fee	DSD, PSD

Abbreviations

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

Timing of Action
I = Prior to Construction Drawing Approval
G = Prior to Improvement Plan/Grading Permit Approval
P = Pre-Construction/Grading
C = During Construction/Grading
O = Prior to Occupancy
B = Prior to Building Permit

PLANNING COMMISSION
RESOLUTION NO. 2026-XX – DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING THE LINCOLN CITY COUNCIL ADOPT THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LINCOLN AND JEN CALIFORNIA 28 LLC FOR THE PARKWOOD PROJECT (ASSESSOR'S PARCEL NUMBER 021-274-071-000) (PROPERTY OWNER/APPLICANT: JEN CALIFORNIA 28 LLC)

WHEREAS, Section 65864, et seq. of the California Government Code provides for preparation and adoption of amendments to development agreements; and

WHEREAS, the City of Lincoln City Council adopted the Village 1 Specific Plan on November 27, 2012, making findings concerning mitigation measures and alternatives, making a statement of overriding considerations, adopting a Mitigation Monitoring Program, and certifying the Village 1 Specific Plan Final Environmental Impact Report (EIR) (State Clearing House No. 2010102018) pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on September 26, 2023, the City of Lincoln City Council certified that the Final EIR for the Village 1 Specific Plan analyzed changes to the Village 1 land use plan, including the realignment of Oak Tree Lane, associated revisions to the land use designations and a reduction in the total number of residential units to 5,610; and

WHEREAS, the City Council of the City of Lincoln, on October 28, 2025, did hold a duly noticed public hearing and, following discussion and public testimony, adopted an Addendum to the Village 1 Specific Plan in association with the Parkwood Project; and

WHEREAS, the City Council of the City of Lincoln, on October 28, 2025, did hold a duly noticed public hearing and, following discussion and public testimony, approved the Small Lot Tentative Map for the Parkwood Project; and

WHEREAS, notices describing the proposed Parkwood Project and the time and place of the Planning Commission hearing, including a general explanation of the matter to be considered was published in a newspaper of local circulation and sent to neighboring property owners pursuant to Chapter 18.92 of the Lincoln Municipal Code; and

WHEREAS, the Planning Commission of the City of Lincoln, on September 16, 2026, did hold a duly noticed public hearing and, following discussion and public testimony, vote to recommend the City Council approve the Development Agreement by and Between the City of Lincoln and JEN California 28 LLC (provided as Exhibit A).

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

Section 1. The foregoing recitals are true and correct, and are hereby incorporated by reference.

Section 2. All mitigation measures contained within the Final EIR and Addendum to the Village 1 Specific Plan shall remain in force and effect and shall, to the extent still relevant, apply to the Project.

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Section 3. Based upon the provisions of CEQA Guidelines Section 15182 and 15162, the preparation of an additional supplemental or subsequent EIR is not required prior to approval of the proposed entitlements.

Section 4. The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan.

Section 5. The Development Agreement is consistent with the objectives, policies, general land uses, and programs specified in the Village 1 Specific Plan.

Section 6. The Development Agreement is compatible with the uses authorized by the Village 1 General Development Plan.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

Exhibits:
A. Draft Development Agreement

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DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF LINCOLN AND JEN CALIFORNIA 28 LLC RELATED TO THE DEVELOPMENT KNOWN AS PARKWOOD

This DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into this _____ day of _____ 2026, by and between the CITY OF LINCOLN, a municipal corporation ("**City**"), JEN CALIFORNIA 28 LLC, a California limited liability company ("**Developer**"), and the landowner identified on the signature page hereof ("**Owner**") based on the foregoing Recitals.

RECITALS

A. State Authorization. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risks of development, the California State Legislature adopted Government Code sections 65864 *et seq*. ("**Development Agreement Statute**"), which authorizes City to enter into a development agreement with any person having a legal or equitable interest in real property regarding the development of such property.

B. City Authorization. Pursuant to Government Code section 65865, City has adopted procedures and requirements for consideration of development agreements which are contained in Lincoln Municipal Code Chapter 18.80. This Development Agreement has been processed, considered and executed in accordance with such procedures and requirements.

C. Property Description. The subject of this Agreement is the development of that certain parcel of land known as Assessor's Parcel Numbers 021-274-071, in the City of Lincoln, County of Placer, State of California, consisting of 20.9 acres (the "**Property**"). The Property is depicted on **Exhibit A** and more particularly described in **Exhibit B**, both of which are attached hereto and incorporated herein by this reference.

D. Developer's and Owner's Interest. JEN California 28 LLC is the Developer of the Parkwood Project and has an option to purchase the Property in fee title from Owner, which option constitutes an equitable interest in the Property. Owner holds fee title to the Property but intends to sell the Property to Developer upon issuance of the Entitlements (defined in Recital F.2 below). Developer and Owner, and any of their successors or assigns shall be subject to the terms of this Agreement, and that all other persons holding legal or equitable interests in the Property agree to and shall be bound by this Agreement.

E. Project Description. Developer intends to develop the Property with 122 medium density residential lots, two park lots, and necessary infrastructure as depicted on the land use plan in **Exhibit C**, attached hereto, and in accordance with the Village 1 General Development Plan dated July 23, 2013, as amended on October 10, 2023 (the "**GDP**"), on file with the City of Lincoln (the "**Project**"). The Project would allow for the demolition of existing and dilapidated structures and roadways, abandonment of a water well, and allow for the installation of new onsite infrastructure (including roadways, underground utilities, drainage basins), as well as the partial construction of Silverado Trail along the western Project boundary.

F. Project Background and Approvals.

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1. Environmental Review. In compliance with the California Environmental Quality Act ("**CEQA**"), on November 27, 2012, by Resolution NO. 2012-195, the City Council certified the Village 1 Specific Plan Environmental Impact Report (SCH#2010102018) ("**EIR**") and adopted Mitigation Monitoring Program ("**MMP**"). Subsequently, on October 10, 2023, the City Council certified Village 1 Supplemental Environmental Impact Report ("**SEIR**") pursuant to City Resolution No. 2023-179. On October 28, 2025, the City Council adopted an Addendum to the SEIR pursuant to Resolution 2025-164 for this Project. Collectively, the EIR, MMP, SEIR, and Addendum may be referred to as "**Environmental Documents**." The City Council found the Project is consistent with the General Plan, Specific Plan, and GDP, and that no further environmental review relating to this Agreement is necessary because there are no substantial changes in the Project or in the circumstances under which the Project is to be undertaken, no new information showing that the Project will have any new or substantially more severe impacts or that feasible mitigation measures are available to substantially reduce one or more of the Project's impacts. Mitigation measures were identified in the Environmental Documents and are incorporated in the Project and in the terms and conditions of this Agreement, as reflected by the findings adopted by the City Council.

2. Approved Land Use Entitlements. The City has approved the following land use entitlements for the Project ("**Entitlements**"):

(a) A General Plan designation of Village 1 in the Land Use Diagram in City's General Plan as approved by Resolution No. 2013-148, dated July 9, 2013;

(b) A Specific Plan for the Village 1 area adopted by Resolution No. 2012-196 dated November 27, 2012 ("**Specific Plan**");

(c) Resolution No. 2023-180, dated October 10, 2023, for an Amendment to the Village 1 Specific Plan ("**Specific Plan Amendment**");

(d) An Amended General Development Plan adopted by Ordinance No. 1070B, dated October 10, 2023, to amend the Village 1 General Development Plan for development of the Property originally adopted by Ordinance No. 886B, dated July 23rd, 2013 ("**General Development Plan**");

(e) A Small Lot Tentative Map for the Property adopted by Resolution No. 2025-165, dated October 28, 2025 ("**Tentative Map**") in compliance with the provisions of California Government Code Section 66473.7; and

(f) This Development Agreement adopted pursuant to Ordinance No. _____, dated _____, 2026, approving this Agreement ("**Adopting Ordinance**").

The Entitlements, together with the Environmental Documents and related Findings of Fact and Statement of Overriding Considerations, are referred to in this Agreement collectively as the "**Project Approvals**."

G. Consistency with Applicable Plans. Having duly examined and considered this Agreement and having held properly noticed public hearings hereon, the City Council has found

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and hereby declares this Agreement and the Entitlements are consistent with the General Plan and Specific Plan.

H. Commitment of the Parties. By entering into this Agreement and relying thereupon, Developer is obtaining a vested right to develop the Project on the Property in accordance with the terms and conditions of this Agreement. City, at the request of Developer, intends to assist Developer in development of the Project and the public improvements, which are a part of the Project, in accordance with the terms of this Agreement. Development of the Project requires a major investment by Developer in public facilities, substantial front-end investment in onsite and offsite improvements, major dedications of land for public purposes and benefit, and substantial commitment of Developer's resources to achieve the public purposes and benefits of the Project for its future residents and for City. Financing certain public facilities and dedicating land for public benefit are key elements of consideration for City's execution of this Agreement. In addition, this Agreement provides City with the assurance of implementation of the General Plan and Specific Plan as Developer proceeds with the development of the Property. City recognizes and has determined that granting vested development rights and assurances in a project of this magnitude will assist Developer in undertaking the development of the Project and thereby achieve the public purposes and benefits of the Project. Without said commitments on the part of City, Developer would neither enter into this Agreement nor develop the Project.

I. Environmental Mitigation. The parties understand that the EIR, SEIR, and Addendum are intended to be used in connection with this Agreement and each of the Entitlements listed above. Consistent with the CEQA, City agrees to use the EIR, SEIR, and Addendum in connection with the build out of the Project to the maximum extent allowed by law. City agrees to analyze subsequent entitlements and to apply the statutory and other exemptions afforded by CEQA in its sound discretion.

J. Intent of this Agreement. City and Developer desire that the development of the Property pursuant to this Agreement will result in significant benefits to Developer by assurances to Developer that it will have the ability to develop the Property in accordance with the Entitlements.

K. Project Benefits. City and Developer desire that the development of the Project pursuant to this Agreement will result in significant benefits to City and Developer by providing Developer with the ability to develop the Property in accordance with this Agreement and providing assurances to City that the Property will be developed in accordance with the General Plan and Specific Plan. Consistent with this desire, City has determined that the Project presents certain public benefits and opportunities, which are advanced by City and Developer in entering into this Agreement. This Agreement will, among other things: (1) reduce uncertainties in planning and provide for the orderly development of the Project; (2) mitigate significant environmental impacts; (3) provide long-term infrastructure solutions and public services; (4) provide market rate housing units; (5) result in the fair-share funding by Developer of critical new city-wide facilities and other infrastructure improvements required to serve the Project; and (6) generate revenue for City and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted.

NOW, THEREFORE, in consideration of the promises, covenants and provisions set forth

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in this Agreement, the parties agree as follows.

AGREEMENT

ARTICLE 1
GENERAL PROVISIONS

1.1 Incorporation of Recitals. The preamble, the Recitals, and all defined terms set forth in both are hereby incorporated into this Agreement as if set forth herein in full. Any reference to a section within this Agreement shall be inclusive of all subsections within that section. By way of example, a reference to Section 2.1 of this Agreement shall incorporate Section 2.1.1, Section 2.1.2, Section 2.1.3, and Section 2.1.4.

1.2 Binding Covenants. The provisions of this Agreement, including the Entitlements, shall constitute covenants which shall run with the Property and the benefits and burdens of this Agreement shall be binding upon and benefit the parties and their successors in interest.

1.3 Defined Terms.

"Adopting Ordinance" shall have that meaning set forth in Recital F.2(f) of this Agreement.

"Agreement" shall mean this Development Agreement and any amendments hereto.

"CEQA" shall mean the California Environmental Quality Act.

"CFD" shall mean Mello-Roos Community Facilities Districts pursuant to and as authorized by Government Code Sections 53311, *et seq*.

"Changes in the Law" shall have the meaning set forth in Section 2.6.

"City" shall mean the city of Lincoln, California and shall include, unless otherwise provided, City's agencies, departments, officials, employees and consultants.

"City Acknowledgments" shall have the meaning set forth in Section 3.8.

"Community Development Director" shall mean the Director of City's Department of Community Development or his or her designee.

"Developer" shall have that meaning set forth in the preamble and shall further include, unless otherwise provided, Developer's successors, heirs, assigns, and transferees.

"Development Agreement Statute" means California Government Code Sections 65864, *et seq*.

"Effective Date" shall mean that date upon which the Term of this Agreement commences, which shall be thirty (30) days from the date of the Adopting Ordinance was approved.

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"EIR" shall collectively mean the environmental impact report documents described in Recital F.1 and prepared for the Specific Plan pursuant to CEQA.

"Entitlements" shall have the meaning set forth in Recital F.2 of this Agreement and shall also include, for purposes of this Agreement, any Subsequent Entitlements approved by City.

"Exactions" means all development impact fees, connection or mitigation fees, taxes, assessments and other exactions required by City to support the construction of any public facilities and improvements or the provision of public services in relation to development of the Property, and consistent with the Infrastructure Financing Plan, City's PFE Program, and the Plan Area Fee Program for the Village 1 Specific Plan.

"Financing Plan Reimbursement Fee" shall have the meaning set forth in Section 4.3.

"General Development Plan" shall have the meaning set forth in Recital F.2(d) of this Agreement.

"General Plan" means City's 2050 General Plan adopted on March 25, 2008, by City Council Resolution No. 2008-048, together with all amendments thereto made prior to the Effective Date of this Agreement.

"Infrastructure Financing Plan" or "IFP" shall mean the Lincoln Village 1 Infrastructure and Public Facilities Financing Plan, including Volumes 1 and 2, adopted by the City Council on September 13, 2016, by Resolution No. 2016-181 as updated in accordance with the terms thereof. The Infrastructure Financing Plan is incorporated into this Agreement by this reference.

"Lender" shall mean the beneficiary under a deed of trust or the mortgagee under a mortgage, or any other person or entity who has advanced funds to, or is otherwise owed money by a debtor, where the obligation is embodied in a promissory note or other evidence of indebtedness, and where such promissory note or other evidence of indebtedness is secured by a mortgage or deed of trust encumbering the Property or a portion thereof.

"Master Plan" shall have the meaning set forth in Section 4.5.

"Mitigation Fee Act" means California Government Code Sections 66000 et seq. (AB 1600).

"MMP" shall mean the Mitigation Monitoring Program described in Recital F.1 and adopted in conjunction with the EIR.

"Non-Potable Water" shall mean raw water or reclaimed water.

"Permitted Delay" shall have the meaning set forth in Section 6.3.

"Permitted Delay Notice" shall have the meaning set forth in Section 6.3.

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"PFE Fee" shall have the meaning set forth in Section 4.1.

"PFE Fee Policy" shall have the meaning set forth in Section 4.1.

"PFE Fee Program" shall have the meaning set forth in Section 4.1.

"Plan Area Fee" shall have the meaning set forth in Section 4.2.1.

"Plan Area Fee Program" shall have the meaning set forth in Section 4.2.1.

"Project" means the overall development of the Property pursuant to this Agreement and the Entitlements.

"Property" means the parcel depicted in **Exhibit A** and more particularly described in **Exhibit B** as set forth in Recital C of this Agreement.

"Public Improvements" shall have the meaning set forth in Section 3.2.

"Small Lot Tentative Map" shall mean the Small Lot Tentative Map for the Project as set forth in Recital F.2(e).

"Specific Plan" or "SP" means the Village 1 Specific Plan adopted by the City Council on November 27, 2012, as set forth in Recital F.2(b), as amended by the City Council on September 26, 2023, by Resolution 2023-179.

"Subsequent Entitlements" shall mean all additional and further land use entitlements approved for development of the Property by City following the date of City's approval of this Agreement.

"Supplemental Environmental Impact Report" or "SEIR" means the environmental document certified on October 10, 2023, supporting the approval of the SPA.

"Term" shall have the meaning set forth in Section 1.5.1.

"Transfer Agreement" shall have the meaning set forth in Section 1.9.1(a).

"Zoning Ordinance" shall mean City's zoning ordinance contained in Title 18 of City's Municipal Code.

1.4 Interest of Developer. Developer holds a legal or equitable interest in the Property and all portions thereof and all other persons holding legal or equitable interests in the Property are to be bound by this Agreement. Notwithstanding anything set forth in this Agreement to the contrary:

(a) Subject to Section 2.8 regarding the timing of development, the Property shall be developed in accordance with this Agreement as set forth herein.

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(b) Developer is not obligated by the terms of this Agreement to affirmatively act to develop all or any portion of the Property, pay any sums of money, dedicate any land (except as set forth in this Agreement), indemnify any party, or to otherwise meet or perform any obligation with respect to the Property, except and only as a condition to the development of any portion of the Property and even then only to the extent that such act or obligation is necessitated by and in proportion to Developer's development of that portion or phase of the Property.

(c) Any development of a portion of the Property shall be subject to the terms of this Agreement, and all the rights, duties, and obligations of both parties to this Agreement shall pertain to such Property.

1.5 Term. The term of this Agreement shall commence upon ("**Effective Date**") and shall extend for a period of twenty (20) years from the Effective Date ("**Term**").

1.6 Termination. This Agreement shall be terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the Term;

(b) Completion of the Project in accordance with the Entitlements and City's issuance of all required occupancy permits and acceptance of all dedications and improvements required under the Entitlements and this Agreement;

(c) For any specific residential dwelling or other structure within the Project, this Agreement shall automatically be terminated upon the issuance by City of a certificate of occupancy for such dwelling or other structure;

(d) Entry of final judgment (with no further right of appeal) or issuance of a final order (with no further right of appeal) directing City to set aside or withdraw City's approval of this Agreement or any material part of the Entitlements; or

(e) The effective date of a termination as provided in Article 6 of this Agreement.

1.6.1 Notice of Termination. City shall, upon written request made by Developer to City's Community Development Director, determine if the Agreement has terminated with respect to any parcel or lot at the Property, and shall not unreasonably withhold, condition, or delay termination as to that lot or parcel. Upon termination of this Agreement as to any lot or parcel, City shall upon Developer's request record a notice of termination that the Agreement has been terminated as to that parcel or lot at the Property. The aforesaid notice may specify, and Developer agrees, that termination shall not affect in any manner any continuing obligation to pay any item specified by this Agreement. Termination of this Agreement as to any parcel or lot at the Property shall not affect Developer's rights or obligations under any of the Entitlements and Subsequent Entitlements, including but not limited to, the General Plan, Specific Plan, Zoning Ordinance and all other City policies, regulations and ordinances applicable to the Project or the Property, including such rights set forth in Article 4, including but not limited to the right to secure PFE Fee credits or Plan Area Fee credits and any and all reimbursements due to Developer from Non-Participating Landowners, and Developer's indemnification obligations under this Agreement.

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City may charge a reasonable fee for the preparation and recordation of any notice(s) of termination requested by Developer.

1.7 Amendment of this Agreement. This Agreement may be amended from time to time, in whole or in part by mutual written consent of the parties hereto or their successors in interest, and as follows:

(a) Minor Amendments. Any amendment to this Agreement, or the Infrastructure Financing Plan, meeting the provisions of Lincoln Municipal Code Section 18.84.100 and which can be processed under CEQA as exempt from CEQA, or with the preparation of an Addendum or a Negative Declaration, or which do not alter the material obligations of the Project or this Agreement, shall be a minor amendment and shall not require a noticed public hearing prior to the parties executing an amendment to this Agreement, except as otherwise required by state law, provided, however, that City shall retain discretion to hold a public hearing if it so chooses.

(b) Substantial Amendments. Except as otherwise described in Section 1.7(a), amendments to this Agreement shall require notice and a public hearing pursuant to California Government Code Section 65868.

(c) Effect of Amendment. Any amendment to this Agreement shall be operative only as to those specific portions of this Agreement expressly subject to the amendment, with all other terms and conditions remaining in full force and effect without interruption. No amendment to this Agreement shall be effective unless contained in a writing executed by both City and Developer, or their successors in interest.

1.8 Project Approval Amendments. To the extent permitted by state and federal law, any Entitlement may, from time to time, be amended or modified in the following manner:

1.8.1 Minor Amendments. Amendments to the Specific Plan shall comply with Section 7.6.2 thereof. Amendments to the General Development Plan shall comply with Section 4.4 thereof. For amendments or modifications to any Entitlement or Subsequent Entitlement (other than this Agreement), the Specific Plan, or the General Development Plan, Developer may submit a written request for amendment or modification to the Community Development Director. The Community Development Director or his/her designee shall determine whether the requested amendment or modification is a minor amendment or modification that may be approved by the Community Development Director without notice or public hearing. For purposes of this section only and by way of example, minor modifications or amendments include changes in pedestrian paths; amendments to lot patterns and street alignments which will not have a substantial or material impact on the circulation system as described for each village area in the Specific Plan; minor changes in landscaping for any landscaping shown on a final map or landscape plan; variations in the location of lots or home sites that do not substantially alter the design concepts of the Project; reductions in the number of lots or home sites that do not substantially alter the design concepts of the Project; and variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the Project. Notwithstanding the foregoing, City retains the exclusive right to make the determination, in its own discretion, as to whether a modification or amendment constitutes a minor modification or amendment or requires an amendment in accordance with Section 1.8.2 below. The Community

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Development Director and/or the City Manager shall retain the right and discretion to present any amendment or modification to City's Planning Commission and/or City Council for approval at a noticed public hearing and/or a public meeting of those legislative bodies.

1.8.2 Substantial Amendments. Any request of Developer for an amendment or modification to an Entitlement or Subsequent Entitlement (other than this Agreement) which is determined by City not to be a minor amendment as set forth in Section 1.8.1 above shall be subject to the provisions of review, consideration and action pursuant to the Specific Plan, General Development Plan, and other applicable law.

1.8.3 Vesting of Entitlements Made By Amendments. In the event of any change to any Entitlement or Subsequent Entitlement made pursuant to Sections 1.8.1 or 1.8.2 above, the change to such Entitlement or Subsequent Entitlement shall be vested for the then remaining duration of the Term of this Agreement, or the time allowed by applicable statute, whichever is longer.

1.8.4 Subsequent Entitlements; Application of Agreement. City shall accept for processing and timely review any and all applications submitted by Developer for land use entitlements necessary or convenient for the exercise of Developer's rights under the Entitlements for the use and development of the Property.

1.9 Assignment of Interests, Rights and Obligations. Developer may assign all or any portion of its interests, rights or obligations under this Agreement to third parties acquiring an interest or estate in the Property or any portion thereof in accordance with the provisions of this Agreement.

1.9.1 Transfer Agreements.

(a) In connection with the transfer or assignment by Developer of all or any portion of the Property, Developer and the transferee shall enter into a written agreement in a form substantially similar to **Exhibit D** attached hereto ("**Transfer Agreement**") regarding the respective interests, rights and obligations of Developer and the transferee in and under this Agreement. Such Transfer Agreement shall: (i) release Developer from obligations under this Agreement, as described in the Transfer Agreement, provided that the transferee expressly assumes such obligations; (ii) transfer to the transferee the rights under this Agreement; and (iii) address any other matter deemed by Developer to be necessary or appropriate in connection with the transfer or assignment. Transfer Agreement(s) must be approved by the City Manager, provided the City Manager's approval shall not be withheld or delayed unless City demonstrates, based on substantial evidence, the proposed transferee is unable to fulfill its obligations under this Agreement. Upon recordation of any Transfer Agreement in the Official Records of Placer County, Developer shall be automatically released from those obligations assumed by the transferee therein. No breach or default hereunder by any person succeeding to any portion of Developer's obligations under this Agreement shall be attributed to Developer, nor may Developer's rights hereunder be canceled or diminished in any way by any breach or default of any transferee.

1.9.2 Non-Assuming Transferees. Except as otherwise elected by Developer, upon the sale of any parcel for which all public improvements required for the development thereon have been completed (or for which public improvements adequate financial security for

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the completion thereof has been posted by Developer and accepted by City) and any financing districts required to include such parcel hereunder have been formed, then the burdens, obligations and duties (but not the rights) of Developer under this Agreement as to such conveyed parcel shall terminate with respect to such transferee. In such event, a Transfer Agreement shall not be required in connection with the conveyance of such parcel and the assignment of the rights, without the obligations, under this Agreement. Nothing in this Section shall exempt any property transferred from payment of applicable fees and assessments or compliance with applicable conditions of approval.

1.10 Notices. All notices required or provided for under this Agreement shall be in writing and shall be sent by: (i) U.S. mail first class postage prepaid with return receipt requested; or (ii) by overnight courier; or (iii) personal delivery. All such notices shall be accompanied by a copy sent by email provided to the email addresses below:

Notice to City:
City of Lincoln
Attention: City Manager
600 6th Street
Lincoln, CA 95648
Telephone: 916.434.2490
Facsimile: 916.645.8903
Email: sean.scully@lincolnca.gov

with copy to:
City of Lincoln
Attention: Community Development Department
600 6th Street
Lincoln, CA 95648
Email: nita.wracker@lincolnca.gov

Notice to Developer:
JEN California 28 LLC
c/o Taylor Builders, LLC
1478 Stone Point Drive, Suite 100
Roseville, CA 95661
Attention: Clifton Taylor & John Jewett
Telephone: (916) 778-0008
Email: clifton@taylor-builders.com
john@taylor-builders.com

Notice shall be effective when the postal authorities indicate the mailing was delivered, the date delivered in person, or upon receipt of the entire document by the receiving party's electronic mail, as evidenced by the sending party's email confirmation report.

1.11 Development Agreement Controls. In the event of any inconsistency between the terms and provisions of this Agreement, the Specific Plan, the General Development Plan, and/or the conditions of approval for any tentative subdivision map for the Project, the terms and provisions of this Agreement shall control.

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ARTICLE 2
DEVELOPMENT OF THE PROPERTY

2.1 Vested Rights. Except as set forth in Sections 2.4, 2.5, 2.6, and 2.7, Developer shall have the vested right to proceed with development of the Property in accordance with the Entitlements, and to have Subsequent Entitlements considered for approval or denial, based upon the terms, standards and requirements set forth in the Entitlements. It is the intent of City and Developer that Developer's vested rights shall include: (i) the permitted land uses, density and intensity of use, timing or phasing of development, zoning, provisions for reservation or dedication of land for public purposes, the maximum height and size of proposed buildings, the location and size of public improvements, and the design, improvement, and construction standards and specifications applicable to development of the Property all as set forth in the Entitlements and in this Agreement; and (ii) all other terms and conditions of the development of the Project as set forth in the Entitlements and in this Agreement. Any amendments to this Agreement will affect only those sections amended and shall not affect any other term of this Agreement.

2.2 Extension of Entitlements and Subsequent Entitlements. Pursuant to Government Code Section 66452.6, all vesting tentative subdivision maps, vesting tentative parcel maps, parcel maps, tentative subdivision maps, planned unit development permits, specific development permits, special permits, general development plans or any other maps, zonings, re-zonings or land use entitlements of potentially limited duration previously, contemporaneously or subsequently approved by City for the Property subject to this Agreement shall be valid for a minimum term equal to the Term of this Agreement, or for a period of forty-eight (48) months, whichever is longer, but in no event for a period shorter than the maximum period of time permitted by the California Subdivision Map Act or Government Code for such land use entitlements.

2.3 Rules, Regulations and Policies. Except as set forth in Sections 2.5, 2.6, 2.7 and 2.8, below, the rules, regulations, policies, ordinances, and resolutions of City governing the development of the Project, including permitted uses of the Property, density, and design, improvement, and construction standards and specifications, shall be those in force on the Effective Date of the Agreement and as contained in the Entitlements and this Agreement. In the event of any conflict between the provisions of this Agreement and any ordinance, resolution, rule, regulation or policy of City, the provisions of this Agreement shall control.

2.4 Application of Subsequently Enacted or Modified Rules, Regulations and Ordinances. City may, during the Term of this Agreement, apply such City-enacted or modified rules, regulations, ordinances, laws, and official policies including improvement and construction standards and specifications and plans adopted or modified after the date of this Agreement which are not inconsistent with or in conflict with the Entitlements or this Agreement, are applied uniformly to all similar properties, or otherwise do not prevent development of the Project in accordance with the Entitlements and the terms of this Agreement.

(a) Should an ordinance or resolution or other measure be enacted, whether by action of the City Council, by initiative, referendum or otherwise which is in conflict with or reduces Developer's vested development rights as provided in the Entitlements and/or this Agreement, City agrees that such ordinance, resolution or other measure shall not apply to the

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Project, or any development thereof, or construction related thereto, or construction of improvements necessary therefore.

(b) Should an ordinance or resolution or other measure be enacted, whether by action of the City Council, by initiative, referendum or otherwise which relates to the rate, timing or sequencing of the development or construction of the Project, including, but not limited to, development no-growth or slow growth moratoria, to the extent any such measure is inconsistent with or conflicts with the Entitlements and/or this Agreement, City agrees that such ordinance, resolution or other measure shall not apply to the Project, or any development thereof, or construction related thereto, or construction of improvements necessary therefore.

(c) Should any initiative, referendum, or other measure be enacted, and any failure to apply such measure to the Property by City is legally challenged, Developer agrees to fully defend, indemnify and hold the City harmless against such legal challenge with legal counsel agreed upon by the parties, including providing all necessary legal services, bearing all reasonable costs therefore, and otherwise holding City harmless from all costs and expenses reasonably incurred by City in connection with such legal challenge and litigation, but only if City's failure to apply any such measure to the Property was at the written request of Developer. In addition, if Developer is not named as a party in any such litigation, City agrees that it will support Developer's efforts to intervene in any such litigation if Developer should choose to do so.

(d) Without limiting the terms of Section 2.1 or 2.6, by virtue of this Agreement, Developer is being given the vested right to develop the Project without having to comply with the terms and provisions of any future City-enacted inclusionary housing ordinance, affordable housing ordinance, or similar ordinance that would require Developer to provide a minimum number of below-market rate housing units at the Property or pay a fee in-lieu of providing below-market rate housing units at the Property.

2.5 Uniform Building Code and Improvement Standards. Except as otherwise specifically set forth in this Agreement, and provided they have been adopted by City and are in effect on a city-wide basis, City may apply to the Property, at any time during the Term of this Agreement, the then current City Improvement Standards and Design Criteria, California Uniform Building Code ("**UBC**"), and any other uniform standards or construction codes as approved by City.

2.6 State and Federal Law. As provided in California Government Code Section 65869.5, this Agreement shall not preclude the application to the Property of changes in law permits, regulations, plans or policies, design criteria and improvement standards to the extent that such changes are specifically mandated and required by changes in state or federal laws, regulations or permits ("**Changes in the Law**"). In the event Changes in the Law prevent or preclude compliance with one or more provisions of this Agreement by either party hereto, such provisions of this Agreement shall be modified or suspended or performance delayed, as may be necessary to comply with Changes in the Law, and City and Developer shall meet and confer in good faith to determine whether the Changes in the Law apply to the Property and whether an amendment to this Agreement is necessary in light of the Changes in the Law. City and Developer shall take such action as may be necessary to meet the minimum requirements of such state or federal law, rule or regulation in a manner which is consistent with the original intent and rights

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and obligations originally placed on each party by this Agreement. In the event City and Developer, after having engaged in good faith negotiations, are unable to agree on any amendment, they shall consider whether suspension of the Term of this Agreement is appropriate, and if so, what the terms and conditions of any such suspension should be. In the event City and Developer, after having engaged in good faith negotiations are unable to agree on the suspension issues, then Developer shall have the right to terminate this Agreement by giving City sixty (60) days' written notice of termination. Developer or City shall have the right to institute litigation relating to the Changes in the Law and raise any issues regarding the validity of the Changes in the Law. If such litigation is filed, this Agreement shall remain in full force and effect until final judgment is issued. Provided, however, that if any action that City would take in furtherance of this Agreement would be rendered invalid, facially or otherwise, by the Changes in the Law, City shall not be required to undertake such action until the litigation is resolved, or the Changes in the Law are otherwise determined invalid, inapplicable, or are repealed. If such judgment invalidates the Changes in the Law or determines that it does not affect the validity of this Agreement, this Agreement shall remain in full force and effect, and its Term shall be extended by the amount of time between the effective date of the Changes in the Law, and the effective date of the judgment. If such judgment determines that the validity of this Agreement is, directly or indirectly affected by the Changes in the Law, then the provisions of this Section shall apply.

2.7 Health and Safety Measures. Notwithstanding anything to the contrary contained in this Agreement, nothing herein shall be construed to limit City's general police power to implement, based upon appropriate and adequate findings, specific measures necessary to alleviate legitimate and bona fide harmful and noxious uses, or protect against threats to the health and safety of City residents as determined by the City Council, in which event any rule, regulation or policy imposed on the development of the Property shall be done to the minimum extent necessary to correct such bona fide harmful and noxious uses or protect against dangerous threats to the health and safety of City residents.

2.8 Development Timing. This Agreement does not require Developer to proceed with development of the Property or to initiate or complete development of any phase of the development of the Property or any portion thereof within any period of time set by City. City acknowledges the timing of development of the Property shall be in Developer's sole and absolute discretion. No future modification of City's municipal code or any ordinance or regulation which limits the rate of development over time shall be applicable to the Property.

2.9 Phasing. Developer may choose to file phased small lot final maps for the Project. However, if Developer files a small lot final map consisting of less than ten (10) acres, Developer shall be required to pay the Plan Area Fee for a minimum of ten (10) acres until such time as Developer has met its obligations under the Plan Area Fee Program.

ARTICLE 3
DEVELOPER OBLIGATIONS

3.1 Fee Obligations. Subject to certain fee credits and/or fee reimbursements as set forth in this Agreement, Developer shall pay only those Exactions listed in **Exhibit E** hereto and fees identified in this Agreement. Except as otherwise provided herein, any and all required payments of fees or Exactions shall be made at the time and in the amount specified by the

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applicable City programs or ordinances then in effect at such time those fees and Exactions are due. Nothing in this Agreement shall constitute a waiver of Developer's right to challenge the legality of the amount of, allocation of, or any future increases in, the Exactions applied to the Property.

3.2 Public Improvements. Developer agrees, subject to the requirements and limitations of certain fee credits and/or fee reimbursements as set forth in Article 4, unless already constructed, to construct and/or finance those public infrastructure improvements necessary to serve the Project as set forth in the Infrastructure Financing Plan ("**Public Improvements**") and as determined by the City Engineer in the improvement plans for the Project. Each of the Public Improvements shall be designed and constructed to City's specifications in effect at the time plans are submitted to City for approval, except as may be otherwise provided in Sections 2.4 and 2.5 above. Subject to Section 2.8 regarding the timing of development, the timing for completion of the Public Improvements shall be as set forth in the Infrastructure Financing Plan.

3.3 Water.

3.3.1 Water Facilities. Developer shall install, concurrently with the construction of the roadways, water mains within the Project to connect to the 30-inch water transmission main within Oak Tree Lane.

3.3.2 Water Supply. City acknowledges and agrees that Developer's payment of the applicable City water fees for the Project will provide City with the means to furnish an adequate supply of water for the needs of the Project.

3.3.3 Groundwater. City shall continue to utilize and expand its existing groundwater system to reduce peaks and as an emergency back-up supplement to its surface water supply. In furtherance of City's ability to develop its groundwater resources, Developer hereby agrees to dedicate to City all rights to the groundwater underlying the Property, provided such dedication of underlying groundwater rights is required by City of other major developers or subdividers in City. The dedication of such groundwater rights shall take place prior to approval of the first final large lot map and/or small lot final map for the Project and shall be in a form acceptable to the City Attorney.

3.3.4 Water Supply Verification. City acknowledges and agrees that Developer has complied with the terms of California Government Code Section 66473.7 for the Project, as may be applicable to the Project.

3.4 Drainage. Developer shall construct drainage facilities to convey storm water to the northern park site (entering the existing swales and flowing into the pond in the northwest corner of the Project site), and from there to the large pond to the north. The drainage facilities shall be included in the improvement plans for the Project, subject to the approval of City. Developer shall conduct a hydrologic study of the Project site to ensure design of the drainage system for the Project will be in accordance with all applicable regulations and criteria, including hydro-modifications associated with Phase 2 of the Municipal General NPDES Permit currently in force.

3.5 Parks and Open Space. Developer is dedicating a total of 4.2 acres of parkland to the City as follows:

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3.5.1 Park Dedication and Fee Requirements. City requires Developer to provide neighborhood and regional parks for recreational activities based on the ratios and population factors per land density set forth in the Specific Plan. The Property is zoned Village Medium Density Residential or "VMDR". The Specific Plan assumes 2.8 persons per household. With 122 units proposed, that equates to a population of 342 people. City agrees to accept dedication of the Regional Park (Lot B) upon filing and recordation of the final map. City agrees to accept dedication of the Neighborhood Park (Lot A) upon completion of construction to the satisfaction of the City Engineer. Once accepted, City shall maintain Lots A and B.

3.5.2 Regional Park Obligations. City has a regional park requirement of three acres for every 1,000 people. Thus, the Project is required to dedicate or pay a fee for 1.026 acres of regional park (3 / 1,000 = .003 x 342 = 1.026). Developer proposes to dedicate 2.7 acres of parkland on site for a regional park to the City as part of this Project. Accordingly, City hereby acknowledges Developer's over-dedication of regional parkland in the amount of 1.674 acres and agrees to provide Developer with 1.674 acres of regional park credits for the land dedication only, which Developer may transfer to any builder within Village 1 Specific Plan, subject to approval by the City; such approval shall not be unreasonably withheld.

3.5.3 Neighborhood Park Obligations. The City has a neighborhood park requirement of 2.43 acres per 1,000 people. Thus, the Project is required to dedicate or pay a fee for 0.831 acres of neighborhood park (2.43 / 1,000 = .00243 x 342 = 0.83). Developer proposes to dedicate and construct 1.5 acres of neighborhood park on site. Accordingly, the City acknowledges Developer's over-dedication of neighborhood park in the amount of 0.67 acres and agrees to provide Developer with 0.67 acres of credits towards the Neighborhood Park Land Acquisition component of the Village 1 Plan Area fee upon the filing of the small lot final map. Developer shall receive full fee credit toward the Neighborhood Park Development Component of the Village 1 Plan Area fee for the construction of the park being constructed in Lot A and dedicated with the small lot final map. Developer shall pay park fees to meet the community parks and open space amenity demands of the Project per Mitigation Measure 4.12-7 prior to filing the small lot final map.

3.5.4 PFE Community Services Parks and Trails Fee. Developer's development of the Neighborhood Park shall offset any PFE park fees due and owing to the City, as applicable. The Neighborhood Park, if considered a PFE facility, would be subject to credits/reimbursement under Section 4.1 of this agreement.

3.5.5 Open Space. City requires three acres of open space per 1,000 residents. Because the Specific Plan currently provides for 741 acres of open space, no further credits are required from the Project and no open space preservation areas are proposed on the Project.

3.5.6 Roadways. Primary access to the Project site will be provided by Silverado Trail, a new collector street proposed north of Oak Tree Lane, abutting the western perimeter of the Project site. Developer shall be responsible for payment of any City purchase of the land and any easements upon the area which Silverado Trail will be constructed, and City agrees to acquire the fee title to the land and any easements for purposes of such construction by Developer as allowed by law. A secondary access is provided to Oak Tree Lane on the eastern portion of the

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Project site. Nothing contained in this provision shall be deemed to override Developer's roadway obligations as contained in the Project improvement plans approved by City.

3.5.7 Sewer. Developer shall install, concurrently with the construction of the roadways, onsite sewer infrastructure as part of the Project consistent with the Village 1 Specific Plan. Sewer mains shall connect with the 12-inch sewer mains located at the Oak Tree Lane and Silverado Trail intersection.

3.5.8 Trails. Developer is not required to construct trail facilities as part of the Project.

3.6 Biological Resources. The EIR requires Developer mitigate for any potentially significant impacts to biological resources, including oak trees, burrowing owl, and Swainson's hawk, among others. The Placer County Conservation Plan ("**PCCP**") was adopted and approved by the County, the City, and various regulatory agencies in 2022. As a result, Developer shall mitigate Project impacts through the PCCP for all covered biological impacts, including Swainson's Hawk and oak tree resources. Developer shall mitigate for any non-covered biological impacts as outlined in the MMP.

3.7 Infrastructure, Maintenance and Public Services Finance.

3.7.1 Infrastructure Finance. As further set forth in the conditions of approval and Infrastructure Financing Plan, upon request by Developer, City and Developer will cooperate to establish one or more CFDs to fund the Public Improvements. Developer may also utilize the Statewide Community Infrastructure Program ("**SCIP**") to fund the Public Improvements. To the extent the costs of the Public Improvements exceed the proceeds from CFDs or other financing mechanism(s), Developer shall be solely responsible for such shortfall.

(a) Infrastructure CFDs. Except as may otherwise be agreed to by Developer and City during the formation of a CFD for the Property, the following specific provisions shall be included within the applicable terms and conditions of any CFD related to the Property. The CFD shall be consistent with any City adopted finance policies relating to such financing. The term of the special tax to be levied by any CFD against the Property shall be sufficient to support multiple bond sales not to exceed an authorized amount appropriate for the Project, as determined by City and Developer. Available CFD bond proceeds and/or special tax proceeds may be used to fund, in addition to acquisition and/or construction of the Public Improvements, reimbursements and/or payment of development impact fees, and City PFE Fee Program projects outside of the Specific Plan area provided the amount of CFD proceeds used to fund such projects shall not exceed the amount of PFE fee credits for which Developer would otherwise be eligible for such projects. When the CFDs are created, City will include provisions that permit the acquisition or construction cost of the Public Improvements to be paid from Pay-As-You-Go Levies in amounts and for time periods to be agreed to in an acquisition agreement entered into in connection with the issuance of bonds. Nothing in this Section shall be construed to limit or change Developer's ability to receive fee credits and/or fee reimbursements for infrastructure improvements in accordance with City policies in effect as of the Effective Date, including but not limited to improvements financed by a CFD or other financing mechanism. Nothing contained herein shall be construed to cause a conflict with any existing CFD formed for the Specific Plan area or the Infrastructure Financing Plan.

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(b) Alternative Financing Mechanisms. Nothing herein shall be construed to limit Developer's option to construct any improvements through the use of alternative financing mechanisms, including but not limited to SCIP financing, traditional assessment districts, private financing, and other financing mechanisms as permitted by law and authorized by City.

3.7.2 Maintenance Finance. As further set forth in the Infrastructure Financing Plan, prior to approval of a small lot final map, City and Developer will complete all actions needed to form, annex into, and/or implement the funding mechanism(s), including financing districts and special taxes, to pay to maintain existing and new public improvements, facilities, and services associated with or needed to serve the Property as identified in the Infrastructure Financing Plan and for the Specific Plan. Developer shall participate in, support, and pay all reasonable costs incurred by City associated with such actions consistent with this Agreement and the Infrastructure Financing Plan. The amount of special taxes or assessments to be included in each new maintenance or services district referred to herein and identified for formation by the Infrastructure Financing Plan shall not exceed the amounts reasonably determined by City and Developer during the formation of such finance district to fund the operations, maintenance and/or services to be financed thereby. City hereby acknowledges such special taxes or assessments shall be (i) used solely to cover the revenue shortfall, if any, caused by the tax sharing agreement negotiated between the City and County of Placer in compliance with California Revenue and Tax Code Section 99(b) and California Government Code Section 56842 for the annexation of the Specific Plan area and (ii) consistent with the City's revenue and expense assumptions as set forth in the Lincoln Village 1 Fiscal Impact Analysis prepared by Economic and Planning Systems and dated April 25, 2014 (collectively, "**City Acknowledgments**"). As more particularly described in Chapter 8 of Volume 1 of the Infrastructure Financing Plan, the funding mechanisms will include/cover: (1) parks, trails, landscape corridors, medians, and open space maintenance; (2) street, traffic signals, and lighting maintenance; and (3) storm drainage maintenance.

(a) Interim Maintenance. Existing and new public improvements and facilities associated with or needed to serve the Project may require maintenance prior to City's formal acceptance of such improvements and facilities and implementation of the funding mechanism(s) described in this Section 3.7. In the event such maintenance is required, and subject to the City Acknowledgments, Developer hereby agrees to provide said maintenance, or enter into an agreement with City to provide advance funding for said maintenance, until the funding mechanism(s) provide sufficient revenue to fund the required maintenance. Once the funding mechanism(s) provide sufficient revenue to City to perform the required maintenance, City hereby agrees that Developer shall be entitled to a reimbursement from the funding mechanism(s) for all sums previously paid or advanced by Developer which are paid for by the established funding mechanism(s) and which cover the same costs paid or advanced by Developer. The Parties agree the funding mechanism(s) shall be the sole source of funding for the reimbursement. Reimbursements will be paid after all annual maintenance costs have been funded, unless an earlier reimbursement is approved by the City Manager, provided the City Manager shall have the right, in his or her sole discretion, to seek City Council approval of any such alternative reimbursement.

(b) Interim Specific Plan Area Road Maintenance Costs. Developer and City acknowledge certain roads within the Specific Plan area may require maintenance prior to implementation of the funding mechanism(s) described in Section 3.7 and the costs of such

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maintenance will exceed revenues received by City to provide such maintenance. Said shortfall shall be funded by either a one-time fee per unit of $38.29 paid prior to building permit issuance, or an alternative financing mechanism acceptable to City. The fee of $38.29 per unit shall be adjusted each year on July 1st by the City based on cost of living or other such inflationary adjustments (including inflationary adjustments based on the Engineering News Record Cost of Construction Index, a Consumer Price Index, or other method) in accordance with City ordinances or the financing plan. Interim Specific Plan Area Road Maintenance costs will stop once the Project annexes into CFD 2018-1.

3.7.3 Public Services Finance. As further set forth in the Infrastructure Financing Plan, and subject to the City Acknowledgments, prior to approval of a small lot final map, City and Developer will complete all actions needed to form, annex into, and/or implement the funding mechanism(s), including financing districts and special taxes, to pay to for public services associated with or needed to serve the Project. City hereby acknowledges such special taxes or assessments shall be (i) used solely to cover the revenue shortfall, if any, caused by the tax sharing agreement negotiated between the City and County of Placer in compliance with California Revenue and Tax Code Section 99(b) and California Government Code Section 56842 for the annexation of the Specific Plan area and (ii) consistent with the City's revenue and expense assumptions as set forth in the Lincoln Village 1 Fiscal Impact Analysis prepared by Economic and Planning Systems and dated April 25, 2014 (collectively, "**City Acknowledgments**"). Developer shall participate in, support, and pay all reasonable costs incurred by City associated with such actions consistent with this Agreement and the Infrastructure Financing Plan.

(a) Interim Wildland Fire Protection Costs. Developer and City acknowledge that City may enter into a wildland fire protection agreement with the California Department of Forestry and Fire Protection to provide wildland fire protection within the Specific Plan area until such protection is no longer needed to serve the Specific Plan Area. Developer hereby agrees:

1. To reimburse City for its fair share of the cost of securing such wildland fire protection for 15.4 acres within the Property requiring wildland fire protection as determined by the wildland fire protection agreement.

2. The amount of the reimbursement owed by Developer shall be calculated by taking the total number of developable acres (15.4) within the Parkwood Project property ("**Developable Acreage**"), plus forty percent (40%) of the Developable Acreage, and multiplying the sum by the CALFIRE Total Protection Rate (cost per acre) in effect for the coverage year.

3. Developer shall be required to reimburse City in the amount of eight thousand, four hundred and forty-seven dollars and fifty-three cents ($8,447.53) for years of protection coverage purchased by the City, including 2018 to present, for the

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Project Property acreage plus 40% of the Developable Acreage.

4. Said reimbursement shall be delivered to City by February 1 each year following the Effective Date of this Agreement.

5. Payment of wildland fire protection costs shall be required until the Property is annexed into CFD No. 2018-2, at which point Developer's annual payment obligation under this Section shall cease.

3.7.4 Interim Public Safety Costs. Developer and City acknowledge providing public safety service to the Project prior to the sale of homes will exceed revenues by City to provide such services, based on the City's revenue and expense assumptions as set forth in the Lincoln Village 1 Infrastructure and Public Facilities Financing Plan prepared by Economic and Planning Systems and dated August 2016. Said shortfall shall be funded by either a one-time fee per unit of $247.10 paid prior to building permit issuance, or an alternative financing mechanism acceptable to City. The fee of $247.10 per unit shall be adjusted each year on July 1st by the City based on cost of living or other such inflationary adjustments (including inflationary adjustments based on the Engineering News Record Cost of Construction Index, a Consumer Price Index, or other method) in accordance with City ordinances or the financing plan. Interim Public Safety costs will stop once the project annexes into CFD 2018-2.

3.8 Prevailing Wages. To the extent required by California's Prevailing Wage Law (Labor Code Sections 1720, *et seq.),* Developer shall pay prevailing wages for construction of the Public Improvements.

3.9 Community Benefit Fee. In recognition of the benefits conveyed by this Agreement, Developer hereby agrees to pay three hundred twenty-two dollars and twenty-seven cents ($323.43) per dwelling unit as a community benefit fee. The proceeds from said fee may be used to achieve community benefits as the City Council may deem appropriate. Payment of the community benefit fee shall be made at the time that each building permit for a dwelling unit is issued by the City. The fee of $323.43 per unit shall be adjusted each year on by the City based on cost of living or other such inflationary adjustments (including inflationary adjustments based on the Engineering New Record Cost of Construction Index, a Consumer Price Index or other method in accordance with City ordinances or the financing plan.

ARTICLE 4
CITY OBLIGATIONS

4.1 Public Facilities Element Fee Program. City has recently updated its PFE Fee program to include the public facilities required to serve the 2050 General Plan ("**PFE Fee Program**"). City shall administer said program and policy and impose a PFE Fee Program fee ("**PFE Fee**") on all developing parcels within the Specific Plan area.

4.1.1 PFE Fee Program Credits/Reimbursements. When Developer provides PFE facilities, Developer shall receive PFE Fee credits consistent with City's PFE Policy. If the amount of Developer's PFE Fee credits do not reach a zero balance prior to the issuance of the last building

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permit within the Project, Developer shall have the right to transfer any such fee credit balance to any other property within the Specific Plan area owned by Developer. Upon written notice to City using the form attached hereto as **Exhibit F** ("**PFE Fee Credit Transfer Agreement**"), Developer may at any time freely transfer and assign any unused PFE Fee credits to another developer within the Specific Plan area subject to City's approval, which shall not be unreasonably withheld. PFE Fee credits are eligible for reimbursement when funds are available pursuant to the PFE Policy.

4.1.2 Accounting of PFE Fee Credits/Reimbursements. Within sixty (60) days of receipt of written request by Developer, City shall provide Developer with a written accounting of Developer's current balance of PFE Fee credits and/or reimbursements, including complete documentation of the basis for such PFE Fee credits and/or reimbursements. The PFE Fee credit and reimbursement obligations will be calculated in the manner set forth in the PFE Fee Program and/or PFE Policy.

4.1.3 PFE Fee Credits/Reimbursements Agreement. Prior to Developer commencing construction of any facility included in the PFE Fee Program, the Parties shall enter into a PFE Fee Credit/Reimbursement Agreement in the form substantially similar to **Exhibit G** attached hereto.

4.1.4 Nature of PFE Fee Credits/Reimbursements. All rights to PFE Fee credits and/or reimbursements shall be personal to Developer and shall not run with the land, unless such rights are expressly designated in writing to do so.

4.1.5 Alternate Exhibit Forms. Nothing in this Agreement shall preclude the Parties from mutually agreeing to use alternative forms of agreement or documentation memorialize the PFE Fee credits/reimbursements due to Developer, or the transfer thereof, as contemplated by **Exhibits F and G**.

4.2 Infrastructure Financing Plan. City hereby agrees to implement the Infrastructure Financing Plan for the Term of this Agreement such that all projects within the Specific Plan area shall be conditioned to comply with the fee and fee credit/fee reimbursement provisions included therein.

4.2.1 Plan Area Fee Program. As more particularly described in Chapter 6 of Volume 1 of the Infrastructure Financing Plan, City shall adopt and implement the Village 1 Plan Area Fee Program ("**Plan Area Fee Program**") to finance the costs of excluded or underfunded public facilities and fairly spread the costs thereof to all developing parcels within the Specific Plan area. The Plan Area Fee Program shall consist of four components: (1) infrastructure fee component; (2) neighborhood park development fee component; (3) neighborhood park land acquisition fee component; and (4) administration fee component (collectively, "**Plan Area Fee**"). The timing of collection of the Plan Area Fee shall be as set forth in Chapter 6 of Volume 1 of the Infrastructure Financing Plan. The Plan Area Fee shall be collected and held by City and earn interest at the same rate as City receives from the Local Agency Investment Fund.

4.2.2 Plan Area Fee Program Credits/Reimbursements. As more particularly described in Chapter 6 of Volume 1 of the Infrastructure Financing Plan, Developer shall be entitled to Plan Area Fee credits and/or reimbursements from the Plan Area Fee Program for the actual costs incurred to design and/or construct eligible Public Improvements. The amount of such

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Plan Area Fee credits and/or reimbursements shall be adjusted every year consistent with the Plan Area Fee Program.

4.2.3 Election between Plan Area Fee Credits/Reimbursements. Except as otherwise provided in the Infrastructure Financing Plan, Developer shall be entitled to elect between Plan Area Fee credits and reimbursements, or direct an apportionment between the two, from the Plan Area Fee Program, but shall only be entitled to reimbursements when funds are available for reimbursement through any eligible funding source as identified within the Plan Area Fee Program.

4.2.4 Accounting of Plan Area Fee Credits/Reimbursements. For purposes of calculating and applying Plan Area Fee credits and/or reimbursements, City shall maintain segregated Plan Area Fee Program accounts for each facility component. City shall also maintain an accounting of the current balance of Plan Area Fee credits and/or reimbursements. Within sixty (60) days of receipt of written request by Developer, City shall provide Developer with a written accounting of Developer's current balance of Plan Area Fee credits and/or reimbursements, including complete documentation showing the basis for such Plan Area Fee credits and/or reimbursements. The Plan Area Fee credit and reimbursement obligations will be calculated in the manner set forth in the Plan Area Fee Program.

4.2.5 Plan Area Fee Credits/Reimbursements Agreement. Prior to Developer commencing construction of any public facility required for the Project and eligible for credits and/or reimbursements from the Plan Area Fee program, the Parties shall enter into a Plan Area Fee Credit/ Reimbursement Agreement in a form substantially similar to **Exhibit H** attached and incorporated hereto.

4.2.6 Nature of Plan Area Fee Credits/Reimbursements. All rights to Plan Area Fee credits and/or reimbursements shall be personal to Developer and shall not run with the land, unless such rights are expressly designated in writing to do so. Notwithstanding, Developer may sell or assign its fee credits to any other developer in the Specific Plan area. Developer shall notify City of any such sale or assignment of fee credits. Upon written notice to City using the form attached hereto as **Exhibit I** ("**Plan Area Fee Credit Transfer Agreement**"), Developer may at any time freely transfer and assign any unused Plan Area Fee credits to another developer within the Specific Plan area subject to City's approval, which shall not be unreasonably withheld. Plan Area Fee credits are eligible for reimbursement when funds are available pursuant to the Plan Area Fee Policy.

4.2.7 Alternate Exhibit Forms. Nothing in this Agreement shall preclude the Parties from mutually agreeing to use alternative forms of agreement or documentation memorialize the Plan Area Fee credits/reimbursements due to Developer, or the transfer thereof, as contemplated by **Exhibits H and I**.

4.3 Right-of-Way Acquisition. With respect to the acquisition of any offsite interest in real property required by Developer to fulfill any condition required of the Project, the Entitlements or the Subsequent Entitlements, Developer shall make a good faith effort to acquire the necessary interest by private negotiations at the fair market value of such interest. If, after such reasonable efforts, Developer has been unable to acquire such interest and provided that Developer (i) provides evidence of a good faith effort to acquire the necessary property interest to the

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reasonable satisfaction of City's Community Development Director, and (ii) agrees to pay the cost of such acquisition, including reasonable attorneys' fees, then City shall make an offer to acquire the necessary property interest at its fair market value. If such offer has not been accepted within sixty (60) days, City agrees, to the extent permitted by law, to cooperate and assist Developer in efforts to obtain such necessary property interest. Any such acquisition by City shall be subject to City's discretion, which is expressly reserved by City, to make the necessary findings, including a finding thereby of public necessity, to acquire such interest. Subject to the reservation of such discretion, City shall schedule the necessary hearings, and, if approved by City, thereafter, prosecute to completion the proceedings and action to acquire the necessary property interests by power of eminent domain. Developer shall fund all costs of the acquisition of such necessary property interests, including reasonable attorneys' fees and court costs if such acquisition and/or condemnation is necessary. The cost of rights-of-way for any eligible public facility shall constitute a creditable and/or reimbursable cost and City shall take all necessary steps to include such costs in the applicable fee program. As such and if applicable, any costs incurred by Developer in the acquisition of such rights-of-way shall be credited to Developer against the applicable fee obligations for the development of the Project. In accordance with Government Code Section 66462.5, City shall not postpone or refuse approval of a final map at the Property because Developer has failed to satisfy a Tentative Map condition because Developer has been unable to construct or install an offsite improvement on land not owned or controlled by Developer or City at the time the final map is filed with City for approval. If determined by City to be necessary, Developer agrees to enter into a subdivision improvement agreement with City and agrees to post any reasonably necessary security, such as a bond, to ensure the acquisition and construction of an offsite improvement on land not owned by Developer where the offsite improvement was a condition of approval for the Project. Notwithstanding the foregoing, if City fails to acquire such offsite property by negotiation or condemnation, the offsite improvements shall be conclusively deemed to be waived and Developer shall not be obligated to commence construction of the offsite improvements in accordance with Government Code Section 66462.5.

4.3.1 Silverado Trail Road. The Project requires additional land on the western boundary of the Project for the construction of an access road (Silverado Trail Road) to the Project. Developer shall have the obligation to pay the cost of acquiring the additional right-of-way required for Silverado Trail Road, and City shall acquire an easement or fee title to this land from the current landowner as allowed by law. City shall process the Improvement Plans for Silverado Trail Road concurrently with the right-of-way acquisition process, in order to allow Developer to commence grading of the Project site regardless of whether the acquisition of Silverado Trail Road is complete. Upon City's formal acceptance of the roadway, City will own and maintain the roadway as a public street. Silverado Trail Road is shown on the Small Lot Tentative Map.

4.4 Review and Approval of Improvement Plans and Final Maps. To complete the improvement plan and final map review, City agrees it shall return first check prints to Developer no later than thirty (30) days from the date of submittal to City. Upon receipt by City of the second submittal, City shall, provided Developer adequately responds to City's comments on the first check prints, within fifteen (15) days of City's receipt of such second submittal, review and verify that the plans submitted satisfactorily address all City comments. Within fifteen (15) days of City's receipt of completed plans and maps deemed ready for approval, plans shall be signed by the City Engineer, and City staff shall place such maps on the next available City Council hearing agenda. If City determines it will be unable to comply with this Section, and notifies Developer of such

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determination, then plan check and map review tasks shall be subcontracted to an outside service provider at Developer's request and expense provided the outside service provider is on City's on-call list.

4.5 Building Permits.

(a) City shall review a construction drawing master plan for each model home ("**Master Plan**") at the Property prior to construction of said model homes. City and Developer shall endeavor to resolve all City plan check comments within forty-five (45) days after any application for a Master Plan is deemed complete by City. Thereafter, City shall endeavor to issue building permits for homes subject to that Master Plan within seven (7) days of City's acceptance of a complete building permit application provided all of the following have occurred: (1) City's Design Review Board and Community Development Director have approved the Master Plan; (2) a final map has been recorded for the Project; and (3) Developer has paid plan check fees. Recordation of a final map for the Property shall not be required prior to issuance of a building permit for a model home.

(b) If an amendment to the UBC results in the need to change the Master Plan, construction of residential units pursuant to the Master Plan shall be allowed to continue for a period of six (6) months from the date the State of California publishes notice of a change in the UBC which triggers a corresponding need for changes to the Master Plan provided the model home is consistent with City's Design Standards.

4.6 Other Government Permits. Developer shall be responsible for applying for and obtaining approvals and permits required by other governmental agencies having jurisdiction over, or providing services to, the Project. To the extent possible, City shall cooperate with Developer in obtaining all such approvals and permits in as timely a manner as possible.

4.7 Approval of Other Development Agreements within Specific Plan Area. Subsequent to approval of this Agreement, City expects to process and approve development agreements with other owners within the Specific Plan area. City hereby acknowledges that in entering into such other development agreements within the Specific Plan area, City intends to negotiate terms consistent in all material respects to those in this Agreement with other owners. If within twenty-four (24) months from the Effective Date of this Agreement, City approves a development agreement within the Specific Plan area containing any term(s) more favorable than the analogous term(s) included in this Agreement, City hereby acknowledges its desire and intent to amend this Agreement within ninety (90) days of Developer's written request in order to provide Developer the full benefit of said more favorable term(s). Notwithstanding the foregoing, Developer acknowledges such an Amendment to this Agreement shall require Planning Commission and/or City Council approval at a noticed public hearing and/or a public meeting of those legislative bodies, as applicable.

ARTICLE 5
ANNUAL REVIEW

5.1 Annual Review.

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A. During the Term of this Agreement, City shall once every calendar year review the extent of good faith compliance by Developer with the terms of this Agreement. The cost for City's annual review of this Agreement shall be paid by Developer. Such periodic review shall be limited in scope to compliance with the terms and conditions of this Agreement pursuant to California Government Code Section 65865.1. This review shall be conducted pursuant to Chapter 18.86 of the Lincoln Municipal Code. At least ten (10) days prior to any Planning Commission and City Council meetings held in connection with said annual review, City shall provide Developer with a copy of the City staff report concerning Developer's compliance with the terms and provisions of this Agreement.

B. Upon not less than thirty (30) days' written notice by the Community Development Director, Developer shall provide such information as may be reasonably requested by the Community Development Director to ascertain Developer's compliance with this Agreement.

C. Failure by City in any given calendar year to undertake and complete its annual review of the Agreement shall constitute a finding by City that Developer is not in default in the performance of its obligations under the Agreement for that calendar year, for purposes of the Estoppel Certificate.

5.2 Estoppel Certificate. Any party to this Agreement and any Lender may, at any time, and from time to time, deliver written notice to the other party requesting such party to certify in writing that, to the knowledge of the certifying party: (i) the Agreement is in full force and effect and a binding obligation on the parties; (ii) the Agreement has not been amended or modified, either orally or in writing, and if so amended or modified, identify the amendments or modifications; and (iii) as of the date of the estoppel certificate, the requesting party (or any party specified by a Lender) is not in default in the performance of its obligations under the Agreement, or if in default to describe therein the nature of any such default and the steps or actions to be taken by the other party reasonably necessary to cure any such alleged default. The party requesting the certificate shall pay all reasonable costs borne by City to complete the certificate. A party receiving a request hereunder shall execute and return such certificate or give a written detailed response explaining why it will not do so within thirty (30) days following the receipt of such request. Each party acknowledges that such an estoppel certificate may be relied upon by third parties acting in good faith. An estoppel certificate provided by City establishing the status of this Agreement shall be in recordable form and may be recorded at the expense of the recording party.

ARTICLE 6
DEFAULT, TERMINATION AND ENFORCEMENT

6.1 Defaults. Except as provided below, any failure by any party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following the receipt of written notice of such failure from the other party, shall constitute a default under this Agreement. If the nature of the alleged default is such that it cannot reasonably be cured within thirty (30) days, the thirty (30)-day time period will be tolled if: (a) the cure is commenced at the earliest practicable date following receipt of the notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (in no event later than thirty (30) days after the party in default's receipt of the notice), the party in default provides

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written notice to the non-defaulting party that the cure cannot practicably be completed within such thirty (30)-day time period; and (d) the cure is completed at the earliest practicable date. Any notice given pursuant to the preceding two sentences shall specify the nature of any alleged failure and, where appropriate, specify the way said failure may be satisfactorily cured. Upon the occurrence of a default under this Agreement, the non-defaulting party may institute legal proceedings to enforce the terms of this Agreement or, in the event of an uncured material default, may terminate this Agreement. If the default is cured, then no default shall exist, and the non-defaulting party shall take no further action.

6.2 Termination. If City elects to consider terminating this Agreement due to an uncured material default of Developer, then City shall give a written notice of intent to terminate this Agreement to Developer and the matter shall be scheduled for consideration and review by the City Council at a duly noticed and conducted public hearing. At least ten (10) days prior to said hearing, City shall provide Developer with a copy of the City staff report concerning such proposed termination of this Agreement. Developer shall have the right to offer written and oral evidence prior to or at the time of said public hearing. If the City Council determines that a material default has occurred and is continuing, and elects to terminate this Agreement, City shall give written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated sixty (60) days thereafter.

6.3 Force Majeure. Performance by any party of its obligations under this Agreement (other than for payment of money) shall be excused during any period of "**Permitted Delay**" as defined in this Section. For purposes hereof, Permitted Delay shall include delay beyond the reasonable control of the party claiming the delay (and despite the good faith efforts of the party) including: (i) acts of God; (ii) civil commotion; (iii) riots; (iv) acts of terrorism; (v) strikes, picketing or other labor disputes; (vi) shortage of materials, energy or supplies; (vii) damage to work in progress by reason of fire, flood, earthquake or other casualties; (viii) as to Developer only, failure, delay or inability of City to provide adequate levels of public services, facilities or infrastructure to the Project site; (ix) failure, delay or inability of the other party to act; (x) with respect to completion of the Annual Review, the failure, delay or inability of any party to provide adequate information or substantiation as reasonably required to complete the Annual Review; (xi) delay caused by governmental restrictions imposed or mandated by other governmental entities; (xii) enactment of conflicting state or federal laws or regulations; (xiii) judicial decisions or similar bases for excused performance; (xiv) litigation brought by a third party attacking the validity of this Agreement; (xv) City's inability to issue or sell bonds necessary to finance any public facilities necessary for the Project's development and use; and (xvi) building moratoria, water connection moratoria or sewer connection moratoria. Any party claiming a Permitted Delay shall notify the other party in writing of such delay within thirty (30) days after the commencement of the delay, which notice ("**Permitted Delay Notice**") shall include the estimated length of the Permitted Delay. A Permitted Delay shall be deemed to occur for the period set forth in the Permitted Delay Notice unless a party receiving the Permitted Delay Notice objects in writing within ten (10) days after receiving the Permitted Delay Notice. In the event of such objection, the parties shall meet and confer within thirty (30) days after the date of objection with the objective of attempting to arrive at a mutually acceptable solution to the disagreement regarding the Permitted Delay. If no mutually acceptable solution can be reached any party may take action as may be permitted under Section 6.1 of this Agreement.

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6.4 Legal Action. In addition to any other rights or remedies, any party may institute legal action to cure, correct or remedy any default, to specifically enforce any covenant or agreement herein, or to enjoin any threatened or attempted violation. Notwithstanding anything in this Agreement to the contrary, the parties acknowledge that City would not have entered into this Agreement had it been exposed to liability for damages from Developer, and that therefore, Developer hereby waives any and all claims for damages against City for breach of this Agreement. Developer further acknowledges that as an instrument which must be approved by ordinance, a development agreement is subject to referendum and that under law, the City Council's discretion to avoid a referendum by rescinding its approval of the underlying ordinance may not be constrained by contract, and Developer waives all claims for damages against City in this regard. Nothing in this Section is intended to nor does it limit Developer's or City's rights to equitable remedies as permitted by law.

ARTICLE 7
DEFENSE AND INDEMNITY/HOLD HARMLESS

7.1 Defense and Indemnity. Developer shall indemnify, defend and hold City, its elected and appointed commissions, officers, agents, and employees harmless from and against any and all actual and alleged damages, claims, costs and liabilities, arising directly out of this Agreement, including, without limitation, contractual and statutory claims, and those arising out of the personal injury or death of any third party, or damage to the property of any third party, to the extent such damages, claims, costs or liabilities arose out of or in connection with the Agreement or the operations of the Project under this Agreement by Developer or by Developer's contractors, subcontractors, agents or employees; provided, however, Developer shall not be obligated to indemnify, defend, or hold City harmless for damages, claims, costs and liabilities arising out of City's sole negligence or willful misconduct. Nothing in this Article 7 shall be construed to mean that Developer shall defend, indemnify or hold City harmless from any damages, claims, costs or liabilities arising from, or alleged to arise from, activities associated with the maintenance or repair by City or any other public agency of improvements that have been offered for dedication and accepted by City or such other public agency. City and Developer may from time to time enter into subdivision improvement agreements, as authorized by the California Subdivision Map Act, or other agreements related to the Project, which agreements may include defense and indemnity provisions different from those contained in this Article 7. In the event of any conflict between such provisions in any such subdivision improvement agreements or other Project agreements and the provisions set forth above, the provisions of such subdivision improvement agreement or other Project agreements shall prevail.

ARTICLE 8
COOPERATION IN THE EVENT OF LEGAL CHALLENGE

8.1 Cooperation. In the event of any administrative, legal, or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of any of the Entitlements, Subsequent Entitlements or this Agreement, the parties shall cooperate in defending such action or proceeding to dismissal, settlement or final judgment. Each party may select its own legal counsel, and Developer shall pay City's legal defense fees and costs, including attorneys' fees, consistent with Developer's obligations under Section 7.1. In no event shall City be required to bear the fees or costs of Developer, including Developer's attorneys' fees.

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If requested by Developer, City agrees to support any efforts made by Developer to intervene or join as a party in any such administrative, legal or equitable proceedings if Developer was not named as a party therein. Neither Developer nor City shall settle any action or proceeding on grounds that include non-monetary relief or admissions of liability without written consent of the other party. City agrees to not settle any action based upon monetary relief without the written consent of Developer, unless City is solely liable and agrees to pay such monetary relief. In the event of an award by the court or by an arbitrator of attorneys' fees to a party challenging this Agreement or any of the Entitlements or Subsequent Entitlements, then Developer shall be liable for satisfying the payment of any such award of third party's attorneys' fees only if Developer continued to contest such litigation or legal challenge to a final judgment or other final determination, rather than settling it when City proposed to settle the matter.

8.2 Court Judgment or Order. City and Developer shall meet and endeavor, in good faith to attempt to reach agreement on any amendments needed to allow development of the Property to proceed in a reasonable manner taking into account the terms and conditions of the court's judgment or order. If agreement is reached, the procedures for amending this Agreement as specified herein shall apply. If agreement is not reached, Developer shall have the right to terminate this Agreement by giving City sixty (60) days' notice of termination. In the event that amendment of this Agreement is not required, and the court's judgment or order requires City to engage in other or further proceedings, City agrees to comply with the terms or the judgment or order expeditiously.

ARTICLE 9
MISCELLANEOUS PROVISIONS

9.1 Authority to Execute Agreement. The person or persons executing this Agreement on behalf of Developer warrant and represent that they have the authority to execute this Agreement and the authority to bind Developer to the performance of its obligations hereunder.

9.2 Cancellation or Modification. In addition to the rights provided the parties in Article 5 of this Agreement with respect to City's Annual Review, and Sections 6.1 and 6.2 of this Agreement as to default and termination, any party may propose cancellation or modification of this Agreement pursuant to Government Code Section 65868, but such cancellation or modification shall require the consent of any parties hereto retaining any legal interest in the Property or any portion thereof.

9.3 Consent. Where consent or approval of a party is required or necessary under this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

9.4 Interpretation of Agreement. All parties have been represented by legal counsel in the preparation of this Agreement and no presumption or rule that ambiguity shall be construed against a drafting party shall apply to interpretation or enforcement hereof. Captions on sections and subsections are provided for convenience only and shall not be deemed to limit, amend or affect the meaning of the provision to which they pertain.

9.5 California Law. This Agreement shall be construed and enforced in accordance with the laws of the State of California. City and Developer shall each comply with all applicable laws in the performance of their respective obligations under this Agreement.

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9.6 No Joint Venture or Partnership. City and Developer hereby renounce the existence of any form of joint venture, partnership or other association between City and Developer, and agree that nothing in this Agreement or in any document executed in connection with it shall be construed as creating any such relationship between City and Developer.

9.7 Covenant of Good Faith and Fair Dealing. No party shall do anything which shall have the effect of injuring the right of another party to receive the benefits of this Agreement or do anything which would render its performance under this Agreement impossible. Each party shall perform all acts contemplated by this Agreement to accomplish the objectives and purposes of this Agreement.

9.8 Partial Invalidity Due to Governmental Action. If state or federal laws or regulations enacted after the Effective Date of this Agreement, or formal action of any governmental jurisdiction other than City, prevent compliance with one or more provisions of this Agreement, or require changes in plans, maps or permits approved by City, the parties agree that the provisions of this Agreement shall be modified, extended or suspended only to the minimum extent necessary to comply with such laws or regulations.

9.9 Further Actions and Instruments. The parties agree to provide reasonable assistance to the other and cooperate to carry out the intent and fulfill the provisions of this Agreement. Each of the parties shall promptly execute and deliver all documents and perform all acts as necessary to carry out the matters contemplated by this Agreement.

9.10 No Third-Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

9.11 No Waiver. No delay or omission by a party in exercising any right or power accruing upon non-compliance or failure to perform by another party under the provisions of this Agreement shall impair any such right or power or be construed to be a waiver. A waiver by a party of any of the covenants or conditions to be performed by another party shall not be construed as a waiver of any succeeding breach or non-performance of the same or other covenants and conditions thereof.

9.12 Severability. If any provision of this Agreement shall be adjudicated to be invalid, void or illegal, it shall in no way affect, impair or invalidate any other provision, and, with the exception of such provision found invalid, void or illegal, this Agreement shall remain in full force and effect.

9.13 Recording. Pursuant to California Government Code Section 65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement in the official records of the Placer County Recorder's Office and thereafter provide Developer with a copy of the recorded Agreement.

9.14 Attorneys' Fees. Should any legal action be brought by any party for breach of this Agreement or to enforce any provisions herein, the prevailing party shall be entitled to reasonable attorneys' fees, court costs and other costs as may be fixed by the Court. Attorneys' fees shall include attorneys' fees on any appeal, and in addition a party entitled to attorneys' fees shall be

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entitled to all other reasonable costs for investigating such actions, taking depositions and discovery, and all other necessary costs incurred in the litigation.

9.15 Venue. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie.

9.16 Time is of the Essence. Time is of the essence of each and every provision of this Agreement.

9.17 Several Obligations of Owners. Notwithstanding anything to the contrary contained herein, no default in the performance of a covenant or obligation in this Agreement with respect to a particular portion of the Property shall constitute a default applicable to any other portion of the Property, and any remedy arising by reason of such default shall be applicable solely to the portion of the Property where the default has occurred. Similarly, the obligations of Developer and any successor in interest thereof shall be several and no default hereunder in performance of a covenant or obligation by any one of them shall constitute a default applicable to any other owner who is not affiliated with such defaulting owner, and any remedy arising by reason of such default shall be solely applicable to the defaulting owner and the portion of the Property owned by such defaulting owner.

ARTICLE 10
PROVISIONS RELATING TO LENDERS

10.1 Lender Rights and Obligations.

10.1.1 Prior to Lender Possession. No Lender shall have any obligation or duty under this Agreement prior to the time the Lender obtains possession of the Property to construct or complete the construction of improvements, or to guarantee such construction or completion, and shall not be obligated to pay any fees or charges which are liabilities of Developer or Developer's successors-in-interest prior to Lender's possession of the Property, but such Lender shall otherwise be bound by all of the terms and conditions of this Agreement which pertain to the Property or such portion thereof in which it holds an interest. Nothing in this Section shall be construed to grant to a Lender right beyond those of Developer hereunder or to limit any remedy City has hereunder in the event of default by Developer, including termination or refusal to grant subsequent additional land use entitlements with respect to the Property.

10.1.2 Lender in Possession. A Lender who comes into possession of the Property, or any portion thereof, pursuant to foreclosure of a mortgage or deed of trust, or a deed in lieu of foreclosure, shall not be obligated to pay any fees or charges which are obligations of Developer and which remain unpaid as of the date such Lender takes possession of the Property or any portion thereof. Provided, however, that a Lender shall not be eligible to apply for or receive entitlements with respect to the Property, or otherwise be entitled to develop the Property or devote the Property to any uses or to construct any improvements thereon other than the development contemplated or authorized by this Agreement and subject to all of the terms and conditions hereof, including payment of all fees (delinquent, current and accruing in the future) and charges, and assumption of all obligations of Developer hereunder; provided, further, that no Lender, or successor thereof, shall be entitled to the rights and benefits of Developer hereunder or entitled to enforce the provisions of this Agreement against City unless and until such Lender or successor in interest

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qualifies as a recognized assignee of this Agreement and makes payment of all delinquent and current City fees and charges pertaining to the Property.

10.1.3 Notice of Developer's Default Hereunder. If City receives notice from a Lender requesting a copy of any notice of default given Developer hereunder and specifying the address for notice thereof, then City shall deliver to such Lender, concurrently with service thereon to Developer, any notice given to Developer with respect to any claim by City that Developer has committed a default, and if City makes a determination of non-compliance, City shall likewise serve notice of such non-compliance on such Lender concurrently with service thereof on Developer.

10.1.4 Lender's Right to Cure. Each Lender shall have the right, but not the obligation, during the same period of time available to Developer to cure or remedy, on behalf of Developer, the default claimed or the areas of non-compliance set forth in City's notice. Such action shall not entitle a Lender to develop the Property or otherwise partake of any benefits of this Agreement unless such Lender shall assume and perform all obligations of Developer hereunder.

10.1.5 Other Notices by City. A copy of all other notices given by City to Developer pursuant to the terms of this Agreement shall also be sent to Lender at the address provided pursuant to Section 10.1.3 above.

ARTICLE 11
ENTIRE AGREEMENT AND EXHIBITS

11.1 Integration Clause and List of Exhibits. This Agreement consists of all provisions contained herein and the Exhibits identified below, which constitute in full the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter hereof. The following exhibits are attached to this Agreement and are hereby incorporated herein for all purposes:

Exhibit A	Overall Project Map
Exhibit B	Legal Description of Property
Exhibit C	Land Use Map
Exhibit D	Transfer Agreement Form
Exhibit E	Exactions Applicable to Project
Exhibit F	PFE Fee Credit Transfer Form
Exhibit G	PFE Fee Credit/Reimbursement Agreement Form
Exhibit H	Plan Area Fee Credit/Reimbursement Agreement Form
Exhibit I	Plan Area Fee Credit Transfer Form

[Signatures on Next Page]

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IN WITNESS WHEREOF, the City of Lincoln, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Ordinance No. _____, adopted by the City Council of the City of Lincoln on the _____day of _____, 2026, and Developer has caused this Agreement to be executed.

CITY

City of Lincoln,
a municipal corporation

By: _____
Sean Scully, City Manager

Date:_____

ATTEST:

By: _____
City Clerk

Date:_____

APPROVED AS TO FORM:

By: _____
Douglas White, City Attorney

Date:_____

DEVELOPER

JEN California 28 LLC,
a California limited liability company

By: _____
Clifton Taylor, Vice President

Date:_____

LANDOWNER

8861 Parkwood Holdings LLC,
a California limited liability company

By: _____
Paul Sears, Manager

Date:_____

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EXHIBIT A

OVERALL PROJECT MAP

TENTATIVE SUBDIVISION MAP

PARKWOOD

CITY OF LINCOLN, CALIFORNIA

SEPTEMBER 30, 2025

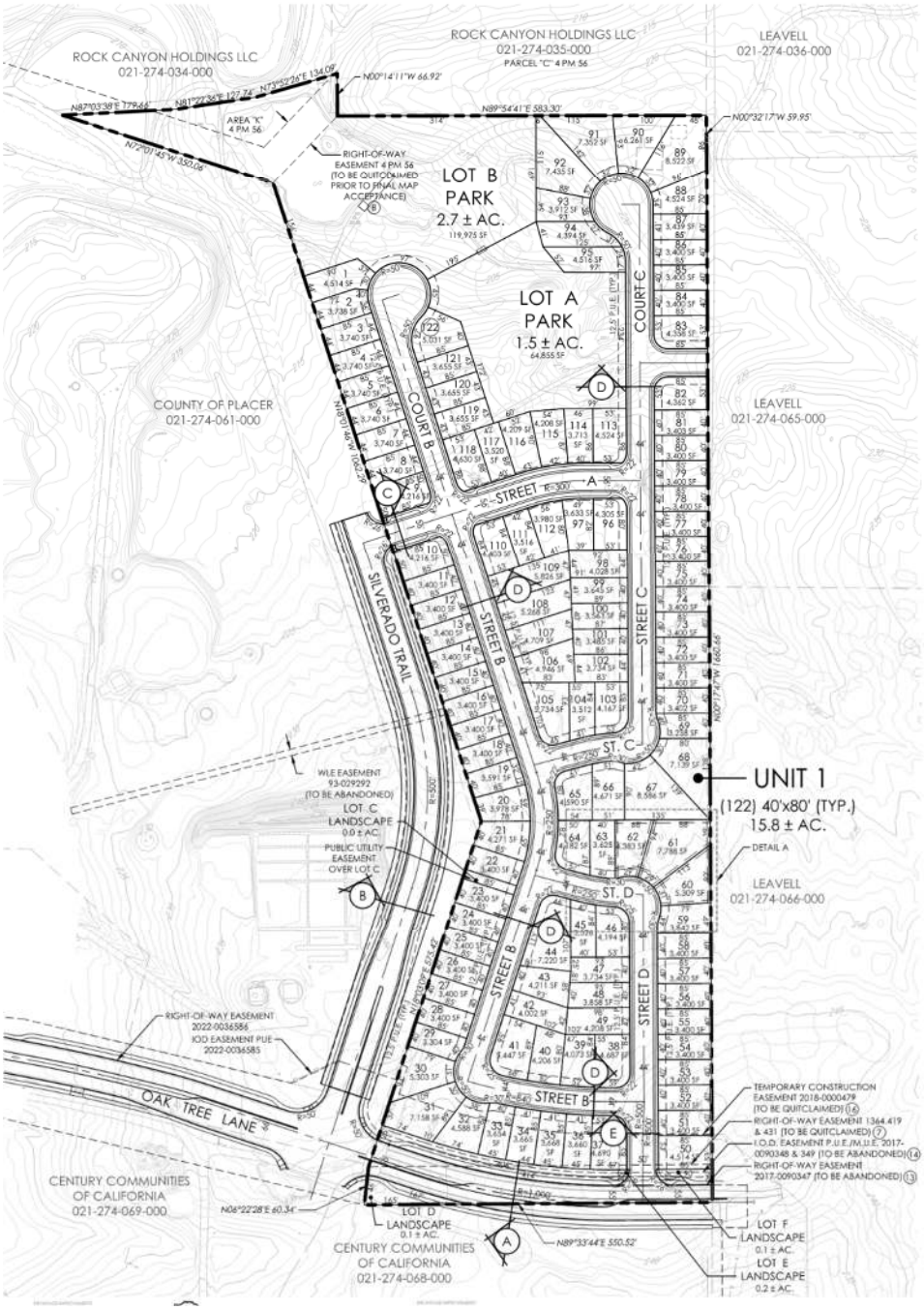

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

APN: 021-274-071-000

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EXHIBIT C

LAND USE MAP

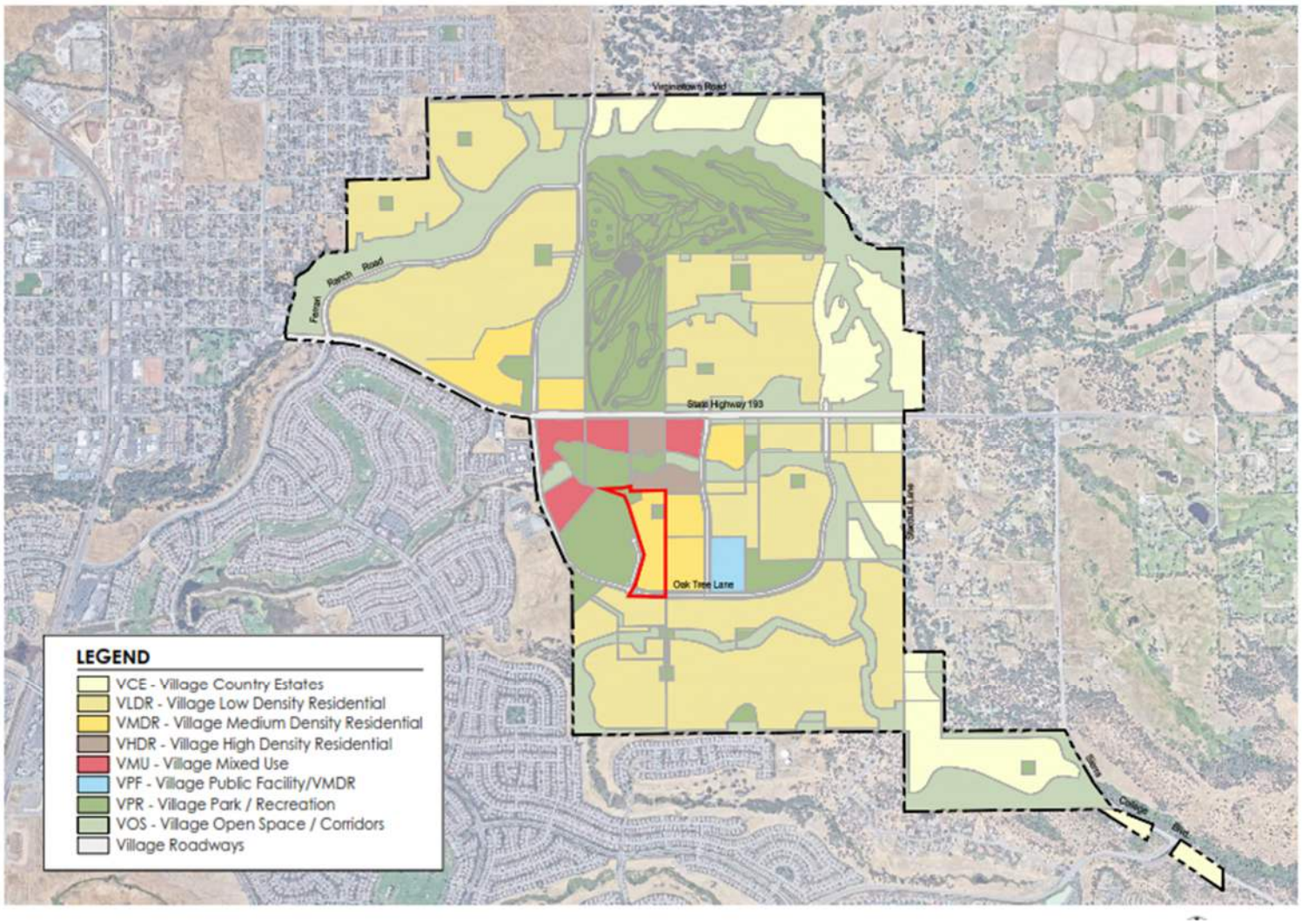

EXHIBIT D

TRANSFER AGREEMENT

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RECORDING REQUESTED BY
AND
WHEN RECORDED, MAIL TO:

_____
_____
_____

(SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE)

TRANSFER AGREEMENT

THIS TRANSFER AGREEMENT (herein, this "Transfer Agreement') is entered into as of _____, 20_____, by and between _____, a _____("Seller") and _____, a _____("Buyer").

RECITALS

A. SELLER and BUYER are parties to that certain Agreement with an effective date of _____, 20_____, whereby SELLER agreed to convey to BUYER, subject to the terms of said Agreement, that certain real property situated in the City of Lincoln ("City"), County of Placer, State of California, which is more particularly described in Exhibit A attached hereto and incorporated by reference (the "Subject Property").

B. The Subject Property is subject to that certain Development Agreement dated _____, 20 _____ recorded in the official records of Placer County (the "Records") on _____, 20_____, as Instrument No_____.

C. The Subject Property is part of the Village 1 master planned community (the "Community") described in the Development Agreement.

D. SELLER and BUYER are executing and recording this Transfer Agreement pursuant to Section 1.9 of the Development Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SELLER and BUYER agree as follows:

1. This Transfer Agreement is effective upon transfer of title to the Subject Property to BUYER (the "Effective Date").

2. Except as otherwise provided, all defined terms used in this Transfer Agreement shall correspond to the defined terms in the Development Agreement.

3. SELLER hereby assigns to BUYER all of SELLER's rights, title, interest, burdens and obligations under the Development Agreement related to the Subject Property. BUYER, its

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successors and assigns hereby expressly assume all such rights and obligations as of the Effective Date.

4. BUYER hereby assumes all rights, title, interest, burdens and obligations of SELLER under the Development Agreement, and agrees to observe and fully perform all of the duties and obligations of SELLER under the Development Agreement. BUYER agrees that BUYER shall comply with all the provisions of the Development Agreement and with all City rules, regulations and policies regarding the Subject Property which are applicable to the Development Agreement.

5. SELLER hereby assigns to BUYER all of SELLER's rights and obligations pertaining to PFE Credits and Plan Area Fee Credits as set forth in Exhibit B. BUYER, its successors and assigns hereby expressly assume all such rights and obligations pertaining to the PFE Credits and Plan Area Fee Credits as set forth in Exhibit B.

6. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and to their respective heirs, successors and assigns.

7. As provided in Section 1.9 of the Development Agreement, this Transfer Agreement shall not be effective unless and until approved in writing by the City Manager, which approval shall be assumed if Developer does not receive written response containing the City Manager's approval or disapproval within ten (10) days of SELLER's written request.

8. This Transfer Agreement may be executed in one or more counterparts. All counterparts so executed shall constitute one agreement, binding on all parties, even though all parties, even though all parties are not signatory to the same counterpart. The parties authorize each other to detach and combine, or cause to be detached and combined, original signature pages and consolidate them into a single identical original for recordation of this Agreement in the Official Records of Placer County, California.

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[Signatures commence on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Transfer Agreement as of the date and year first-above written.

SELLER:

_____,
a _____

By: _____
Name: _____
Title: _____

BUYER:

_____,
a _____

By: _____
Name: _____
Title: _____

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CONSENT

The City of Lincoln hereby joins in this Transfer Agreement solely for the purposes of: providing its prior written consent and approval of this Transfer Agreement to BUYER pursuant to Section 1.9.1 of the Development Agreement, as amended, (ii) affirming that SELLER is not in default of the Development Agreement and the Development Agreement is in full force and effect, and (iii) consenting to the transfer and application of PFE Credits as described in Section 3 above.

As City Manager for the City of Lincoln, I have consulted with the City Attorney prior to providing this consent.

CITY OF LINCOLN

By: _____
Name: _____
Title: City Manager

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EXHIBIT A TO TRANSFER AGREEMENT

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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EXHIBIT E

EXACTIONS APPLICABLE TO THE PROJECT

City of Lincoln Building Permit and Miscellaneous Fees

Developer shall be subject to all standard City ministerial fees intended to pay for the costs of City time and expenses associated with processing the Project, and which are meant to reimburse City for actual time and costs to provide the services contemplated and which are in force and effect on a Citywide basis at the time Developer applies for such building permits or approvals. Such fees include, but are not limited to:

Building Permit Fee
Plan Check Fee
Energy Plan Check & Inspection Fee
Incremental Fee
California Building Standards Commission (CBSC) Fee
Strong Motion
Instrumentation Fee
Water Use Fee
Water Meter Fee
Park Tax
Building Occupancy Fee
Cemetery Fee
Refuse Container Community Benefits Fee

Public Facilities Element (PFE Fees)

As applicable to the Village 1 Specific Plan, including but not limited to, the following:

Transportation
Wastewater Collection
Wastewater Treatment
Water Transmission
Water Storage
Drainage
Fire
Police
Administration
Library
Solid Waste

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Parks and Trails
Neighborhood Parks
Regional Parks
Trails
Park Recreational Facilities

Plan Area Fees

As applicable to the Village 1 Specific Plan, including but not limited to, the following:

Water
Drainage
Wastewater
Roadway and Bridges
Amenities
Trails

County and Regional Fees

(The Parties acknowledge that the below fees are not charged by City, and City has no authority or control of fees imposed by other agencies)

Placer County Capital Facilities Impact Fee
South Placer Regional Transportation Authority Tier I (SPRTA)
South Placer Regional Transportation Authority Tier II (SPRTA)
Placer County Water Agency (PCWA) Zone 1 Water Connection Charge
Western Placer Unified School District

Source: City of Lincoln; Western Placer Unified School District; South Placer Regional Transit Authority; Frayji Design Group; and EPS.

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The Parties hereby acknowledge that the Exactions identified above are intended to constitute a comprehensive listing of the fees and fee programs applicable to the Project. Notwithstanding the foregoing, to the extent any listed PFE Fee or Plan Area Fee component is incomplete, inaccurate, or inconsistent with the requirements otherwise applicable to development of the Village 1 Specific Plan, the Parties shall cooperate in good faith to resolve the discrepancy and conform the applicable fee or Exaction to the requirements of this Agreement, the Infrastructure Financing Plan, and the City's PFE Program and Plan Area Fee Program, as applicable. Nothing in this paragraph shall be construed to authorize the imposition of any additional fee or Exaction that is not otherwise authorized and applicable to the Project under those governing documents and programs.

EXHIBIT F

(FORM DOCUMENT) PFE FEE CREDIT TRANSFER AGREEMENT

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(FORM DOCUMENT)

PFE FEE CREDIT TRANSFER AGREEMENT

THIS PFE FEE CREDIT TRANSFER AGREEMENT (herein, this "PFE Transfer Agreement') is entered into as _____of_____,20_____, by _____and _____between _____, a _____("Transferor") _____and_____, a_____("Transferee").

RECITALS

A. TRANSFEROR agrees to convey to TRANSFEREE certain PFE Fee Credits identified in Exhibit A, applicable to PFE projects included in the Lincoln Village 1 Infrastructure and Public Facilities Financing Plan ("PFE Credits").

B. Exhibit A is attached hereto and incorporated by reference.

C. TRANSFEROR and TRANSFEREE are executing and recording this PFE Transfer Agreement pursuant to Sections 4.2.7 of their respective development agreements.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRANSFEROR and TRANSFEREE agree as follows:

1. TRANSFEROR hereby assigns to TRANSFEREE all of TRANSFEROR's rights pertaining to PFE Credits as set forth in **Exhibit A**.

2. TRANSFEREE, its successors and assigns hereby expressly assume all such rights pertaining the PFE Credits as set forth in **Exhibit A**.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and to their respective heirs, successors and assigns.

4. This Transfer Agreement may be executed in one or more counterparts. All counterparts so executed shall constitute one agreement, binding on all parties, even though all parties, even though all parties are not signatory to the same counterpart. The parties authorize each other to detach and combine, or cause to be detached and combined, original signature pages and consolidate them into a single identical original for recordation of this Agreement in the Official Records of Placer County, California.

IN WITNESS WHEREOF, the parties hereto have executed this PFE Transfer Agreement as of the date and year first-above written.

TRANSFEROR:

_____,

DRAFT

a _____

By: _____
Name: _____
Title: _____

TRANSFEREE:

_____,
a _____

By: _____
Name: _____
Title: _____

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EXHIBIT A TO PFE TRANSFER AGREEMENT

PFE FEE CREDITS TRANSFERRED

		PFE FEE CATEGORY			
Recorded Final Map	No. of Acres	Water	Wastewater	Transportation	Drainage
		$ .00	$ .00	$ .00	$ .00
		$ .00	$ .00	$ .00	$ .00
		$ .00	$ .00	$ .00	$ .00

CITY VERIFICATION

The City of Lincoln hereby verifies that the PFE Credits listed above are currently owned by TRANSFEREE and available for transfer to TRANSFEROR.

By: _____
Name: _____
Title: _____

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EXHIBIT G

(FORM DOCUMENT)
PUBLIC FACILITIES ELEMENT (PFE) FEE CREDIT &
REIMUBURSEMENT AGREEMENT FORM
(VILLAGE 1 SPECIFIC PLAN)

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(FORM DOCUMENT)
PUBLIC FACILITIES ELEMENT (PFE) FEE CREDIT &
REIMUBURSEMENT AGREEMENT FORM
(VILLAGE 1 SPECIFIC PLAN)

[LIST CONSTRUCTING OWNER HERE] [LIST FACILITY HERE]

This PFE FEE CREDIT AGREEMENT (the "Agreement") is entered into by and between the City of Lincoln (hereinafter the "City") and _____ a _____, and/or its successors in interest, (hereinafter the "Constructing Owner") as of the day of_____ , 20 ____(the **"Effective Date"**).

RECITALS

WHEREAS, Constructing Owner is developing the _____ development (the "Project"), including PFE improvements that will serve the Project and other areas of the City; and,

WHEREAS, on September 13, 2016, the City Council of City of Lincoln adopted Resolution 2016-181, which approved the Village 1 Infrastructure Finance Plan for the Specific Plan Area (the "IFP"). The IFP includes the required construction of the PFE facilities and established provisions associated with PFE Fee Credits within the Village 1 Specific Plan Area (the "Plan Area"); and

WHEREAS, Constructing Owner is required, as a condition of development of the Project per the IFP, or has otherwise agreed (with City's approval), to construct or cause to be constructed the PFE facilities and improvements described in **Exhibit A** hereto, which are included within the improvement plans titled _____, date _____, 20 (hereinafter the "PFE Facilities"); and

WHEREAS, City and Constructing Owner have previously entered into a Development Agreement dated _____, 20 (and, as may be amended, herein referred to as the "DA"), which contains provisions governing the terms for PFE Fee Credits, and which are not intended to be amended in any way by this Agreement; and

WHEREAS, administration of the City's PFE Fee Program will be the responsibility of the City's Director of Support Services, or their designee (the "Administrator"); and

WHEREAS, City has agreed to allow Constructing Owner to execute a contract to design and construct the PFE Facilities; and

WHEREAS, Constructing Owner has entered into a contract with (*name of Contractor*) for construction of the PFE Facilities (the "Construction Contract"); and

WHEREAS, City and Constructing Owner desire to enter into an agreement to provide for allowable reimbursements from the Village 1 Non-Critical Component of the PFE Fees (the "Village 1 PFE Pool"), as defined and described in IFP and the City's Public Facilities Element Implementation Plan and Policies (the "PFE Policy"), by the City to Constructing Owner for certain

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costs of design and construction of the PFE Facilities, which PFE Fee Credits may, at Constructing Owner's discretion, be applied as credits against the Non-Critical Component of the specific PFE Fees (the "PFE Fee Credits") by the Constructing Owner or their transferee; and

WHEREAS, this Agreement will not apportion any PFE Fee Credits that Constructing Owner may elect to apply as PFE Fee Credits to any particular real property. Such apportionment shall be accomplished at Constructing Owner's discretion to any portion or portions of the Constructing Owner's Property as described herein;

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Constructing Owner agree as follows:

SECTION 1. DEFINITIONS

All terms not otherwise described herein shall have the meaning described thereto in the PFE Policy, IFP and DA.

SECTION 2. PURPOSE OF THE AGREEMENT

This Agreement is not intended to modify or amend in any way the rights and obligations defined in the PFE Policy, the IFP or the DA related to the construction of PFE projects and earned PFE Fee Credits. The purpose of the Agreement is to specify the PFE Facilities, the related earned PFE Fee Credits and the options available to the Constructing Owner in regard to application of earned PFE Fee Credits.

SECTION 3. CONSTRUCTION OF PFE FACILITIES

Constructing Owner shall complete construction of the PFE Facilities in accordance with the plans and specifications approved by the City Engineer, and in accordance with City improvement standards and this Agreement. Constructing Owner understands and acknowledges that the terms and conditions contained in any contract that Constructing Owner has or may execute with any contractors or material suppliers regarding the construction of the PFE Facilities shall have no force or effect upon this Agreement. Constructing Owner is solely responsible for all contract payment obligations and may not rely upon reimbursement under the Village 1 PFE Pool for purpose of payment to contractors.

SECTION 4. BONDS

A. Constructing Owner has posted the following securities for the PFE Facilities in favor of the City in the amounts and forms acceptable to the City Attorney:

1. To secure faithful performance in the construction of the PFE Facilities, security in an amount equal to one hundred (100%) percent of the estimated cost of the work in the Preliminary Engineer's Estimate (see **Exhibit A**), including but not limited to cost of the PFE Facilities, engineering, inspection, fees and incidental expenses, as determined by the City Engineer.

2. To secure payment to the contractor, subcontractors, and to persons furnishing labor, materials, or equipment to them, security in an amount equal to one hundred

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(100%) percent of the estimated cost of the work in the Preliminary Engineer's Estimate (see **Exhibit A**), including but not limited to cost of the PFE Facilities, engineering, inspection, fee and incidental expenses, as determined by the City Engineer.

3. If applicable, to secure payment of the cost of setting of monuments, security in an amount equal to one hundred (100%) percent of the estimated costs of setting such monuments as determined by the City Engineer.

B. To secure the guarantee and warranty of the work for a period of one (1) year following the completion and acceptance of the PFE Facilities, security in an amount equal to fifteen (15%) percent of the actual cost of the work performed, including but not limited to cost of the PFE Facilities, engineering, inspection, fees and incidental expenses, as determined by the City Engineer shall be filed with the City prior to the final acceptance of the PFE Facilities by the City.

C. If security is furnished in the form of a bond or bonds, such bonds shall be executed by a corporate surety company authorized to transact surety business in the State of California.

D. If Constructing Owner shall fail or neglect to comply with the provisions of this Agreement, the City shall have the right at any time to cause said provisions to be met by any lawful means, and thereupon recover from the Constructing Owner and/or his/her surety the full cost and expense incurred.

SECTION 5. EARNED PFE FEE CREDITS

City and Constructing Owner agree that the amount of PFE Fee Credits earned to the Constructing Owner hereunder shall be as set forth on **Exhibit B** hereto and made a part hereof, which shall indicate if the PFE Facilities are subject to a final "true up" as described in section 9 of this Agreement. A "true up" would include the reconciliation of actual costs, for both "hard costs" and "soft costs", through the documents as required in Section 8.

"Hard Costs" could include the costs of (i) construction of the PFE Facilities, based on the price included in the Construction Contract and actually paid to the contractor for the construction of the PFE Facilities, (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction, and (iii) habitat mitigation required as a mitigation measure in connection with the construction of such PFE Facilities. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. "Eligible Hard Costs" means all of the Hard Costs incurred by the Constructing Owner to construct the PFE Facilities, except to the extent the Administrator, in consultation with the City Engineer excludes costs found to be commercially unreasonable. Evidence that costs are based on a properly bid construction contract shall be prima facie evidence that costs are commercially reasonable. In no event shall the PFE Fee Credits exceed the amounts actually paid for Eligible Hard Costs. Construction Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks reimbursement or credit under this Agreement.

"Soft Costs" could include the costs of planning, design and financing of the PFE Facilities construction project, storm water pollution prevention monitoring & management (i.e., non-

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structural BMPs), engineering, inspection, geotechnical oversight and monitoring, testing, surveying, outside agency review fees, and bonding related to the construction of the PFE Facilities. "Eligible Soft Costs" means all of the Soft Costs incurred by the Constructing Owner to construct the PFE Facilities, except to the extent the Administrator, in consultation with the City Engineer excludes costs found to be commercially unreasonable. Evidence that costs are based on a properly bid contracts shall be prima facie evidence that costs are commercially reasonable. In no event shall the PFE Fee Credits exceed the amounts actually paid for Eligible Soft Costs. Construction Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks reimbursement or credit under this Agreement.

PFE Fee Credits related to the construction of PFE Facilities subject to a final "true up" shall be equal to the Eligible Hard Costs and Eligible Soft Costs (collectively, the "Total Eligible Costs") and shall be set forth on **Exhibit B** upon execution of this Agreement.

In the event of any disagreement between the Constructing Owner and the Administrator and City Engineer on the initial calculation of the Total Eligible Costs, if all other conditions to the entry of this Agreement have been satisfied, the Constructing Owner may elect to enter this Agreement without having the amount of the Total Eligible Costs resolved and listed on **Exhibit B**. In such case, Constructing Owner's right hereunder to apply any portion of the PFE Fee Credits (or the disputed amount thereof) will be deferred until such disagreement is resolved by the Constructing Owner and the City. If the Constructing Owner, the Administrator and the City Engineer are unable to resolve any disputed amounts after the parties have engaged in good faith meetings and exchange of documents in support of their positions, the appeal provisions in Section 30 of this Agreement shall apply. The parties shall use their best efforts to resolve any such dispute within sixty (60) days of the cost document submission by the Constructing Owner.

Pending the resolution of any such dispute, the Constructing Owner shall pay any and all required PFE Fees and City shall retain any PFE Fees paid by the Construction Owner after the Effective Date of this Agreement for potential refund upon resolution of such PFE Fee Credit dispute. The amount of PFE Fee Credits retained pending resolution of any PFE Fee Credit dispute shall not exceed the disputed amount. Upon resolution of any PFE Fee Credit dispute, and within twenty (20) business days of resolution of the PFE Fee Credit dispute, the Administrator shall amend **Exhibit B** to provide the final amount of the PFE Fee Credits allowed hereunder. Constructing Owner shall then have thirty (30) calendar days after receipt of the completed **Exhibit B** to retroactively apply any portion of such PFE Fee Credit to the Constructing Owner's intervening development of the Project and obtain an equivalent refund of PFE Fees collected and retained from the Constructing Owner after the Effective Date of this Agreement pending the resolution of the PFE Fee Credit dispute. If Constructing Owner does not elect within such time to have any of the PFE Fee Credits applied to the Constructing Owner's intervening development of the Project, then any PFE Fee Credits previously collected and retained from the Constructing Owner during such period shall remain eligible for future application or reimbursement.

SECTION 6. PFE FEE CREDITS - APPLICATION, REIMBURSEMENT OR TRANSFER

PFE Fee Credits earned by the Constructing Owner: (1) may be applied towards PFE fees

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related to the Constructing Owner's Property in accordance with the PFE Policy, (2) may be requested for reimbursement from the Village 1 PFE Pool, or (3) may be transferred to another landowner within the Plan Area.

SECTION 7. PRIORITY FOR REIMBURSEMENT PAYMENT FOR PFE FEE CREDITS

The priority of reimbursement payments for PFE Fee Credits shall be on a Calendar-Year Priority basis, as described in the IFP. As provided in the IFP, a constructing entity (herein defined as a Constructing Owner) achieves a given Calendar-Year Priority when it has a fully executed PFE Fee Credit Agreement and has expended at least 30 percent of the Eligible Hard Costs for the PFE Facilities included in such agreement. Based on the estimated schedule for construction of the PFE Facilities, the parties anticipate that Constructing Owner will complete 30% of the Eligible Hard Costs of the PFE Facilities, which 30% completion will establish the Calendar-Year Priority for a potential reimbursement hereunder, by Calendar-Year 20_. Constructing Owner shall notify the City upon expenditure of 30% of the Eligible Hard Costs of the PFE Facilities and, subject to confirmation thereof by the Administrator and the City Engineer, the City shall provide written notice to Constructing Owner of the Calendar-Year Priority. City shall provide Constructing Owner with the written notice required herein within 30 calendar days of the receipt of the written notification by the Constructing Owner of the expenditure of 30% of the Eligible Hard Costs.

Requested reimbursements for PFE Fee Credits shall be paid out first on the PFE Fee Credit Agreement(s) with the earliest Calendar-Year Priorities, until paid in full (i.e., a PFE Fee Credit Agreement with an earlier Calendar-Year Priority shall receive all available funds in the Village 1 PFE Pool until paid in full prior to any reimbursements being paid pursuant to a PFE Fee Credit Agreement with a later Calendar-Year Priority. If two or more PFE Fee Credit Agreements have the same Calendar-Year Priority ("Equal-Priority Agreements"), after payment in full on any reimbursement for an earlier Calendar-Year Priority, the reimbursements on such Equal-Priority Agreements shall be paid out pro rata, based on the relative amount of then requested reimbursements due thereunder at the time of such payment. For example, if at the time of payment of any reimbursement hereunder, another constructing owner was requested reimbursements pursuant to PFE Fee Credit Agreement with the same Calendar-Year Priority as this Agreement, then such payment would be divided between the Constructing Owner and the other constructing owner in proportion to the relative amounts of reimbursements then requested under the respective Agreements.

In accordance with the applicable Calendar-Year Priorities, the reimbursement hereunder shall be paid to Constructing Owner when the PFE Facilities are completed as determined by the City Engineer ("Completion") and accepted by the City in writing, or such earlier date after Completion that the City Engineer deems appropriate. The reimbursement shall be paid by the City as fee revenues from the Village 1 PFE Pool are collected within the Plan Area. After Completion of the PFE Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only and solely from the Village 1 PFE Pool.

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SECTION 8. TRANSFER OF PFE FEE CREDITS

PFE Fee Credits are personal to Constructing Owner and do not run with the Project that is generating such credits. Provided the Constructing Owner has no outstanding monetary obligation to the City within the Project Area, Constructing Owner may, at its sole option and discretion, assign the rights to PFE Fee Credits, including the right to request reimbursements against the Village 1 PFE Pool, to any other landowner within the Plan Area, subject to the conditions and limitations herein regarding the application of such PFE Fee Credits.

If Constructing Owner has an outstanding monetary obligation to the City as noted above, then the City may require the monetary obligation to be met before transfer of the PFE Fee Credit owned by Constructing Owner. Any assignment of the rights to PFE Fee Credits shall be made in writing and delivered to the Administrator in the form attached hereto as **Exhibit C**. Assigned PFE Fee Credits carry the same priority the assignor had in the credits.

SECTION 9. "TRUE UP" OF PFE FEE CREDITS

Upon completion of the PFE Facilities by the Constructing Owner and acceptance thereof by the City, the final determination of actual Eligible Hard Costs upon which the PFE Fee Credits amount is based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Constructing Owner to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for reimbursement, the Constructing Owner must:

- Present the change order request and estimated cost along with supporting information to the Administrator and City Engineer; and
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for such PFE Fee Credits.

To secure final PFE Fee Credits, Constructing Owner shall provide the following items to the Administrator and City Engineer in order for each to determine the actual Eligible Hard Costs and Eligible Soft Costs incurred by Constructing Owner for the PFE Facilities that qualify for PFE Fee Credits:

(1) Copies of the original Construction Contract and any change orders that have been agreed to by the Constructing Owner, contractor, and the City. The portion of each change order associated with the PFE Facilities must be itemized separately;

(2) Copies of all invoices, with unconditional lien releases, submitted by the contractor and suppliers;

(3) Copies of all checks issued by the Constructing Owner with related invoices indicated;

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(4) A summary tabulation of all contractor and supplier invoices and Constructing Owner payments; and

(5) Prevailing Wage Certification, or documentation acceptable to the City Attorney of an exception to the applicability of prevailing wage.

If, when the final reconciliation of Total Eligible Costs for the PFE Facilities is conducted by the Administrator, the actual Total Eligible Costs for the PFE Facilities exceeds the amount of PFE Fee Credits initially provided hereunder, the Administrator shall review items (1) through above and determine if the actual Total Eligible Costs will serve as the basis for determination of the amount of the PFE Fee Credits earned by the Constructing Owner should be increased above the amount described in **Exhibit B** of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Total Eligible Costs and **Exhibit B** shall be adjusted accordingly.

If the final reconciliation determines that Total Eligible Costs are less than the amount of PFE Fee Credits initially provided hereunder, the Administrator shall notify the Constructing Owner of such reduction of the PFE Fee Credits and **Exhibit B** shall be revised accordingly. If the amount of PFE Fee Credits applied towards the PFE Fees exceeds the final amount of Total Eligible Costs that supported such PFE Fee Credits, then the Constructing Owner shall repay the amount of the PFE Fee Credits that were applied in excess of the confirmed Total Eligible Costs within sixty (60) calendar days of receipt of notice from the Administrator of the amount to be repaid.

In no event shall PFE Fee Credits exceed the amounts actually paid by Constructing Owner for Total Eligible Costs. Any determination by the Administrator and City Engineer under this Section shall be subject to the appeal rights set forth in Section 30 of this Agreement.

SECTION 10. FAILURE TO COMPLETE CONSTRUCTION.

Failure to complete work within the scope of this Agreement may affect the Calendar-Year Priority Status for the reimbursement hereunder, may result in termination of the PFE Fee Credits and termination of the right to apply PFE Fee Credits, and may require repayment of any PFE Fee Credits applied, as deemed appropriate by the Administrator. In connection therewith, the Administrator may determine that the Constructing Owner shall not be entitled to further PFE Fee Credits until completion of the PFE Facilities as determined by the City Engineer. A change in the Calendar-Year Priority for any reimbursement will be evaluated from the previously determined Calendar-Year Priority to the date of completion, which may affect priority for the reimbursement. Any determination by the Administrator and City Engineer to invoke the provisions of this Section shall be subject to the appeal rights set forth in Section 30 of this Agreement.

SECTION 11. INSPECTION

City and its authorized representatives shall, at all times have access to the construction site during construction of the PFE Facilities and Constructing Owner shall furnish City with all reasonable information necessary for ascertaining full knowledge of the PFE Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

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Whenever the contractors retained by Constructing Owner vary the normal period during which work or any portion of it is carried out on each day, Constructing Owner shall give timely notice to the City Engineer so that if he or she wishes, be present to observe the work in progress. If Constructing Owner fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Constructing Owner shall give timely notice to the City Engineer in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Notwithstanding any provision to the contrary, all PFE Facilities shall be subject to City inspection for compliance with City requirements prior to issuance of a Letter of Acceptance by the City Engineer. Observation of the work or inspection by the City shall not relieve Constructing Owner or its sureties of full responsibility for defective materials or workmanship or any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 12. COMPLIANCE WITH PREVAILING WAGE LAWS

Unless otherwise authorized by City Charter, City ordinance, or applicable State statutory or common law, pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California (Labor Code Sections 1720 *et seq*. ("Prevailing Wage Laws")), all work shall be performed in compliance which the Prevailing Wage Laws and not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by the Constructing Owner or the Constructing Owner's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed by the Constructing Owner with, and made available for inspection at the office of the City Clerk.

Constructing Owner shall require all contractors to register with the Department of Industrial Relations in accordance with Labor Code section 1725.5. Constructing Owner shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. No PFE Fee Credits shall be permissible without full compliance with the Prevailing Wage Laws.

SECTION 13. INSURANCE

Constructing Owner shall require its contractor to carry and maintain for three (3) years after City Acceptance of the PFE Facilities, such public liability, property damage and contractual liability, auto, Workers' Compensation, Builders' Risk Insurance and other insurance coverage as required by the City in accordance with the improvement plan specifications for the PFE Facilities. The contractor shall name the City as an additional insured. For any claims related to the PFE Facilities, the contractor's general liability and automobile insurance coverage shall be primary insurance in their coverage of the City and its officers, officials, employees, agents, or volunteers, and any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the contractor's insurance and shall not contribute with it.

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SECTION 14. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Constructing Owner has completed construction of the PFE Facilities and the PFE Facilities are deemed satisfactory by the City Engineer following City inspection, the City Engineer may recommend that City Council accept the PFE Facilities, including all associated easements and offers of dedication, provided that all liens, claims and encumbrances in connection with the PFE Facilities have been released and the required warranty bond has been provided to the City. No acceptance shall be valid without the Constructing Owner conveying and vesting full, complete and clear title in said PFE Facilities to the City at the time of acceptance.

SECTION 15. LIENS, CLAIMS, AND ENCUMBRANCES

Prior to the City's acceptance of any PFE Facilities, Constructing Owner shall clear any and all liens, claims and encumbrances from said Facility as a condition of acceptance by the City.

SECTION 16. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of PFE facilities by City, Constructing Owner shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the PFE Facilities described in this Agreement. Upon acceptance of the PFE Facilities, City shall file Notice of Completion with Placer County.

SECTION 17. INDEMNIFICATION

The Constructing Owner, by execution of this Agreement, specifically agrees to protect and assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents and consultants (the "Indemnitees"), from and against all liabilities, actions, lawsuits, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the PFE Facilities, except to the extent the Liabilities arise from the sole negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Constructing Owner shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence following acceptance of the PFE Facilities.

SECTION 18. THIRD PARTY LIABILITY

City does not assume any liability, duty or obligation to Constructing Owner's contractors, subcontractors, agents or any person or entity not a party to this Agreement by execution or performance of this Agreement, and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

SECTION 19. WARRANTY

Constructing Owner hereby warrants the PFE Facilities as to materials, design and

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workmanship and should any defect or failure of the PFE Facilities, or any parts thereof, occur within a period of one (1) year after final acceptance by City, Constructing Owner shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the PFE Facilities have been accepted by the City pursuant to a written acceptance from the City Engineer, and is placed into actual service. City shall provide written notification to Constructing Owner of final acceptance by the City.

City is hereby authorized to make repairs if Constructing Owner fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such defect or failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Constructing Owner. All costs of the repair, if not paid by the Constructing Owner within twenty (20) calendar days of notice from the Administrator to the Constructing Owner, shall be paid out Warranty Bond. In no event shall the City be responsible for the cost of the repair within the warranty period. In all cases of defect or failure within the warranty period where the City has taken action in accordance with this paragraph, Constructing Owner shall promptly reimburse City and, if applicable, the Warranty Bond shall fund the repair for any and all costs or expenses, direct or indirect, incurred by the City. The foregoing is in addition to, and shall not in any way limit or affect, the rights of the City to enforce the warranty obligations of Constructing Owner hereunder and to recover any and all costs thereof from the warranty bond posted thereby.

SECTION 20. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 21. AUTHORITY TO ENTER INTO AGREEMENT

Constructing Owner and City certify that they have the authority and are legally empowered to enter into this Agreement on behalf of their entity and to bind their party to the performance of its obligations hereunder.

SECTION 22. NOTICES

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Lincoln

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Attn: Director of Support Services / Administrator
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

With a copy to:

City of Lincoln Attn: CityEngineer
600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

(b) If to Constructing Owner:

[fill in notice information for Constructing Owner]

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 23. NOTICE OF CONTRACTORS

Constructing Owner shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the PFE Facilities, prior to commencement of construction by said party.

SECTION 24. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 25. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 26. CONFLICTS

This agreement is intended to implement and be consistent with the requirements of the PFE Policy. Therefore, in the event of any conflicts between the PFE Policy and this Agreement, the requirements of the PFE Policy shall prevail and control.

SECTION 27. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 28. ENTIRE AGREEMENT

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This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 29. RIGHT OF APPEAL

Constructing Owner may appeal any final determination by the Administrator and/or City Engineer to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

SECTION 30. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the Administrator, in consultation with the City Engineer, that (i) a Construction Contract has been properly bid and entered into for construction of the PFE Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the PFE Facilities. The date of such execution by the City, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the **"Effective Date"** of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Constructing Owner.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above-written.

CONSTRUCTING OWNER:

_____,
a _____

By: _____
Name: _____
Title: _____
Date: _____

CITY:

_____,
a _____

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

_____,
City Clerk

By: _____
Date: _____

APPROVED AS TO FORM:

_____,
City Attorney

By: _____
Date: _____

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EXHIBIT A

PFE FACILITIES AND IMPROVEMENTS
(Including Preliminary Engineer's Estimate of Facility Costs)

(to be attached)

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EXHIBIT B

IDENTIFICATION OF PFE FEE CREDITS VILLAGE 1 PLAN AREA

[Insert Name of Constructing Owner Here]

[List Facility Here]

Date of Agreement:_____, 20____

PFE Fee Credits: $_____

	Value in PFE Project List	Reconciled "True Up" Costs
PFE Fee Credits Based Upon:	_____	_____

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EXHIBIT C

FORM OF CERTIFICATE OF
ASSIGNMENT AND TRANSFER OF
PFE FEE CREDITS

The undersigned Constructing Owner, as the holder of certain PFE Fee Credits related to the PFE Fee Credits Agreement between Constructing Owner and the City of Lincoln, dated _____(the "Agreement"), and with a Calendar-Year Priority of 20_, hereby assigns, transfers and conveys to the undersigned Assignee the PFE Fee Credits as indicated below:

Constructing Owner's Legal Name:

_____

Assignee's Legal Name:

_____

[Detailed list of PFE Fee Credits descriptions and amounts]

_____ $_____

_____ $_____

_____ $_____

_____ $_____

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CONSTRUCTING OWNER:

By:_____

Name:_____

Title:_____

Date:_____

ASSIGNEE/HOME BUILDER:

By:_____

Name:_____

Title:_____

Date:_____

CONSTRUCTING OWNER CONTACT:

[*ADD CONTACT INFORMATION]*

ASSIGNEE/HOME BUILDER CONTACT:

[*ADD CONTACT INFORMATION]*

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EXHIBIT H

(FORM DOCUMENT)
INFRASTRUCTURE FINANCE PLAN AREA FEE
CREDIT & REIMBURSEMENT AGREEMENT
(VILLAGE 1 SPECIFIC PLAN)

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(FORM DOCUMENT)
INFRASTRUCTURE FINANCE PLAN AREA FEE
REIMBURSEMENT AGREEMENT
(VILLAGE 1 SPECIFIC PLAN)

[LIST CONSTRUCTING OWNER HERE] [LIST FACILITY HERE]

This Fee Reimbursement Agreement (the "Agreement") is entered into by and between the Cityof Lincoln (hereinafter the "City") and_____, _____, and/or its successors in interest, (hereinafter the "Constructing Owner") as of the day of _____20 ____ (the **"Effective Date"**).

RECITALS

WHEREAS, Constructing Owner is developing the _____development (the "Project"), including backbone infrastructure and/or required public facilities and improvements that will serve the Project; and

WHEREAS, Constructing Owner is required, as a condition of development of the Project per the Lincoln Village 1 Infrastructure and Public Financing Plan, or has otherwise agreed (with City's approval), to construct or cause to be constructed the facilities and improvements described in **Exhibit A** hereto, which are included within the improvement plans titled_____, dated _____20_____ (hereinafter the "Facilities"); and

WHEREAS, on September 13, 2016, the City Council of the City of Lincoln adopted Resolution 2016-181, which approved the Village 1 Infrastructure Finance Plan for the Specific Plan Area (the "IFP"). The IFP includes the implementation of the Village 1 Plan Area Fee Program (the "Plan Area Fee Program"), establishing the Plan Area Fees (the "Fees") to pay for a variety of public facilities (the "Facilities") and established provisions associated with fee credits and reimbursements within the Village 1 Specific Plan Area (the "Plan Area"). In connection with the adoption of the IFP, the City Council approved a nexus study (the "Study") establishing the relationship between the Fees and Facilities for the Plan Area; and

WHEREAS, City and Constructing Owner have previously entered into a Development Agreement dated_____, 20__ (and, as may be amended, herein referred to as the "DA"), which contains provisions governing the terms for reimbursements and credits, and which are not intended to be amended in any way by this Agreement; and

WHEREAS, administration of the Plan Area Fee Program will be the responsibility of the City's Director of Support Services, or their designee (the "Administrator"); and

WHEREAS, City has agreed to allow Constructing Owner to execute a contractto design and construct the Facilities; and

WHEREAS, Constructing Owner has entered into a contract with (*name of Contractor*) for construction of the Facilities (the "Construction Contract"); and

WHEREAS, City and Constructing Owner desire to enter into an agreement to provide for

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allowable reimbursements from the Infrastructure Fee Component of the Fees (the "Fee Reimbursements"), as defined and described in IFP, by the City to Constructing Owner for certain costs of design and construction of the Facilities, which Fee Reimbursements may, at Constructing Owner's discretion, be applied as credits against the Infrastructure Fee Component of the Fees (the "Fee Credits") within the Constructing Owner's Property as that term is defined in the DA described herein and in Section 2 hereof; and

WHEREAS, this Agreement will not apportion any Fee Reimbursements that Constructing Owner may elect to apply as Fee Credits to any particular real property. Such apportionment shall be accomplished at Constructing Owner's discretion to any portion or portions of the Constructing Owner's Property as described herein;

WHEREAS, Section 4.3 of the DA provides that any Fee Reimbursement Agreement shall provide that certain provisions of the IFP and the DA (as set forth more particularly below) shall be protected from the effects of any proposed amendments of provisions related to reimbursement and credits, and Section 2.2.1 of the DA vests provisions related to the establishment of fee reimbursement and credit provisions for advance-funded improvements.

NOW, THEREFORE, in consideration of the mutual promises contained herein, City and Constructing Owner agree as follows:

SECTION 1. DEFINITIONS

All terms not otherwise described herein shall have the meaning described thereto in the IFP.

SECTION 2. RESTATED AGREEMENT IMPLEMENTING VESTED PROVISIONS OF IFP; MAP OF CONSTRUCTING OWNER'S PROPERTY.

This Agreement is intended to implement and not to modify or amend in any way the vested provisions of the IFP or the DA related thereto or the provisions of the Study or the IFP.

Consistent with the limitations in Section 4.3 of the DA, the "Constructing Owner's Property," within which Fee Reimbursements may be applied as credits against the Infrastructure Fee Component of the Fee as provided herein, is shown on the map attached hereto as Exhibit B (the "Map of Constructing Owner's Property"), and may also include additional property contiguous thereto, not exceeding five percent (5%) in area, that may hereafter be added to the description thereof by lot line adjustment, subdivision or other such lawful land division as requested by the Constructing Owner.

SECTION 3. CONSTRUCTION OF FACILITIES

Constructing Owner shall complete construction of the Facilities in accordance with the plans and specifications approved by the City Engineer, and in accordance with City improvement standards and this Agreement. Constructing Owner understands and acknowledges that the terms and conditions contained in any contract that Constructing Owner has or may execute with any contractors or material suppliers regarding the construction of the Facilities shall have no force or effect upon this Agreement. Constructing Owner is solely responsible for all contract payment obligations and may not rely upon reimbursement under the Plan Area Fee Program for purpose of

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payment to contractors, provided Constructing Owner may assign its rights to such reimbursements to its contractors and/or lenders as additional security for such payment. All bidding and contracting for construction work shall be done to allow for the Facilities to be eligible for acquisition or construction through a community facilities district ("CFD").

SECTION 4. BONDS

A. Constructing Owner has posted the following securities for the Facilities in favor of the City in the amounts and forms acceptable to the City Attorney:

1. To secure faithful performance in the construction of the Facilities, security in an amount equal to one hundred (100%) percent of the estimated cost of the work in the Preliminary Engineer's Estimate (see **Exhibit A**), including but not limited to cost of the Facilities, engineering, inspection, fees and incidental expenses, as determined by the City Engineer.

2. To secure payment to the contractor, subcontractors, and to persons furnishing labor, materials, or equipment to them, security in an amount equal to one hundred (100%) percent of the estimated cost of the work in the Preliminary Engineer's Estimate (see **Exhibit A**), including but not limited to cost of the Facilities, engineering, inspection, fees and incidental expenses, as determined by the City Engineer.

3. If applicable, to secure payment of the cost of setting of monuments, security in an amount equal to one hundred (100%) percent of the estimated costs of setting such monuments as determined by the City Engineer.

B. To secure the guarantee and warranty of the work for a period of one (1) year following the completion and acceptance of the Facilities, security in an amount equal to fifteen (15%) percent of the actual cost of the work performed, including but not limited to cost of the Facilities, engineering, inspection, fees and incidental expenses, as determined by the City Engineer shall be filed with the City prior to the final acceptance of the Facilities by the City.

C. The amounts of all securities required under this Agreement shall be adjusted every two years based on the best available data, such as actual bids and contracts for construction and change orders, as reviewed and approved by the City.

D. If security is furnished in the form of a bond or bonds, such bonds shall be executed by a corporate surety company authorized to transact surety business in the State of California.

E. If Constructing Owner shall fail or neglect to comply with the provisions of this Agreement, the City shall have the right at any time to cause said provisions to be met by any lawful means, and thereupon recover from the Constructing Owner and/or his/her surety the full cost and expense incurred.

SECTION 5. ALLOWABLE FEE REIMBURSEMENT

City and Constructing Owner agree that the amount of Infrastructure Fee Reimbursements owed to Constructing Owner hereunder shall be as set forth on **Exhibit C** hereto and made a part hereof, subject to the final "true up" as described in Section 8 hereof. The City shall reimburse the Constructing Owner, solely from the Infrastructure Fee Component of the Fee, all Eligible Hard

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Costs and Soft Costs incurred by the Constructing Owner in connection with the construction of the Facilities, as approved by the Administrator in consultation with the City Engineer.

"Hard Costs" shall consist of the costs of (i) construction of the Facilities, based on the price included in the Construction Contract and actually paid to the contractor for the construction of the Facilities, (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction, and (iii) habitat mitigation required as a mitigation measure in connection with the construction of such Facilities. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. "Eligible Hard Costs" means all of the Hard Costs incurred by the Constructing Owner to construct the Facilities, except to the extent the Administrator, in consultation with the City Engineer excludes costs found to be commercially unreasonable. Evidence that costs are based on a properly bid construction contract shall be prima facie evidence that costs are commercially reasonable. In no event shall Fee Reimbursement exceed the amounts actually paid for Eligible Hard Costs. Constructing Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks reimbursement or credit under this Agreement.

"Soft Costs" include the costs of planning, design and financing of the Facilities construction project, storm water pollution prevention monitoring & management (i.e., non- structural BMPs), engineering, inspection, geotechnical oversight and monitoring, testing, surveying, outside agency review fees, and bonding related to the construction of the Facilities. "Eligible Soft Costs" means all of the Soft Costs incurred by the Constructing Owner to construct the Facilities, except to the extent the Administrator, in consultation with the City Engineer, excludes costs found to be commercially unreasonable. Evidence that costs are based on a properly bid contracts shall be prima facie evidence that costs are commercially reasonable. In no event shall Fee Reimbursement exceed the amounts actually paid for Eligible Soft Costs. Constructing Owner shall provide documentation as required by the Administrator, which may include but is not limited to proof of payment and lien releases from all contractors, subcontractors, and suppliers for all costs for which it seeks reimbursement or credit under this Agreement.

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The Fee Reimbursement hereunder shall be equal to the Eligible Hard Costs and Eligible Soft Costs (collectively, the "Total Eligible Costs"), subject to the final "true up" as described in Section 8 below, and shall be set forth on **Exhibit C** upon execution of this Agreement.

In the event of any disagreement between the Constructing Owner, the Administrator and City Engineer on the initial calculation of the Total Eligible Costs, if all other conditions to the entry of this Agreement have been satisfied, the Constructing Owner may elect to enter this Agreement without having the amount of the Total Eligible Costs resolved and listed on **Exhibit C** (or having only the undisputed amount listed thereon as the Fee Reimbursement). In such case, Constructing Owner's right hereunder to apply any portion of the Fee Reimbursement (or the disputed amount thereof) as credits against the Fee within the Constructing Owner's Property will be deferred until such disagreement is resolved by the Constructing Owner and the City. If the Constructing Owner, the Administrator and the City Engineer are unable to resolve any disputed amounts after the

parties have engaged in good faith meetings and exchange of documents in support of their positions, the appeal provisions in Section 32 of this Agreement shall apply. The parties shall use their best efforts to resolve any such dispute within sixty (60) days of the entry of this Agreement.

Pending the resolution of any such dispute, the Constructing Owner shall pay any and all required Fees (except as may be offset by Fee Reimbursements applied as Fee Credits pursuant to other Fee Reimbursement Agreements) and City shall retain any Fees paid by the Constructing Owner after the Effective Date of this Agreement for potential refund upon resolution of such fee reimbursement dispute. The amount of Fees retained pending resolution of any fee reimbursement dispute shall not exceed the disputed amount. Upon resolution of any fee reimbursement dispute, and within twenty (20) business days of resolution of the fee reimbursement dispute, the Administrator shall amend **Exhibit C** to provide the final amount of the Fee Reimbursement allowed hereunder. Constructing Owner shall then have thirty (30) calendar days after receipt of the completed **Exhibit C** to retroactively apply any portion of such Fee Reimbursements as credits to the Constructing Owner's intervening development of the Project and obtain an equivalent refund of Fees collected and retained from the Constructing Owner after the Effective Date of this Agreement pending the resolution of the fee reimbursement dispute. If Constructing Owner does not elect within such time to have any of the Fee Reimbursement applied as credits to the Constructing Owner's intervening development of the Project, then any Fees previously collected and retained from the Constructing Owner during such period shall be deposited into the Fee Program and applied as otherwise provided for in the IFP.

SECTION 6. ANNUAL ADJUSTMENTS TO FEE REIMBURSEMENTS

As provided in the IFP, all fee reimbursements, including those converted to fee credits, shall be adjusted annually based on the annual change to the Plan Area Fee Program.

SECTION 7. CALENDAR-YEAR PRIORITY FOR PAYMENT OF FEE REIMBURSEMENTS

The priority of payment of the Fee Reimbursements shall be on a Calendar-Year Priority basis, as described in the IFP. As provided in the IFP, a constructing entity (herein defined as a Constructing Owner) achieves a given Calendar-Year Priority when it has a fully executed fee reimbursement agreement and has expended at least 30 percent of the Eligible Hard Costs for the plan area infrastructure improvements included in such reimbursement agreement. Based on the estimated schedule for construction of the Facilities, the parties anticipate that Constructing Owner will complete 30% of the Eligible Hard Costs of the Facilities, which 30% completion will establish the Calendar-Year Priority for the Fee Reimbursements hereunder, by Calendar-Year 20 ___. Constructing Owner shall notify the City upon expenditure of 30% of the Eligible Hard Costs of the Facilities and, subject to confirmation thereof by the Administrator and the City Engineer, the City shall provide written notice to Constructing Owner of the Calendar-Year Priority for payment of Fee Reimbursements to be applied by the City hereunder. City shall provide Constructing Owner with the written notice required herein within 30 calendar days of the receipt of the written notification by the Constructing Owner of the expenditure of 30% of the Eligible Hard Costs.

Outstanding Fee Reimbursements shall be paid out first on the Fee Reimbursement Agreement(s) with the earliest Calendar-Year Priorities, until paid in full (i.e., a Fee

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Reimbursement Agreement with an earlier Calendar-Year Priority shall receive all available Fee Reimbursements until paid in full prior to any Fee Reimbursements being paid pursuant to a Fee Reimbursement Agreement with a later Calendar-Year Priority. If two or more Fee Reimbursement Agreements have the same Calendar-Year Priority ("Equal-Priority Reimbursement Agreements"), after payment in full on any earlier Calendar-Year Priority Fee Reimbursements, the Fee Reimbursements on such Equal-Priority Reimbursement Agreements shall be paid out pro rata, based on the relative amount of then outstanding Fee Reimbursements due thereunder at the time of such payment. For example, if at the time of payment of any Fee Reimbursement hereunder, another constructing owner was owed Fee Reimbursements pursuant to Fee Reimbursement Agreement with the same Calendar-Year Priority as this Agreement, then such payment would be divided between the Constructing Owner and the other constructing owner in proportion to the relative amounts of reimbursements then owned under the respective Agreements.

In accordance with the applicable Calendar-Year Priorities, the Fee Reimbursement hereunder shall be paid to Constructing Owner when the Facilities are completed as determined by the City Engineer ("Completion") and accepted by resolution of the City Council accepting the improvements and directing the City Clerk to file a Notice of Completion with the Placer County Recorder. The Fee Reimbursement shall be paid by the City as fee revenues from the Infrastructure Fee Component of the Fees that are collected within the Plan Area. After Completion of the Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available. Prior to such Completion, if the Fee Reimbursement hereunder is eligible for payment on a Calendar-Year Priority basis subject only to Completion of the Facilities, then fee revenues collected from the Infrastructure Fee Component of the Fee within the Plan Area that would otherwise be paid to the Constructing Owner hereunder shall be held by the City in reserve for payment of the Fee Reimbursement pending Completion of the Facilities up to the amount of the Fee Reimbursement then due hereunder.

As provided in the IFP, the Administration Fee Component of the Fees has priority with respect to distribution of any fees in the Village 1 Plan Area Fee Program Fund and must be satisfied before reimbursements are made from other components of the Plan Area Fee Program.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only and solely from the Infrastructure Fee Component of the Fee deposited in the Plan Area Fee Program.

SECTION 8. <u>"TRUE UP" OF FEE REIMBURSEMENT</u>

Upon completion of the Facilities by the Constructing Owner and acceptance thereof by the City, the final determination of actual Eligible Hard Costs upon which the Fee Reimbursement amount is based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Constructing Owner to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for reimbursement, the Constructing Owner must:

- Present the change order request and estimated cost along with supporting information to the Administrator and City Engineer; and

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- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for such Fee Reimbursement.

To secure final Fee Reimbursement, Constructing Owner shall provide the following items to the Administrator and City Engineer in order for each to determine the actual Eligible Hard Costs and Eligible Soft Costs incurred by Constructing Owner for the Facilities that qualify for reimbursement:

(1) Copies of the original Construction Contract and any change orders that have been agreed to and approved in writing by the Constructing Owner, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices, with unconditional lien releases, submitted by the contractor and suppliers;

(3) Copies of all checks issued by the Constructing Owner with related invoices indicated;

(4) A summary tabulation of all contractor and supplier invoices and Constructing Owner payments; and

(5) Prevailing Wage Certification, or documentation acceptable to the City Attorney of an exception to the applicability of prevailing wage.

If, when the final reconciliation of Total Eligible Costs for the Facilities is conducted by the Administrator, the actual Total Eligible Costs for the Facilities exceeds the amount of Fee Reimbursement initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Total Eligible Costs will serve as the basis for determination of the amount of the Fee Reimbursement due or owed to the Constructing Owner should be increased above the amount described in **Exhibit C** of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Total Eligible Costs and **Exhibit C** shall be adjusted accordingly.

If the final reconciliation determines that Total Eligible Costs are less than the amount of Fee Reimbursement initially provided hereunder, the Administrator shall notify the Constructing Owner of such reduction of the Fee Reimbursement and **Exhibit C** shall be revised accordingly. If the amount of Fee Reimbursements converted to and applied as Fee Credits exceeds the final amount of Total Eligible Costs that supported such Fee Credits, then the Constructing Owner shall repay the amount of the Fee Reimbursement that was converted to and applied as Fee Credits in excess of the confirmed Total Eligible Costs within sixty (60) calendar days of receipt of notice from the Administrator of the amount to be repaid. As an alternative to repaying such amount in cash, if the Constructing Owner holds Fee Reimbursements pursuant to another Fee Reimbursement Agreement that are convertible to Fee Credits within the Constructing Owner's Property, the Constructing Owner may convert the Fee Reimbursements from such other Fee Reimbursement Agreement to Fee Credits and apply them against such repayment obligation. Failure to make such repayment within the aforementioned 60-day timeframe shall constitute a

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default and a material breach of this Agreement.

In no event shall Fee Reimbursement exceed the amounts actually paid by Constructing Owner for Total Eligible Costs. Any determination by the Administrator and City Engineer under this Section shall be subject to the appeal rights set forth in Section 32 of this Agreement.

SECTION 9. APPLICATION OF FEE REIMBURSEMENT CONVERTED TO FEE CREDITS

The Fee Reimbursement may, at the Constructing Owner's option, be converted to Fee Credits for application against the Infrastructure Fee Component of the Fee in connection with development within the Constructing Owner's Property, subject to the following conditions:

A. If more than one Fee Reimbursement Agreement has been entered into with respect to development of a Constructing Owner's Property, any conversion of Fee Reimbursements to Fee Credits shall occur in the order of the Calendar-Year Priority for such Fee Reimbursements, beginning with the earliest Calendar-Year Priority Fee Reimbursements;

B. In any event, Fee Reimbursements converted to Fee Credits may not be assigned to, or applied against the Fee obligation associated with development of any Plan Area properties other than the Constructing Owner's Property, as depicted on **Exhibit B** to this Agreement, and subject to the provisions of Section 2 related to application of Fee Credits to other contiguous properties not exceeding five percent (5%) in area owned by the Constructing Owner.

C. Notwithstanding any provision to the contrary, Fee Reimbursements converted to Fee Credits may only be used to satisfy Plan Area obligations and not for any other purpose.

Subject to compliance with the foregoing conditions, Fee Reimbursements may be converted to Fee Credits at any time from and after the Effective Date of this Agreement. Any conversion of Fee Reimbursements to Fee Credits and the corresponding application of such converted Fee Credits against the Infrastructure Fee Component of the Fee shall be made in writing and delivered to the Administrator in the form attached hereto as **Exhibit D**. So long as the Constructing Owner is not in default of this Agreement at the time of its request, Fee Reimbursements may be converted to and applied as Fee Credits against the Infrastructure Fee Component of the Fee at any time from and after the Effective Date of this Agreement and such conversion is not dependent upon Completion of the Facilities.

The right to apply Fee Reimbursements as Fee Credits is limited hereunder to the Infrastructure Fee Component of the Fee and may not be applied against the Neighborhood Park Development Fee Component, the Neighborhood Park Land Acquisition Fee Component or the Administrative Fee Component of the Fee.

SECTION 10. DISCLOSURE REGARDING TIMING OF PAYMENT OF INFRASTRUCTURE FEES

As described in the IFP, the Fee will be collected before acceptance of the first final small lot map on any property identified in the Constructing Owner's DA. The Fee will be charged with each final small lot map, with 10 acres being the minimum quantity for each small lot map. The

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10-acre minimum does not accumulate with or carryforward to future small lot maps.

SECTION 11. TRANSFER OF FEE REIMBURSEMENTS

Fee Reimbursements are personal to Constructing Owner and do not run with the Project that is generating such Fee Reimbursements. Provided the Constructing Owner has no outstanding monetary obligation to the City within the Project Area, Constructing Owner may, at its sole option and discretion, assign the rights to any Fee Reimbursements, including the right to convert such Fee Reimbursements to be applied as Fee Credits against the Infrastructure Fee Component of the Fee, to any other person or entity, including any developer or builder acquiring property within any portion of the Constructing Owner's Property, subject to the conditions and limitations herein regarding the application of such Fee Credits, including without limitation, the application thereof only for development within the Constructing Owner's Property. If Constructing Owner has an outstanding monetary obligation to the City as noted above, then the City may either require the monetary obligation to be met before transfer of the Fee Credit or apply any Fee Reimbursement or converted Fee Credit then owned by Constructing Owner against the obligation owed by Constructing Owner. Any assignment of the rights to Fee Reimbursements shall be made in writing and delivered to the Administrator in the form attached hereto as **Exhibit E**. Assigned Fee Credits carry the same priority the assignor had in the credits.

SECTION 12. FAILURE TO COMPLETE CONSTRUCTION.

Failure to complete work within the scope of this Agreement may affect the Calendar-Year Priority Status for the Fee Reimbursement hereunder, may result in termination of the Fee Reimbursements and termination of the right to apply any converted Fee Credits against the Infrastructure Fee Component of the Plan Area (in which case, absent the availability of any other Fee Credits, the full amount of the Infrastructure Fee Component of the Plan Area would be due as and when required by development of the Constructing Owner's Property), and may require repayment of any Fee Reimbursements paid or applied as Fee Credits, as deemed appropriate by the Administrator. In connection therewith, the Administrator may determine that the Constructing Owner shall not be entitled to further Fee Reimbursement or Fee Credits until completion of the Facilities as determined by approval of a resolution of the City Council accepting the improvements and authorizing the City Clerk to file a Notice of Completion with the Placer County Recorder. A change in the Calendar-Year Priority for any Fee Reimbursements will be evaluated from the previously determined Calendar-Year Priority to the date of completion, which may affect priority for Fee Reimbursement and priority for conversion to Fee Credits. Any determination by the Administrator and City Engineer to invoke the provisions of this Section shall be subject to the appeal rights set forth in Section 32 of this Agreement.

SECTION 13. INSPECTION

City and its authorized representatives shall, at all times have access to the construction site during construction of the Facilities and Constructing Owner shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Constructing Owner vary the normal period during which work or any portion of it is carried out on each day, Constructing Owner shall give timely

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notice to the City Engineer so that if he or she wishes, be present to observe the work in progress. If Constructing Owner fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Constructing Owner shall give timely notice to the City Engineer in advance of backfilling or otherwise covering any part of the work so that the City's representative may observe the work before it is concealed.

Notwithstanding any provision to the contrary, all Facilities shall be subject to City inspection for compliance with City requirements prior to approval of a resolution of the City Council accepting the improvements and authorizing the City Clerk to file a Notice of Completion with the Placer County Recorder. Observation of the work or inspection by the City shall not relieve Constructing Owner or its sureties of full responsibility for defective materials or workmanship or any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

SECTION 14. COMPLIANCE WITH PREVAILING WAGE LAWS

Unless otherwise authorized by City Charter, City ordinance, or applicable State statutory or common law, pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California (Labor Code Sections 1720 *et seq*. ("Prevailing Wage Laws")), all work shall be performed in compliance which the Prevailing Wage Laws and not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by the Constructing Owner or the Constructing Owner's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations shall be filed by the Constructing Owner with, and made available for inspection at the office of the City Clerk.

Constructing Owner shall require all contractors to register with the Department of Industrial Relations in accordance with Labor Code section 1725.5. Constructing Owner shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations. No Fee Reimbursement or Fee Credit shall be permissible without full compliance with the Prevailing Wage Laws.

SECTION 15. INSURANCE

Constructing Owner shall require its contractor to carry and maintain for three (3) years after City Acceptance of the Facilities, such public liability, property damage and contractual liability, auto, Workers' Compensation, Builders' Risk Insurance and other insurance coverage as required by the City in accordance with the improvement plan specifications for the Facilities.

The contractor shall name the City as an additional insured. For any claims related to the Facilities, the contractor's general liability and automobile insurance coverage shall be primary insurance in their coverage of the City and its officers, officials, employees, agents, or volunteers, and any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the contractor's insurance and shall not contribute with it.

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SECTION 16. ACCEPTANCE AND CONVEYANCE OF FACILITIES

Once Constructing Owner has completed construction of the Facilities and the Facilities, to include all associated easements and offers of dedication, provided that all liens, claims and encumbrances in connection with the Facilities have been released and the required warranty bond has been provided to the City, final inspection, all engineering submittals and administrative components of the project, to the satisfaction of the City Engineer shall recommend that the City Council approve a resolution accepting the improvements and authorizing the City Clerk to file a Notice of Completion with the Placer County Recorder. No acceptance shall be valid without the Constructing Owner conveying and vesting full, complete and clear title in said Facilities to the City at the time of acceptance.

SECTION 17. LIENS, CLAIMS, AND ENCUMBRANCES

Prior to the City's acceptance of any Facilities, Constructing Owner shall clear any and all liens, claims and encumbrances from said Facility as a condition of acceptance by the City.

SECTION 18. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS

Prior to acceptance of the Facilities by City, Constructing Owner shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

SECTION 19. INDEMNIFICATION

The Constructing Owner, by execution of this Agreement, specifically agrees to protect and assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents and consultants (the "Indemnitees"), from and against all liabilities, actions, lawsuits, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Constructing Owner shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence following acceptance of the Facilities.

SECTION 20. THIRD PARTY LIABILITY

City does not assume any liability, duty or obligation to Constructing Owner's contractors, subcontractors, agents or any person or entity not a party to this Agreement by execution or performance of this Agreement, and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

SECTION 21. WARRANTY

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Constructing Owner hereby warrants the Facilities as to materials, design and workmanship and should any defect or failure of the Facilities, or any parts thereof, occur within a period of one

(1) year after final acceptance by City, or such other longer time duration that may be agreed to by separate agreement, Constructing Owner shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted resolution of City Council accepting the Facilities and directing the City Clerk to file a Notice of Completion with the Placer County Recorder. City shall provide written notification to Constructing Owner of final acceptance by the City.

City is hereby authorized to make repairs if Constructing Owner fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such defect or failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public or delaying the repairs may cause the damage to substantially increase, the necessary repairs may be made by the City without prior notice to Constructing Owner. All costs of the repair, if not paid by the Constructing Owner within twenty calendar days of notice from the Administrator to the Constructing Owner, shall be paid out of any Fee Reimbursement then otherwise payable to the Constructing Owner from the Infrastructure Fee Component of the Village 1 Plan Area Fee Program Fund. In the event available Fee Reimbursement otherwise payable to the Constructing Owner shall be insufficient to pay for the repair, the deficiency shall be paid out of _____. In no event shall the City be responsible for the cost of the repair within the warranty period. In all cases of defect or failure within the warranty period where the City has taken action in accordance with this paragraph, Constructing Owner shall promptly reimburse City and, if applicable, the _____shall fund the repair for any and all costs or expenses, direct or indirect, incurred by the City. The foregoing is in addition to, and shall not in any way limit or affect, the rights of the City to enforce the warranty obligations of Constructing Owner hereunder and to recover any and all costs thereof from the warranty bond posted thereby.

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SECTION 22. BINDING ON SUCCESSORS AND ASSIGNS

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

SECTION 23. ATTORNEY'S FEES

If any suit, action or proceeding in law or equity (except for the dispute resolution process set forth herein) is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

SECTION 24. AUTHORITY TO ENTER INTO AGREEMENT

Constructing Owner and City certify that they have the authority and are legally empowered to enter into this Agreement on behalf of their entity and to bind their party to the performance of its obligations hereunder.

SECTION 25. NOTICES

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Lincoln
Attn: Director of Support Services / Administrator 600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

With a copy to:

City of Lincoln Attn: CityEngineer 600 Sixth Street
Lincoln, CA 95648
Telephone: (916) 434-2400
Facsimile: (916) _____

(b) If to Constructing Owner:

[fill in notice information for Constructing Owner]

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

SECTION 26. NOTICE OF CONTRACTORS

Constructing Owner shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

SECTION 27. TERM

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

SECTION 28. SEVERABILITY

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the

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validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

SECTION 29. CONFLICTS

This agreement is intended to implement and be consistent with the requirements of the IFP. Therefore, in the event of any conflicts between the IFP and this Agreement, the requirements of the IFP shall prevail and control.

SECTION 30. EXHIBITS

The Exhibits attached hereto are hereby incorporated herein by this reference.

SECTION 31. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

SECTION 32. RIGHT OF APPEAL

Constructing Owner may appeal any final determination by the Administrator and/or City Engineer to the City Manager and thereafter to the City Council pursuant to the provisions of Lincoln Municipal Code section_____. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

SECTION 33. EFFECTIVE DATE

The City's execution of this Agreement shall be contingent upon confirmation by the Administrator, in consultation with the City Engineer, that (i) a Construction Contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. The date of such execution by the City, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the **"Effective Date"** of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Constructing Owner.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above-written.

CONSTRUCTING OWNER:

_____,
a _____

By: _____
Name:_____
Title: _____
Date: _____

CITY:

_____,
a _____

By: _____
Name:_____
Title: _____
Date: _____

ATTEST:

_____,
City Clerk

By: _____
Date: _____

APPROVED AS TO FORM:

_____,
City Attorney

By: _____
Date: _____

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EXHIBIT A

IDENTIFICATION OF FACILITIES AND MAP

(Including Preliminary Engineer's Estimate of Facility Costs)

(to be attached)

DRAFT

EXHIBIT B

MAP OF CONSTRUCTING OWNER'S PROPERTY

(Within Which Fee Reimbursements May Be Applied as Fee Credits)

(to be attached)

DRAFT

EXHIBIT C

IDENTIFICATION OF FEE REIMBURSEMENT
VILLAGE 1 PLAN AREA FEE PROGRAM

[Insert Name of Constructing Owner Here] [List Facility Here]

Date of Agreement:_____, 20

Village 1 Plan Area Program Fee Reimbursements: $_____

DRAFT

EXHIBIT D

FORM OF CERTIFICATE OF CONVERSION OF PLAN AREA FEE REIMBURSEMENTS TO AND APPLICATION OF INFRASTRUCTURE PLAN AREA FEE CREDITS

The undersigned Constructing Owner, as the holder of certain Fee Reimbursements related to the Fee Reimbursement Agreement between Constructing Owner and the City of Lincoln, dated _____ (the "Agreement"), and with a Calendar-Year Priority of 20_, hereby elects to convert the Fee Reimbursements to Fee Credits and apply such converted Fee Reimbursements indicated below as a credit against the Infrastructure Fee Component of the Village 1 Plan Area Fee Program otherwise payable in connection with the recordation of a small- lot subdivision map for development of the property within the Village 1 Specific Plan Area described below:

Constructing Owner's Legal Name: _____

Project Name: _____

Subdivision Name: _____

Final Map Name and Date: _____

Village (or Units) and Lot Numbers: _____

Attach copy of Final Map with lot numbers visible.

Amount of Fee Reimbursements Converted to Fee Credits: $_____

Fee Reimbursement Balance Under Agreement Before Conversion: $_____

Fee Reimbursement Balance Under Agreement After Conversion: $_____

ACKNOWLEDGED: Administrator: _____

CONSTRUCTING OWNER:

_____,
a _____

By:_____
Name:_____
Title:_____
Date:_____

DRAFT

EXHIBIT E

FORM OF CERTIFICATE OF ASSIGNMENT AND
TRANSFER OF INFRASTRUCTURE FEE REIMBURSEMENTS

The undersigned Constructing Owner, as the holder of certain Fee Reimbursements related to the Fee Reimbursement Agreement between Constructing Owner and the City of Lincoln, dated _____(the "Agreement"), and with a Calendar-Year Priority of 20_, hereby assigns, transfers and conveys to the undersigned Assignee the amount of Fee Reimbursements as indicated below:

Constructing Owner's Legal Name:

_____

Assignee's Legal Name:

_____

Amount of Assigned Fee Reimbursements: $_____

Fee Reimbursement Balance Held by Constructing Owner
under Agreement Before Assignment: $_____

Fee Reimbursement Balance Held by Constructing Owner
under Agreement After Assignment: $_____

ACKNOWLEDGED: Administrator: _____

DRAFT

CONSTRUCTING OWNER:

By:_____

Name:_____

Title:_____

Date:_____

ASSIGNEE/HOME BUILDER:

By:_____

Name:_____

Title:_____

Date:_____

CONSTRUCTING OWNER CONTACT:

[*ADD CONTACT INFORMATION]*

ASSIGNEE/HOME BUILDER CONTACT:

[*ADD CONTACT INFORMATION]*

DRAFT

EXHIBIT I

(FORM DOCUMENT)

PLAN AREA FEE CREDIT TRANSFER AGREEMENT

THIS PLAN AREA FEE CREDIT TRANSFER AGREEMENT (herein, this "Plan Area Transfer Agreement') is entered into as of_____, 20 ____, by and between _____, a_____("Transferor") and _____, a_____ ("Transferee").

RECITALS

A. TRANSFEROR agrees to convey to TRANSFEREE certain Plan Area Fee Credits identified in Exhibit A, applicable to Plan Area projects included in the Lincoln Village 1 Infrastructure and Public Facilities Financing Plan ("Plan Area Credits").

B. Exhibit A is attached hereto and incorporated by reference.

C. TRANSFEROR and TRANSFEREE are executing and recording this Plan Area Transfer Agreement pursuant to Sections 4.3.5 of their respective development agreements.

AGREEMENTS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRANSFEROR and TRANSFEREE agree as follows:

1. TRANSFEROR hereby assigns to TRANSFEREE all of TRANSFEROR's rights and obligations pertaining to Plan Area Credits as set forth in Exhibit A.

2. TRANSFEREE, its successors and assigns hereby expressly assume all such rights and obligations pertaining the Plan Area Credits as set forth in Exhibit A.

3. All of the covenants, terms and conditions set forth herein shall be binding upon and shall inure to the benefit of the parties hereto and to their respective heirs, successors and assigns.

4. This Transfer Agreement may be executed in one or more counterparts. All counterparts so executed shall constitute one agreement, binding on all parties, even though all parties, even though all parties are not signatory to the same counterpart. The parties authorize each other to detach and combine, or cause to be detached and combined, original signature pages and consolidate them into a single identical original for recordation of this Agreement in the Official Records of Placer County, California.

IN WITNESS WHEREOF, the parties hereto have executed this Plan Area Transfer Agreement as of the date and year first-above written.

DRAFT

TRANSFEROR:

_____,
a _____

By: _____
Name:_____
Title: _____

TRANSFEREE:

_____,
a _____

By: _____
Name:_____
Title: _____

DRAFT

EXHIBIT A

PLAN AREA FEE CREDITS TRANSFERRED

PLAN AREA FEE CREDITS			
Infrastructure Fee	Neighborhood Park Development Fee	Neighborhood Park Land Acquisition Fee	Administration Fee
$ .00	$ .00	$ .00	$ .00

VERIFICATION

The City of Lincoln hereby verifies that the Plan Area Credits listed above are currently owned by TRANSFEREE and available for transfer to TRANSFEROR.

By: _____

Name: _____

Title: Director of Support Services

Date: _____

DRAFT

STAFF REPORT

Item Number 8.C

SUBJECT: 1905 Aviation Boulevard project (Tom Cruickshank)

SUBMITTED BY: Tom Cruickshank

DEPARTMENT: Community Development

DATE: September 16, 2026

STAFF RECOMMENDATION:

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

1. Adopt a Resolution determining the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15183 – Projects Consistent with a General Plan, Community Plan or Zoning and is substantially consistent with the Lincoln Aircenter Certified Final and Supplemental Environmental Impact Report (SCH NO 82012504) (Attachment 1 and Exhibit);
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Planned Development) for the proposed 1905 Aviation Blvd Project in conformance with the design and development standards of the Lincoln Aircenter General Development Plan and Lincoln Municipal Code (LMC) Section 18.32.110 (Attachment 2 and Exhibits);
3. Adopt a Resolution approving a Conditional Use Permit for outdoor storage associated with the proposed 1905 Aviation Blvd Project consistent with the standards of the Lincoln Aircenter General Development Plan (Attachment 3 and Exhibit);
4. Adopt a Resolution approving a Conditional Use Permit for perimeter fencing over six feet tall, located within the twenty-one-foot frontage setback, and fencing over forty-two inches tall located between the front of the building and the street frontage consistent with the standards of the Lincoln Aircenter General Development Plan (Attachment 4 and Exhibit);

BACKGROUND/INTRODUCTION:

The project involves a new manufacturing facility, Walters and Wolf, occupying an existing facility with a 23,591-square foot building. The project site, which consists of two individual legal parcels (Assessor's Parcel Numbers 021-562-005 and 021-562-007) encompasses a total of 2.9 acres situated at the northeast area of Aviation Blvd and Lincoln Airpark Drive (Attachment 5). The northern parcel (APN 021-562-005) is occupied with an existing industrial building with on-site parking accessible via a driveway off Aviation Blvd to the west. The southern parcel (APN 021-562-007) is vacant with relatively flat topography and fronts along Lincoln Airpark Drive. A portion of the parcel is occupied by a wireless cellular facility leased and operated by Verizon Wireless, which was established under a Conditional Use Permit

granted in 2015. Currently, the only existing fencing on the site encloses the cellular facility. The project site is designated as Industrial Planned Development in the General Plan and zoned Limited Use Light Industrial subject to the industrial development standards of the adopted Lincoln Aircenter General Development Plan (GDP)[1]. It is bordered on the east by vacant medium industrial-zone property and existing light industrial-zoned properties to the north, west, and south (Attachment 5).
The project is filed under application PLN26-00006 by the applicant, Pacific Ridge Builders, on behalf of 1905 Aviation Blvd, LLC, which operates a manufacturing facility called Walters and Wolf. The company manufactures architectural glass, curtain wall systems and windows (Attachment 6).

Project Description
The project involves a manufacturing operation, proposed expansion to include an outdoor storage yard and associated minor building and site improvements. Project details are discussed and graphically shown in the exhibits referenced in the sections below. Project materials include Civil Site and Utility Plans, Grading and Drainage Plans, Stormwater Control Plans, Site Lighting, Landscape and Irrigation Plans (Attachment 2, Exhibits B, C, and D), detailing the proposed improvements.
On the northern parcel, the applicant proposes a minor alteration of the southern facade of the existing building by adding a12 foot tall x 20-foot-wide metal roll-up door to facilitate movement of assembled product from inside the building to the outdoor storage area on the southern parcel (Attachment 2, Exhibit G). The roll-up door will match the existing exterior color and design of the overall building.
The parcel would also include proposed installation of a perimeter fencing and access gates of various heights and material providing security to the overall project site. As shown in Attachment 2, Exhibit C, the proposed fencing and gates vary in heights from a minimum 10-foot tall to a maximum of 16-foot tall. Other proposed improvements on the parcel include construction of a new concrete curb along the fencing on the eastern perimeter of the property, installation of pedestrian gates and relocation of five (5) standard parking stalls along the southern perimeter of the southern parcel.
On the vacant southern parcel, the project involves pavement of the yard for outdoor storage with similar improvements as the northern parcel. Along with the perimeter fencing, landscaping, underground storm drain system and security lighting would be installed on the fencing, and a new 20-foot-wide gated access would be constructed along Lincoln Airpark Drive. The perimeter fencing shall be predominantly cyclone fencing, but a section shall be made of reinforced material for additional storage racks.
The project is designed such that the products will be produced in the existing building, palletized and then stored on the southern parcel. From there the pallets will be loaded on to commercial trucks and shipped to their destination.
Access to the site would be available through the existing driveway along Aviation Blvd and commercial access would be available through driveway along Lincoln Airpark Drive. Site access points are outlined below and illustrated in project site plan (Attachment 2, Exhibit E):

- Driveway A is the existing access point for employees and visitors situated on Aviation Blvd, approximately 560 feet north of Lincoln Airpark Drive, which allows for standard in/out movement.
- Driveway B is proposed to provide a secondary access point to the southern portion of the project site 450 feet east of the intersection of Lincoln Airpark Drive and Aviation Blvd. This driveway would allow for in/out movement for trucks off of Lincoln Airpark Drive.

The project site circulation has been designed to accommodate the required turning ratio for various types of patron and service vehicles (commercial trucks and emergency vehicles) accessing the site (Attachment 2, Exhibit B, Sheet C901).
Parking requirements for the project are governed by the LMC Section 18.44.110 – Industrial Uses, which regulates that one parking space shall be provided for each one thousand sq feet of gross floor area. As a result, the project would require 24 parking stalls. As shown in Attachment 2, Exhibit C, the project would include 26 parking spaces exceeding the City's requirements by two spaces.

As discussed in the sections below, specific use and deviations from standards in accordance with the Lincoln Aircenter GDP requires a Conditional Use Permit.

Outdoor Storage: Section 5.13 "Storage, Service, and Loading Areas," of the Lincoln Aircenter GDP established the standards and requirements for outdoor storage.

Under Section 5.13.3 Storage, a Conditional Use Permit is required for outdoor storage whether it is temporary or permanent. The Project proposes producing goods within the existing building and store them temporarily on site until the product is shipped to the customer.
Nonconforming fencing: Section 5.10.2, "Fences, Walls, and Buffering Yard Guidelines,"; Section 5.10.2(2) states that any proposed fence located within twenty one feet of the curbline of a fronting street requires Planning Commission approval if it exceeds forty-two inches in height; Section 5.10.2(3) states any proposed fence exceeding six feet in height requires Planning Commission approval; and Section 5.10.2(6) calls for solid masonry walls or other solid durable alternative with approval of the Planning Commission.

Depending on the location, the proposed fence ranges from a minimum of ten (10) feet in height along three sides of the property, with a portion at a maximum of sixteen (16) feet in height (See Attachment 2, Exhibit C, Sheet A.1). The proposed fence is chainlink with green privacy slats along the majority of the site (See Attachment 2, Exhibit G). Decorative steel fencing and gates are located near the front of the existing building. The decorative steel fencing provides security for the front portion of the site and is not intended to screen the storage yard area.

Consistent with the applicable requirements of Chapter 18.32 (Planned Development District), a Specific Development Plan and Development Permit for the proposed project is required to implement the policies and standards of the Lincoln Aircenter GDP. In support of the project described above, the project includes specific deviations from GDP standards for landscaping discussed below:
Section 5.18.2(4) calls for at least 15% of the property to contain landscaping, unless otherwise approved by the Planning Commission.
The project proposes a landscape coverage area of 10.4 percent. The applicant is requesting approval of this deviation to maximize site flexibility and preserve available storage capacity.

Section 5.18.3(b) calls for an undulating earth mound two to three feet tall as a part of a 21-foot-wide frontage landscaping.

The Project proposes a 15-foot-wide landscape area without earth mounding. The purpose of earth mounding is to screen the public street from vehicle headlights; however, because the Project includes a proposed fence with privacy slats, the mounding is not necessary to achieve

the intended screening.

Section 5.18.3(e) calls for a sidewalk along the street frontage separated by a six-foot-wide landscape area.

The Project proposes to eliminate the six-foot wide landscape strip and place the sidewalk along the back of curb. This design would push the street trees and landscaping farther from the storage area while maintaining the required street frontage improvements. It would also allow the applicant to maximize storage capacity and enhance operational flexibility.

Section 5.18.5 Side and Rear Yard Requirements calls for a five-foot-wide landscape strip along interior and rear property lines.

The Project is proposing to eliminate the landscape strip on the east and west property lines of the southern parcel (storage yard). Eliminating this will allow for a more efficient use of the southern parcel.

The proposed project's design would be generally consistent with the existing industrial land uses in the surrounding area. Except for the noted deviations, all other applicable development standards including minimum setbacks, lot area and dimensions, and parking spaces have been verified for compliance with the GDP and City design and improvement standards. Statement of findings of consistency with these standards are discussed below.

Design and Architecture: No other changes to the existing building are proposed.

FINDINGS/ANALYSIS:

The project has been reviewed and verified for consistency with the applicable policies and standards of the City of Lincoln General Plan, Lincoln Aircenter General Development Plan, and Title 18 (Zoning Code). Justification for consistency with the findings are provided below. Attachment 7 provides a consistency analysis of applicable policies and standards.

General Plan

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

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

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

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

Land Use Element Policy LU 1.12 - Quality Design

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

Rationale: Consistent. The project has been appropriately designed consistent with the

architectural design theme guidelines and standards of the Lincoln Aircenter General Development Plan.

Land Use Element Policy LU 3.3 - Parking & Transportation and Circulation Element Policy T-3.2 - Adequate Off-Street Parking
LU 3.3: The City shall ensure that adequate parking and access are included in approved commercial development plans. T-3.2: The City shall require the provision of adequate off-street parking in conjunction with new development. Parking shall be located convenient to new development and shall be easily accessible from the street system.
Rationale: Consistent. The project has been designed with the appropriate amount and type of parking stalls consistent with the standards of the General Development Plan and LMC Title 18 Section 18.44.110 - Industrial Uses.

Transportation and Circulation Element Policy T-5.9 - Pedestrian Access
The City shall encourage specific plans and development plans to include design of pedestrian access that enables residents to walk from their homes to places of work, recreation and shopping.
Rationale: Consistent. The project would incorporates a public sidewalk and internal walkways to enable pedestrian access at the site.

Public Facilities & Services Element PFS-1.3 - Conditions of Approval
During the development review process, the City shall not approve new development unless the following conditions are met:
- *The applicant can demonstrate that all necessary infrastructure will be installed or adequately financed; and*
- *Infrastructure improvements are consistent with City infrastructure plans; and*
- *Infrastructure improvements incorporate a range of feasible measures that can be implemented to reduce public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required improvement.*

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

Public Facilities & Services Element Policy PFS-4.1 - Adequate Storm Drainage Facilities, Policy PFS 4.2 - Development Requirements, and Policy PFS-4.7 - Stormwater Runoff
PFS-4.1: The City shall provide storm drainage facilities with sufficient capacity to protect the public and private property from storm water damage. The facilities will also be implemented in a manner that reduces all public safety and/or environmental impacts associated with the construction, operation, or maintenance of any required drainage improvements (i.e., drainage basins, etc.).
PFS-4.2: The City shall encourage project designs that minimize drainage concentrations and impervious coverage and avoid floodplain areas and, where feasible, be designed to provide a natural water course appearance.
Policy-4.7: The City shall require new development to provide stormwater-retention sufficient for the incremental runoff from an eight-day 100 year storm.
Rationale: Consistent. The project would be designed to connect to existing storm water infrastructure and would include on-site drainage infrastructure for stormwater flows.

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

PSF 5.1: The City shall require solid waste collection services for existing and new developments to ensure the maintenance of health standards.
PSF 5.2: The City shall promote maximum use of solid waste reduction, recycling, and composting of wastes for a reduction in residential, commercial, and industrial waste disposal.
Rationale: Consistent. The project has existing onsite solid waste and recycling disposal and collection provided by the City.

Lincoln Aircenter General Development Plan
The Lincoln Aircenter GDP permits deviations from applicable landscaping, buffering, and fencing standards, subject to Planning Commission approval. The proposed use of the southern parcel for outdoor storage also requires approval of a Conditional Use Permit. The Project's requested deviations are appropriately scaled, reasonably justified, and necessary to support the operational needs of the facility. With the recommended conditions of approval, the Project implements and remains consistent with the applicable standards of the Lincoln Aircenter General Development Plan.

Lincoln Municipal Code Title 18 (Zoning)
Specific Development Plan/Development Permit (Planned Development): Findings regarding consistency with the Specific Development Plan and Development Permit are governed by Section 18.32.130 - Development Permit Hearing before the Planning Commission, which requires that proposed development be in conformance with the Lincoln Aircenter GDP. As outlined above, the project has been designed to meet these requirements and, with approval of the proposed alterations, has been verified as compliant with all applicable GDP standards.

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

- Outdoor storage consistent with Lincoln Aircenter GDP Section 5.13.3 on APNs 021-562-005 and 021-562-007; and
- Perimeter fencing consistent with Lincoln Aircenter GDP Section 5.10.2(2),(3), and (6) on APNs 021-562-005 and 021-562-007.

Findings required in LMC 18.56.020 are described below.
A finding by the Planning Commission that the use is substantially similar in characteristic to a use or uses currently within the district;
The proposed outdoor storage and security fencing would be accessory in nature and substantially similar to existing uses at comparable industrial properties within the City of Lincoln. Similar uses exist in nearby light industrial-zoned districts, including Lincoln Aircenter, Flocchini Circle south of downtown Lincoln and Gladding McBean on the north end of downtown.
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;
Approval of the Conditional Use Permit is appropriate within the applicable light industrial zoning district because it would allow the industrial manufacturing business the operational flexibility necessary to produce its products in a manner compatible with permitted and conditionally permitted uses in the district.
A finding by the Planning Commission that the proposed use, with the appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the city;

Given that the project would be developed consistent with the site's land use and zoning designation and would be appropriately designed in conformance with applicable standards, it would not be detrimental to the health, safety peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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

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

Design Review

The Design Review Board (DRB) reviewed the project on July 23, 2026. After presentations from both staff and the applicant, the DRB expressed support for the project's design and architectural direction. Members of the DRB requested clarifications on the fencing and landscaping. Following this review, the DRB issued a recommendation for approval of the project to the Planning Commission.

Conditions of Approval

To ensure timely and orderly implementation of the project, the proposed Project is subject to specific and standard conditions of approval. These conditions address applicant indemnification, permit expiration and enforcement, project specific items, and ongoing applicability to future property owners. The conditions are included, corresponding with the specific entitlement and attached resolutions.

ENVIRONMENTAL REVIEW:

The Project has been reviewed based upon the previously certified Lincoln Aircenter Final and Supplemental EIR (SCH #82012504). 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 and Supplemental 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 Lincoln Aircenter Final and Supplemental EIR adequately addresses environmental impacts. Therefore, no further environmental analysis is warranted under CEQA.

PUBLIC NOTICING

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

CONCLUSION

Supported by the analysis provided above, the 1905 Aviation Blvd Project has been found to be consistent with applicable General Plan, Lincoln Municipal Code standards, and the Lincoln Aircenter General Development Plan. The project is consistent with the General Development Plan, with the exception of select deviations identified in this report, which are subject to

Planning Commission approval under the Specific Development Plan/Development Permit application. Staff have determined the project to be appropriate for the project site and compatible with the surrounding area, and based upon these findings, recommend approval subject to the Conditions of Approval.

ATTACHMENTS:

Attach 1 PC Res 2026-xx CEQA DRAFT

Attach 2 PC Rex 2026-xx SDP DR DRAFT

Attach 2 PC Rex 2026-xx Exhibit A SDP COA DRAFT

Attach 2 PC Res 2026-xx Exhibit B - Civil Grading Utility Plans

Attach 2 PC Rex 2026-xx Exhibit C - Architectural Structural Electrical Plans

Attach 2 PC Rex 2026-xx Exhibit D - Landscape Irrigation Plans

Attach 2 PC Res 2026-xx Exhibit E - Site Access

Attach 2 PC Res 2026-xx Exhibit F - Operation Plan

Attach 2 PC Res 2026-xx Exhibit G - Exterior Renderings

Attach 3 PC Res 2026-xx CUP - Outdoor Storage DRAFT

Attach 4 PC Res 2026-xx CUP - Fencing DRAFT

Attach 5 - Project Site

Attach 6 - Applicants Detailed Project Narrative

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION FINDING THE 1905 AVIATION BLVD PROJECT CONSISTENT WITH THE LINCOLN AIRCENTER GENERAL DEVELOPMENT PLAN FINAL AND SUPPLEMENTAL EIR (SCH NO. 82012504), AND DETERMINING THAT NO FURTHER CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) REVIEW IS REQUIRED BECAUSE THE PROJECT WOULD NOT RESULT IN NEW OR SUBSTANTIALLY MORE SEVERE ENVIRONMENTAL IMPACTS AND IS SUBJECT TO APPLICABLE ADOPTED MITIGATION MEASURES

WHEREAS, the City of Lincoln received an application for the 1905 Aviation Blvd Project (Project), which includes, a Specific Development Plan / Development Permit (Planned Development), and Conditional Use Permit; and

WHEREAS, the Project proposes the renovation of an existing building and construction of a new outdoor storage yard on 2.9 acres of land with perimeter fencing; and

WHEREAS, the Lincoln Aircenter General Development Plan was approved by the City Council on March 11, 1986, that included certification of the Lincoln Aircenter Final Environmental Impact Report (EIR) (State Clearinghouse No. 82012504) the environmental analysis and determination for the implementation of the General Development Plan; and

WHEREAS, a notice describing the proposed outdoor storage in association with specific uses within the 1905 Aviation Blvd Project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the proposed project has been evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, based on its consistency with the previously certified Lincoln Aircenter Final and Supplemental EIR (State Clearinghouse No. 82012504) and the project is subject to the adopted mitigation measures; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 16, 2026, at which time it considered the proposed Project and CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln hereby make the following determination:

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines, because there are no site-specific or peculiar impacts associated with the project beyond what was previously analyzed in the Lincoln Aircenter EIR (State Clearinghouse No. 82012504). The proposed project land use is consistent with Lincoln Aircenter GDP and, therefore, no further CEQA analysis is warranted.

DRAFT

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____

Planning Commission Chairperson

ATTEST:

_____

Planning Commission Secretary

DRAFT

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT (PLANNED DEVELOPMENT) FOR THE 1905 AVIATION BLVD PROJECT IN THE LINCOLN AIRCENTER GENERAL DEVELOPMENT PLAN AREA, LOCATED ON TWO PARCELS AT 1905 AVIATION BLVD, APNS: 021-562-005-000 AND 021-562-007-000 (PLN26-00006) APPLICANT: PACIFIC RIDGE BUILDERS / PROPERTY OWNER: 1905 AVIATION LINCOLN, LLC

WHEREAS, the City of Lincoln received an application for the 1905 Aviation Blvd Project, which includes, a Specific Development Plan / Development Permit (Planned Development), and Conditional Use Permit; and

WHEREAS, Title 18, Division VII, of the Lincoln Municipal Code (LMC) provides for the review and recommendations of the Design Review Board on construction within the City of Lincoln; and

WHEREAS, Title 18, Chapter 18.32 of the LMC provides for the review of the City's Planning Commission on all Specific Development Plans and Development Permits (Planned Development); and

WHEREAS, a notice describing the proposed 1905 Aviation Blvd Project in the Lincoln Aircenter General Development Plan area was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; an

WHEREAS, the proposed project has been evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, based on its consistency with the previously certified Lincoln Aircenter Final and Supplemental Environmental Impact Report (State Clearinghouse No. 82012504); and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 16, 2026, at which time it considered the staff report, the application materials, public testimony, and all other evidence in the administrative record related to the proposed Specific Development Plan/Development Permit; and

WHEREAS, the Planning Commission has reviewed the recommendations of the Design Review Board and the proposed Specific Development Plan and Development Permit for the 1905 Aviation Blvd Project, on a property zoned LLI – Light Industrial, APNs 021-562-005-000 and 021-562-007-000.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

Section 1.

The Planning Commission finds and determines that:

DRAFT

1. The proposed industrial business use is similar to other uses typically found within Lincoln Aircenter General Development Plan (GDP) area. The Lincoln Aircenter GDP Section 5.4.2 – Permitted Uses within the outlines the uses that are allowed under the Lincoln Municipal Code Section 18.26.030 with approval of a Conditional Use Permit in the LLI - Light Industrial zone. The 1905 Aviation Blvd Project with associated on-site improvements is mutually supported by the intent and purpose of the Lincoln Aircenter General Development Plan.

2. The proposed development, together with the provisions for its design and improvement, and proposed alternative landscape standards, are consistent with the City of Lincoln General Plan, Lincoln Municipal Code, and Lincoln Aircenter General Development Plan.

3. The site is physically suitable for the proposed type of development.

4. The site is physically suitable for the proposed density of development.

5. The proposed project would be appropriate within the existing LLI – Light Industrial zoning classification.

6. The design of the project and the type of improvements will not cause serious public health problems.

Section 2.

The Specific Development Plan and Development Permit (Planned Development) for the 1905 Aviation Blvd Project, which proposes minor improvements to the existing building and a 1.5-acre industrial storage yard with perimeter security fencing on approximately 2.9 acres of LLI – Light Industrial zone designated property located within the Lincoln Aircenter General Development Plan area, on APNs 021-562-005-000 and 021-562-007-000 is hereby approved subject to the conditions set forth in Exhibit A attached hereto.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Planning Commission Chairperson

DRAFT

ATTEST:

_____

Planning Commission Secretary

Exhibits:

Exhibit A – Conditions of Approval
Exhibit B – Civil Grading Utility Plans
Exhibit C – Architectural Structural Electrical Plans
Exhibit D – Landscape Irrigation Plans
Exhibit E – Site Access
Exhibit F – Operation Plan
Exhibit G – Exterior Renderings

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1905 Aviation Blvd Project

The 1905 Aviation Blvd Project, located within the Lincoln Aircenter General Development Plan Area in the City of Lincoln (Assessor's Parcel Number 021-562-005 and 021-562-007) is approved subject to the following conditions of approval:

* (Single Asterisk) located in front of the Condition is a Modified Standard Condition
** (Double Asterisk) located in front indicates a New Condition Specific to the 1905 Aviation Blvd Project

Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
General Conditions			
1. The project shall comply with the applicable mitigation measures contained within the Lincoln Aircenter Environmental Impact Report (State Clearinghouse No. 82012504} for the Lincoln Aircenter General Development Plan Area.	General Condition	Community Development	
2. The location and development of all structures, building elevations, driveways, parking areas, landscaping and other such facilities and features shall be substantially as shown on the attached site plans, except or unless indicated otherwise herein. These conditions of approval supersede all conflicting notations, specifications, dimensions, typical sections, and the like, which may be shown on the attached plans and exhibits. The colors, textures and physical composition of all exterior surfaces shall conform to that which is represented on the attached elevations, together with the material sample board submitted with the above-mentioned application.	General Condition	Community Development	
3. The Applicant shall hold harmless the City, its Council Members, its Planning Commission, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in an action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the City in any such action.	General Condition	Community Development	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
4. The Applicant shall pay the City's actual costs of providing entitlement processing, Plan review, GIS, administrative fee, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.	General Condition	Community Development and City Engineer	
5. All improvements required for the project shall be designed and constructed to conform to the City of Lincoln Municipal Code, Section 17, Design Criteria and Procedures Manual, and Public Facilities Improvement Standards or as modified by these Conditions of Approval, or as approved by the City Engineer and/or Community Development Director.	Improvement Plans	Development Engineering and City Engineer	
6. The design, maintenance, inspection and reporting of all storm water systems, devices, and treatment systems by the Applicant shall be in compliance with the West Placer Storm Water Quality Design Manual and the State MS4 permit or current State requirements.	General Condition On-going	Development Engineering and City Engineer	
7. As set forth in the City's Public Facilities Element Fee (PFE program), the project is subject to Infrastructure and Capital Facility Impact Fees categories including but not limited to, Wastewater Fee; Reclaimed or Raw Water Fee; Drainage Fee; Water Fee; Transportation Fee; and Community Services Fees which includes Parks, City Administration, Fire, Police, Solid Waste, and Library.	General Condition	Support Services	
8. Project approval is valid for four (4) years from the date of Planning Commission approval, in accordance with LMC Section 18.32.170 (Development Permit Expiration and Extensions)	General Condition	City of Lincoln	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
9. * All improvements and construction within the project shall be consistent with the provisions set forth in the approved Lincoln Aircenter General Development Plan (adopted by Ordinance No. 435B), and may be subsequently amended, to the satisfaction of the City Engineer.	General Condition	Community Development and City Engineer	
10. ** Easements and encumbrances as noted or shown in the lease agreement detailing location of utilities and access easements shall be shown on the improvement plans.	Initial Submittal of Improvement Plans	Community Development and City Engineer	
11. **Within 60 days of approval of the Specific Development Plan/Development Permit, the applicant shall submit a copy of the updated lease agreement for the wireless cellular facility, executed by both parties. Failure to submit the executed lease agreement within this timeframe shall render the Conditional Use Permit null and void.	General Condition	Community Development	
Development Studies/Mitigation			
12. *The design of the on-site storm drainage system improvements shall demonstrate that the project will not cause or contribute to flooding impacts on upstream or downstream properties. Prior to approval of the improvement plans, the applicant shall demonstrate that the proposed drainage system complies with Section 10 of the City Design Criteria and Procedures Manual, including Section 10-2 regarding the overland routing of flood flows. The project shall provide appropriately sized detention facilities or other approved mitigation measures, as necessary, to mitigate any increase in stormwater flows attributable to the project. Where underground storage is proposed as a mitigation measure, the improvement plans shall include inlet calculations demonstrating that the proposed inlets and associated conveyance system are adequately sized to safely convey the design storm flows to the underground storage facility without causing adverse upstream flooding or bypassing the intended storage volume.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
13. The Applicant shall provide a stamped and signed final Storm Water Quality Plan with the improvement plans. The plan shall comply with the latest West Placer Storm Water Quality Design Manual, using updated SWQP templates, and the State MS4 permit or current State requirements.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
14. The Applicant shall submit a soils report prepared by a Geotechnical Engineer for the development. The report shall identify any grading and/or foundation soil problems on the lots and recommend any necessary corrective action to be taken. The reports shall be submitted with the Grading Permit or Improvement Plans, whichever occurs first. The reports shall include sub-grade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
Stormwater Quality/Grading/Drainage			
15. *The Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion or phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
16. In accordance with the City's most current standards, no disturbed surface or soil shall be left standing through a winter season without erosion control measures, such as re-vegetation of exposed slopes. Temporary erosion control measures (such as silt fences, staked straw bales, etc.) shall be employed at the base of disturbed slopes until re-vegetation is established.	Prior to approval of Improvement Plans and during Construction	City Engineer	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
17. The Applicant shall submit a post construction Storm Water Quality Plan with trash capture devices as per Supplemental Trash Control requirements approved under City Council Resolution 2021-134. The design, maintenance, inspection, and reporting of all storm water systems, devices, and treatment systems by the Applicant shall comply with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ National Pollutant Discharge Elimination System Permit Phase 2 Municipal General Permit No. CAS000004, Waste Discharge Requirements for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems and any design guidance developed by the City.	Prior to approval of Improvement Plans and During Construction	Community Development and City Engineer	
18. The Applicant shall submit a SWPPP and 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	
19. The Applicant shall provide a grading and erosion control security deposit in accordance with the City of Lincoln Design Criteria and Procedures Manual.	Prior to the issuance of the Grading Permit.	City Engineer	
20. 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	
21. The Applicant shall be responsible for obtaining all necessary regulatory permits required prior to site grading activities.	Prior to Grading	Community Development and City Engineer	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
22. ** All onsite stormdrain facilities and stormwater quality features shall be privately maintained and labeled as such on the improvement plans.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
Floodplain/Wetlands			
23. The project shall comply with requirements of SB-5 (200-year flood protection) and regulations and guidelines published by the State Department of Water Resources, and as may be adopted by the City of Lincoln in compliance with the requirements of SB-5.	General Condition	Community Development and City Engineer	
Transportation/Street Improvements			
24. **All proposed frontage and driveway improvements shall comply with the City of Lincoln Design and Procedures Manual.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
25. **The project shall provide a sidewalk with a minimum width of 4-feet that is fully within the right-of-way or public access easement.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
Utilities			
26. **The Preliminary Site Plans processed with the Entitlement Application, are not approved for final design. Technical studies demonstrating the onsite storm drain facilities meet the capacity & sizing calculation standards as per City of Lincoln Design Criteria & Procedures Manual shall be required with the initial improvement plan submittal. The Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
27. * Applicant shall finalize and submit a signed and stamped drainage study and storm water quality plan with the initial improvement plan submittal.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	
28. **All proposed landscaping along the frontage within the development shall be privately owned and operated.	General condition	Development Engineering and City Engineer	
29. **A minimum 12.5 – foot Public Utility Easement (PUE) shall be dedicated by the project and shall be clear of any structures or obstructions, to the satisfaction of the City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
30. **The Applicant shall submit Joint Utility Trench Composite Plans for review by City Engineer. The Applicant shall install a 2-inch spare conduit for fiber from the PUE to each commercial building to be terminated at the utility closet.	Prior to approval of Improvement Plans	City Engineer, and Building	
Fire			
31. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City Engineer in consultation with the Fire Chief prior to start of any phase of underground utility construction.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
32. The final placement of fire hydrants shall be subject to the approval of the Fire Chief during the review of Improvement Plans and consistent with the most current improvement standards for the City.	Prior to approval of Improvement Plans	Development Engineering, City Engineer and Fire Department	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
33. Emergency access ways and pedestrian connections will be reviewed with Improvement Plans and be approved by the Fire Department, Community Development Department, and City Engineer.	Prior to approval of Improvement Plans	Community Development, City Engineer and Fire Department	
34. ** Provide copy of 5-year certification for fire sprinkler system and current fire alarm inspections.	Prior to construction	Community Development, City Engineer and Fire Department	
35. ** A Knox Padlock or Knox Box shall be provided on all vehicle gates.	Prior to construction	Community Development, City Engineer and Fire Department	
36. ** Fire access lane must be striped in non-curbed areas and labeled in newly paved yard. Fire access lane must always provide an unobstructed minimum width of 20 feet.	Prior to approval of Improvement Plans	Community Development, City Engineer and Fire Department	
37. ** Improvement and building plans show location of existing Knox Box and fire control room.	Prior to construction	Community Development, City Engineer and Fire Department, Building	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
38. ** A Knox Box must be located at the fire control room with updated keys.	Prior to construction	Community Development, City Engineer and Fire Department, Building	
Landscaping and Walls			
39. **Landscape Plans shall include drought tolerant, low maintenance re-vegetation and landscaping plans and specifications for landscaped corridors/landscaped medians, common parking lots, prepared by a registered landscape architect.	Prior to approval of Improvement Plans	Community Development, City Engineer, and Public Services	
40. *Any structure proposed as part of the civil or landscape improvement plans shall include all applicable structural details on the plans and shall be accompanied by the structural calculations for review and approval by the City.	Prior to approval of Improvement Plans	Community Development and City Engineer	
Lighting/Design			
41. *Onsite Street Lighting Plan shall be submitted to the City with Improvement Plans. All street lights shall be LED and Smart Metered to the satisfaction of the City Engineer. All street lights shall be substantially as shown on the attached site plans and supporting lighting details, except or unless indicated otherwise herein and to the satisfaction of the City Engineer.	Prior to approval of Improvement Plans	Development Engineering and City Engineer	

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

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
44. A note shall be added to the Improvement Plans: "Construction in the project shall take place between the hours of 7:00 A.M. to 5:00 P.M., Monday through Friday, unless written approval is granted by the Community Development Department for private property and the City Engineer for mass grading and public improvements, allowing work for different days or hours." "Radios and other musical equipment noise shall be played at levels consistent with the City of Lincoln standards so as to be contained on-site."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
45. 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	
46. 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	
47. 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	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
48. 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	
49. A note shall be added to the Improvement Plans: "All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to ensure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and petroleum products. The Plan shall be submitted to the City's Fire Department and City Engineer prior to each phase of construction."	Prior to approval of Improvement Plans	Development Engineering and City Engineer	
Prior to Construction			
50. *The Applicant shall consult/notify with the service provider of Gas, telephone, CATV, internet, 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	
51. 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 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	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
52. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to any construction	City Engineer	
During Construction			
53. The Applicant/Contractor shall be responsible for the cleaning of all adjacent public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.	During construction	City Engineer	
54. 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	
55. The project shall inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.	Prior to issuance of Building Permits and during construction	Building	
56. The Applicant may place a temporary construction trailer/building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.	During construction	Building	
Prior to Acceptance			
57. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.	Prior to Acceptance of Improvements	City Engineer	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
58. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments to conform to the standards prescribed in Section 8771 of the Business and Professional Code of California.	Prior to Acceptance of Improvements	City Engineer	
59. The Applicant shall provide the City with "As-Built Plans" in a mylar hard copy and the other on a computer disc in an AutoCAD format compatible with the City's mapping acceptable to the City Engineer.	Prior to Acceptance of Improvements	City Engineer	
60. Existing and proposed public facilities and improvements damaged by Applicant or its contractors during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.	Prior to Notice of Completion and Acceptance of Improvements	City Engineer	
Prior to Building Permit			
61. 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	
62. 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	
63. 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 Building Occupancy	Community Development, Police Department	

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Specific Development Plan Conditions of Approval			
Condition	**Timing**	**Responsible Party**	**Status**
64. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to issuance of Building Permits	Building	
65. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to issuance of Building Permits	Building	
66. Any pad mounted equipment, transformers, gas meters, etc. need to be placed on the project site (not in the landscape easement, or rights-of-way, etc.) and appropriately screened via solid fencing with the incorporation of landscaping.	Prior to issuance of Building Permits	Community Development	
67. All signs shall be located outside of public road easements and shall not interfere with vehicular sight distance.	Prior to issuance of Building Permits	Community Development	
Prior to Occupancy			
68. *The Applicant shall install all fire protection measures required pursuant to the then applicable City Building Standards.	Prior to Final Inspection/ Occupancy	Building	
69. The occupancy of the building shall be contingent upon completion (or bonding for) of all landscaping, architectural treatments, finalization of the building permit, etc. to the satisfaction of the Community Development Director.	Prior to Final Inspection/ Occupancy	Community Development	

≺END≻

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Attachment 2 Exhibit B

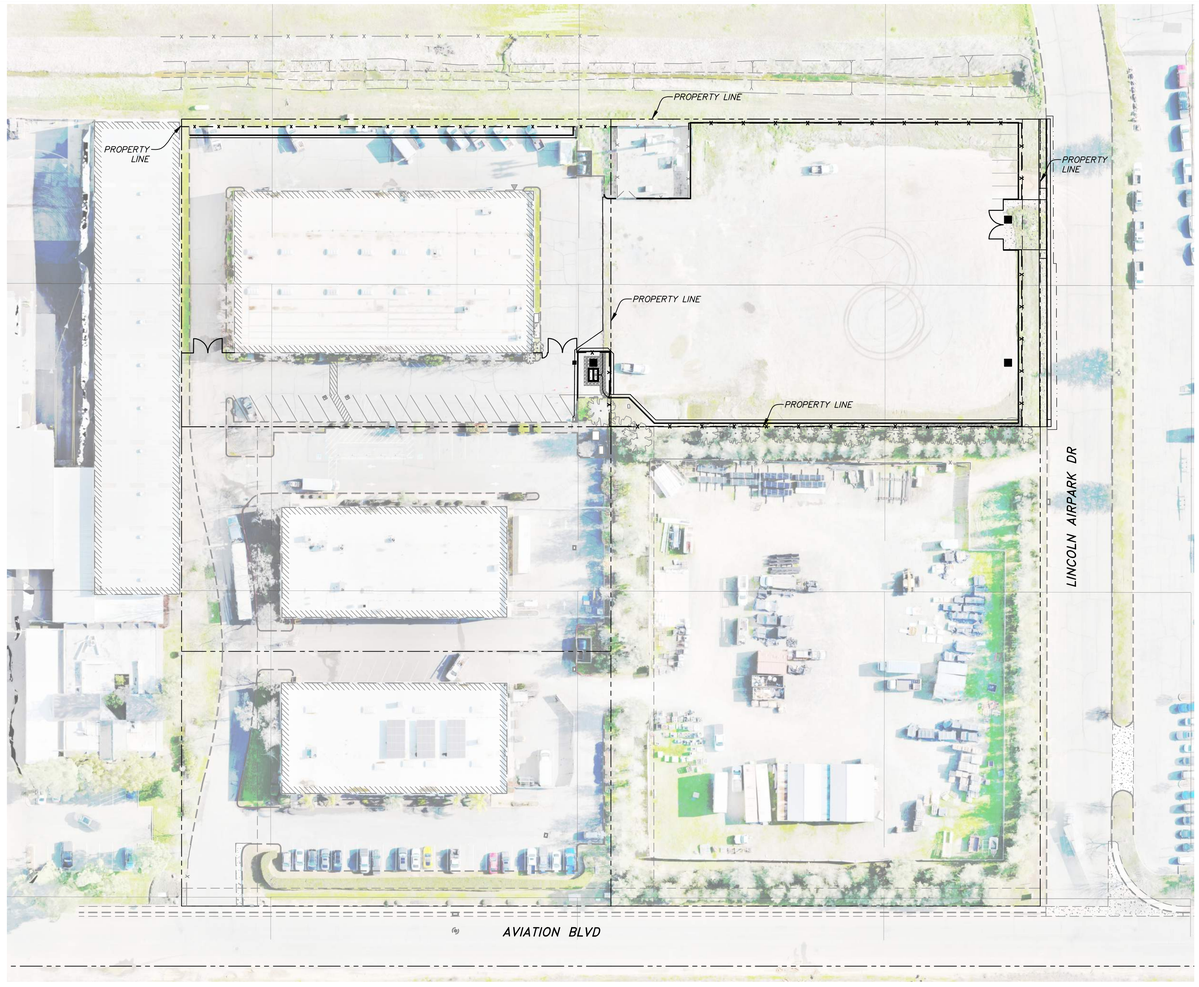
LEGEND

PROPOSED / EXISTING

- STORM DRAIN AND MANHOLE
- PERFORATED STORM DRAIN
- SANITARY SEWER AND MANHOLE
- SANITARY SEWER FORCE MAIN
- SEWER PUMP STATION
- FIRE HYDRANT AND VALVE ASSEMBLY
- FIRE MAIN, FDC, CHECK VALVE & PIV
- WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
- IRRIGATION CONTROL VALVE
- JOINT UTILITY TRENCH
- GAS MAIN AND VALVE
- ELECTRICAL LINE (UG–UNDERGROUND, OH–OVERHEAD)
- TELEPHONE LINE (UG–UNDERGROUND, OH–OVERHEAD)
- STREET LIGHT CONDUIT, WIRING & PULL BOX
- STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
- STREET LIGHT AND POLE
- UTILITY POLE WITH DOWN GUY & ANCHOR
- POWER POLE, TELEPHONE POLE, JOINT POLE
- FENCE
- VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
- CATCH BASIN OR DRAINAGE INLET
- FLOWLINE OF DITCH OR SWALE
- DIRECTION OF SURFACE DRAINAGE FLOW
- CUT OR FILL SLOPE
- RIGHT OF WAY OR PROPERTY LINE
- STREET CENTERLINE OR BASELINE
- SURVEY MONUMENT
- SIGN
- TREE
- TREE TO BE REMOVED
- EXISTING GROUND SURFACE ELEVATION
- EDGE OF PAVEMENT AND ELEVATION
- FLOW LINE GRADE
- TOP OF CURB GRADE/ASPHALT GRADE
- FINISHED CONCRETE GRADE
- TOP OF WALL GRADE
- TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
- MATCH EXISTING GRADE (FIELD VERIFY)
- PUBLIC UTILITY EASEMENT
- ROLL CURB, GUTTER, & SIDEWALK
- GRADING RIDGE

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA

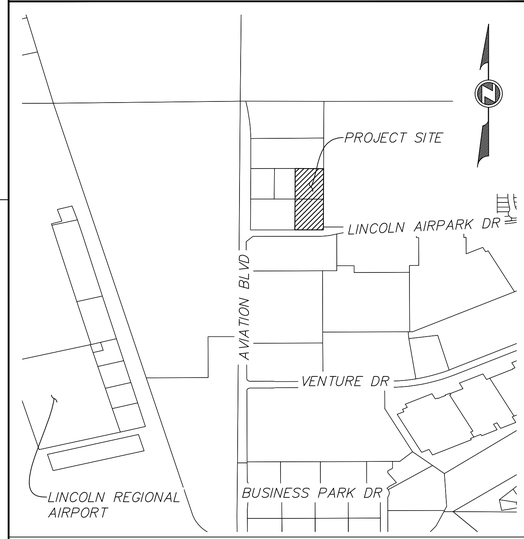
1905 AVIATION BLVD. LINCOLN, CA



OVERALL SITE PLAN

0 25 50 100
LM
SCALE: 1"=50'

VICINITY MAP



SHEET INDEX

SHEET	DWG	TITLE
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C003	GENERAL NOTES
4	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
5	C201	CIVIL SITE AND UTILITY PLAN
6	C301	GRADING & DRAINAGE PLAN
7	C501	STORMWATER CONTROL PLAN
8	C502	STORMWATER CONTROL PLAN DETAILS
9	C601	EROSION & SEDIMENTATION CONTROL
10	C701	CONCRETE DETAILS
11	C801	CROSS SECTIONS
12	C901	FIRE ACCESS PLAN

GEOTECHNICAL REPORT

"WATERS & WOLF EXTERIOR WORK", FILE NO. 6501–002.00, MARCH 11, 2026, RANEY GEOTECHNICAL INC, 3140 BEACON BOULEVARD, WEST SACRAMENTO, CA 95691.

BENCH MARKS

DESIGNATION – T 1435
PID – JS4600

DESCRIPTION:

SURVEYOR DISK STAMPED "T 1435 1988" SET IN ROCK OUTCROP 3.4 KM (2.10 MI) NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM 5TH STREET IN LINCOLN, IN AN EXPOSED AREA OF BEDROCK, 56.2 M (184.4 FT) NORTHEAST OF THE NEAR RAIL, 11.6 M (38.1 FT) NORTHEAST OF STATE HIGHWAY 65.

ELEVATION = 146.21

DATUM: NAVD 88

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
BRYAN P. BONINO
DATE 08/27/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

TITLE SHEET

SCALE 1"=50'
DATE: 08/27/2026
JOB NO. 4986

C001
SHEET 1 OF 12

X:\Land Projects\4986\dwg\4986_C001.dwg

ABBREVIATIONS

AB	AGGREGATE BASE	CO	CLEANOUT	EX, EXIST	EXISTING	LOG	LIP OF GUTTER		POINT OF COMPOUND CURVATURE	RP	RADIUS POINT OR REFERENCE POINT	TFOC	TOP FACE OF CURB
AC	ASPHALT CONCRETE	CONC	CONCRETE	EXP JT	EXPANSION JOINT	LT	LEFT OR LIGHT	PI	POINT OF INTERSECTION	RPBP	REDUCED PRESSURE BACKFLOW	TR	TOP OF ROCK
ACP	ASBESTOS CEMENT PIPE	CONST	CONSTRUCT	FB	FLUSHER BRANCH	MAX	MAXIMUM	PL	PROPERTY LINE		PREVENTER	TRAF	TRAFFIC
ARV	AIR RELEASE VALVE	COR	CORNER	FC	FINISHED CONCRETE	MH	MANHOLE	POC	POINT OF CONNECTION, POINT ON	RT	RIGHT	TRANS	TRANSITION
ASB	AGGREGATE SUBBASE	CP	CONCRETE PIPE	FDR	FULL DEPTH RECLAMATION	MIN	MINIMUM		CURVE	R/W	RIGHT-OF-WAY	TS	TOP OF SOIL
BC	BEGIN CURVE	CR	CURB RETURN	FEW	FRONT EDGE OF WALK	MOC	MIDDLE OF CURVE	PRC	POINT OF REVERSE CURVATURE	S	SOUTH OR SLOPE	TW	TOP OF WALL
BEW	BACK EDGE OF WALK	CSP	CORRUGATED STEEL PIPE	FF, FIN FLR	FINISHED FLOOR	MON	MONUMENT	PRVC	POINT OF REVERSE VERTICAL	SCH	SCHEDULE	TYP	TYPICAL
BM	BENCH MARK	DCDC	DOUBLE CHECK DETECTOR CHECK	FG	FINISHED GRADE	MRC	MINIMUM RELATIVE COMPACTION		CURVATURE	SD	STORM DRAIN	UG	UNDERGROUND
BOC	BACK OF CURB	DI	DRAINAGE INLET	FH	FIRE HYDRANT	MTD	MOUNTED	PROJ	PROJECTED	SDFM	STORM DRAIN FORCE MAIN	UNO	UNLESS NOTED OTHERWISE
BOV	BLOW-OFF VALVE	DIP	DUCTILE IRON PIPE	FL	FLOW LINE	MUTCD	MANUAL ON UNIFORM TRAFFIC	PROP	PROPERTY	SEC	SECTION	VAR	VARIES OR VARIABLE
BR	BOTTOM OF ROCK	DTL	DETAIL	FOC	FACE OF CURB OR CONCRETE		CONTROL DEVICES	PSE	PUBLIC SERVICE EASEMENT	SEP	SEPARATION	VCP	VITRIFIED CLAY PIPE
BVC	BEGIN VERTICAL CURVE	DW	DRIVEWAY	GB	GRADE BREAK	N	NORTH	PT	POINT	SIM	SIMILAR	VERT	VERTICAL
BW	BASE OF WALL	DWG	DRAWING	INTX	INTERSECTION	NG	NATURAL GROUND	PUE	PUBLIC UTILITY EASEMENT	SL	STREET LIGHT	W	WEST
CATV	CABLE TELEVISION	E	EAST	INV	INVERT	NIC	NOT IN CONTRACT	PVCP	POLYVINYL CHLORIDE PIPE	SS	SEWER SERVICE, SANITARY SEWER	WM	WATER METER OR WATER MAIN
C&G	CURB AND GUTTER	EC	END CURVE	IOD	IRREVOCABLE OFFER OF DEDICATION	NTS	NOT TO SCALE	PVMT	PAVEMENT	STD	STANDARD	WQF	WATER QUALITY FLOW
C,G,&SW	CURB, CUTTER AND SIDEWALK	ELEC	ELECTRIC(AL)	IRR	IRRIGATION	OA	OVERALL	PWD	PUBLIC WORKS DEPARTMENT	SW	SIDEWALK	WS	WATER SERVICE
CC	CENTER TO CENTER	EL, ELEV	ELEVATION	JB	JUNCTION BOX	OH	OVERHEAD	R	RADIUS, RADIAL OR RIGHT	SYM	SYMMETRICAL	XFMR	TRANSFORMER
CICP	CAST IN PLACE CONCRETE PIPE	EP	EDGE OF PAVEMENT	JT	JOINT-USE TRENCH	PB	PULL BOX	RCP	REINFORCED CONCRETE PIPE	TC	TOP OF CURB OR CONCRETE	XING	CROSSING
CL	CENTERLINE, CONTROL LINE, CHAIN LINK OR CLASS	EQUIV	EQUIVALENT	L	LEFT	PCA	PORTLAND CEMENT ASSOCIATION	REQ'TS	REQUIREMENTS	TEL	TELEPHONE		
		EVC	END VERTICAL CURVE	LF	LINEAL FEET	PCC	PORTLAND CEMENT CONCRETE OR	RET	RETAINING	TEMP	TEMPORARY		

GENERAL NOTES:

1. STANDARDS, PLANS, AND SPECIFICATIONS

A. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL CONSTRUCTION AND MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE CITY STANDARD SPECIFICATIONS, PLANS AND DETAILS, WITH THESE PLANS, THE PROJECT SPECIFICATIONS, AND WITH THE LATEST EDITIONS OF THE STATE "CALTRANS" STANDARD SPECIFICATIONS AND STANDARD PLANS, SIGN SPECIFICATION SHEETS AND TRAFFIC MANUAL AND THE LATEST EDITION OF THE CALIFORNIA MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL OBTAIN AND USE ALL APPLICABLE ADDENDUMS.

B. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION OR CORRECTION THEREOF SHALL BE CONCLUSIVE.

C. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

D. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ALL NECESSARY SITE INSPECTIONS AND DETERMINE ALL ITEMS OF WORK NOT SPECIFICALLY SHOWN AS BID ITEMS, OR OTHERWISE INDICATED, PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS OF WORK NECESSARY TO PERFORM A COMPLETE AND ACCEPTABLE JOB.

E. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS AND THE OWNER.

F. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. THEY SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING OF ANY SPECIFICATION AT VARIANCE THEREWITH AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, THEY SHALL BEAR ALL COSTS ARISING THEREFROM.

G. CONSTRUCTION SHALL COMPLY WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY RANEY GEOTECHNICAL INC, FILE NO. 6501-002.00.

H. ALL WORK SHALL COMPLY WITH THE PROJECT SWPPP, INCLUDING THE EROSION AND SEDIMENTATION CONTROL PLAN.

I. THE MAP SHOWN ON TITLE SHEET IS FOR GENERAL INFORMATION ONLY AND IS NOT INTENDED TO REPLACE THE DETAILED SHEETS ELSEWHERE IN THIS SET OF PLANS.

2. EXISTING UTILITIES AND COORDINATION OF WORK

A. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, CONDITION, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. LAUGENOUR AND MEIKLE ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.

B. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR UNDERGROUND FACILITIES. THE INSPECTOR AND THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR OF THE SCHEDULED TIME AND PLACE OF SUCH VISUAL VERIFICATION TO ENABLE THEM TO HAVE REPRESENTATIVES PRESENT. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY.

C. CITY IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 1-800-642-2444. EXCAVATION IS DEFINED AS BEING MORE THAN 18 INCHES IN DEPTH BELOW THE EXISTING SURFACE.

D. UTILITY COMPANIES ARE PREPARING TO RELOCATE EXISTING FACILITIES AND/OR CONSTRUCT NEW FACILITIES WITHIN PORTIONS OF THE WORK AREA. THE CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH PROJECT RELATED WORK TO BE PERFORMED BY UTILITY COMPANIES (INCLUDING GAS, ELECTRIC, TELECOM AND CABLE TV) AND BY OTHER PROJECT CONTRACTORS INCLUDING BUILDING, PLUMBING, LANDSCAPING, MECHANICAL, TELECOM, ELECTRICAL AND FIRE PROTECTION. THE CONTRACTOR SHALL AFFORD THESE UTILITY COMPANIES AND CONTRACTORS REASONABLE OPPORTUNITY FOR THE EXECUTION OF THEIR WORK AND SHALL COORDINATE HIS WORK WITH THEIRS. IN THE EVENT OF DELAYS OR CHANGES IN THE WORK BEYOND THE CONTROL OF THE CONTRACTOR, TIME EXTENSIONS AND NECESSARY CHANGES SHALL BE MADE AS PROVIDED IN THE CONTRACT.

E. ANY EXISTING UNDERGROUND UTILITY (INCLUDING MANHOLES, VAULTS, CONDUITS, CABLES, AND PIPELINES) WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE CAREFULLY POTHOLED BY THE CONTRACTOR PRIOR TO CONSTRUCTION STAKING FOR PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. IF DAMAGE TO EXISTING UTILITIES OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR COSTS. THE ELEVATIONS AND LOCATIONS OF THE EXISTING UTILITIES WILL BE CHECKED FOR POSSIBLE CONFLICTS WITH PLANS BY THE OWNER'S REPRESENTATIVE, THE ENGINEER AND THE CITY INSPECTOR. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL: (1) MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY; AND/OR (2) CONTACT THE UTILITY PARTY RESPONSIBLE FOR THE RELOCATION OF THE CONFLICTING FACILITY.

F. OVERHEAD FACILITIES: THERE MAY BE EXISTING OVERHEAD ELECTRIC AND TELEPHONE LINES AT THE SITE. THESE OVERHEAD UTILITIES MAY NOT BE SHOWN ON THE DRAWINGS. EXTREME CAUTION SHALL BE USED WHEN WORKING IN THE VICINITY OF OVERHEAD UTILITIES SO AS TO PREVENT INJURY TO WORKMEN OR DAMAGE TO THE UTILITIES. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH THE APPLICABLE PROVISIONS OF THE CALIFORNIA CONSTRUCTION SAFETY ORDERS WHEN WORKING ANYWHERE ON THIS PROJECT.

G. UNLESS SPECIFIED OTHERWISE, ANY EXISTING UTILITY STRUCTURE, INCLUDING, BUT NOT LIMITED TO VALVE BOXES, SEWER MANHOLES AND CLEANOUTS, STORM DRAIN MANHOLES AND INLETS, ELECTRICAL, WATER, GAS, AND TELEPHONE BOXES AND VAULTS, OCCURRING IN THE LOCATION OF PROPOSED IMPROVEMENTS SHALL BE SECURELY RESET TO THE NEW FINISH GRADE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS AND PERSONS ENGAGED IN THE CONTRACT WORK.

3. CONSTRUCTION STAKING

A. CONSTRUCTION STAKING SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR WILL BE PROVIDED WITH AN AUTOCAD FILE THAT WILL CONTAIN CONTROL POINTS FROM THE ORIGINAL SURVEY THAT CAN BE UTILIZED TO ASSIST IN THE CONSTRUCTION STAKING OF THE IMPROVEMENTS AFTER SIGNING A DISCLAIMER STATEMENT FROM THE ENGINEER. THE CONTRACTOR SHALL MAKE OR FURNISH ALL SURVEYS AND SET ALL CONSTRUCTION STAKES NECESSARY FOR THE COMPLETION OF THE WORK.

B. IF THE CONTRACT STATES THAT BASIC CONSTRUCTION STAKING SHALL BE FURNISHED BY THE OWNER, THE CONTRACTOR SHALL BE PROVIDED WITH ONE SET OF CONSTRUCTION STAKES FOR EACH PHASE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE SPACING AND OFFSETS OF STAKES WITH THE ENGINEER/SURVEYOR AT LEAST 5 WORKING DAYS PRIOR TO THE DATE OF STAKING, AND HE SHALL REQUEST CONSTRUCTION STAKES FOR ANY PARTICULAR PHASE OF WORK AT LEAST 48 HOURS PRIOR TO THE DATE OF THE PLANNED USE OF THE STAKES. USE ENGINEER'S CONSTRUCTION STAKING REQUEST FORM. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE STAKES DURING THE CONSTRUCTION OF THE VARIOUS PHASES OF WORK. RESTAKING OR CHECKING OF ANY STAKES DISTURBED, DESTROYED OR REMOVED BY CONSTRUCTION, ACCIDENT, NEGLIGENCE OR EVEN DURING NONWORKING OR INCLEMENT WEATHER PERIODS, THAT ARE NEEDED FOR CONSTRUCTION OR AS A REFERENCE FOR FURTHER STAKING, SHALL BE AT THE CONTRACTOR'S EXPENSE. NO REQUESTS FOR STAKES RECEIVED FROM A SUBCONTRACTOR WILL BE RECOGNIZED WITHOUT PRIOR AGREEMENT WITH THE GENERAL CONTRACTOR.ALL CORRECTIVE ACTIONS PERFORMED BY THE CONTRACTOR, WHICH ARE NECESSARY DUE TO A STAKING ERROR, SHALL NOT BE PERFORMED UNTIL THE CONSULTING ENGINEER/SURVEYOR HAS BEEN NOTIFIED AND HAS HAD THE OPPORTUNITY TO VERIFY PREVIOUS STAKING AND/OR RESTAKING. ANY CORRECTIVE ACTION TAKEN BY THE CONTRACTOR, PRIOR TO, OR WITHOUT BENEFIT OF SUCH NOTICE, AND IF THE ORIGINAL STAKING IS PERFORMED BY OTHERS, SHALL RELIEVE THE CONSULTING ENGINEER/SURVEYOR OF ALL LIABILITY FOR THE COSTS OF SUCH CORRECTIVE ACTIONS.

C. THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER ENGINEER AND/OR SURVEY FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE CONSTRUCTION STAKING WORK.

4. FIELD VERIFICATION

WHERE NEW IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVEMENT, ASPHALT, UTILITIES, ETC.) ARE DESIGNATED TO MATCH EXISTING GRADES (±) AT CONNECTIONS TO EXISTING IMPROVEMENTS, THE CONTRACTOR'S SURVEYOR SHALL VERIFY THE MATCH POINT GRADES. IF DISCREPANCIES ARE IDENTIFIED THEY SHALL BE RESOLVED IN ACCORD WITH THE "CONFLICTS" GENERAL NOTE BELOW.

5. EXAMINATION OF PLANS, SPECIFICATIONS AND SITE OF WORK

THE BIDDER SHALL EXAMINE CAREFULLY THE SITE OF THE PROPOSED WORK AND THE PLANS, SPECIFICATIONS AND BID DOCUMENTS, AND SHALL BE SATISFIED AS TO THE CHARACTER, QUALITY, AND QUANTITY OF SURFACE AND SUBSURFACE MATERIALS OR OBSTACLES TO BE ENCOUNTERED. THE SUBMISSION OF A BID SHALL BE CONCLUSIVE EVIDENCE THAT THE BIDDER IS SATISFIED THROUGH THE BIDDER'S OWN INVESTIGATION AS TO THE CONDITIONS TO BE ENCOUNTERED; THE CHARACTER, QUALITY, QUANTITY AND SCOPE OF WORK TO BE PERFORMED; AND THE MATERIALS AND EQUIPMENT TO BE FURNISHED.

6. CONFLICTS

A. THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PERFORMING ANY CORRECTIVE ACTION REQUIRED DUE TO UNFORESEEN CONFLICTS IN THE IMPROVEMENT PLANS OR DUE TO POSSIBLE STAKING ERRORS. THE ENGINEER ASSUMES NO LIABILITY FOR THE COST OR DESIGN OF ANY MODIFICATION PERFORMED WITHOUT SUCH NOTIFICATION, AND ALSO ASSUMES NO LIABILITY FOR STAKING PROVIDED BY OTHERS.

B. IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS, ELEVATIONS, CONFIGURATIONS OR CONDITION OF EXISTING IMPROVEMENTS SHOWN IN THE DRAWINGS AND ACTUAL EXISTING FEATURES AND CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS AND PERSONS ENGAGED UPON THE CONTRACT.

7. CONTROL POINTS AND SURVEY MONUMENTS

A. CERTAIN CONTROL POINTS HAVE BEEN SET BY THE OWNER'S ENGINEER, OR ITS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED ON THE IMPROVEMENT PLANS AND SHALL BE REVIEWED DURING THE OWNER'S PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR. THE CONSTRUCTION SHALL NOT DISTURB THE CONTROL POINTS IN ANY MANNER. IF IT BECOMES NECESSARY TO REMOVE SAID CONTROL POINTS DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LICENSED SURVEYOR RESPONSIBLE FOR CONSTRUCTION STAKING AND SHALL REMOVE AND REPLACE AS NOTED BELOW.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPLACEMENT OF ALL EXISTING SURVEY MONUMENTS OF RECORD AND OTHER CONTROL POINT MARKERS DURING CONSTRUCTION. ALL MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. WHEN THE LOCATION OF AN EXISTING MONUMENT CONFLICTS WITH PROPOSED WORK, THE CONTRACTOR SHALL HAVE A LICENSED LAND SURVEYOR REFERENCE THE MONUMENT PRIOR TO REMOVAL. AFTER THE MONUMENT HAS BEEN REFERENCED THE CONTRACTOR SHALL, IF REQUIRED BY THE OWNER'S REPRESENTATIVE, REMOVE THE MONUMENT AND LATER HAVE IT REPLACED BY A LICENSED LAND SURVEYOR WHO SHALL FILE A CORNER RECORD WITH THE COUNTY.

8. OBSTRUCTIONS

A. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND, EXCEPT AS NOTED IN GENERAL NOTE 2 ABOVE, AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.

B. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

C. TREE AND STUMP REMOVAL SHALL INCLUDE REMOVAL OF THE MAJOR ROOT SYSTEM TO THE SATISFACTION OF THE AHJ, GEOTECHNICAL ENGINEER AND CIVIL ENGINEER. SUCH REMOVAL SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT TREES THAT ARE TO BE PRESERVED. STUMP REMOVAL WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED SHALL BE BY GRINDING METHOD, TO A DEPTH OF 0.5 FEET BELOW ADJACENT GRADE.

D. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS AND PERMITS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL SUCH LOCATIONS PRIOR TO COMMENCING WORK IN THESE AREAS.

E. ALL EXCAVATIONS RESULTING FROM REMOVAL OF OBSTRUCTIONS SHALL BE CLEANED OF LOOSE OR DISTURBED MATERIAL AND BACKFILLED PER THE PROJECT GEOTECHNICAL ENGINEERING REPORT.

9. PUBLIC SAFETY AND TRAFFIC CONTROL

A. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ALL JURISDICTIONAL BODIES. THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE INDUSTRIAL RELATIONS DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATIONS 5 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF INDUSTRIAL SAFETY PRIOR TO BEGINNING ANY EXCAVATION.

B. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CALTRANS TRAFFIC MANUAL (SEE CHAPTER 5, MANUAL OF TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) AND AS DIRECTED BY THE AHJ. ANY LANE CLOSURES (VEHICLE OR BICYCLE) SHALL BE APPROVED BY THE AHJ. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.

C. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS TEMPORARY CHANNELIZING DEVICES, AND FLAGGING OR FLASHING DEVICES AS NEEDED, SPACED AT INTERVALS NOT TO EXCEED 50 FEET, WHENEVER THE WORK AREA IS ADJACENT TO AN EXISTING TRAFFIC LANE AND THERE IS A PAVEMENT CUT, TRENCH OR DITCH WHICH IS OVER 2 INCHES IN DEPTH. IF THE CUT, TRENCH OR DITCH IS MORE THAN 10 FEET FROM A TRAFFIC LANE, THEN THE SPACING MAY BE GREATER, PROVIDED THAT IT DOES NOT EXCEED 200 FEET.

D. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

E. IN THE EVENT THAT ANY STREET OR PORTION OF ANY STREET WILL BE CLOSED TO EMERGENCY TRAFFIC, THE CONTRACTOR SHALL NOTIFY AHJ IMMEDIATELY PRIOR TO CLOSURE AND IMMEDIATELY AFTER REOPENING OF SAID STREET OR STREET PORTION.

10. PERMITS, LICENSES AND REGULATIONS

A. PERMITS AND LICENSES OF A TEMPORARY NATURE AND NECESSARY FOR THE PROSECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PERMITS, LICENSES AND EASEMENTS FOR PERMANENT STRUCTURES OR PERMANENT CHANGES IN EXISTING FACILITIES SHALL BE SECURED AND PAID FOR BY THE OWNER UNLESS OTHERWISE SPECIFIED.

B. THE CONTRACTOR SHALL NOTIFY THE AHJ AT LEAST 48 HOURS PRIOR TO THE INTENT TO COMMENCE WORK.

C. ALL WATER WELLS AND SEPTIC TANK SYSTEMS FOUND ON THE SITE SHALL BE DESTROYED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY.

D. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. HE SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING OF ANY SPECIFICATION AT VARIANCE THEREWITH AND ANY NECESSARY CHANGES SHALL BE ADJUSTED AS PROVIDED IN THE CONTRACT FOR CHANGES IN THE WORK. IF THE CONTRACTOR PERFORMS ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS HE SHALL BEAR ALL COSTS ARISING THEREFROM.

11. STATIONING AND DIMENSIONING

ALL STATIONS REFER TO DISTANCES ALONG THE STREET CENTER LINE OR ALONG A CONTROL LINE UNLESS INDICATED OTHERWISE. ALL STATIONS OFF CENTER LINE OR CONTROL LINE ARE PERPENDICULAR TO OR RADIALLY OPPOSITE CENTER LINE OR CONTROL LINE STATIONS. STREET FRONTAGE PROPERTY LINES COINCIDE WITH BACK EDGE OF WALK ALIGNMENT UNLESS INDICATED OTHERWISE. UNLESS NOTED OTHERWISE, DIMENSIONS TO CURBS REFER TO TOP FACE OF CURB AND DIMENSIONS TO BUILDINGS REFER TO FACE OF EXTERIOR WALL.

12. CONSTRUCTION INSPECTION

A. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE AHJ(S), THE OWNER AND ANY OF THE OWNER'S CONSULTANTS SPECIFIED TO PROVIDE INSPECTION SERVICES AS SET FORTH IN THE CONTRACT DOCUMENTS.

B. LAUGENOUR AND MEIKLE MAY VISIT THE PROJECT AT APPROPRIATE INTERVALS DURING CONSTRUCTION TO BECOME GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE OWNER HAS NOT RETAINED LAUGENOUR AND MEIKLE TO MAKE DETAILED INSPECTIONS OR TO PROVIDE EXHAUSTIVE OR CONTINUOUS PROJECT REVIEW AND OBSERVATION SERVICES. THE CONTRACTOR SHALL COOPERATE FULLY WITH LAUGENOUR AND MEIKLE'S PERFORMANCE OF THIS WORK. LAUGENOUR AND MEIKLE DOES NOT GUARANTEE THE PERFORMANCE OF, AND SHALL HAVE NO RESPONSIBILITY FOR, THE ACTS OR OMISSIONS OF ANY CONTRACTOR, SUBCONTRACTOR, SUPPLIER, OR ANY OTHER ENTITY FURNISHING MATERIALS, OR PERFORMING ANY WORK ON THE PROJECT.

C. WORK SHALL NOT BE COVERED PRIOR TO INSPECTION AND APPROVAL.

D. THE COST OF PROTECTION AND/OR REPAIR OF THE CONTRACTOR'S WORK AS AFFECTED BY STORM WATERS DURING INCLEMENT WEATHER SHALL BE THE CONTRACTOR'S RESPONSIBILITY UNTIL THE IMPROVEMENTS HAVE BEEN ACCEPTED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES OR IMPROVEMENTS AS A RESULT OF NOT PROTECTING SUCH AREAS FROM STORM WATERS FLOWING OUT OF THE WORK AREA.

E. THE COST OF CORRECTIVE WORK REQUIRED FOR COMPLETION AND/OR ACCEPTANCE OF THE WORK NECESSITATED BECAUSE OF UNSATISFACTORY WORKMANSHIP OR MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

F. PRIOR TO THE CONCLUSION OF THE WORK, THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ALL DAMAGED PROPERTY FOR WHICH HE IS RESPONSIBLE (INCLUDING PAVING, FENCES, CURB, GUTTER AND SIDEWALK). THE WORK SITE AND ADJACENT AREAS SHALL BE CLEANED UP. THIS REPAIR, REPLACEMENT, AND CLEAN UP WORK SHALL BE SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE OWNER.

13. EARTHWORK

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURE CONDITIONING, IMPORT OF MATERIAL, FILL PLACEMENT, COMPACTION, LIME TREATMENT, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT (SEE TITLE SHEET) AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS AND WITH THE GRADING PLAN. THE CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THESE DOCUMENTS.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROV

GENERAL NOTES:

13. EARTHWORK CONTINUED

ix. AFTER EACH LAYER HAS BEEN PLACED, MIXED AND SPREAD EVENLY, IT SHALL BE THOROUGHLY COMPACTED. COMPACTION SHALL BE UNDERTAKEN WITH EQUIPMENT CAPABLE OF ACHIEVING THE SPECIFIED DENSITY AND SHALL BE ACCOMPLISHED WHILE THE FILL MATERIAL IS AT THE REQUIRED MOISTURE CONTENT. EACH LAYER SHALL BE COMPACTED OVER ITS ENTIRE AREA UNTIL THE DESIRED DENSITY HAS BEEN OBTAINED.

x. THE FILL OPERATIONS SHALL BE CONTINUED UNTIL THE FILLS HAVE BEEN BROUGHT TO THE SLOPES AND GRADES SHOWN ON THE DRAWINGS.

xi. SUBGRADES FOR SUPPORT OF CONCRETE SLABS-ON-GRADE AND PAVEMENTS SHALL BE PROTECTED FROM DISTURBANCE OR DESICCATION UNTIL COVERED BY CAPILLARY BREAK MATERIAL OR AGGREGATE BASE. DISTURBED SUBGRADE SOILS MAY REQUIRE ADDITIONAL MOISTURE CONDITIONING, SCARIFICATION AND RECOMPACTION, DEPENDING ON THE LEVEL OF DISTURBANCE.

P. SEE CONCRETE PAVING WALK, GUTTER AND CURB DETAILS FOR RELATED EARTHWORK REQUIREMENTS. UTILITY INSTALLATION, INCLUDING EXCAVATIONS FOR LIGHTING, IRRIGATION, ETC., ARE ALSO REQUIRED TO COMPLY WITH THOSE REQUIREMENTS.

Q. LIME-TREATED SUBGRADES

IF LIME-TREATMENT IS SELECTED FOR PAVEMENT SUBGRADES AND/OR BUILDING PAD/FLATWORK SUBGRADES, THEN, FOLLOWING THE SITE PREPARATION, AS RECOMMENDED ABOVE, THE UPPER 12 INCHES OF THE BUILDING PAD, EXTERIOR FLATWORK, AND PAVEMENT SUBGRADES SHOULD BE TREATED WITH AT LEAST FOUR PERCENT HIGH-CALCIUM OR DOLOMITIC QUICKLIME, AS MEASURED BY DRY UNIT WEIGHT OF THE UNTREATED SOIL. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION REGARDING THE USE OF LIME-TREATMENT FOR THE PROJECT SITE.

R. UTILITY TRENCHES

i. ONLY NATIVE SOILS (IN LIEU OF ROCK OR SAND BACKFILL) SHALL BE USED AS BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN 3 FEET BEYOND THE BUILDING PERIMETER FOUNDATION TO MINIMIZE WATER TRANSMISSION BENEATH THE BUILDING. BACKFILL FOR UTILITY TRENCHES LOCATED WITHIN THE FOOTPRINT OF THE BUILDING SHALL CONFORM WITH THE CURRENT CALIFORNIA PLUMBING CODE AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. UTILITY TRENCH BACKFILL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO AT LEAST THE OPTIMUM MOISTURE CONTENT AND MECHANICALLY COMPACTED IN LEVEL LIFTS TO AT LEAST 90 PERCENT OF THE ASTM D1557 MAXIMUM DRY DENSITY.

ii. BEDDING AND INITIAL BACKFILL AROUND AND OVER PIPES AND CONDUITS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS.

iii. A GEOTEXTILE FILTER FABRIC SHALL BE USED TO SEPARATE CLEAN, OPEN-GRADED COBBLES OR CRUSHED ROCK BEDDING AND BACKFILL MATERIALS FROM ADJACENT FINER-GRAINED NATIVE SOILS TO PREVENT PIPING AND RESULTING SURFACE SETTLEMENT. ADDITIONALLY, CLEAN GRADED SANDS USED AS BEDDING AND BACKFILL MUST BE SIMILARLY SEPARATED FROM CLEAN, OPEN-GRADED COBBLE, AND GRAVEL BACKFILL MATERIALS.

iv. UNDERGROUND UTILITY TRENCHES THAT ARE ALIGNED NEAR FOUNDATIONS SHALL BE CONSTRUCTED SO AS NOT TO CAUSE LATERAL AND VERTICAL IMPORT TO FOUNDATIONS, RESULTING IN POSSIBLE SETTLEMENT OF THE FOUNDATIONS. UNLESS SPECIFIED OTHERWISE, ALL UNDERGROUND UTILITY TRENCHES ALIGNED NEARLY PARALLEL WITH EXISTING AND NEW FOUNDATIONS SHALL BE AT LEAST 3 FEET CLEAR FROM THE OUTER EDGE OF FOUNDATIONS, WHEREVER POSSIBLE. AS A GENERAL RULE, TRENCHES SHOULD NOT ENCROACH INTO THE ZONE EXTENDING OUTWARD AT A 1H:1V+ INCLINATION BELOW THE BOTTOM OF EXISTING OR NEW FOUNDATIONS. TRENCHES PARALLEL TO FOUNDATIONS SHOULD NOT REMAIN OPEN LONGER THAN 72 HOURS.

v. UTILITY TRENCH BACKFILL SHALL BE PLACED IN MAXIMUM 12-INCH THICK LOOSE LIFTS, THOROUGHLY MOISTURE CONDITIONED TO AT LEAST TWO PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT FOR CLAY SOIL OR THE OPTIMUM MOISTURE CONTENT FOR GRANULAR/SILTY SOIL AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION. WITHIN THE UPPER SIX INCHES OF UNTREATED PAVEMENT SUBGRADE SOILS AND UPPER 12 INCHES OF LIME-TREATED PAVEMENT SUBGRADE SOILS, COMPACTION SHOULD BE INCREASED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.

vi. BACKFILL FOR THE UPPER 12 INCHES OF TRENCHES MUST MATCH THE ADJACENT MATERIALS. THAT IS, IF THE UPPER 12 INCHES OF SUBGRADES FOR THE BUILDING PAD AND EXTERIOR FLATWORK CONSISTS OF GRANULAR FILL MATERIALS, THE TOP 12 INCHES OF TRENCH BACKFILL SHALL CONSIST OF THE SAME MATERIALS OR CLASS 2 AB. IF THE TOP 12 INCHES OF THE IMPROVEMENT AREAS CONSIST OF LIME-TREATED SOILS, THE UPPER 12 INCHES OF TRENCH BACKFILL SHALL CONSIST OF CONTROLLED DENSITY FILL (CDF) OR CLASS 2 AB.

vii. ALL UTILITY TRENCH BACKFILL SHALL BE ROUTINELY OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER'S REP. THE CONTRACTOR SHALL PROPERLY SCHEDULE AND COORDINATE SUCH INSPECTION.

S. BUILDING AND FOUNDATION AREA EARTHWORK – SEE ABOVE EARTHWORK NOTE A AND COORDINATE ALL WORK WITH THE BUILDING PLANS AND DESIGN TEAM.

14. CONCRETE CONSTRUCTION

A. PRIOR TO PLACEMENT OF CONCRETE, SOIL SUBGRADE SHALL BE MOISTURE CONDITIONED TO AN OVER-OPTIMUM MOISTURE CONTENT. COORDINATE WITH GEOTECHNICAL ENGINEER.

B. REFER TO "EARTHWORK" NOTE FOR SUBGRADE PREPARATION REQUIREMENTS. COMPACTED SUBGRADE SHALL EXTEND TO A MINIMUM OF 1.5' BEYOND THE BACK OF CURB, SIDEWALK OR SLAB. FINISHED SURFACE OF THE SUBGRADE SHALL NOT PROJECT INTO THE CONCRETE SECTION.

C. CONCRETE CONSTRUCTION, INCLUDING SUBGRADE PREPARATION, SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.

D. CONCRETE CONSTRUCTION, INCLUDING MATERIALS AND METHODS, SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATION SECTIONS 15, EXISTING FACILITIES, 73, CONCRETE CURBS AND SIDEWALKS, 90, CONCRETE, AND 52, REINFORCEMENT, UNLESS SPECIFIED OTHERWISE.

E. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.

F. AT LEAST 3 WEEKS PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTRACTION (CRACK CONTROL), EXPANSION AND ISOLATION JOINTS.

G. CONTRACTOR SHALL SUBMIT MIX DESIGN FOR OWNER'S REVIEW AT LEAST 3 WEEKS PRIOR TO PLANNED CONCRETE WORK.

H. COMPLY WITH THE CONCRETE CONSTRUCTION DETAILS INCLUDED IN THIS PLAN SET.

I. MISC.

i. PORTLAND CEMENT CONCRETE (PCC) MUST BE COMPOSED OF PORTLAND CEMENT,SUPPLEMENTARY CEMENTITIOUS MATERIAL, FINE AGGREGATE, COARSE AGGREGATE, ADMIXTURES (IF USED), AND WATER.

ii. UNLESS OTHERWISE SPECIFIED, CONCRETE FOR CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS SHALL CONTAIN AT LEAST 5 SACKS (470 POUNDS) OF CEMENTITIOUS MATERIALS PER CUBIC YARD.

iii. SUPPLEMENTARY CEMENTITIOUS MATERIAL SHALL CONFORM TO CALTRANS SPECIFICATIONS, SECTION 90.

iv. CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE CONTAINING STEEL REBAR OR OTHER EMBEDDED METALS.

v. ***CONCRETE FOR EXTERIOR FLAT WORK ON GRADE SHALL HAVE MINIMUM STRENGTH = 3,500 PSI @ 28 DAYS AND MAXIMUM WATER-CEMENT RATIO = 0.50.

vii. CONCRETE MIX SHALL CONTAIN A MINIMUM OF 5 SACKS OF APPROVED CEMENTIOUS MATERIAL PER YARD., UNLESS SPECIFIED OTHERWISE.

viii. MAXIMUM ALLOWABLE SLUMP IS 4".

ix. REINFORCEMENT REQUIREMENTS:

- ALL DEFORMED BARS SHALL BE ASTM-A615 GRADE 60, UNLESS NOTED OTHERWISE.
- MIN. LAP SPLICES SHALL BE 45 BAR DIAMETERS.

x. UNLESS OTHERWISE SPECIFIED, MINIMUM CONCRETE COVER OF REINFORCING SHALL BE 3" FOR CONCRETE CAST AGAINST EARTH, 2" FOR CONCRETE EXPOSED TO WEATHER.

xi. ****A MECHANICAL VIBRATOR SHALL BE USED TO VIBRATE CONCRETE INTO PLACE.

xii. *****7-DAY MINIMUM WET CURING TIME.

xiii. FORM REMOVAL AT 2 DAYS MINIMUM.

xiv. CURE CONCRETE USING THE CURING COMPOUND METHOD WITH PIGMENTED CURING COMPOUND. COMPLETELY AND CAREFULLY COAT THE EXPOSED FACES OF THE CONCRETE WITH CURING COMPOUND.

xv. ALL AREAS OF CONCRETE EXHIBITING VISIBLE CRACKING OUTSIDE THE LIMITS OF JOINT LINES SHALL BE REPLACED BY SAW CUTTING ALONG THE NEAREST JOINTS AND REPLACING ALL THE CRACKED PANELS.

J. WALK SLOPES AND GRADE CONTROL

THE GRADES SHOWN ON THE PLANS FOR SIDEWALKS AND WALKWAYS OR ANY GRADES RELATING TO THE SIDEWALKS AND WALKWAYS ARE INTENDED TO INDICATE THE FOLLOWING MAXIMUM (NOT TO BE EXCEEDED) SLOPES:

- CROSS-SLOPE PERPENDICULAR TO THE DIRECTION OF TRAVEL: 2.00% (50:1)
- SLOPE PARALLEL TO THE DIRECTION OF TRAVEL: 5.00% (20:1)
- THE GRADES SHOWN ON PLANS ARE INTENDED TO BE USED AS A GUIDE ONLY.

i. PRIOR TO SETTING FORMS, THE CONTRACTOR SHALL CONFIRM THAT THE GRADES INDICATED WILL RESULT IN SLOPES CONSISTENT WITH THE ABOVE CRITERIA. SHOULD ANY DISCREPANCY APPEAR TO EXIST, THE CONTRACTOR SHALL ADJUST THE GRADES TO CONFORM TO THE ABOVE CRITERIA AND SHALL INFORM THE ENGINEER OF SUCH CHANGES.

ii. PRIOR TO PLACING CONCRETE THE CONTRACTOR SHALL MAKE A GENERAL CHECK OF THE LAYOUT AS STAKED FOR ACCURACY, INCLUDING CHECKING THE ELEVATIONS OF THE FORMS TO CONFIRM THAT THE AS-BUILT CONCRETE SLOPES WILL CONFORM TO THE ABOVE CRITERIA AND HE SHALL PLACE THE CONCRETE ACCORDINGLY. IT IS RECOMMENDED THAT CONSTRUCTION TOLERANCES USED BY THE CONTRACTOR RESULT IN SLOPES SLIGHTLY FLATTER THAN THE ABOVE CRITERIA, NOT STEEPER; YET THE CONCRETE SURFACES MUST PROPERLY DRAIN. THE ABOVE CRITERIA AND THE SLOPES SUGGESTED BY THE GRADES INDICATED ON THE PLANS ARE INTENDED TO REPRESENT MAXIMUM ALLOWABLE SLOPES. FAILURE TO ACHIEVE COMPLIANCE WILL REQUIRE CORRECTIVE ACTION OR REMOVAL AND REPLACEMENT.

iii. FOR SLOPE CHECKS OF PEDESTRIAN FACILITIES, USE PROPERLY CALIBRATED, ACCURATE SMART LEVELS FOR MEASURING SLOPES PARALLEL AND PERPENDICULAR TO THE TRAVELED WAY.

K. SIDEWALKS ARE TO BE SET FLUSH WITH THE TOP OF ABUTTING CURBS UNLESS NOTED OTHERWISE.

L. ALL CURB, GUTTER AND SIDEWALK SHALL BE PLACED MONOLITHICALLY UNLESS NOTED OTHERWISE.

M. PEDESTRIAN RAMPS SHALL BE CONSTRUCTED AT THE LOCATIONS INDICATED ON THESE PLANS. PEDESTRIAN RAMP AND WALK CONSTRUCTION SHALL COMPLY WITH THE STATE ACCESSIBILITY STANDARDS.

N. UNLESS NOTED OTHERWISE, ALL CURB RETURNS SHALL BE VERTICAL CURB AND GUTTER.

O. AS SOON AS THE SURFACE OF THE GUTTER HAS SET SUFFICIENTLY TO PERMIT THE INTRODUCTION OF A SHALLOW STREAM OF WATER WITHOUT CAUSING DAMAGE TO THE GUTTER SURFACE, WATER SHALL BE CAREFULLY APPLIED AND ALL FLOWLINE IRREGULARITIES SHALL BE CORRECTED BEFORE THE CONCRETE SURFACE HAS TAKEN INITIAL SET. NO STANDING WATER IS PERMITTED.

P. ****SURFACE DRAINAGE OF ALL WALKS AND PEDESTRIAN AREAS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE BY SURFACE FLOODING WITH WATER. UNLESS THE AHJ HAS MORE STRINGENT REQUIREMENTS, THE TRANSVERSE SLOPE OF THE FINISHED SURFACE MUST BE UNIFORM TO A DEGREE SUCH THAT NO DEPRESSIONS GREATER THAN 0.005 FOOT (1/16 INCH) ARE PRESENT WHEN TESTED WITH A STRAIGHT EDGE LAID IN A DIRECTION TRANSVERSE TO THE CENTERLINE AND EXTENDING ACROSS THE WIDTH OF THE WALK.

Q. PCC PAVING

i. PCC PAVING SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS STANDARD SPECIFICATIONS SECTION 73 AND SECTION 90. PAVEMENT SLABS ARE TO BE DOWELED AT ALL JOINTS. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER'S APPROVAL A COPY OF THE JOINT PLAN, DETAILING THE TYPES AND LOCATIONS OF CONSTRUCTION, CONTRACTION (CRACK CONTROL), EXPANSION, AND ISOLATION JOINTS. COMPLY WITH THE CONCRETE PAVING DETAIL INCLUDED IN THIS PLAN SET.

ii. SPECIFIED PAVING THICKNESS SHOWN ON THESE PLANS ARE THE MINIMUM ALLOWABLE.

iii. MINIMUM CONCRETE COMPRESSIVE STRENGTH IS 3,600 PSI.

iv. MINIMUM OF 6 SACKS OF CEMENTIOUS MATERIALS PER CUBIC YARD PER CALTRANS SPECIFICATIONS, SECTION 90.

v. MAXIMUM ALLOWABLE SLUMP IS 3".

15. AC PAVING (HOT MIX ASPHALT)

A. ALL PAVING WITHIN CITY R/W SHALL CONFORM TO CITY STANDARDS.

B. UNLESS OTHERWISE SPECIFIED, ALL ASPHALT CONCRETE SHALL CONFORM TO CALTRANS PERFORMANCE GRADED (PG) SYSTEM MEETING PG 64-10 FOR INLAND VALLEY AREAS. ASPHALTIC CONCRETE SHALL BE PLACED IN 3" MAXIMUM LIFTS. USE ½ INCH MAXIMUM, MEDIUM AGGREGATE FOR THE TOP LIFT, 2" MIN. LIFT THICKNESS. USE 3/4 INCH MAXIMUM, MEDIUM AGGREGATE FOR ALL OTHER LIFTS. COMPLY WITH AC LIFT THICKNESSES PER SECTION 39, CALTRANS STANDARD SPECIFICATIONS. PAVEMENT THICKNESS SHOWN ON THESE PLANS ARE THE MINIMUM ALLOWABLE THICKNESS. AT THE OWNER'S DISCRETION, THE AC THICKNESS MAY BE TESTED BY CORING. ALL THE CORE HOLES SHALL BE FILLED WITH HOT AC. COLD ASPHALT, CUTBACK OR SIMILAR MATERIALS ARE NOT ALLOWED.

C. ALL AGGREGATE BASE SHALL BE CALTRANS CLASS 2, 3/4 INCH MAXIMUM; OMIT PENETRATION TREATMENT. AGGREGATE SUBBASE SHALL BE CALTRANS CLASS 2. RELATIVE COMPACTION OF BASE AND SUBBASE MATERIALS SHALL NOT BE LESS THAN 95%.

D. REFER TO GEOTECHNICAL REPORT FOR USE OF PULVERIZED CONCRETE AND ASPHALT PAVEMENT AS SUBBASE MATERIAL.

E. REFER TO "EARTHWORK" NOTES FOR SUBGRADE PREPARATION REQUIREMENTS.

F. ALL EXISTING PAVEMENT TO BE JOINED TO NEW PAVEMENT SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE A MINIMUM OF ONE (1) FOOT FROM THE EXISTING EDGE OF PAVEMENT OR FIRM STABLE SURFACE AS DEFINED WITH FIELD INSPECTION. THE EXPOSED EDGE SHALL BE TACKED WITH ASPHALTIC EMULSION PRIOR TO PAVING. THE EXISTING BASE ROCK AND PAVEMENT SHALL BE REMOVED TO THE FULL DEPTH OF THE NEW SECTION.

G. A TACK COAT SHALL BE THOROUGHLY AND CAREFULLY APPLIED TO ALL VERTICAL SURFACES OF EXISTING PAVEMENT, CURBS, GUTTERS AND CONSTRUCTION JOINTS IN THE SURFACING AGAINST WHICH ADDITIONAL MATERIAL IS TO BE PLACED, TO A PAVEMENT TO BE SURFACED, AND TO OTHER SURFACES DESIGNATED BY THE ENGINEER. ALL SURFACES TO BE TACK COATED SHALL BE CLEANED JUST PRIOR TO COATING TO THE SATISFACTION OF THE ENGINEER. THE TACK COAT SHALL BE APPLIED ONLY SO FAR IN ADVANCE OF AC PAVING AS MAY BE PERMITTED BY THE ENGINEER. IMMEDIATELY IN ADVANCE OF AC PAVING, ADDITIONAL TACK COAT SHALL BE APPLIED AS DIRECTED BY THE ENGINEER TO AREAS WHERE THE INITIAL TACK COAT HAS BEEN DAMAGED.

H. ****PAVEMENT REINFORCING FABRIC INSTALLATION SHALL COMPLY WITH CALTRANS STANDARD SPECIFICATIONS SECTION 39-4.03, USING GRADE AR-4000 PAVING ASPHALT AS THE BINDER. BEFORE APPLYING BINDER, ALL VEGETATION SHALL BE REMOVED FROM THE EDGE OF PAVEMENT. CRACKS LARGER THAN 3/16 INCH MUST BE CLEANED WITH COMPRESSED AIR AND FILLED WITH SS1 ASPHALTIC EMULSION AND COVERED WITH SAND. ALL EXISTING THERMOPLASTIC LIMIT LINES, CROSSWALKS, AND LEGENDS APPLIED TO THE ROAD SURFACE SHALL BE SCARIFIED PRIOR TO PLACING THE OVERLAY. SCARIFICATION SHALL BE PERFORMED BY GRINDING SUCH THAT NO LESS THAN 20% OF THE UNDERLYING PAVEMENT IS EXPOSED. ALL MATERIAL RESULTING FROM THE GRINDING OPERATIONS OF TRAFFIC MARKINGS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF. LARGE CRACKS, SPALLS AND CHUCKHOLES IN EXISTING PAVEMENT SHALL BE REPAIRED. THE ENTIRE OVERLAY PAVING SURFACE SHALL BE FREE OF WATER AND SHALL BE SWEPT CLEAN IMMEDIATELY PRIOR TO BINDER APPLICATION.
****PAVEMENT REINFORCING FABRIC SHALL BE PHILLIPS PETROMAT, AMOCO AMOPAVE, OR AN ENGINEER APPROVED EQUIVALENT. REQUESTS FOR FABRIC SUBSTITUTIONS WILL NOT BE ACCEPTED AFTER THE BID OPENING.

I. ****ASPHALT PLANING SHALL BE PERFORMED BY A GRINDING-PROCESS, COLD PLANING MACHINE WHICH SHALL HAVE A MINIMUM CUTTING WIDTH OF 72-INCHES AND SHALL BE OPERATED SO AS NOT TO PRODUCE FUMES OR SMOKE. THE COLD PLANING MACHINE SHALL BE CAPABLE OF PLANING THE PAVEMENT WITHOUT REQUIRING THE USE OF A HEATING DEVICE TO SOFTEN THE PAVEMENT DURING OR PRIOR TO THE PLANING OPERATION. THE CONTRACTOR SHALL MAINTAIN ALL CUTTING TEETH TO INSURE A UNIFORM AND CLEAN CUT.
IN ALL CASES, THE CROSS-SECTIONAL PLANED SURFACE SHALL NOT VARY BY MORE THAN 1/4-INCH WHEN COMPARED TO A STRAIGHT EDGE. THE OUTSIDE LINES OF THE PLANED AREA SHALL BE STRAIGHT AND UNIFORM AND THE SURFACE SHALL NOT BE DAMAGED IN ANY WAY. WHERE THE COLD PLANING MACHINE LEAVES A "SLIVER" OF UNGROUNDED PAVEMENT AT THE LIP OF GUTTER, THAT "SLIVER" SHALL BE REMOVED BY HAND PRIOR TO PLACEMENT OF THE NEW ASPHALT CONCRETE.

STREETS TO BE OVERLAID SHALL BE COLD PLANED TO THE DEPTH BELOW THE EXISTING LIP OF GUTTER SPECIFIED ON THE PLANS AND TAPERED TO ZERO AT 6 FEET FROM THE LIP OF GUTTER. BOTH ENDS OF ALL STREETS TO BE OVERLAID AND SIDE STREETS SHALL ALSO BE COLD PLANED AS SHOWN ON THE PLANS (CONFORM PLANING). THE CONFORM PLANING SHALL BE MADE IN A STRAIGHT LINE PERPENDICULAR TO THE CENTER LINE OF THE STREET. ALL EXISTING ASPHALT ON CONCRETE GUTTERS ADJACENT TO PLANING SHALL BE REMOVED.

PAVEMENT FAILURE REPAIR WORK SHALL CONSIST OF GRINDING OUT EXISTING ASPHALT CONCRETE PAVEMENT AND REPLACING THE ASPHALT CONCRETE AS INDICATED ON THE PLANS. PAVEMENT REPAIRS WILL HAVE DIMENSIONS IN 6-FOOT INCREMENTS OF WIDTH TO ACCOMMODATE USE OF COLD PLANING MACHINE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANED MATERIAL FROM THE WORK SITE AND DISPOSE OF THE MATERIAL. THE REMOVAL CREW SHALL REMOVE ALL PLANED MATERIAL AND SWEEP AND VACUUM ALL PLANED AND ADJACENT SURFACES WHILE REMAINING WITHIN 100 FEET OF THE PLANER.

WHERE TRANSVERSE JOINTS ARE PLANED IN THE PAVEMENT AT CONFORM LINES, NO DROP-OFF SHALL REMAIN BETWEEN THE EXISTING PAVEMENT AND THE PLANED AREA. WHEN THE PAVEMENT IS OPENED TO PUBLIC TRAFFIC. IF NEW ASPHALT CONCRETE HAS NOT BEEN PLACED TO ELIMINATE THE DROP-OFF, EXISTING PAVEMENT SHALL BE TO BE OPENED TO THE PUBLIC, A TEMPORARY PAVING RAMP SHALL BE PLACED TO THE LEVEL OF THE EXISTING PAVEMENT AND TAPERED ON A SLOPE OF 18:1 OR FLATTER TO THE LEVEL OF THE PLANED AREA. TEMPORARY RAMPS SHALL REMAIN IN PLACE NO LONGER THAN 7 DAYS.

ASPHALT CONCRETE FOR TEMPORARY RAMPS SHALL BE COMMERCIAL QUALITY AND MAY BE SPREAD AND COMPACTED BY ANY METHOD THAT WILL PRODUCE A SMOOTH TRANSITION IN THE RIDING SURFACE. ASPHALT CONCRETE RAMPS SHALL BE COMPLETELY REMOVED, INCLUDING REMOVING ALL LOOSE MATERIAL FROM THE UNDERLYING SURFACE, BEFORE PLACING THE PERMANENT SURFACING. KRAFT PAPER, OR OTHER APPROVED BOND BREAKER, MAY BE PLACED UNDER THE TEMPORARY RAMPS TO FACILITATE THE REMOVAL OF THE RAMPS.

J. IN ADDITION TO THE REQUIREMENTS OF THE CALTRANS SPECIFICATIONS SECTION 39, THE DESIGN SHALL BE IN ACCORDANCE WITH ASTM D2041; RICE'S METHOD AND D11888, "BULK SPECIFIC GRAVITY OF COMPACTED BITUMEN MIXTURES, USING PARAFFIN-COATED SPECIMENS."THE ASPHALT CONTENT SHALL BE CALCULATED ON THE PERCENTAGE BASIS BY WEIGHT OF DRY AGGREGATE.

K. NO PAVEMENT WORK SHALL OCCUR WITHIN THE STREET RIGHT-OF-WAY PRIOR TO COMPLETION OF UTILITY POLE RELOCATION OR REMOVAL. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ENSURE THAT ALL UNDERGROUND UTILITIES ARE INSTALLED PRIOR TO PAVING.

L. CONTRACTOR SHALL COMPLETE ALL UNDERGROUND UTILITY CONSTRUCTION AND TESTING PRIOR TO PLACEMENT OF THE FINAL LIFT (SURFACE COURSE) OF AC. TRAFFIC SIGNAL DETECTION DEVICES IN THE ROADWAY SHALL BE INSTALLED PRIOR TO FINAL AC LIFT. COMPLETION OF UNDERGROUND CONSTRUCTION INCLUDES CONNECTION, TESTING AND ACCEPTANCE BY THE CITY OF ALL TESTS OF ALL SUB-SURFACE UTILITIES REGARDLESS OF OWNERSHIP, CHLORINATION FOR SANITATION AS NECESSARY AS WELL AS INSPECTION AND COMPLETION OF ALL REMEDIAL REPAIRS.

M. A MINIMUM OF 10 DAYS' CURE TIME SHALL BE PROVIDED PRIOR TO PAVING AGAINST RECENTLY POURED CONCRETE. ALTERNATIVELY, THE CONTRACTOR SHALL DEMONSTRATE THAT THE CONCRETE HAS REACHED A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AND SHALL SUBMIT TEST RESULTS TO THE OWNER FOR REVIEW PRIOR TO PAVING.

N. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING GUTTERS, MANHOLES, VALVE BOXES AND ALL OTHER STRUCTURES WITHIN THE PAVED AREA AT ALL TIMES BEFORE THE FINAL LIFT OF PAVING IS PLACED. ANY DAMAGE MUST BE REPAIRED BEFORE FINAL LIFT PAVING.

O. ALL MIXTURES SHALL BE SPREAD AT A TEMPERATURE OF NOT LESS THAT 260 DEGREES., AND NOT GREATER THAN 310 DEGREES F. INITIAL ROLLING SHALL BE PERFORMED IMMEDIATELY AFTER PLACEMENT. FOR AC PLACED DIRECTLY ON REINFORCING FABRIC TEMPERATURE SHALL NOT BE LESS THAN 270 DEGREES F.

P. ASPHALT CONCRETE SHALL BE COMPACTED TO AN AVERAGE DENSITY OF NOT LESS THAN 93 PERCENT OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY ASTM D2041. TESTS ARE TO BE PERFORMED AT A RANDOM LOCATIONS IMMEDIATELY FOLLOWING COMPACTION. THE INTERIM RESULTS SHALL BE IMMEDIATELY AVAILABLE TO THE OWNER'S REPRESENTATIVE. NO SINGLE TESTS SHALL BE LESS THAN 92 PERCENT. AVERAGE IN-PLACE DENSITY IS TO BE DETERMINED BY NUCLEAR GAUGE IN CONFORMANCE WITH ASTM TEST METHOD D2922 AT THE CONTRACTOR'S EXPENSE. ANY AREA WHICH HAS AN INTERIM RESULTS LESS THAN 92 PERCENT OF RICE, SHALL BE REWORKED WHILE THE MAT IS ABOVE 140 DEGREES F. UNTIL THE AREA IS COMPACTED TO A DENSITY NOT LESS THAN 93.0 PERCENT OF RICE.

Q. FINISHED AC SURFACE SHALL BE 0.02 FOOT ABOVE FINISHED PORTLAND CEMENT CONCRETE SURFACE AT POINTS OF CONTACT (LIP OF GUTTER, MANHOLE AND VALVE BOX ENCASEMENTS, MONUMENT BOX ENCASEMENTS, ETC.) THE EXCEPTION TO THIS WILL BE GUTTER RAMPS WHICH SHALL CONFORM TO CURRENT STATE AND FEDERAL ADA GUIDELINES FOR GUTTER LIP AT RAMPS. OVER-PAVING ONTO THE GUTTER SHALL NOT BE ALLOWED.

R. AFTER FINAL ROLLING, THE SMOOTHNESS OF THE COURSE SHALL BE CHECKED. ALL DEFECTIVE AREAS, WHICH MAY INCLUDE BUT ARE NOT LIMITED TO SEGREGATION OF MIX, RAVELING, BLEEDING, CHECKING AND CRACKING, SHALL BE CORRECTED BY REMOVAL AND REPLACEMENT OF MATERIAL AT THE CONTRACTOR'S EXPENSE. FOLLOWING THE REPAIR, THE CONTRACTOR SHALL PLACE A MICROSURFACE TREATMENT OVER THE REPAIRED DEFECTIVE ASPHALT SURFACE AREA OR PATCH AREAS. THE MICROSURFACING AREA SHALL EXTEND THE LENGTH OF THE REPAIRED AREA PLUS 10 FEET IN EITHER DIRECTION THE ENTIRE WIDTH OF THE DRIVEWAY OR STREET UNLESS OTHERWISE DETERMINED BY THE ENGINEER.

S. BETWEEN THE PLAN SPECIFIED GRADE CONTROL POINTS AND LINES, THE FINISHED PAVING SURFACE SHALL HAVE A UNIFORM SLOPE FROM SURFACE DRAINAGE HIGH POINTS AND RIDGE LINES TO GUTTERS AND DRAINAGE INLETS.

THE FINAL SURFACE SHALL BE CHECKED BY USE OF A TEN FOOT (10') STRAIGHTEDGE AT SITES SELECTED BY THE ENGINEER. THE STRAIGHTEDGE SHALL BE APPLIED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF THE ROADBED.THE VARIATION OF THE SURFACE FROM THE TESTING EDGE OF THE STRAIGHTEDGE BETWEEN ANY TWO CONTACTS WITH THE SURFACE SHALL NOT EXCEED ¼ INCH.

T. SURFACE DRAINAGE OF ALL PAVED AREAS SHALL BE TESTED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE BY SURFACE FLOODING WITH WATER. THE SURFACE SLOPE MUST BE UNIFORM TO A DEGREE SUCH THAT NO DEPRESSIONS OR PONDING OCCUR.
***SLOPED AREAS WITH SLOPES LESS THAN 0.5 PERCENT ARE TO BE CONSIDERED DEFICIENT EVEN THOUGH PONDING DOES NOT OCCUR AT THE TIME OF TESTING. SHOULD ANY DEFICIENT SLOPES OCCUR, REPAVE IN SUCH A MANNER AS TO CORRECT THE PROBLEM. METHOD OF REPAVING SHALL BE SUBJECT TO THE ENGINEER'S APPROVAL.

U. MANHOLES. VALVE BOXES, MONUMENT BOXES, ETC. SHALL BE CAREFULLY AND SECURELY BROUGHT TO GRADE AFTER FINAL PAVEMENT LIFT HAS BEEN PLACED.

V. WHENEVER PAVEMENT IS BROKEN OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS, THE PAVEMENT SHALL BE REPLACED, AFTER PROPER BACKFILLING, WITH PAVEMENT MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL PAVING. THE FINISHED PAVEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR CALTRANS, WHERE APPLICABLE.

16. LANDSCAPING

A. FINISHED GRADE SHOWN ON CIVIL PLANS IS TOP OF FINISHED LANDSCAPE MATERIAL. ALL LANDSCAPE AREAS SHALL BE GRADED TO ACCOMMODATE THICKNESS OF LANDSCAPE MATERIALS SUCH THAT TOP OF LANDSCAPE MATERIALS DOES NOT BLOCK DRAINAGE.

B. AREAS WHERE LANDSCAPE IS ADJACENT TO HARDSCAPE, FINISHED GRADE OF LANDSCAPE MATERIAL SHALL BE DEPRESSED A MINIMUM OF 1" OR AS SHOWN ON PLANS.

C. ENGINEER SHALL VERIFY GRADING PRIOR TO PLACEMENT OF LANDSCAPE MATERIALS.

17. PIPELINES

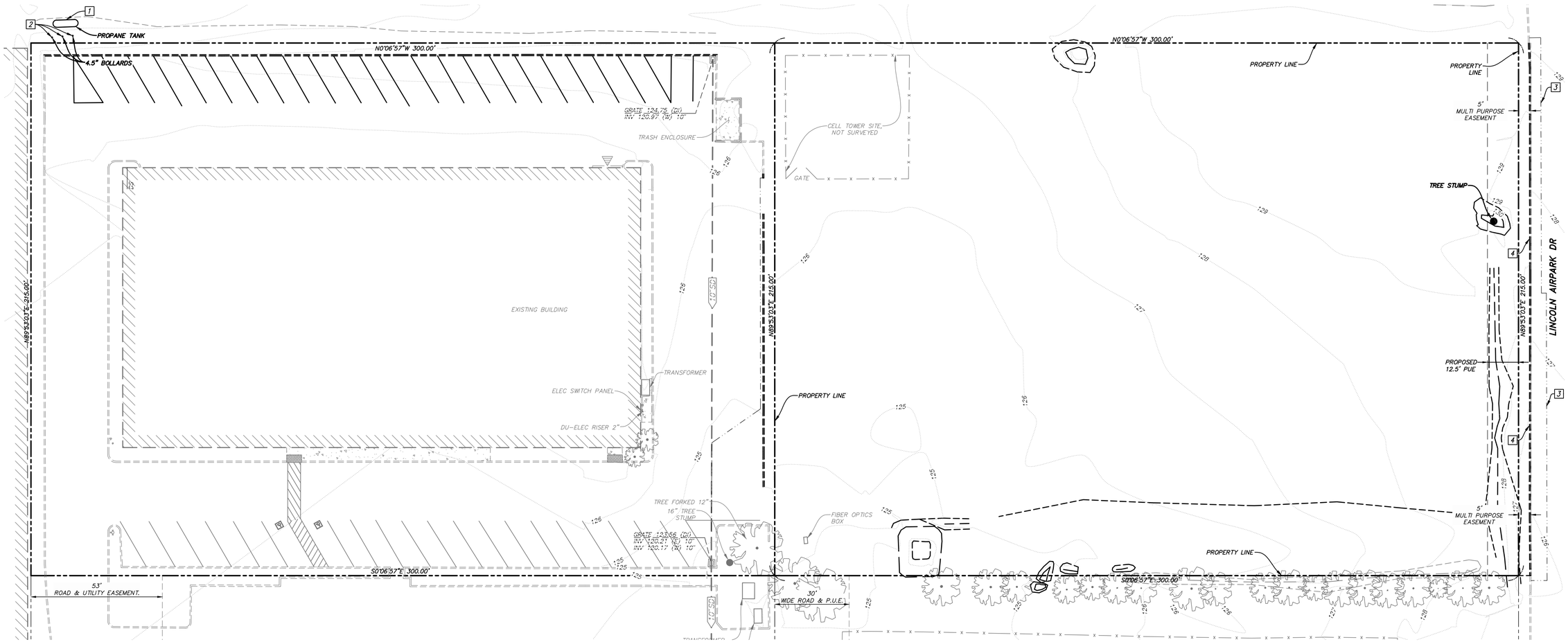
A. ALL GRAVITY FLOW PIPELINES TO BE LAID UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS.

B. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

C. UNLESS NOTED OTHERWISE, SITE PIPELINE LIMIT OF WORK AT BUILDING UTILITY POINT OF CONNECTION SHALL BE 5-FEET OUTSIDE THE BUILDING EXTERIOR WALL.

18. ADJUSTING EXISTING UTILITIES

A. THE CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT TO GRADE ALL EXISTING UTILITY STRUCTURES, INCLUDING VAULTS, BOXES AND MANHOLE FRAME AND CO



GENERAL TOPO/DEMO NOTES:

A. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.

B. CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.

C. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.

D. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

E. WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.

F. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, AND VALVE BOXES WITHIN THE WORK AREA TO GRADE, EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.

CONSTRUCTION NOTES

1 EXISTING PROPANE TANK TO BE REMOVED.

2 EXISTING BOLLARDS TO BE REMOVED.

3 PAVEMENT REMOVAL SAWCUT LINE (— · — · —).

4 EXISTING CURB TO BE REMOVED.

0 10 20 40

SCALE: 1"=20'

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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BRYAN P. BONINO
DATE 08/27/2026 L.S. 7521

LICENSED LAND SURVEYOR BRYAN P. BONINO L.S. 7521 STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C101
SHEET 4 OF 12

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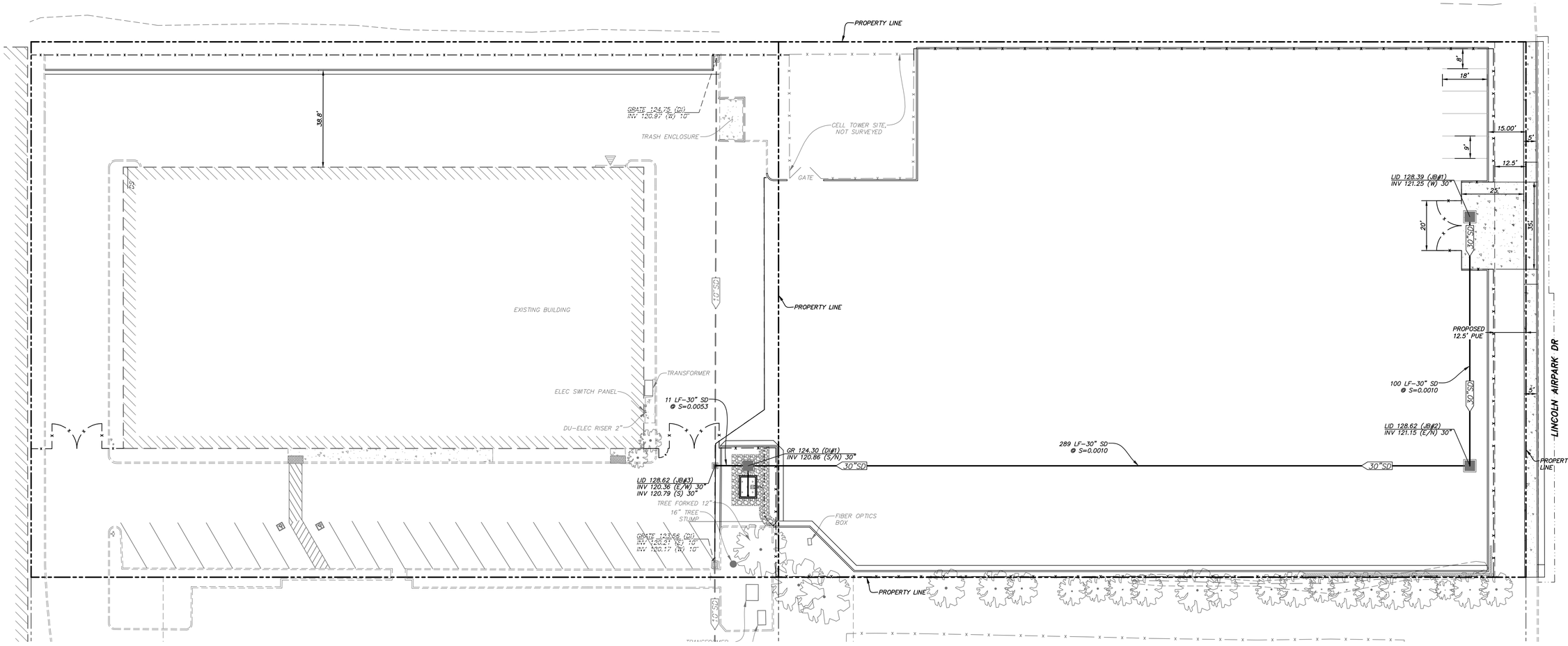


GENERAL CIVIL SITE NOTES:

A. SEE ARCHITECTURAL PLANS FOR PARKING DETAILS AND COUNTS.

B. 4" WIDE WHITE STANDARD PAINTED PARKING STALL STRIPES (TYPICAL). VERIFY WITH ARCHITECTURAL SITE PLAN.

C. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.

D. CONTRACTOR SHALL ACQUIRE A CITY ENCROACHMENT PERMIT FOR PROPOSED DRIVEWAY AND SIDEWALK IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY.

E. RADII FOR ALL ISLANDS AND PARKING STALLS SHALL BE 3' UNLESS NOTED OTHERWISE.

GENERAL UTILITY NOTES:

A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!! EXISTING UTILITIES. CAUTION!!

B. MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).

C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION. DRY UTILITY INSTALLATION SHALL ACCOMMODATE ALL WET (SEWER, WATER, & STORM DRAIN) UTILITIES.

D. CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWN SPOUT CONNECTIONS TO UNDERGROUND STORM DRAIN SYSTEM PRIOR TO BEGINNING ANY STORM DRAIN INSTALLATION WORK INCLUDING ANY REQUIRED FOOTING PENETRATIONS. CONTRACTOR SHALL REVIEW/VERIFY BUILDING CONNECTION LOCATIONS RELATED TO POTENTIAL FOOTING/FOUNDATION OR OTHER CONFLICTS THAT MAY OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE UNDERGROUND STORM DRAIN SYSTEM UNLESS NOTED OTHERWISE. ROUTING OF THE STORM DRAIN PIPE TO DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.

E. IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.

F. ALL STORM DRAIN MANHOLES AND DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO RIVER".

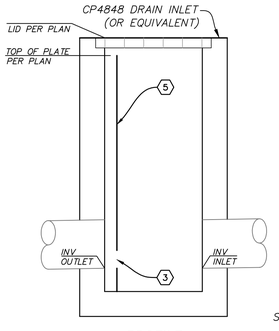
G. CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL 10, SHEET C701 FOR SUBGRADE DRAINAGE.

STORM DRAIN NOTES:

A. INSTALL ADS FLEXSTORM PURE FULL TRASH CAPTURE INSERTS OR OTHER APPROVED EQUIVALENT, THAT ARE CERTIFIED AS FULL TRASH CAPTURE SYSTEM BY THE STATE WATER RESOURCES CONTROL BOARD FOR ALL DRAIN INLETS THAT WILL BE RECEIVING SURFACE RUNOFF.

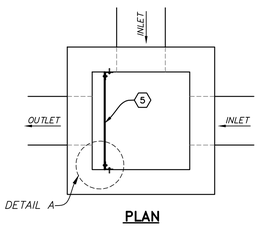
B. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PERMANENTLY MARKED/EMBOSSED WITH PROHIBITIVE LANGUAGE SUCH AS "NO DUMPING! FLOWS TO RIVER."

0 10 20 40
SCALE: 1"=20'

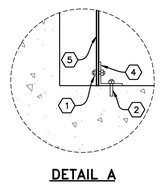


PROFILE

NOTES:
1. 3/8"ø x 1½" STAINLESS STEEL BOLTS WITH LOCKING NUTS @ 18" O.C. ANGLE TO PLATE.
2. 3/8"ø x 2½" STAINLESS STEEL LAG BOLTS @ 6" O.C. ANGLE TO CONC.
3. 2" x 2" ORIFICE CENTERED IN PLATE AT INV. ELEV. OF OUTLET PIPE.
4. 2" x 2" x ¼" STAINLESS STEEL ANGLE IRON.
5. ¼" STAINLESS STEEL PLATE



PLAN



DETAIL A

1 METERED DRAIN OUTLET
NTS

DESIGNED BY PDC
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REV.	DATE	DESCRIPTION	BY	APP'D.

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BY _____
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DATE 08/27/2026 P.E. 41804

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IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

CIVIL SITE AND UTILITY PLAN

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C201
SHEET 5 OF 12

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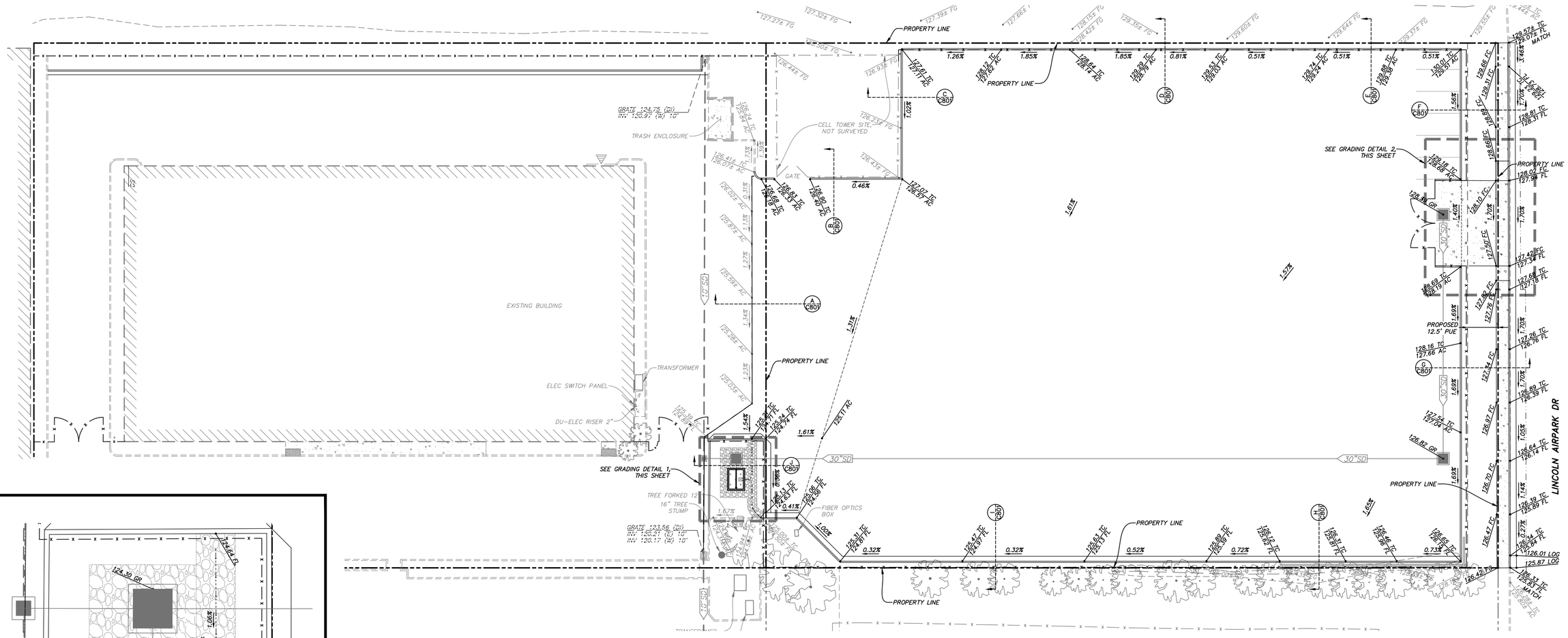
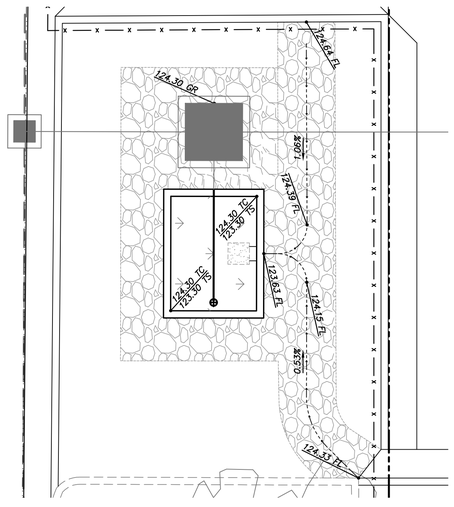




STORMWATER QUALITY
AREA GRADING DETAIL
1
1"=5'

GENERAL GRADING NOTES:

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

E. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

F. WHERE NEW IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVEMENT, ASPHALT, ETC.) ARE DESIGNATED TO MATCH GRADE (±) AT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL FIELD VERIFY THE MATCH POINT GRADES, REPORT ANY DISCREPANCIES AND ADJUST GRADES TO MATCH EXISTING.

G. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS WHERE PRACTICAL. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.

H. GRADE GUTTER/SWALE TO DRAIN, TYPICAL (- ⟶ - - ⟶ - -).

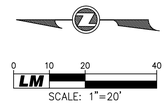
I. STRAIGHT GRADE TO DRAIN, FLOWLINE, BACK EDGE OF WALK OR DRAIN INLET, TYPICAL (⟶).

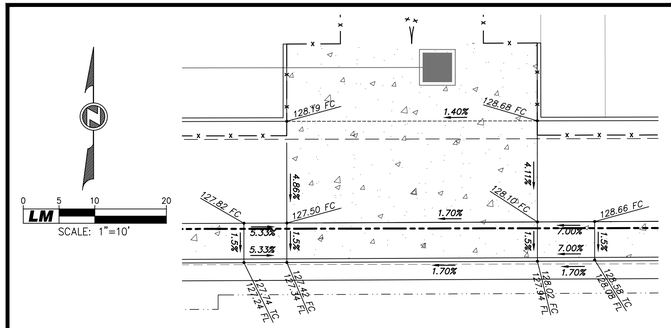
GRADING NOTES:

B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.

B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING COMPONENTS.





DRIVEWAY
AREA GRADING DETAIL
2
1"=10'

DESIGNED BY PDC	REV.	DATE	DESCRIPTION	BY	APP'D.
DRAWN BY MAE					
CHECKED BY BPB					

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DATE 08/27/2026 P.E. 41804

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IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

GRADING & DRAINAGE PLAN

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C301
SHEET 6 OF 12

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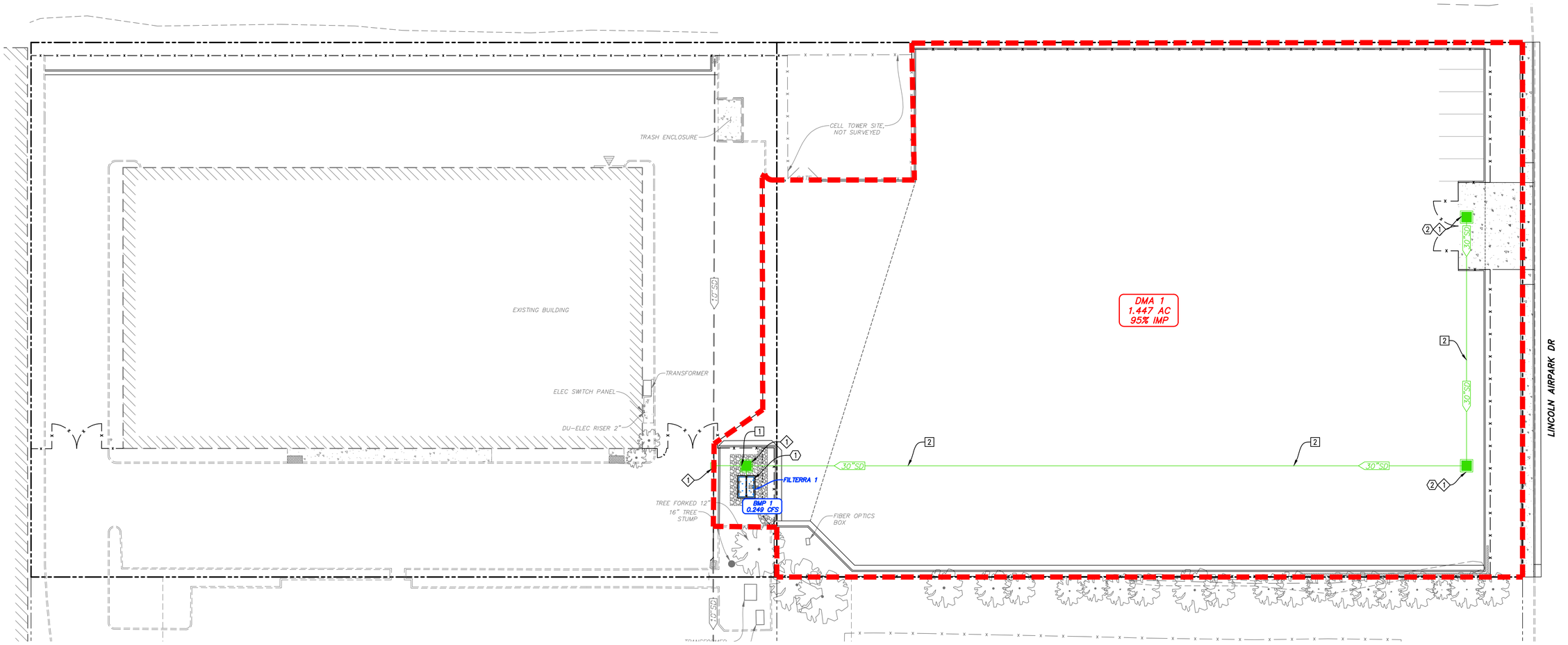

LEGEND

DMA	DRAINAGE MANAGEMENT AREA
BMP	BEST MANAGEMENT PRACTICE
DMA 1 1,000 SF % IMP	WATER QUALITY AREA NAME AND SQUARE FOOTAGE AND PERCENT IMPERVIOUSNESS
	WATER QUALITY AREA BOUNDARY
BMP 1 0.10 CFS	BEST MANAGEMENT PRACTICE ID AND WATER QUALITY FLOW
	BEST MANAGEMENT PRACTICE AREA
	GENERAL DIRECTION OF RUNOFF

GENERAL NOTES:

A. SOILS ARE GROUP C/D, PER USDA SOIL MAP VIEWER REPORT.

B. SITE IS NOT IN A FEMA SPECIAL FLOOD HAZARD ZONE.

SOURCE CONTROL MEASURES ◇:

1. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PERMANENTLY MARKED/EMBOSSED WITH PROHIBITIVE LANGUAGE SUCH AS "NO DUMPING! FLOWS TO CREEK." OR OTHER LANGUAGE AND/OR GRAPHICAL ICONS TO DISCOURAGE ILLEGAL DUMPING AS APPROVED BY THE ENGINEERING AND SURVEYING DIVISION (ESD). ESD-APPROVED SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING, SHALL BE POSTED AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA. THE PROPERTY OWNERS AND/OR PROPERTY OWNER'S ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE LEGIBILITY OF STAMPED MESSAGES AND SIGNS. (MM IX.4) (ESD)

TREATMENT CONTROL MEASURES ⬡:

1. INSTALL FILTERRA BIOSCAPE VAULT STANDARD OFFLINE (FTBSV) CONFIGURATION PER DETAIL 1, SHEET C502. SEE TABLE 1, BELOW, FOR FTBSV SIZING REQUIREMENTS.

2. TRASH CONTROL ON ALL DRAIN INLETS, INSTALL ADS FLEXSTORM PURE FULL TRASH CAPTURE INSERTS OR OTHER APPROVED EQUIVALENT, THAT ARE CERTIFIED AS FULL TRASH CAPTURE SYSTEM BY THE STATE WATER RESOURCES CONTROL BOARD FOR ALL DRAIN INLETS THAT WILL BE RECEIVING SURFACE RUNOFF.

HYDROMODIFICATION CONTROL MEASURES □:

1. INSTALL OVERFLOW WEIR WITH 4" LOW FLOW OUTLET.

2. INSTALL OVERSIZED STORAGE STORM DRAIN FOR HYDROMODIFICATION MITIGATION.

SCALE: 1"=20'

TABLE 1: DRAINAGE MANAGEMENT AREA TREATMENT INFORMATION

DMA SHED	TREATMENT CONTROL MEASURE	WATER QUALITY FLOW RATE (CFS)	FILTERRA CONFIGURATION	TREATMENT CAPACITY (CFS)	VAULT DIMENSION (LxW)	OUTLET PIPE SIZE	OUTLET PIPE INVERT (FT)
DMA 1	FILTERRA-01	0.249	FTBSV0806-GI	0.360	8' x 6'	4" SDR 35	120.86

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

STORMWATER CONTROL PLAN

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C501
SHEET 7 OF 12

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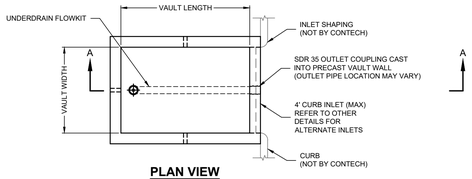
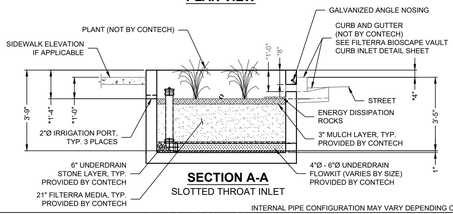
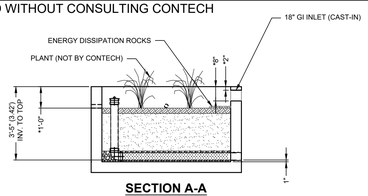
DIMENSIONS PRECEDED BY " * " ARE CRITICAL AND MAY NOT BE MODIFIED WITHOUT CONSULTING CONTECH



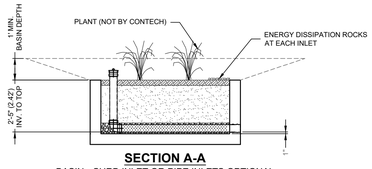
PLAN VIEW



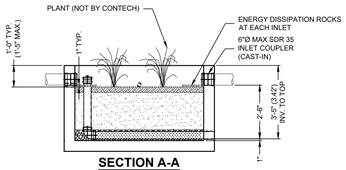
SECTION A-A
SLOTTED THROAT INLET



SECTION A-A
GREEN INFRASTRUCTURE (GI) INLET - TOP FLUSH WITH TOP OF CURB, NOT INTENDED FOR SIDEWALK APPLICATIONS



SECTION A-A
BASIN - CURB INLET OR PIPE INLETS OPTIONAL



SECTION A-A
PIPE INLET

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE

FTBSV CONFIGURATION

(OPTIONS: BASIN "-B", GREEN INFRASTRUCTURE INLET "-I", PIPE INLET "-P", SLOTTED THROAT INLET "-T")

VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	16	FTBSV0404	FTBSV0404	ALL	4" SDR 35	1
6 x 4	24	FTBSV0604	FTBSV0406	ALL	4" SDR 35	1
8 x 4	32	FTBSV0804	FTBSV0408	ALL (EXCEPT DE,MD,NJ,PA,VA,WV)	4" SDR 35	1
7.83 x 4.5	35	FTBSV078045	FTBSV045078	DE,MD,NJ,PA,VA,WV ONLY	4" SDR 35	1
6 x 6	36	FTBSV0606	FTBSV0606	ALL (EXCEPT CA, TX)	4" SDR 35	1
8 x 6	48	FTBSV0806	FTBSV0608	ALL	4" SDR 35	1
10 x 6	60	FTBSV1006	FTBSV0610	ALL (EXCEPT CA, TX)	6" SDR 35	2
8 x 8	64	FTBSV0808	FTBSV0808	CA, TX ONLY	6" SDR 35	2
12 x 6	72	FTBSV1206	FTBSV0612	ALL (EXCEPT TX)	6" SDR 35	2
10 x 8	80	FTBSV1008	FTBSV0810	CA, TX ONLY	6" SDR 35	2
13 x 7	91	FTBSV1307	FTBSV0713	ALL (EXCEPT CA, TX)	6" SDR 35	2
12 x 8	96	FTBSV1208	FTBSV0812	CA, TX ONLY	6" SDR 35	2
14 x 8	112	FTBSV1408[1]	N/A	ALL	6" SDR 35	3
16 x 8	128	FTBSV1608[1]	N/A	ALL (EXCEPT OR,WA)	6" SDR 35	3
15 x 9	135	FTBSV1509[1]	N/A	OR,WA ONLY	6" SDR 35	3
18 x 8	144	FTBSV1808[1]	N/A	CALL CONTECH	6" SDR 35	3
20 x 8	160	FTBSV2008[1]	N/A	CALL CONTECH	6" SDR 35	4
22 x 8	176	FTBSV2208[1]	N/A	CALL CONTECH	6" SDR 35	4

[1]UTILIZES (2) CURB OPENINGS WITH MIN 1' SPACING

filterra®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

AS WITH ALL OPEN TOP BIORETENTION SYSTEMS, FILTERRA BIOSCAPE IS OPEN TO THE ATMOSPHERE WITH A MEDIA SURFACE RECESSED BELOW FINISHED GRADE. CONTRACTOR OR OWNER IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SAFETY MEASURES AROUND SYSTEM PERIMETER. TO MAINTAIN AESTHETICS, REMOVAL OF HEAVY STORMWATER DEBRIS MAY BE NECESSARY BETWEEN REGULAR FILTERRA SYSTEM MAINTENANCE EVENTS.

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FILTERRA BIOSCAPE VAULT STANDARD OFFLINE (FTBSV) CONFIGURATION DETAIL

FILTERRA BIOSCAPE
STANDARD OFFLINE CONFIGURATION
1 NTS

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA
STORMWATER CONTROL PLAN DETAILS

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C502
SHEET 8 OF 12

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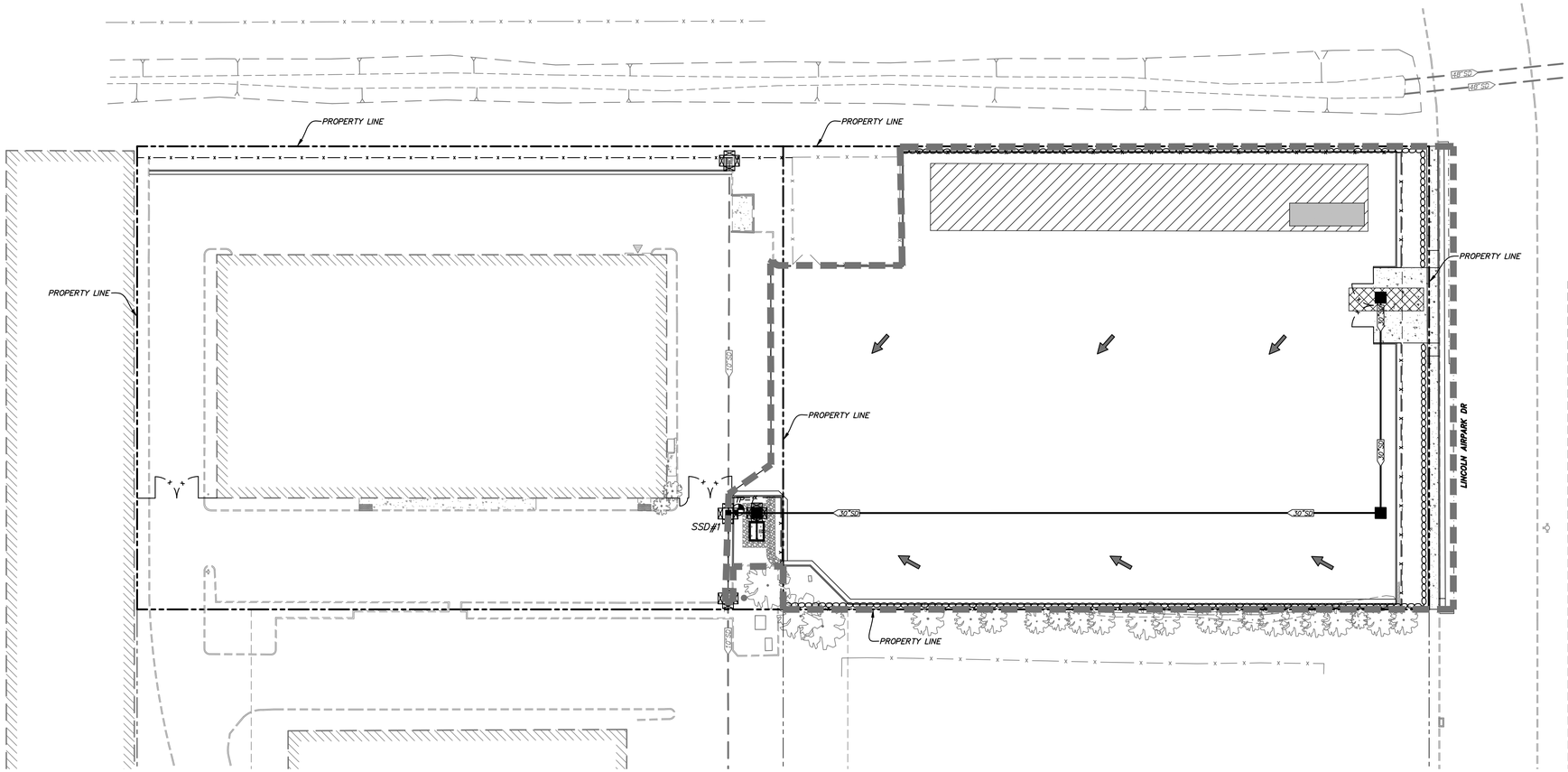

LEGEND:

- STORM DRAIN INLET PROTECTION PER CASQA SE-10
- LIMIT OF CLEARING AND GRADING
- DRAINAGE FLOW
- STABILIZED CONSTRUCTION ENTRANCE PER CASQA TC-1
- CONCRETE WASHOUT PIT MATERIAL PER CASQA WM-8 WITH POSTED SIGNS
- FIBER ROLL PER CASQA SE-5
- PLANNED STAGING, MATERIAL AND WASTE STORAGE AREA AND SOLID WASTE STORAGE AREA PER CASQA WM-1 TO WM-5
- TP-1 — SAMPLING TEST POINT
- SSD # — SITE STORMWATER DISCHARGE LOCATION

0 15 30 60
SCALE: 1"=30'

EROSION CONTROL NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT COUNTY OF PLACER STANDARD SPECIFICATIONS AND CASQA BMP STANDARDS.
2. THESE PLANS AND SWPPP HAVE BEEN PREPARED WITH THE INTENT THAT LAUGENOUR AND MEIKLE (AS THE QSD) WILL BE HIRED TO PERFORM THE QSP INSPECTIONS DURING THE COMPLETE PROJECT. IF, HOWEVER, ANOTHER QSP IS EMPLOYED TO USE THESE PLANS AND SWPPP FOR THE PURPOSES OF COMPLYING WITH THE CALIFORNIA GENERAL PERMIT, THE SELECTED QSP SHALL NOTIFY THE QSD OF ANY PROPOSED CHANGES AND COPY ALL REPORTS GENERATED DURING INSPECTIONS. NOTICE IS GIVEN THAT LAUGENOUR AND MEIKLE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS WHICH MIGHT OCCUR AND WHICH COULD HAVE BEEN AVOIDED, CORRECTED OR MITIGATED IF LAUGENOUR AND MEIKLE HAD PERFORMED THE QSP INSPECTIONS.
3. IF AREAS OUTSIDE OF THE SHOWN LIMITS ARE DISTURBED, CONTRACTOR SHALL NOTIFY THE QSP AND QSD TO UPDATE THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS AND WITHIN THE SWPPP. ALL SOILS THAT ARE DISTURBED, INCLUDING AREAS OUTSIDE OF THE SHOWN LIMITS OF DISTURBANCE SHALL BE STABILIZED BY HYDROSEEDING, LANDSCAPING OR OTHER APPROVED METHOD WITHIN 14 DAYS OF NON-USE OR PRIOR TO PROJECT COMPLETION WHICHEVER OCCURS FIRST.
4. CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
6. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
7. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
8. CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMP'S, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMP'S OR EROSION AND SEDIMENT CONTROL PLAN.
9. IN AREAS WHERE SOIL IS EXPOSED, PROMPT REPLANTING WITH NATIVE COMPATIBLE, DROUGHT-RESISTANT VEGETATION SHALL BE PERFORMED. NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
10. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
11. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEPT AT THE END OF EACH WORKING DAY OR AS NECESSARY.
12. CONTRACTOR SHALL PLACE INLET FILTER BAGS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE INLET FILTER BAGS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED. STRAW BALES OR GRAVEL BAGS SHALL BE PLACED AROUND ALL EXISTING DRAINAGE INLETS IN THE VICINITY OF PROJECT SITE.
13. CONTRACTOR SHALL PLACE SILT FENCING OR FILTER ROLL ALONG THE PERIMETER OF PROJECT SITE.
14. GRADING SHALL NOT OCCUR WHEN WIND SPEEDS EXCEED 20 MPH OVER A ONE (1) HOUR PERIOD.
15. **CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:**

A. SOLID WASTE MANAGEMENT:
PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.

B. MATERIAL DELIVERY AND STORAGE:
PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.

C. CONCRETE WASTE:
PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.

D. PAINT AND PAINTING SUPPLIES:
PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.

E. VEHICLE FUELING, MAINTENANCE AND CLEANING:
PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ONSITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.

F. HAZARDOUS WASTE MANAGEMENT:
PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.

WDID#:

TOTAL DISTURBED AREA: 1.50± ACRES

SITE BMP's

CASQA FACT SHEET	BMP NAME	REQUIRED
EC-1	SCHEDULING	✓
EC-2	PRESERVATION OF EXISTING VEGETATION	✓
EC-3	HYDRAULIC MULCH	
EC-4	HYDROSEEDING	✓
EC-5	SOIL BINDERS	
EC-6	STRAW MULCH	
EC-7	GEOTEXTILES AND MATS	
EC-8	WOOD MULCHING	
EC-9	EARTH DIKES AND DRAINAGE SWALES	
EC-10	VELOCITY DISSIPATION DEVICES	
EC-11	SLOPE DRAINS	
EC-12	STREAMBANK STABILIZATION	
EC-14	COMPOST BLANKET	
EC-15	SOIL PREPARATION/ROUGHENING	✓
EC-16	NON-VEGETATIVE STABILIZATION	
WE-1	WIND EROSION CONTROL	✓
SE-1	SILT FENCE	
SE-2	SEDIMENT BASIN	
SE-3	SEDIMENT TRAP	
SE-4	CHECK DAMS	
SE-5	FIBER ROLLS	✓
SE-6	GRAVEL BAG BERM	
SE-7	STREET SWEEPING AND VACUUMING	✓
SE-8	SANDBAG BARRIER	
SE-9	STRAW BALE BARRIER	
SE-10	STORM DRAIN INLET PROTECTION	✓
SE-11	ACTIVE TREATMENT SYSTEM (ATS)	
SE-12	TEMPORARY SILT DIKE	
SE-13	COMPOST SOCKS AND BERMS	
SE-14	BIOFILTER BAGS	
TC-1	STABILIZED CONSTRUCTION ENTRANCE/EXIT	✓
TC-2	STABILIZED CONSTRUCTION ROADWAY	
TC-3	ENTRANCE/OUTLET TIRE WASH	
NS-1	WATER CONSERVATION PRACTICES	✓
NS-2	DEWATERING OPERATIONS	✓
NS-3	PAVING AND GRINDING OPERATIONS	✓
NS-4	TEMPORARY STREAM CROSSING	
NS-5	CLEAR WATER DIVERSION	
NS-6	ILLICIT CONNECTION/DISCHARGE	✓
NS-7	POTABLE WATER/IRRIGATION	
NS-8	VEHICLE AND EQUIPMENT CLEANING	
NS-9	VEHICLE AND EQUIPMENT FUELING	✓
NS-10	VEHICLE & EQUIPMENT MAINTENANCE	✓
NS-11	PILE DRIVING OPERATIONS	
NS-12	CONCRETE CURING	✓
NS-13	CONCRETE FINISHING	✓
NS-14	MATERIAL OVER WATER	
NS-15	DEMOLITION ADJACENT TO WATER	
NS-16	TEMPORARY BATCH PLANTS	
WM-1	MATERIAL DELIVERY AND STORAGE	✓
WM-2	MATERIAL USE	✓
WM-3	STOCKPILE MANAGEMENT	✓
WM-4	SPILL PREVENTION AND CONTROL	✓
WM-5	SOLID WASTE MANAGEMENT	✓
WM-6	HAZARDOUS WASTE MANAGEMENT	✓
WM-7	CONTAMINATED SOIL MANAGEMENT	
WM-8	CONCRETE WASTE MANAGEMENT	✓
WM-9	SANITARY/SEPTIC WASTE MANAGEMENT	✓
WM-10	LIQUID WASTE MANAGEMENT	

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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BY BRYAN P. BONINO
DATE 08/27/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

EROSION & SEDIMENTATION CONTROL

SCALE 1"=30'
DATE: 08/27/2026
JOB NO. 4986

C601
SHEET 9 OF 12

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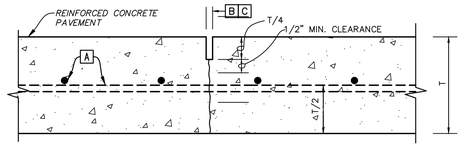


NOTES

A DISTRIBUTED STEEL REINFORCEMENT PER PLAN.

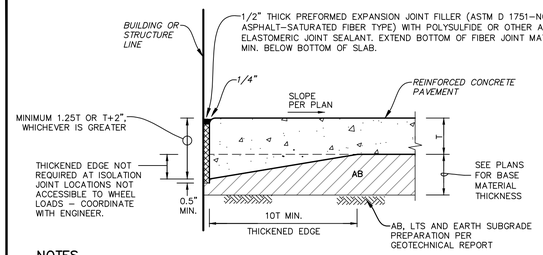
B TOOLED GROOVE WITH 1/4" RADIUS OR 1/8" WIDE SAW CUT (SHOWN).

C 12' MAX. JOINT SPACING IN EACH DIRECTION. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.

D WHERE PAVING WILL BE SUBJECTED TO HARD WHEEL EQUIPMENT USE, IT IS RECOMMENDED TO FILL ALL JOINTS WITH AN EPOXY JOINT FILLER–COORDINATE WITH THE OWNER.

1 PCC PAVING CONTRACTION (CRACK CONTROL) JOINT

NTS



NOTES

1. PLACE ISOLATION JOINTS AT BUILDINGS, UTILITY STRUCTURES SUCH AS MANHOLES, DRAINAGE INLETS, AND FOOTINGS, AND OTHER MISCELLANEOUS STRUCTURES.
2. FOR JOINTS AROUND COLUMNS, POSTS, ETC. USE TYPICAL DIAMOND–SHAPED JOINT CONFIGURATION AND COORDINATE WITH STRUCTURAL PLANS AND WITH CONTRACTOR–PREPARED AND OWNER–APPROVED PAVEMENT JOINTING PLAN.

4 PCC PAVING ISOLATION JOINT

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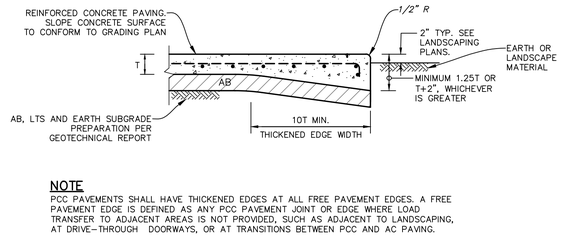
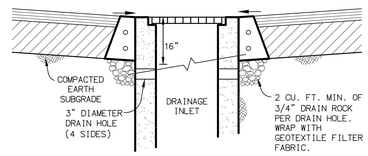


NOTE

PCC PAVEMENTS SHALL HAVE THICKENED EDGES AT ALL FREE PAVEMENT EDGES. A FREE PAVEMENT EDGE IS DEFINED AS ANY PCC PAVEMENT JOINT OR EDGE WHERE LOAD TRANSFER TO ADJACENT AREAS IS NOT PROVIDED, SUCH AS ADJACENT TO LANDSCAPING, AT DRIVE–THROUGH DOORWAYS, OR AT TRANSITIONS BETWEEN PCC AND AC PAVING.

6 PCC PAVING THICKENED EDGE ADJOINING LANDSCAPING

NTS



9 DI MODIFICATIONS FOR SUBGRADE DRAINAGE

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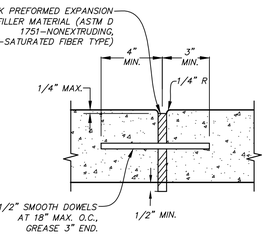


NOTES

A DISTRIBUTED STEEL REINFORCEMENT PER PLAN.

B AT CONTRACTOR'S OPTION, SLAB REINFORCEMENT MAY RUN CONTINUOUS THROUGH JOINT 24" MIN. IN LIEN OF DOWELS.

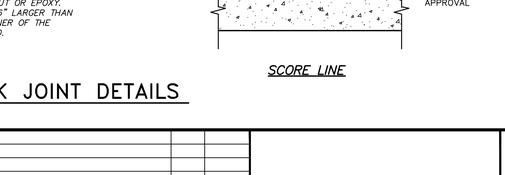
C #6 REBAR DOWELS, 16" MINIMUM LENGTH, AT 16" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID–SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS.

E WHEN JOINING EXISTING CONCRETE, DRILL AND BOND DOWEL INTO EXISTING CONCRETE WITH GROUT. THE DRILLED HOLE SHALL BE 1/8" TO 3/16" LARGER THAN THE DOWEL DIAMETER. ROUNDING THE CORNER OF THE EXISTING CONCRETE EDGE IS NOT REQUIRED.

D PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED CONSTRUCTION, EXPANSION, CONTRACTION AND ISOLATION JOINTS.

2 PCC PAVING CONSTRUCTION JOINT

NTS



NOTES

A DISTRIBUTED STEEL REINFORCEMENT PER PLAN.

B INSTALL JOINT SEALANT PER MANUFACTURER'S RECOMMENDATIONS FOR THE JOINT WIDTH AND SEALANT INSTALLATION. SEALANT SHALL BE COLD–POUR, SINGLE COMPONENT, SELF–LEVELING SILICONE OR POLYSULFIDE, WITH COLOR TO MATCH PAVEMENT. COORDINATE WITH OWNER. SEALANT TO BE RECESSED BELOW PAVEMENT SURFACE.

C DISCONTINUE DISTRIBUTED STEEL REINFORCEMENT AT EXPANSION JOINTS.

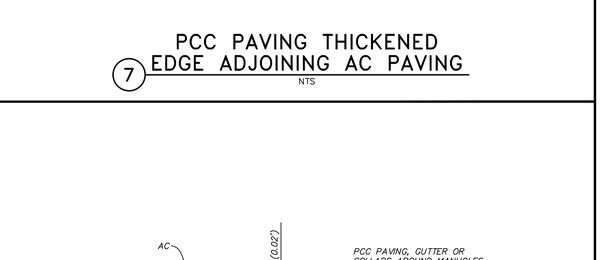
D 0.75" MIN. DIAMETER FOR 5" ≤ T ≤ 6.5" AND 1" MINIMUM DIAMETER FOR T > 6.5", 16" MINIMUM LENGTH, EPOXY–COATED, SMOOTH (FREE OF BURRS AND DEFORMATIONS), ROUND STEEL BAR (ASTM A615) DOWELS AT 12" MAX. SPACING, PROPERLY SUPPORTED AND ALIGNED AT MID–SLAB DEPTH TO PREVENT DISLOCATION BY CONCRETE PLACEMENT OPERATIONS. AT LEAST HALF OF EACH DOWEL SHALL BE COATED WITH A BOND BREAKING SUBSTANCE (5 MIL MAX. THICKNESS). PLASTIC DOWEL SLEEVES MAY BE USED INSTEAD OF A COATING. DOWELS SHALL BE SECURELY AND ACCURATELY ALIGNED PARALLEL TO THE SLAB SURFACE AND TO THE CENTERLINE OF THE SLAB. MAX. TOLERANCE IS 1/4" PER DOWEL LENGTH IN THE HORIZONTAL, VERTICAL OR COMBINED ALIGNMENT.

E 60°–90°. JOINT SPACING IN EACH DIRECTION. INSTALL JOINTS AT POINTS OF TANGENCY, AT ENDS OF DRIVEWAYS, ETC. PRIOR TO CONCRETE CONSTRUCTION THE CONTRACTOR SHALL SUBMIT FOR OWNER APPROVAL A COPY OF THE JOINTING PLAN, DETAILING THE TYPES AND LOCATIONS OF PROPOSED EXPANSION, CONSTRUCTION, CONTRACTION AND ISOLATION JOINTS, AND JOINT SEALANT.

F 1/2" THICK PREFORMED EXPANSION JOINT FILLER (ASTM D 1751–NONEXTRUDING, ASPHALT–SATURATED FIBER TYPE) WITH APPROVED JOINT SEALANT.

5 PCC PAVING EXPANSION JOINT

NTS



NOTE

PCC PAVEMENTS SHALL HAVE THICKENED EDGES AT ALL FREE PAVEMENT EDGES. A FREE PAVEMENT EDGE IS DEFINED AS ANY PCC PAVEMENT JOINT OR EDGE WHERE LOAD TRANSFER TO ADJACENT AREAS IS NOT PROVIDED, SUCH AS ADJACENT TO LANDSCAPING, AT DRIVE–THROUGH DOORWAYS, OR AT TRANSITIONS BETWEEN PCC AND AC PAVING.

7 PCC PAVING THICKENED EDGE ADJOINING AC PAVING

NTS

NOTE

WEAKENED PLANE JOINTS MAYBE SUBSTITUTED FOR SCORE LINES WITH OWNER'S APPROVAL

3 CONCRETE SIDEWALK JOINT DETAILS

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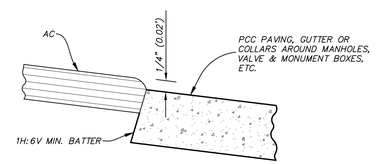

8 AC PAVEMENT EDGE AT CONCRETE

NTS

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

CONCRETE DETAILS

SCALE NONE
DATE: 08/27/2026
JOB NO. 4986

C701
SHEET 10 OF 12

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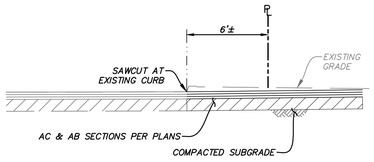
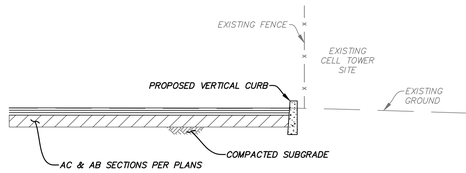
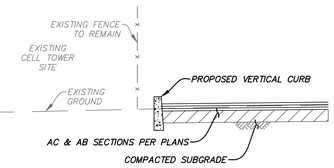


A NORTH DRIVE ISLE AT MATCH TO EXISTING
NTS



B NORTHEAST AT WEST SIDE OF FENCE
NTS



C NORTHEAST AT SOUTH SIDE OF FENCE
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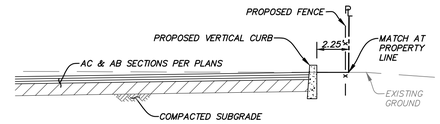

D NORTHEAST AT PROPERTY LINE
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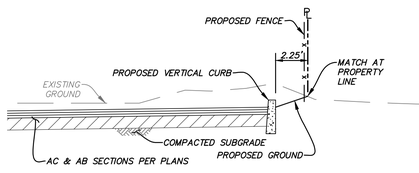

E SOUTHEAST AT PROPERTY LINE
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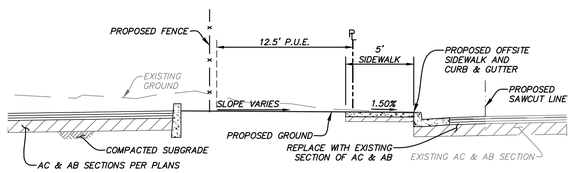

F SOUTHEAST AT LINCOLN AIRPORT ROAD
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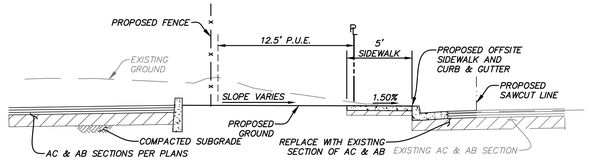

G SOUTHWEST AT LINCOLN AIRPORT ROAD
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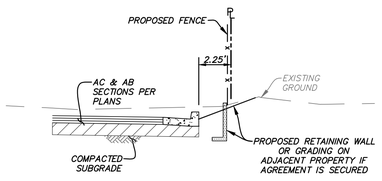

H SOUTHWEST AT PROPERTY LINE
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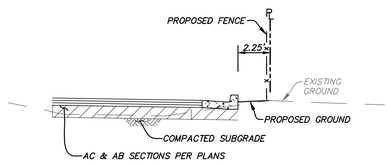

I NORTHWEST AT PROPERTY LINE
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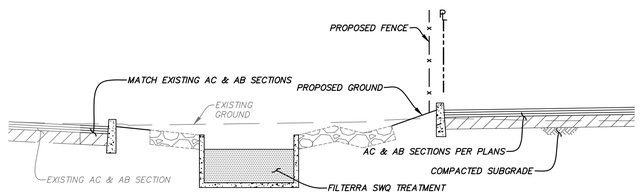
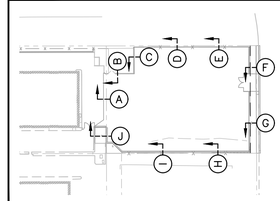


J STORMWATER QUALITY AREA
NTS

KEY PLAN



DESIGNED BY PDC	REV.	DATE	DESCRIPTION	BY	APP'D.
DRAWN BY MAE					
CHECKED BY BPB					

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
BRYAN P. BONINO
DATE 08/27/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 CIVIL · STATE OF CALIFORNIA

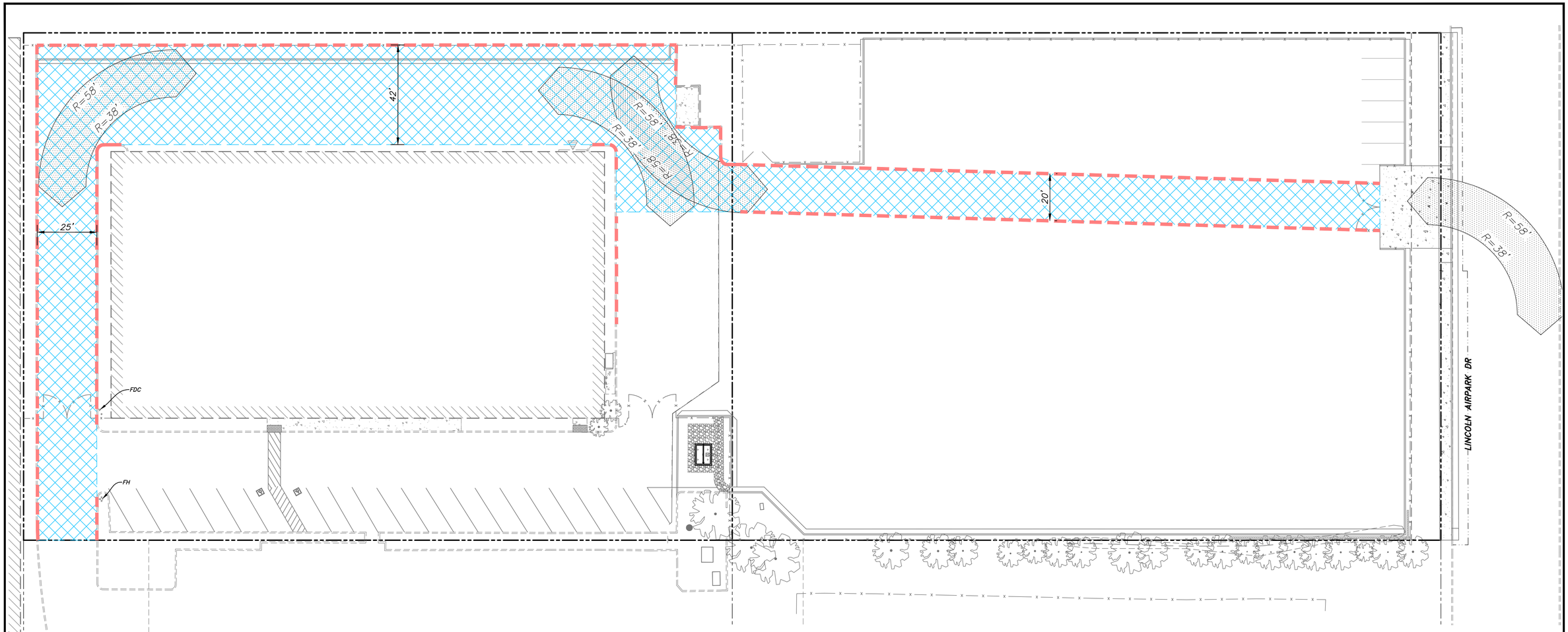
IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

CROSS SECTIONS

SCALE NONE
DATE: 08/27/2026
JOB NO. 4986

C801
SHEET 11 OF 12

X:\Land Projects\4986\dwg\4986_C801.dwg



GENERAL NOTES:

A. FIRE LANES SHALL BE A MINIMUM OF 20 FEET CLEAR WIDTH AND 13 ½ FEET CLEAR HEIGHT.

B. FINAL FIRE ACCESS LANE AFTER CONSTRUCTION.

C. CURBS AND FIRE ROUTES ALONG FIRE LANE SHALL BE PAINTED RED AND CLEARLY MARKED WITH THE WORDS "NO PARKING FIRE LANE", WHICH ARE CLEARLY VISIBLE FROM A VEHICLE, TYPICAL.

D. LOCAL FIRE MARSHALL TO CONFIRM LOCATIONS FOR NO PARKING.

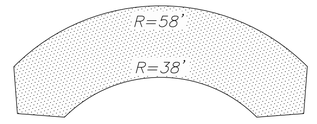
CONSTRUCTION NOTES ⬡:

1. EXISTING FIRE HYDRANTS SHALL PROVIDE FIRE FIGHTING WATER DURING CONSTRUCTION.
2. KNOX BOX LOCATIONS.

0 10 20 40

LM

SCALE: 1"=20'



1 38' MIN. TURNING RADIUS IN FIRE LANE

NTS

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
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BY _____
BRYAN P. BONINO
DATE 08/27/2026 P.E. 41804

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IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

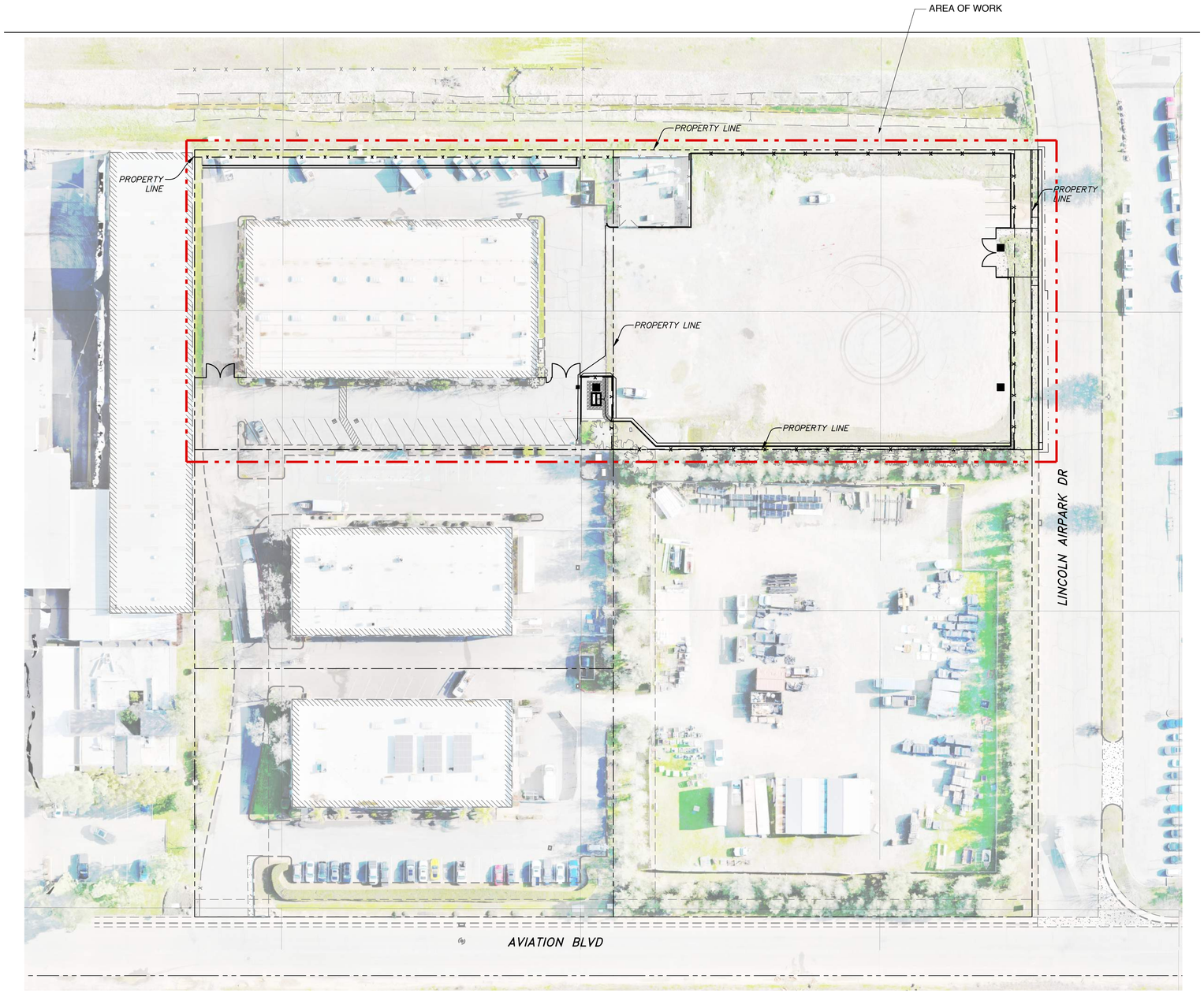
FIRE ACCESS PLAN

SCALE 1"=20'
DATE: 08/27/2026
JOB NO. 4986

C901
SHEET 12 OF 12

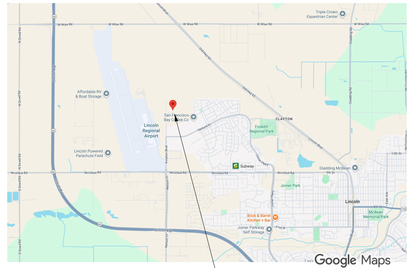
X:\Land Projects\4986\dwg\4986_C901.dwg

Attachment 2 Exhibit C



① SITE PLAN AREA OF WORK

N.T.S.



② VICINITY MAP

Address:	1905 Aviation Blvd. Lincoln, CA
Zoning:	I/L-I (Industrial / Light Industrial)
Lot Coverage:	19% (23,591 / 129,024.72 = 0.18284093157)
Construction Type:	V-B
Occupancy:	B/F2
Scope of Work:	New exterior fencing, gates, racking, paint, and lighting.
Office SF: Warehouse SF: Total Bldg SF:	± 4,630 SF ± 18,961 SF ± 23,591 SF
Fire Protection:	Automatic Sprinklers Throughout
Occupant Load:	117
Fire Protection:	Automatic Sprinklers Throughout

Work to be performed according to the building codes, ordinances, and laws of the authority having jurisdiction over the project, which are to include but are not limited to:

A. 2025 CBC 2025 CFC
2025 CMC 2025 CEC
2025 CES 2025 CPC
B. City of Lincoln Ordinances and Codes

Design Code Reference Doc:	ASCE 7-22
Risk Category:	II
Site Class:	D - Default
Seismic Design Category:	SDC-D

③ BUILDING DATA

A.0	Cover Sheet
A.01	Accessibility Details
A.1	Exterior Demolition Plan, New Exterior Work
A.2	Fence Elevations
E1.0	Symbols, Abbreviations & Schedules
E1.1	One Line Diagram & Panel Schedules
E2.1	1st Floor Plan - Lighting
E2.2	Yard Plan - Lighting
E2.3	Yard Plan - Lighting Photometric
ET24.1	Title 24 Outdoor Lighting
S1.0A	General Notes
S1.0B	General Notes
S2.0	Site Fencing Framing Details
S3.0	Wall Penetration Partial Foundation and Framing Details
C001	Title Sheet
C002	Abbreviations & General Notes
C003	General Notes
C101	Topographic Survey & Demolition Plan
C201	Civil Site Plan & Utility Plan
C301	Grading & Drainage Plan
C501	Stormwater Control Plan
C502	Stormwater Control Plan Details
C601	Erosion & Sedimentation Control
C701	Concrete Details
C801	Cross Sections
C901	Fire Access Plan
L0.1	Cover Sheet
L0.2	Existing Conditions
L0.3	Tree Protection Notes and Detail
L1.1	Irrigation Plan
L1.2	Irrigation Legend and Notes
L1.3-L1.5	Irrigation Details
L2.1	Planting Plan
L2.2	Planting Legend and Notes
L2.3	Planting Details
L3.1-L3.5	Landscape Specifications

④ SHEET INDEX

Stafford Space Planning
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fax 916.652.7805
design@staffordspaceplanning.com

DATE	REVISION	NO.
4/24/26	FOR PERMIT	
8-18-26	PLAN CHECK	3

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Walters & Wolf
EXTERIOR WORK
1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

DRAWN:	LMM
DATE:	3-24-26
SCALE:	1/8" = 1'-0", U.O.N.
SHEET NO.	**A.0**
	Cover Sheet
Walters&Wolf/1905/	



(A) Symbol Proportions

(B) Display Conditions

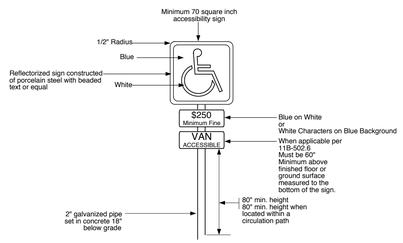
The International Symbol of Accessibility shall comply with 2025 CBC 11B-703.7.2.1.
The symbol shall consist of a white figure on a blue background.
The color blue shall approximate FS 15090 in Federal Standard 595C.
A border may be provided inside or outside the minimum I.S.A. dimension.

These diagrams illustrate the specific requirements of these regulations and are intended only as an aid for building design and construction.

*EXISTING FOR REFERENCE ONLY

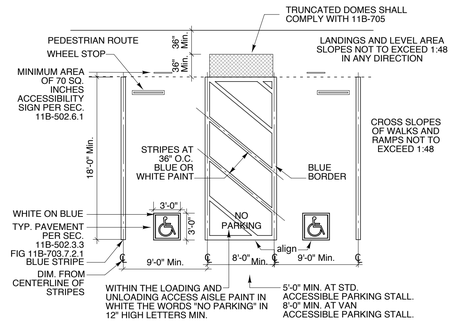
1 INTERNATIONAL SYMBOL OF ACCESSIBILITY

NTS



*EXISTING FOR REFERENCE ONLY

2 ACCESSIBLE PARKING SPACE SIGNAGE



ACCESSIBLE PARKING SHALL COMPLY WITH CBC 11B-502

*EXISTING FOR REFERENCE ONLY

3 DOUBLE PARKING STALL

Stafford Space Planning
tel 916.652.3400
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DATE	REVISION	NO.
4/24/26	FOR PERMIT	
8-18-26	PLAN CHECK	3

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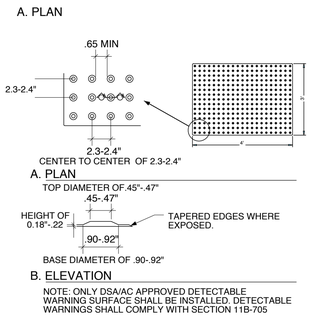
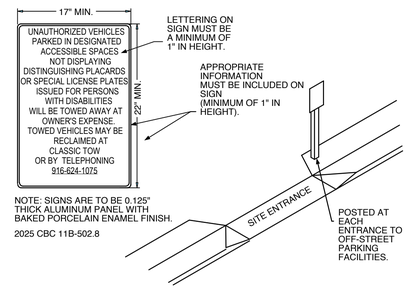


*EXISTING FOR REFERENCE ONLY

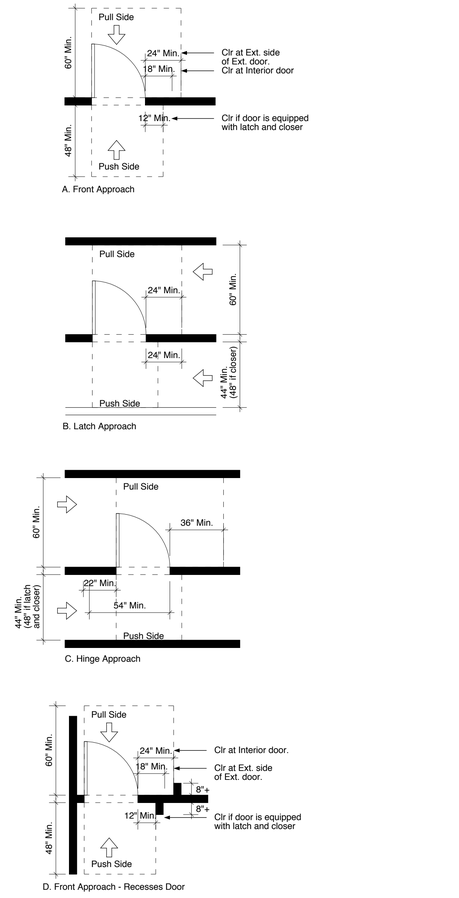
5 TRUNCATED DOMES



*EXISTING TO REMAIN

*EXISTING FOR REFERENCE ONLY

6 SITE ENTRANCE SIGNAGE



11-B-404.2.4.1

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

7 DOOR MANUVERING CLEARANCE

APPROVED & ACCEPTED BY

DATE

INTERIOR DESIGN CERTIFICATION ■CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION

CCIDC

Chaisine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

■CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION

DRAWN:	LMM
DATE:	3-24-26
SCALE:	1/8" = 1'-0", U.O.N.

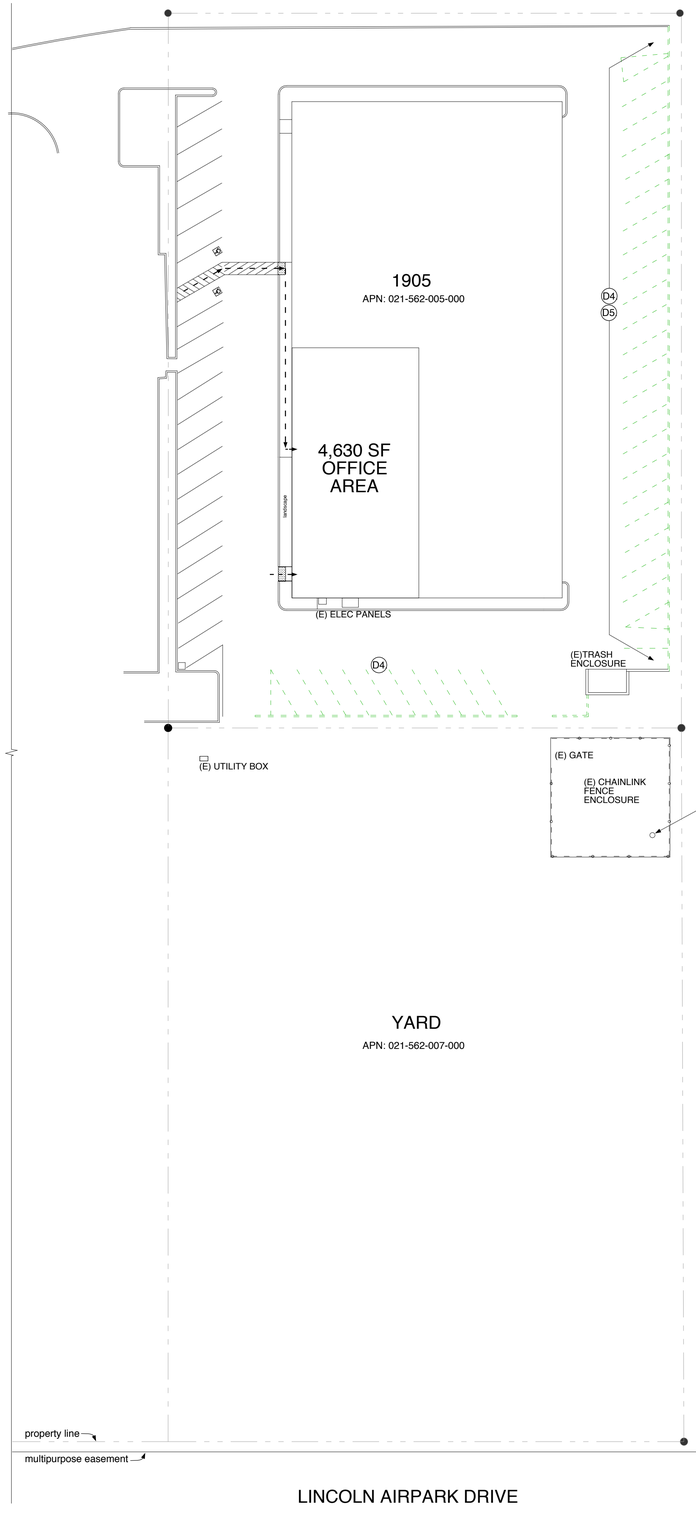
SHEET NO.

A.01

Accessibility Details

Walters&Wolf/1905/

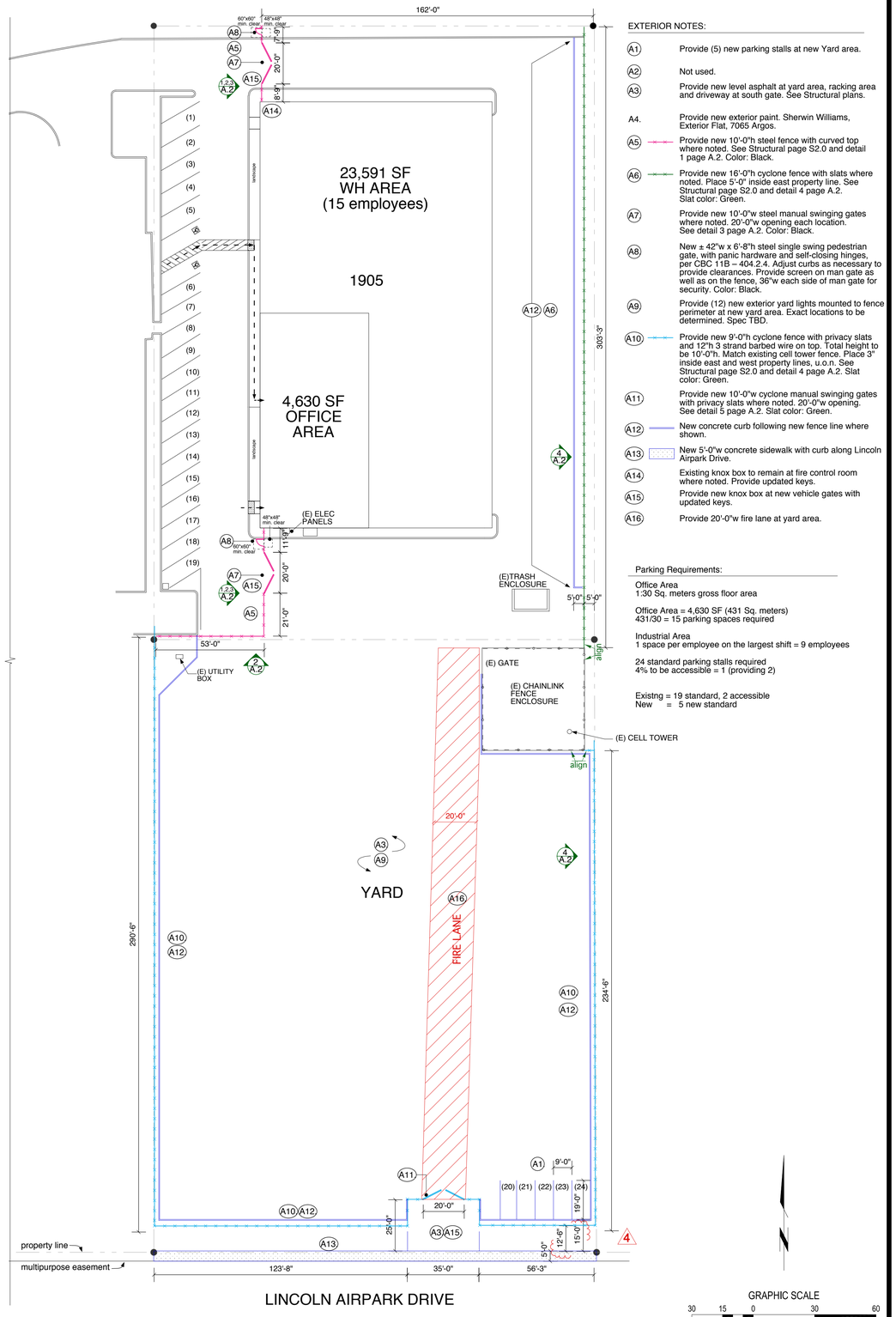
DEMOLITION PLAN



DEMOLITION NOTES:

- D1 Not used.
- D2 Not used.
- D3 Not used.
- D4 Remove existing parking stalls where noted.
- D5 Remove existing curb along east side where noted.

PROPOSED PLAN



EXTERIOR NOTES:

- A1 Provide (5) new parking stalls at new Yard area.
- A2 Not used.
- A3 Provide new level asphalt at yard area, racking area and driveway at south gate. See Structural plans.
- A4. Provide new exterior paint. Sherwin Williams, Exterior Flat, 7065 Argos.
- A5 Provide new 10'-0"h steel fence with curved top where noted. See Structural page S2.0 and detail 1 page A.2. Color: Black.
- A6 Provide new 16'-0"h cyclone fence with slats where noted. Place 5'-0" inside east property line. See Structural page S2.0 and detail 4 page A.2. Slat color: Green.
- A7 Provide new 10'-0"w steel manual swinging gates where noted. 20'-0"w opening each location. See detail 3 page A.2. Color: Black.
- A8 New ± 42"w x 6'-8"h steel single swing pedestrian gate, with panic hardware and self-closing hinges, per CBC 11B – 404.2.4. Adjust curbs as necessary to provide clearances. Provide screen on man gate as well as on the fence, 36"w each side of man gate for security. Color: Black.
- A9 Provide (12) new exterior yard lights mounted to fence perimeter at new yard area. Exact locations to be determined. Spec TBD.
- A10 Provide new 9'-0"h cyclone fence with privacy slats and 12"h 3 strand barbed wire on top. Total height to be 10'-0"h. Match existing cell tower fence. Place 3" inside east and west property lines, u.o.n. See Structural page S2.0 and detail 4 page A.2. Slat color: Green.
- A11 Provide new 10'-0"w cyclone manual swinging gates with privacy slats where noted. 20'-0"w opening. See detail 5 page A.2. Slat color: Green.
- A12 New concrete curb following new fence line where shown.
- A13 New 5'-0"w concrete sidewalk with curb along Lincoln Airpark Drive.
- A14 Existing knox box to remain at fire control room where noted. Provide updated keys.
- A15 Provide new knox box at new vehicle gates with updated keys.
- A16 Provide 20'-0"w fire lane at yard area.

Parking Requirements:

Office Area
1:30 Sq. meters gross floor area

Office Area = 4,630 SF (431 Sq. meters)
431/30 = 15 parking spaces required

Industrial Area
1 space per employee on the largest shift = 9 employees

24 standard parking stalls required
4% to be accessible = 1 (providing 2)

Existng = 19 standard, 2 accessible
New = 5 new standard

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DATE	REVISION	NO.
3-31-26	FOR PERMIT	
6-17-26	TENANT CHANGE	1
7-2-26	PLAN CHECK	2
8-18-26	PLAN CHECK	3
8-28-26	PER CITY	4

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Walters & Wolf
EXTERIOR WORK

1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

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CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

DRAWN: LMM

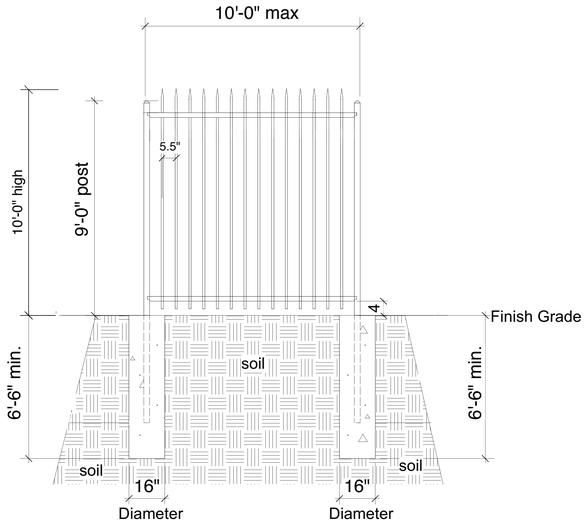
DATE: 3-24-26

SCALE: 1" = 30'-0", U.O.N.

SHEET NO.
A.1

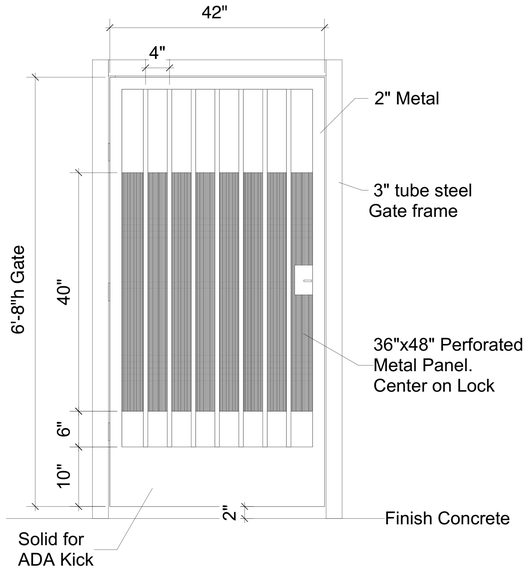
Exterior Demolition Plan, New Exterior Work

Walters&Wolf/1905/

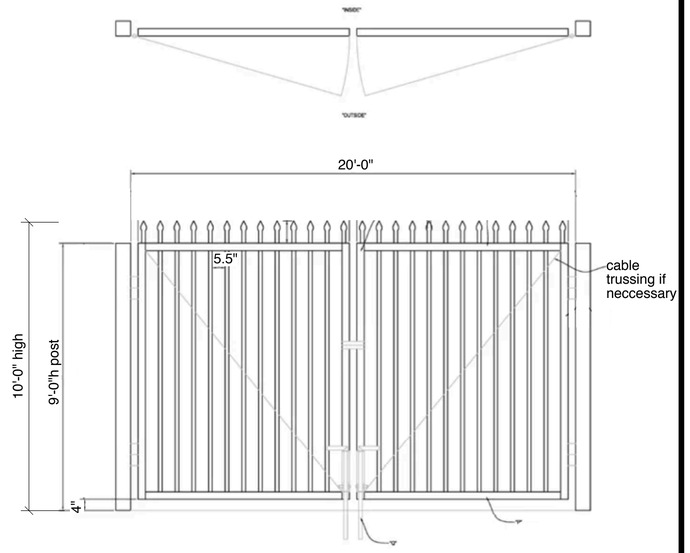




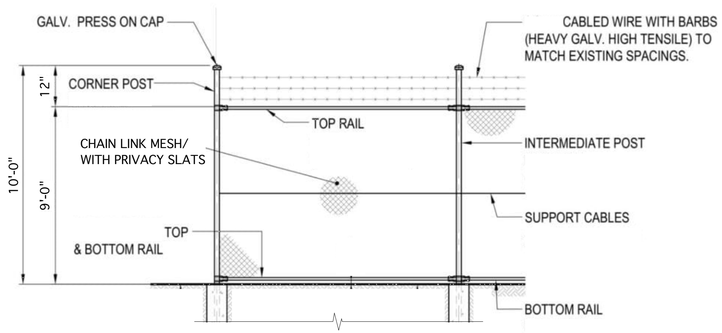
1. Typ. 10'-0"H Steel Fence Detail
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



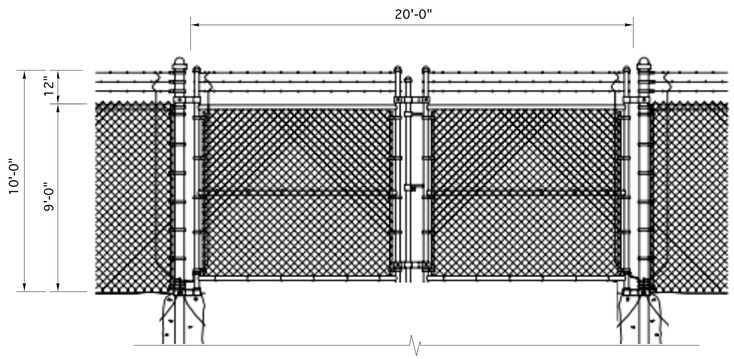
2. Typ. Steel Single Swing Pedestrian Gate
N.T.S.



3. Typ. Steel Manual Swing Driveway Gate
N.T.S.



4. Typ. Cyclone Fence Detail w/ Privacy Slats & (3) Strand Barbed Wire (see plan for heights)
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



5. Typ. Double Cyclone Drive-thru Gate w/ Privacy Slats & (3) Strand Barbed Wire
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



PRIVACY SLATS AT CYCLONE FENCE, SEE RACKING PLAN
FOR REFERENCE ONLY



EXISTING CHAIN LINK FENCE W/PRIVACY SLATS & BARBED WIRE AT CELL PHONE TOWER
FOR REFERENCE ONLY

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DATE	REVISION	NO.
3-31-26	FOR PERMIT	

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Lincoln, CA

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EXPIRES 04/30/27 CID# 1219

DRAWN:	LMM
DATE:	3-24-26
SCALE:	NTS
SHEET NO.	A.2
	Elevations
	Walters&Wolf/1905/

STRUCTURAL ABBREVIATIONS

@	AT	HDR	HEADER
AB	ANCHOR BOLTS	HK	HOOK
ABV	ABOVE	HORIZ	HORIZONTAL
AC	ASPHALTIC CONCRETE	HSA	SEE HAS
ADDNL	ADDITIONAL	HSB	HIGH STRENGTH BOLT
AFF	ABOVE FINISH FLOOR	ID	INSIDE DIAMETER
AGG	AGGREGATE	IN (")	INCH
ALT	ALTERNATE	INT	INTERIOR
ALUM	ALUMINUM	JST	JOIST
APPROX	APPROXIMATE	JT	JOINT
ARCH	ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
BN	BOUNDARY NAILING	LLV	LONG LEG VERTICAL
BLW	BELOW	LONG	LONGITUDINAL
BEV	BEVELED	LS	LAG SCREW
BLDG	BUILDING	LT WT	LIGHT WEIGHT
BLK	BLOCK	LG	LONG
BLKG	BLOCKING	L.W.C.	LIGHT WEIGHT CONCRETE
BM	BEAM	MAX	MAXIMUM
BOC	BOTTOM OF CONCRETE	MB	MACHINE BOLT
BOF	BOTTOM OF FOOTING	M.C.J.	MASONRY CONTROL JOINT
BOTT	BOTTOM	MECH	MECHANICAL
BRCG	BRACING	MEZZ	MEZZANINE
BRG	BEARING	M.I.	MALLEABLE IRON
BRG PL	BEARING PLATE	MISC	MISCELLANEOUS
BTW	BETWEEN	MIW	MALLEABLE IRON WASHER
CC	CENTER TO CENTER	MFR	MANUFACTURER
CIP	CAST IN PLACE	MRD	METAL ROOF DECK
CJ	CONSTRUCTION JOINT	MTL	METAL
CTR	CENTER	NIC	NOT IN CONTRACT
CL	CENTER LINE	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CLR	CLEAR	NSG	NON- SHRINK GROUT
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OD	OUTSIDE DIAMETER
CONN	CONNECTION	OJ	OPEN WEB METAL JOIST
CONSTR JT	CONSTRUCTION JOINT	OPG	OPENING
CONT	CONTINUOUS	OPH	OPPOSITE HAND
DBL	DOUBLE	PCC	PRECAST CONCRETE
DEPR	DEPRESSED	PC	PIECE
DF	DOUGLAS FIR	PERP	PERPENDICULAR
DIA,	DIAMETER	PL	PLATE
DIAG	DIAGONAL	PLWD	PLYWOOD
DIM	DIMENSION	PN	PERIMETER NAILING
DN	DOWN	PSF	POUNDS PER SQUARE FOOT
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
(E)	EXISTING	PT	POINT
EA	EACH	R	RADIUS
EF	EACH FACE	REINF	REINFORCING
EN	EDGE FASTENER	REQ	REQUIRED
EW	EACH WAY	SAD	SEE ARCHITECTURAL DRAWINGS
EW EF	EACH WAY EACH FACE	SHTHG	SHEATHING
EJ	EXPANSION JOINT	SIM	SIMILAR
EL	ELEVATION	SJ	SHRINKAGE JOINT
EOS	EDGE OF SLAB	SLH	SHORT LEG HORIZONTAL
EQ	EQUAL	SLV	SHORT LEG VERTICAL
EXP B	EXPANSION BOLT	SM	SHEET METAL
EXT	EXTERIOR	SOG	SLAB ON GRADE
FAB	FABRICATE	SQ	SQUARE
FD	FLOOR DRAIN	SQ	SQUARE
FF	FINISH FLOOR	SP	STRUCTURAL PANEL
FFE	FINISH FLOOR ELEVATION	STAG	STAGGER
FG	FINISH GRADE	STD	STANDARD
FHWS	FLAT HEAD WOOD SCREW	STIFF	STIFFENER
FLG	FLANGE	STL	STEEL
FN	FIELD FASTENER	STRUC	STRUCTURAL
FND	FOUNDATION	SYM	SYMMETRICAL
FOC	FACE OF CONCRETE	T24	TITLE 24 CALIFORNIA CODE
FOM	FACE OF MASONRY	THRD	THREADED
FOS	FACE OF STUD	THK	THICK
FT (')	FOOT/FEET	TOC	TOP OF CONCRETE
FTG	FOOTING	TOF	TOP OF FOOTING
GA	GAUGE	T.O.SLAB	TOP OF SLAB
GALV	GALVANIZED	TOS	TOP OF STEEL
GL	GLUE LAMINATED LUMBER	TOW	TOP OF WALL
GT	GROUT	TRAN	TRANSVERSE
GWB	GYPSUM WALL BOARD	TS	TUBE STEEL
HAS	HEADED ANCHOR STUD	TYP	TYPICAL
HC	HANDICAP	T&B	TOP AND BOTTOM
		UNO	UNLESS NOTED OTHERWISE
		WWF	WELDED WIRE FABRIC

CONCRETE AND REINFORCING STEEL

1. CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-19 AND 2025 CALIFORNIA BUILDING CODE.
2. THE MINIMUM 28 DAY STRENGTH SHALL BE AS FOLLOWS:
   SLABS ON GRADE . . . . . 150 PCF, F'c = 3000 PSI
   FOUNDATIONS . . . . . 150 PCF, F'c = 3000 PSI
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.
4. CONCRETE AGGREGATES: NATURAL SAND AND ROCK AGGREGATES SHALL CONFORM TO ASTM C-33.
5. REINFORCING SHALL CONFORM TO ASTM A615 – GRADE 60 INCLUDING SUPPLEMENTARY REQUIREMENTS S1,Fy = 60 KSI.
6. WELDING OF REINFORCING STEEL SHALL CONFORM TO ANSI / AWS D1.4-(LATEST EDITION) USING PROPER LOW HYDROGEN ELECTRODES. TACK WELDING TO REBAR IS STRICTLY PROHIBITED. SEE REBAR WELDING NOTE BELOW.
7. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, AND INSTALLED ACCORDING TO "MANUAL OF STANDARD PRACTICE OF REINFORCED CONCRETE CONSTRUCTION" BY THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
8. WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. DIMENSIONS SHOWN FOR LOCATION OF REINFORCING ARE TO THE FACE OF MAIN BARS AND DENOTE CLEAR COVERAGE. CONCRETE COVERAGE SHALL BE AS FOLLOWS, UNO ON DRAWINGS:
   CONCRETE DEPOSITED DIRECTLY AGAINST GROUND (EXCEPT SLABS) 3"
   CONCRETE EXPOSED TO GROUND BUT PLACED IN FORMS 2"
   SLABS (ON GROUND). . . . . POSITION IN CENTER OF SLAB
10. A) ALL BARS SHALL HAVE A CLASS B MINIMUM SPLICE LAP UNLESS OTHERWISE NOTED. SEE TABLE "REINFORCEMENT LAP SPLICES" ON THIS SHEET.
    B) SPLICES IN ADJACENT BARS SHALL BE NOT LESS THAN 5'-0" APART.
    C) DOWEL ALL VERTICAL REINFORCING IN WALLS AND COLUMNS FROM FOUNDATION WITH THE SAME SIZE REINFORCING.
11. GENERAL:
    A) NO PIPES OR DUCT SHALL BE PLACED IN CONCRETE SLABS OR WALLS UNLESS SPECIFICALLY DETAILED.
    B) REFER TO ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS FOR ALL MOULDS, GROOVES, ORNAMENTS, CLIPS AND GROUNDS TO BE CAST IN CONCRETE.
12. CONSTRUCTION JOINTS SHALL BE MADE ROUGH AND ALL LAITANCE REMOVED FROM THE SURFACE. CONCRETE MAY BE ROUGHENED BY CHIPPING THE ENTIRE SURFACE, SANDBLASTING, OR HOSING THE SURFACE 4 TO 6 HOURS AFTER THE POUR WITH A FINE SPRAY.
13. REMOVE ALL DEBRIS FROM THE FORMS BEFORE PLACING ANY CONCRETE.
14. REINFORCING, DOWELS, BOLTS, ANCHORS, SLEEVES, ETC. TO BE EMBEDDED IN CONCRETE SHALL BE SECURELY POSITIONED BEFORE PLACING CONCRETE. OBTAIN APPROVAL OF ALL AFFECTED TRADES PRIOR TO PLACING CONCRETE.
15. NO WOOD SPREADERS ALLOWED. NO WOOD STAKES ALLOWED IN AREAS TO BE CONCRETED.
16. WELDED WIRE FABRIC SHALL BE LAP SPLICED TWO SQUARES MIN. EACH DIRECTION.
17. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS PRIOR TO PLACING CONCRETE.

REINFORCEMENT LAP SPLICE LENGTHS (IN INCHES)

F'C = 2500 PSI AT 28 DAYS

SPLICE CLASS	REINF LOCATION	REINFORCEMENT SIZE (GR60, UNO)								
		#3	#4	#5	#6	#7	#8	#9	#10	#11
A	TOP	21	28	37	46	63	82	104	132	162
	BOTTOM	16	22	27	35	48	63	80	102	125
B	TOP	27	36	45	60	82	107	135	172	210
	BOTTOM	21	20	37	46	63	82	104	132	162

TOP REINFORCING IS HORIZONTAL REINFORCEMENT THAT HAS MORE THAN TWELVE INCHES OF CONCRETE PLACED BELOW IT.

LAP SPLICE LENGTHS ABOVE ARE BASED ON CRSI CATEGORY 3.

WHERE CENTER TO CENTER SPACING BETWEEN BARS BEING LAP SPLICED IS LESS THAN OR EQUAL TO 3 BAR DIAMETERS OR CLEAR BAR COVER IS LESS THAN OR EQUAL TO 1 BAR DIAMETER, INCREASE LAP SPLICE LENGTH 45% (CRSI CATEGORY 1).

ALL REBAR TO BE WELDED SHALL BE CONTINUOUSLY INSPECTED BY A QUALIFIED LABORATORY.

Concrete Types Schedule

Type of Concrete	Minimum cementious content (lb/cu. yd)	Maximum water/ cement ratio (by weight)	Specified 28-day compressive strength (psi)	Specified slump range for placement with W.R. (inches)	Specified air content range (% by volume)	Maximum size aggregate (inches)	Exposure classes (per ACI 318 SS 19.3.1.1)		
							F	S	C
• Spread footings	564	0.45	3000	5	0-3 Entrapped	1 1/2	F1	S0	C1
• Site light pole fdn.	564	0.45	3000	3-5	0-3 Entrapped	1	F1	S0	C1
• Concrete permanently exposed to the weather or vulnerable to de-icers or freeze thaw cycles • Exterior pads/slabs • Retaining Walls	564	0.45	3000	5-6	6 ±1.5%	1	F1	S0	C1

SPECIAL STRUCTURAL INSPECTION AND TESTING SCHEDULE:

SPECIAL STRUCTURAL T&I SCHEDULE.dwg

CONCRETE
[ ] CONTINUOUS PLACEMENT INSPECTION
[X] 4 CYLINDERS PER 150 CY
TEST: 1 @ 7 DAYS 2 @ 28 DAYS 1 HOLD
BOLTS INSTALLED IN CONCRETE
[X] ALL BOLTS (PERIODIC)
[ ] LOCATION: _____
SPECIAL MOMENT-RESISTING CONCRETE FRAMES
[ ] AS INDICATED
[ ] LOCATION: _____
REINFORCING STEEL AND PRESTRESSING TENDONS
[X] PLACEMENT INSPECTION (PERIODIC)
[ ] STRESSING AND GROUTING OF TENDONS

5. STRUCTURAL WELDING: (TESTING AGENCY SHALL REVIEW & APPROVE ALL WELDING PROCEDURE SPECIFICATIONS AND VERIFY ALL WELDER QUALIFICATION CERTIFICATION.)
PERIODIC VISUAL INSPECTION:
[X] SINGLE PASS FILLET WELDS < 5/16" (PERIODIC)
[ ] STEEL DECK
[ ] WELDED STUDS
[ ] COLD FORMED FRAMING (PERIODIC)
[ ] STAIR AND RAILING SYSTEMS
CONTINUOUS VISUAL INSPECTION:
[ ] ALL OTHER WELDING (PERIODIC)
[ ] REINFORCING STEEL (PERIODIC)
[ ] OTHER _____
SPECIAL MOMENT-RESISTING FRAMES:
[ ] UT ALL CJP GROOVE WELDS
[ ] UT ALL CJP GROOVE WELDS > 5/16"
[ ] UT ALL PP GROOVE WELDS IN COLUMN SPLICES
[ ] UT COLUMN FLANGES AT BEAM FLANGE WELDS
[ ] NDT RATE REDUCTION PER UBC 1703.1 APPLIES
[ ] OTHER _____
6. HIGH STRENGTH BOLTING
SNUG TIGHT: [ ] ALL [ ] AS INDICATED
FULL PRETENSION [ ] ALL [ ] AS INDICATED

7. STRUCTURAL MASONRY: f'm = 1500 PSI
LEVEL 1 [ ] (PERIODIC)
LEVEL 2 [ ]
8. PILING, DRILLED PIERS AND CAISSONS

	CONTINUOUS	PERIODIC
PILE DRIVING	[ ]	[ ]
DRILLING	[ ]	[ ]
TESTING	[ ]	[ ]

9. SHOTCRETE
[ ] CONTINUOUS PLACEMENT INSPECTION
[ ] PRECONSTRUCTION PANEL
[ ] IN-PLACE CORES
STRENGTH TESTING:
[ ] TEST PANEL
[ ] IN-PLACE CORES

10. SPECIAL GRADING, EXCAVATION, AND FILLING
[ ] PERIODIC INSPECTION (PER REPORT)
[ ] SUBGRADE TESTS _____
[ ] COMPACTION TEST _____
[ ] VERIFY BEARING STRATA (90% R.C. MIN)
[ ] DRILLED PIER FOOTINGS
11. SPECIAL CASES
[ ] SHEAR WALL / DIAPHRAGM NAILING
EXPANSION OR ADHESIVE ANCHORS
INSTALLATION IN EXISTING CONCRETE/MASONRY
[X] INSTALLATION INSPECTION (PERIODIC)
[X] PROOF LOAD TESTING (TORQUE LOAD)
[ ] SHORING
[ ] UNDERPINNING
[ ] WOOD FRAMING
[ ] GROUTED DOWELS INSTALLATION

NOTES:
1. ALL SPECIAL INSPECTION & TESTING AGENCIES SHALL BE QUALIFIED PER ASTM E329.
2. PROVIDE INSPECTION REPORTS TO BUILDING DEPARTMENT, OWNER, ARCHITECT AND ENGINEER WITHIN TWO WEEKS OF PERFORMANCE OF INSPECTION OR TEST.
3. THE ABOVE SCHEDULE DOES NOT INCLUDE ALL SPECIAL INSPECTIONS AND TESTS REQUIRED BY CHAPTER 17 OF THE CODE.

GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE 2025 CALIFORNIA BUILDING CODE AND CITY OF LINCOLN ORDINANCE, LATEST EDITION.
2. NOTES AND DETAILS ON TYPICAL SHEETS SHALL APPLY UNLESS OTHERWISE SHOWN OR NOTED ON PLANS.
3. DETAILS OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME NATURE AS SHOWN FOR A SIMILAR CONDITION.
4. PRIOR TO FABRICATION, SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE STRUCTURAL ENGINEER ON ALL REINFORCING STEEL, STEEL FRAMING, AND CONCRETE MIX PROPORTIONS.
   SHOP DRAWINGS: SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS AND THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT BY INDICATING WHICH MATERIAL HE INTENDS TO FURNISH AND INSTALL AND BY DETAILING THE FABRICATION AND INSTALLATION METHODS HE INTENDS TO USE.
5. SAFETY NOTE:
   A) IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH THE PERTINENT SECTIONS OF THE "CONSTRUCTION SAFETY ORDERS" ISSUED BY THE STATE OF CALIFORNIA, LATEST EDITION, AND ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
   B) THE ARCHITECT, STRUCTURAL ENGINEER, AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH THESE REQUIREMENTS.
   C) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL FORMS AND SHORING REQUIRED.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE JOB.
7. CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DRAWINGS OR DOCUMENTS. CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE BUILDING THAT IS IN CONFLICT UNTIL CONFLICT IS RESOLVED WITH THE AFFECTED PARTIES.

DESIGN CRITERIA:

CODE
2025 CALIFORNIA BUILDING CODE

GRAVITY LOADS
FLOOR LL ..... 100 PSF

LATERAL LOADS
WIND
EXPOSURE C
WIND SPEED ..... 94 MPH

SEISMIC (STRENGTH DESIGN)
$F_p = 0.4 \frac{C_{ap} S_{ds}}{R_{po}/I_p} \left(1 + 2.5 \frac{z}{h}\right) \frac{1}{1.3}$ $F_p = 0.304 W_p$ (AT ROOF)
SEISMIC DESIGN CATEGORY - SDC = D
S_s = 54.0% S_{DS} = 0.550
S_1 = 21.0% S_{D1} = 0.37 R = 2.0 (GYP BD SHEAR WALLS)
SITE CLASS D-DEFAULT $V = \frac{S_{ds}}{R/I}$ $V = 0.217 W_p$ (MEZZ)
I = 1.00
Fa = 1.529
Fv = 2.64 $F_p = 0.304 W_p$ (AT ROOF-HVAC EQUIP)
Cap = 2.5 (HVAC) Cap = 1.0 (EQUIP) $F_p = 0.330 W_p$ (AT GRADE-OMEGA)
Rpo = 6.0 (HVAC) Rpo = 1.5 (EQUIP) $F_p = 0.195 W_p$ (AT CEILING)

FOUNDATIONS- SPREAD FOOTINGS

1. FOUNDATION ALLOWABLE BEARING PRESSURE RECOMMENDATIONS FOLLOW RECOMMENDATIONS FROM TABLE 1806.2 OF THE 2025 CBC.
2. BUILDING PADS SHOULD BE OVER-EXCAVATED AND RE-COMPACTED TO ACHIEVE 90% RELATIVE COMPACTION.
3. BEARING SOIL IS CLASSIFIED AS SOIL WITH AN ALLOWABLE SOIL PRESSURE OF 1500 PSF DL + LL, AND 1500 DL + LL + WIND OR SEISMIC LOADS.
4. SITE SHALL BE GRADED TO SHED ALL SURFACE WATER AWAY FROM THE STRUCTURE.
5. EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS, STANDING WATER SHALL BE REMOVED.
6. ALL FOOTINGS SHALL BE FORMED. FOUNDATIONS MAY BE PLACED IN NEAT EXCAVATIONS PROVIDED WRITTEN PERMISSION IS OBTAINED FROM THE STRUCTURAL ENGINEER AND FOOTINGS ARE INCREASED TWO INCHES IN WIDTH, IF REQUIRED.
7. NOTIFY THE STRUCTURAL ENGINEER 48 HOURS IN ADVANCE OF PLACING CONCRETE FOR THE FOUNDATIONS.

INSPECTION NOTES:

1. GENERAL: IN ADDITION TO THE INSPECTIONS REQUIRED BY SECTION 108 OF THE 2025 CBC, THE OWNER SHALL EMPLOY AN CBC APPROVED SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTIONS & TESTS AS INDICATED IN THE SCHEDULE BELOW.
2. INSPECTORS: ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT INSPECTION AGENCY WHICH IS IN THE EMPLOYMENT OF THE OWNER.
3. ALL SPECIAL INSPECTION & TESTING AGENCIES SHALL BE QUALIFIED PER ASTM E329 AND APPROVED BY CITY OF SACRAMENTO.
4. PROVIDE INSPECTION REPORTS TO BUILDING DEPARTMENT, OWNER, ARCHITECT AND ENGINEER WITHIN TWO WEEKS OF PERFORMANCE INSPECTION OR TEST.
5. REFER TO CHAPTER 17 OF THE CODE FOR OTHER REQUIRED SPECIAL INSPECTIONS AND TESTS NOT LISTED IN THE SCHEDULE BELOW.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SEE THAT THE TESTS AND INSPECTIONS ARE PERFORMED. JOB SITE VISITS BY THE STRUCTURAL ENGINEER DO NOT CONSTITUTE AND ARE NOT A SUBSTITUTE FOR INSPECTIONS.
7. WHERE THE CONTRACTOR CHOOSES TO USE OPTIONAL OR ALTERNATIVE MEANS OF FASTENING OR ANCHORING MATERIALS AS SHOWN ON THE PLANS AND DETAILS AND REQUIRES SPECIAL FIELD INSPECTION, SUCH AS FIELD WELDING, ADHESIVE OR EXPANSION ANCHORS, ETC. ALL ADDITIONAL SPECIAL INSPECTION AND TESTING COSTS SHALL BE PAID BY THE OWNER AND DEDUCTED FROM THE CONTRACT AMOUNT.

100% CONSTRUCTION DRAWINGS

NO.	DATE	REVISION

J MARTIN CONSULTING GROUP, INC.
PROVIDING STRUCTURAL DESIGN
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REGISTERED PROFESSIONAL ENGINEER
JONATHAN JAMES MARTIN
No. S4900
EXP. 6/30/26
STRUCTURAL
STATE OF CALIFORNIA

TENANT IMPROVEMENT,
SITE FENCING, TRASH ENCL
& WALL OPENING
FOR
WALTERS & WOLF
1905 AVIATION BLVD.
LINCOLN, CA 95648

PROJECT NO: 25280C
DATE: JANUARY 9, 2025
ENGINEERED BY: J. MARTIN
DRAWN BY: JJM

SHEET NAME:
GENERAL NOTES

SHEET NO:
S1.0A

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWINGS.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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F:\Mouse repos\Syncplicity\Jon Martin Consulting Group\25 Jobs\25280c - 1905 Aviation Lincoln well support for Walters & Wolf\ACAD\S10.dwg, Time:Jan12 2026--04:04pm, Login:jhmn, Dimscale:48, LTScale:1

TABLE 4
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

APPLICABLE TO PROJECT	VERIFICATION AND INSPECTION	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	REFERENCED STANDARD (a)	APPLICABLE CODE REFERENCE
X	1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	--	X	ACI 318 CH. 20, 25.2, 25.3, 26.6.1-26.6.3	--
	2. REINFORCING BAR WELDING:				
X	a. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706;	--	X	AWS D1.4 ACI 318: 26.6.4	--
X	b. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"	--	X		
X	c. INSPECT ALL OTHER WELDS	X	--		
X	3. INSPECT ANCHORS CAST IN CONCRETE.	--	X	ACI 318: 17.8.2	--
	4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: (b)				
X	a. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS:	X	--	ACI 318: 17.8.2.4	--
X	b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4a.	--	X	ACI 318:17.8.2	
X	5. VERIFY USE OF REQUIRED DESIGN MIX.	--	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2
X	6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	--	ASTM C 172 ASTM C 31 ACI 318: 26.5, 26.12	--
X	7. INSPECT CONCRETE PLACEMENT AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	--	ACI 318: 26.5	--
X	8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	--	X	ACI 318: 26.5.3-26.5.5	--
	9. INSPECTION OF PRESTRESSED CONCRETE:				
	a. APPLICATION OF PRESTRESSING FORCES.	X	--	ACI 318: 26.10	--
	b. GROUTING OF BONDED PRESTRESSING TENDONS.	X	--	ACI 318: 26.10	
X	10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	--	X	ACI 318: 26.9	--
	11. FOR PRECAST CONCRETE DIAPHRAGM CONNECTIONS OR REINFORCEMENT AT JOINTS CLASSIFIED AS MODERATE OR HIGH DEFORMABILITY ELEMENTS (MDE OR HDE) IN STRUCTURES ASSIGNED TO SEISMIC DESIGN CATEGORY C, D, E OR F, INSPECT SUCH CONNECTIONS AND REINFORCEMENT IN THE FIELD FOR:			ACI 318: 26.13.1.3	
X	a. INSTALLATION OF THE EMBEDDED PARTS.	X	--	ACI 550.5	--
X	b. COMPLETION OF THE CONTINUITY OF REINFORCEMENT ACROSS JOINTS	X	--		--
X	c. COMPLETION OF CONNECTIONS IN THE FIELD	X	--		--
X	12. INSPECT INSTALLATION TOLERANCES OF PRECAST CONCRETE DIAPHRAGM CONNECTIONS FOR COMPLIANCE WITH ACI 550.5	--	X	ACI 318: 26.13.1.3	--
X	13. VERIFICATION OF IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	--	X	ACI 318: 26.11.2	--
X	14. INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	--	X	ACI 318: 26.11.1.2(b)	--

(a) Where applicable, also see Section 1705.13. Special Inspection for Seismic Resistance.
(b) Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318 or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

TABLE 6
REQUIRED VERIFICATION AND INSPECTION OF SOILS

APPLICABLE TO PROJECT	VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
X	1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	--	X
X	2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	--	X
X	3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	--	X
X	4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	--
X	5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUB-GRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	--	X

TABLE 1
REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

APPLICABLE TO PROJECT	VERIFICATION AND INSPECTION	PERFORM	OBSERVE
X	1. MATERIAL TEST REPORTS AND CERTIFICATIONS AS LISTED IN AISC 360 FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.	X	--
	2. INSPECTION PRIOR TO WELDING:		
X	a. WELDER QUALIFICATION RECORDS AND CONTINUITY REPORTS	--	X
X	b. WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE.	X	--
X	c. MANUFACTURERS CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE.	X	--
X	d. MATERIAL IDENTIFICATION (TYPE/GRADE)	--	X
X	e. WELDER IDENTIFICATION SYSTEM.	--	X
X	f. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) - JOINT PREPARATION - DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL) - CLEANLINESS (CONDITION OF STEEL SURFACES) - TACKING (TACK WELD QUALITY AND LOCATION) - BACKING TYPE AND FIT (IF APPLICABLE)	--	X
X	g. FIT-UP OF CJP GROOVE WELDS OF HSS T-, Y- AND K- JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) - JOINT PREPARATIONS - DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOF FACE, BEVEL) - CLEANLINESS (CONDITION OF STEEL SURFACES) - TACKING (TACK WELD QUALITY AND LOCATION)	--	X
X	h. CONFIGURATION AND FINISH OF ACCESS HOLES.	--	X
X	i. FIT-UP OF FILLET WELDS - DIMENSIONS (ALIGNMENT, GAPS AT ROOT) - CLEANLINESS (CONDITION OF STEEL SURFACES) - TACKING (TACK WELD QUALITY AND LOCATION)	--	X
	3. INSPECTIONS DURING WELDING		
X	a. CONTROL AND HANDLING OF WELDING CONSUMABLES - PACKAGING - EXPOSURE CONTROL	--	X
X	b. NO WELDING OVER CRACKED TACK WELDS	--	X
X	c. ENVIRONMENTAL CONDITIONS - WIND SPEED WITHIN LIMITS - PRECIPITATION AND TEMPERATURE	--	X
X	d. WPS FOLLOWED - SETTINGS ON WELDING EQUIPMENT - TRAVEL SPEED - SELECTED WELDING MATERIALS - SHIELDING GAS TYPE/FLOW RATE - PREHEAT APPLIED - INTERPASS TEMPERATURE MAINTAINED (MIN/MAX.) - PROPER POSITION (F, V, H, OH)	--	X
X	e. WELDING TECHNIQUES - INTERPASS AND FINAL CLEANING - EACH PASS WITHIN PROFILE LIMITATIONS - EACH PASS MEETS QUALITY REQUIREMENTS	--	X
X	f. PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	X	--
	4. INSPECTIONS AFTER WELDING		
X	a. WELDS CLEANED	--	X
X	b. SIZE, LENGTH AND LOCATION OF WELDS	X	--
X	c. WELDS MEET VISUAL ACCEPTANCE CRITERIA - CRACK PROHIBITION - WELD/BASE-METAL FUSION - CRATER CROSS SECTION - WELD PROFILES - WELD SIZE - UNDERCUT - POROSITY	X	--
X	d. ARC STRIKES	X	--
X	e. k-AREA	X	--
X	f. WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES.	X	--
X	g. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	X	--
X	h. REPAIR ACTIVITIES	X	--
X	i. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	X	--
X	j. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR.	--	X
X	5. FOR STRUCTURES IN RISK CATEGORY III OR IV, UT SHALL BE PERFORMED ON ALL CJP GROOVE WELDS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING IN BUTT, T- AND CORNER JOINTS, IN MATERIALS 5/16" THICK OR GREATER.	X	--
X	6. FOR STRUCTURES IN RISK CATEGORY II, UT SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECT TO TRANSVERSELY APPLIED TENSION LOADING, IN MATERIALS 5/16" THICK OR GREATER	X	--
X	7. WELDED JOINTS SUBJECTED TO FATIGUE: WHEN REQUIRED BY AISC 360 APPENDIX 3, TABLE A-3.1, WELDED JOINTS REQUIRING WELD SOUNDNESS TO BE ESTABLISHED BY RT OR UT INSPECTION SHALL BE TESTED AS PRESCRIBED IN AISC 360.	X	--
	8. INSPECTIONS PRIOR TO BOLTING		
X	a. MANUFACTURERS CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	X	--
X	b. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS	--	X
X	c. CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH, IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)	--	X
X	d. CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL	--	X
X	e. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS	--	X
X	f. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED.	--	X
X	g. PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS	--	X
	9. INSPECTIONS DURING BOLTING		
X	a. FASTENER ASSEMBLIES PLACED IN ALL HOLES, AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED	--	X
X	b. JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRE-TENSIONING OPERATION	--	X
X	c. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING	--	X
X	d. FASTENERS ARE PRE-TENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TO THE FREE EDGES.	--	X
	10. INSPECTIONS AFTER BOLTING		
X	a. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	X	--
X	11. INSPECTION DURING THE PLACEMENT OF ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. AS A MINIMUM, THE DIAMETER, GRADE, TYPE AND LENGTH OF THE ANCHOR ROD OR EMBEDDED ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT INTO THE CONCRETE, SHALL BE VERIFIED PRIOR TO PLACEMENT OF CONCRETE.	X	--
X	12. INSPECTION OF THE FABRICATED STEEL OR ERECTED STEEL FRAME, AS APPROPRIATE, TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONSTRUCTION DOCUMENTS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	X	--

NOTES:

·'OBSERVE' SHALL MEAN TO INSPECT THESE ITEMS ON AN INTERMITTENT BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS. FREQUENCY OF OBSERVATIONS SHALL BE ADEQUATE TO CONFIRM THAT THE WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPLICABLE DOCUMENTS. IN THE EVENT THAT OBSERVATIONS DETERMINE THAT THE MATERIALS AND/OR WORKMANSHIP ARE NOT IN CONFORMANCE WITH THE APPLICABLE DOCUMENTS, ADDITIONAL INSPECTIONS SHALL BE PERFORMED TO DETERMINE THE EXTENT OF NON-CONFORMANCE.

·'PERFORM' SHALL MEAN TO PERFORM THESE TASKS PRIOR TO FINAL ACCEPTANCE FOR EACH ITEM OR ELEMENT.

·'RT' DENOTES RADIOGRAPHIC TESTING.

· 'UT' DENOTES ULTRASONIC TESTING.

100% CONSTRUCTION DRAWINGS

NO.	DATE	REVISION

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EXP. 6/30/26
STRUCTURAL
STATE OF CALIFORNIA

TENANT IMPROVEMENT,
SITE FENCING, TRASH ENCL
& WALL OPENING
FOR
WALTERS & WOLF
1905 AVIATION BLVD.
LINCOLN, CA 95648

PROJECT NO: 25280C
DATE: JANUARY 9, 2025
ENGINEERED BY: J. MARTIN
DRAWN BY: JJM

SHEET NAME:
GENREAL NOTES

SHEET NO:
S1.0B

VERIFY SCALE
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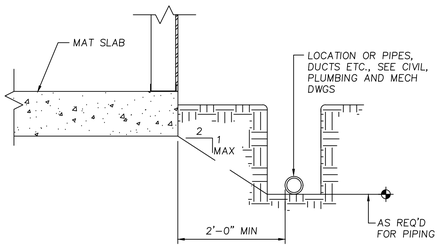
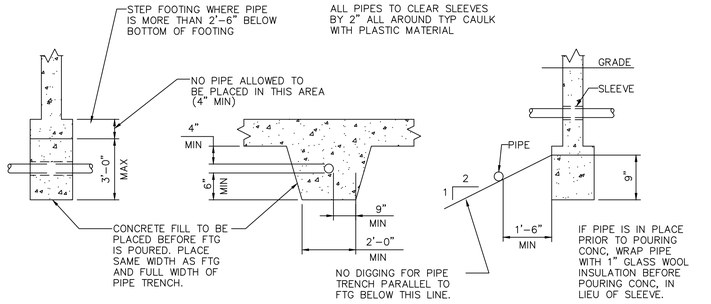
F:\Mouse repos\Structural\Data\Martin Consulting Group\25 Jobs\25280c - 1905 Aviation Lincoln wall support for Walters & Wolf\ACAD\S1.0.dwg Time Jan/2 2026 - 12:09pm Login jonn Dimscale=48 LTScale=1



PIPE PARALLEL TO FOOTING DETAIL

7 / S2.0

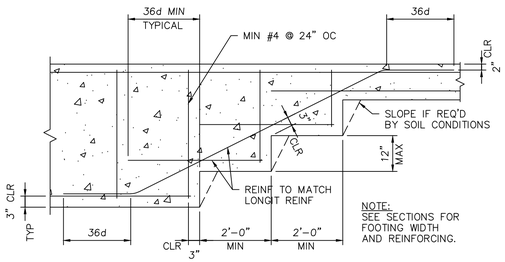
NO SCALE



DETAIL

3 / S2.0

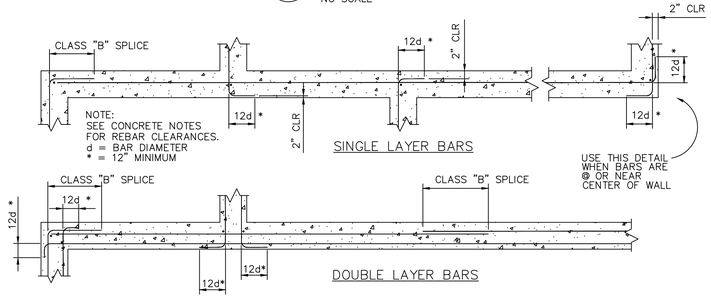
NO SCALE



DETAIL

8 / S2.0

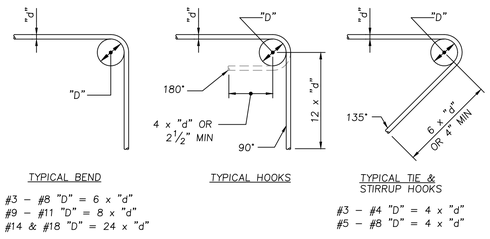
NO SCALE



TYPICAL WALL & FOOTING REINFORCING SPLICES DETAIL

4 / S2.0

NO SCALE



TYPICAL BEND

#3 – #8 "D" = 6 x "d"
#9 – #11 "D" = 8 x "d"
#14 & #18 "D" = 24 x "d"

TYPICAL HOOKS

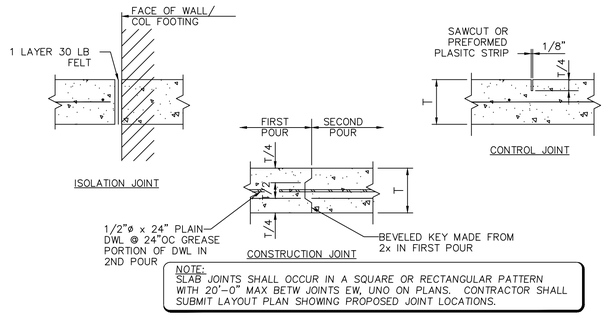
TYPICAL TIE & STIRRUP HOOKS

#3 – #4 "D" = 4 x "d"
#5 – #8 "D" = 4 x "d"

DETAIL

5 / S2.0

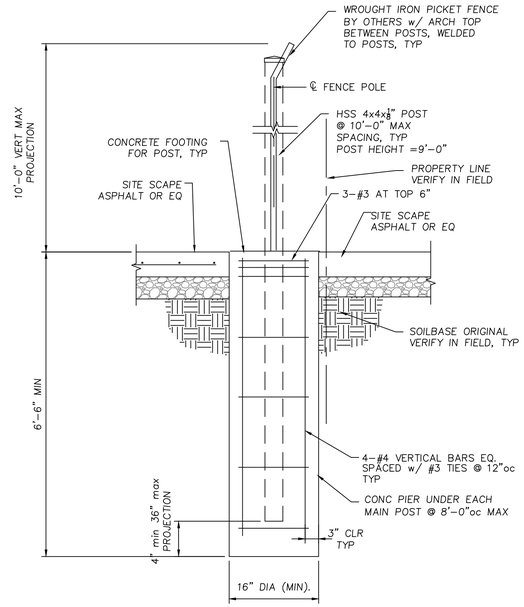
NO SCALE



SLAB–ON–GRADE JOINTS DETAIL

6 / S2.0

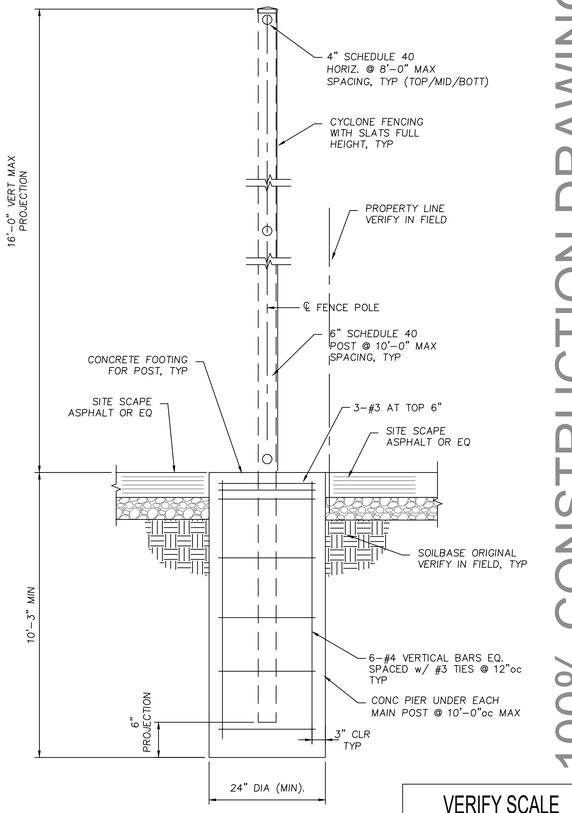
NO CSALE



10'–0" MAX HT FENCE HEIGHT TYP SITE LOCATIONS – V.I.F. DETAIL

1 / S2.0

NO SCALE



16'–0" MAX HT FENCE HEIGHT TYP RACK LOCATIONS – V.I.F. DETAIL

2 / S2.0

NO SCALE

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TENANT IMPROVEMENT,
SITE FENCING, TRASH ENCL
& WALL OPENING
FOR
WALTERS & WOLF
1905 AVIATION BLVD.
LINCOLN, CA 95648

PROJECT NO:	25280C
DATE:	JANUARY 9, 2025
ENGINEERED BY:	J. MARTIN
DRAWN BY:	JJM

SHEET NAME:

SITE FENCING FRAMING DETAILS

SHEET NO:

S2.0

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EXPANSION ANCHORS:

EXPANSION & ADHESIVE ANCHORS (NON-T24).dwg

1. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS GIVEN IN THE ESR REPORTS:
   - HILTI KB-TZ2 ..... ESR-4266 (IN CONCRETE)
   - HILTI HIT-HY200V3 ..... ESR-4868 (IN CONCRETE)
2. SPECIAL INSPECTION IS REQUIRED FOR ABOVE INSTALLED SYSTEMS..
3. DESIGN LOADS ON ANCHORS ARE NOT TO EXCEED 120% OF THE TENSION & SHEAR VALUES LISTED IN THE ESR REPORT NOTED ABOVE - COMBINED LOADING.
4. WHEN INSTALLING DRILLED IN ANCHORS IN EXISTING CONCRETE OR MASONRY, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING EXISTING REINFORCING BARS.

EXPANSION ANCHORS
NORMAL WEIGHT CONCRETE

F'c = 2500 PSI

EXPANSION ANCHORS — CARBON STEEL Fy = 36 KSI
HILTI KWIK BOLT TZ2 — ICC ESR No. 4266

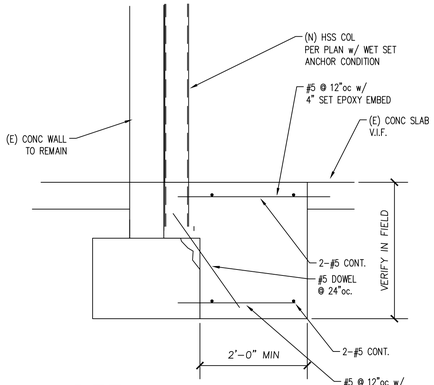
ANCHOR DIAMETER	MINIMUM EBMED DEPTH (INCHES)	INSTALLATION TORQUE (FT-LBS)
1/2"	2.5" (EFF) 3.0" (NOM)	40
5/8"	3.25" (EFF) 3.75" (NOM)	60

EPOXY ANCHORS
NORMAL WEIGHT CONCRETE

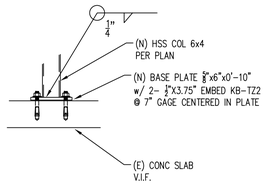
F'c = 2500 PSI

EPOXY ANCHORS — A36 THRD ROD Fy = 36 KSI
HILTI HIT-HY 200 V3 — ICC ESR No. 4868

ANCHOR DIAMETER	MINIMUM EBMED DEPTH (INCHES)	INSTALLATION TORQUE (FT-LBS)
5/8"	6.0"	60
5/8"	7.0"	60

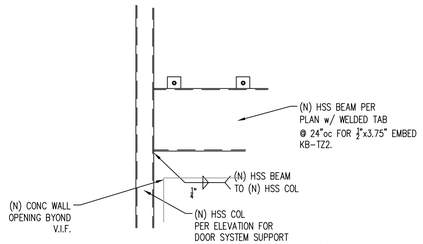


1 S3.0 DETAIL
3/4"=1'-0"



POST INSTALLED ANCHOR OPTION

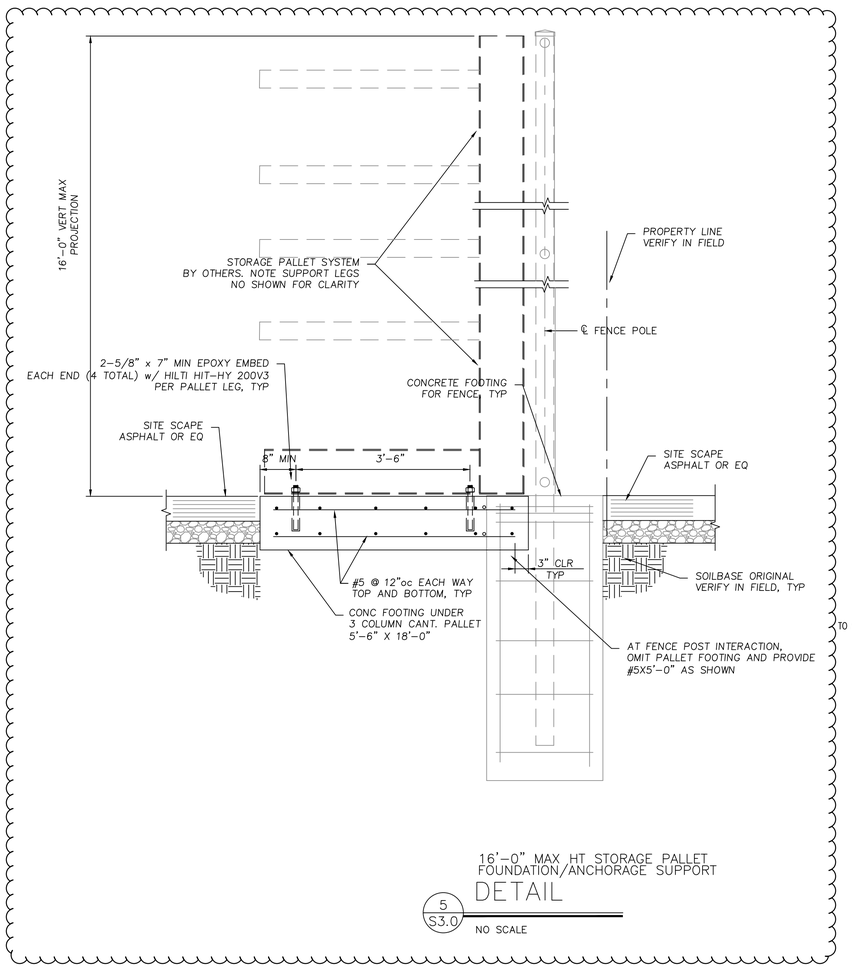
2 S3.0 DETAIL
3/4"=1'-0"



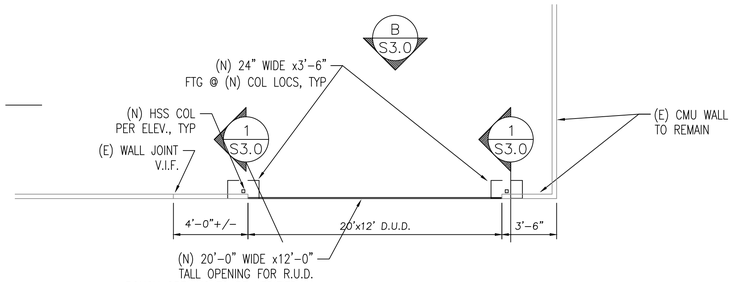
3 S3.0 DETAIL
3/4"=1'-0"

4 S3.0 DETAIL
3/4"=1'-0"

NOTE:
1)ENSURE BEAM TAB CONNECTION IS IS A GROUTED CELL, VERIFY IN FIELD
2) @ R.U.D. CONDITION RAISE HSS BEAM FOR CLEARANCE.

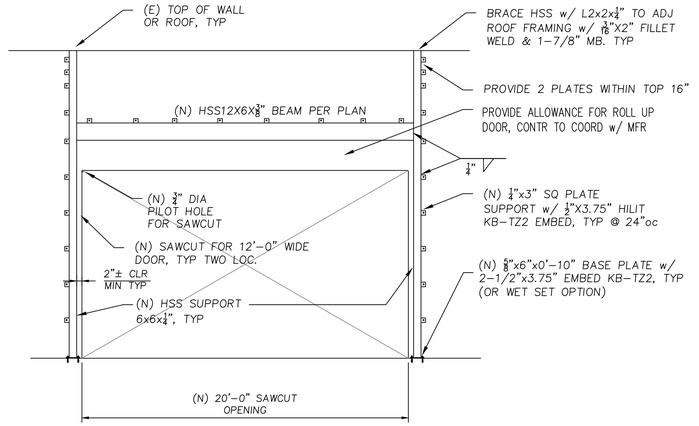


16'-0" MAX HT STORAGE PALLET FOUNDATION/ANCHORAGE SUPPORT
5 S3.0 DETAIL
NO SCALE



(N) WALL PENETRATION & FACADE
A S3.0 PARTIAL FOUNDATION PLAN
1/8" = 1'-0"

NOTE:
1. FIELD VERIFY ALL WALL LOCATIONS WITH BEAM ELEMENTS PRIOR TO INSTALLATION OF WALL.
2. G.C. SHALL FIELD VERIFY LAYOUT LOCATIONS PRIOR TO CONSTRUCTION, TYP.



OPENING LAYOUT
B S3.0 PARTIAL WALL ELEVATION PLAN
1/4" = 1'-0"

PROJECT NOTES:

1. (N) WALL SAWCUT DIMENSION SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION
2. VERIFY (N) OPENING LAYOUT PROIR TO DOOR INSTALALTION.

NO.	DATE	REVISION

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100% CONSTRUCTION DRAWINGS

TENANT IMPROVEMENT,
SITE FENCING, TRASH ENCL
& WALL OPENING
FOR
WALTERS & WOLF
1905 AVIATION BLVD.
LINCOLN, CA 95648

PROJECT NO:	25280C
DATE:	JANUARY 9, 2025
ENGINEERED BY:	J. MARTIN
DRAWN BY:	JJM

SHEET NAME:
WALL PENETRATION PARTAIL FDN. & FRAMING DETAILS

SHEET NO:
S3.0

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F:\Mouse_repo\Syncplay\Brian\Martin Consulting Group\25_Jobs\25280c - 1905 Aviation Lincoln wall support for Walters & Wolf\ACAD\S10.dwg Time:Mar18,2026-09:30am Login:jomm Drawscale:48 LTScale:1

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YARD LUMINAIRE SCHEDULE

SYM	QTY	VOLTAGE	MANUFACTURER & CATALOG NUMBER	LAMP	MOUNTING	APPROVED EQUAL	DESCRIPTION	LOCATION	VA
F	5	208	LITHONIA LIGHTING RSX1 LED-P2-40K-R3-MVOLT NLTAIR2PIRHN	LED	FENCE POST	✓	LED AREA LIGHT W/ (0-10V) DIM & INTEGRATED MOTION SENSOR	YARD	72

ABBREVIATIONS

A	AMPERE	MSB	MAIN SWITCHBOARD
AC	ABOVE COUNTER	MTC	EMPTY CONDUIT WITH PULL ROPE
AFF	ABOVE FINISHED FLOOR	MTS	MANUAL TRANSFER SWITCH
ANN	ANNUNCIATOR	(N)	NEW
AIC	AMPS OF INTERRUPTING CAPACITY	NEC	NATIONAL ELECTRICAL CODE
ATS	AUTOMATIC TRANSFER SWITCH	NEU	NEUTRAL
AF	AMP FRAME	N.I.C.	NOT IN CONTRACT
AT	AMP TRIP	NL	NIGHT LIGHT
BC	BELOW COUNTER	NTS	NOT TO SCALE
BMS	BUILDING MANAGEMENT SYSTEM	O.C.	ON CENTER
C	CONDUIT	PB	PULLBOX
CB	CIRCUIT BREAKER	PE	PHOTOELECTRIC CELL
CCTV	CLOSED CIRCUIT TELEVISION	PFB	PROVISION FOR BREAKER
CO	CONDUIT ONLY	PH	PHASE
CU	COPPER	PNL	PANEL
CL	CURRENT LIMITING	PV	PHOTOVOLTAIC
D	DEDICATED	PVC	PVC CONDUIT
(E)	EXISTING	QTY	QUANTITY
(ER)	EXISTING RELOCATED	(R)	EXISTING TO BE REMOVED
E.C.	ELECTRICAL CONTRACTOR	REC	RECEPTACLE
EM	FIXTURE WITH BATTERY BACKUP	REF	REFERENCE
EV	ELECTRIC VEHICLE	REFR	REFRIGERATOR
EWC	ELECTRIC WATER COOLER	RM	ROOM
F	FUSED	SD	SMOKE DETECTOR
(F)	FUTURE	SEC	SECURITY SYSTEM
FA	FIRE ALARM SYSTEM	TBD	TO BE DETERMINED
FACP	FIRE ALARM CONTROL PANEL	TC	TIME CLOCK
FBO	FURNISHED BY OTHERS	TEL	TELEPHONE
FDR	FEEDER	TEL/DATA	TELEPHONE/DATA
FS	FLOW SWITCH	TELECOM	TELECOMMUNICATION
FSD	FIRE SMOKE DAMPER	TRANS	TRANSFORMER
G	GROUND	TS	TAMPER SWITCH
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TTB	TELEPHONE TERMINAL BACKBOARD
GFI	GROUND FAULT INTERRUPTER	TYP	TYPICAL
IG	ISOLATED GROUND	UON	UNLESS OTHERWISE NOTED
ILP	INSTALLED LIGHTING POWER	V	VOLT
KVA	KILOVOLT-AMPERE	VA	VOLT-AMPERE
KW	KILOWATT	VFD	VARIABLE FREQUENCY DRIVE
LA	LIGHTING ARRESTOR	XFMR	TRANSFORMER
LCP	LIGHTING CONTROL PANEL	W	WIRE
MCB	MAIN CIRCUIT BREAKER	W/	WITH
MCC	MOTOR CONTROL CENTER	WP	WEATHERPROOF
MLO	MAIN LUGS ONLY	3R	NEMA 3R ENCLOSURE

DESIGNATIONS

FIXTURE SWITCHING DESIGNATIONS

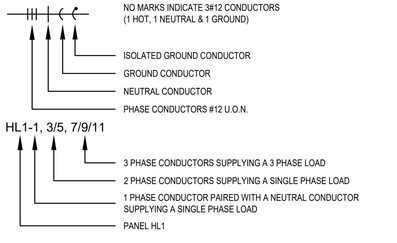
13a/b — FIXTURE SUPPLIED BY CIRCUIT 13 CONTROLLED THROUGH SWITCHES "a" AND "b"

13,13c/d — FIXTURE SUPPLIED BY UNSWITCHED CIRCUIT "13" SUPPLYING POWER TO BATTERY BACKUP BALLAST, AND CIRCUIT 13 CONTROLLED THROUGH SWITCHES "c" AND "d"

13 — FIXTURE SUPPLIED BY UNSWITCHED CIRCUIT "13" SUPPLYING POWER TO NORMAL AND BATTERY BACKUP BALLASTS

NL / NL — FIXTURES WITH SOLID OR HALF SOLID CENTERS (AS SHOWN IN THESE EXAMPLES) INDICATE FIXTURES WITH BATTERY BACKUP BALLASTS, CONNECTED TO AN EMERGENCY POWER SOURCE, OR ROUTED VIA INVERTER POWER. ADDITIONALLY, FIXTURES WITH A DESIGNATION OF "NL" ARE UNSWITCHED TO PROVIDE NIGHT LIGHTING FOR SECURITY/SAFETY PURPOSES

CIRCUITING DESIGNATIONS



NO MARKS INDICATE 3#12 CONDUCTORS (1 HOT, 1 NEUTRAL & 1 GROUND)

ISOLATED GROUND CONDUCTOR

GROUND CONDUCTOR

NEUTRAL CONDUCTOR

PHASE CONDUCTORS #12 U.O.N.

3 PHASE CONDUCTORS SUPPLYING A 3 PHASE LOAD

2 PHASE CONDUCTORS SUPPLYING A SINGLE PHASE LOAD

1 PHASE CONDUCTOR PAIRED WITH A NEUTRAL CONDUCTOR SUPPLYING A SINGLE PHASE LOAD

PANEL HL1

ELECTRICAL SYMBOLS

- LIGHT FIXTURE, RECESSED
- LIGHT FIXTURE, RECESSED IN GYP. BOARD CEILING
- LIGHT FIXTURE, SURFACE MOUNTED
- STRIP LIGHT FIXTURE, LENGTH AS INDICATED
- DOWN LIGHT, RECESSED
- DOWN LIGHT, WALL WASHER, RECESSED
- PENDANT, SURFACE MOUNTED
- WALL MOUNTED FIXTURE
- HIGH OR LOW BAY FIXTURE
- EXIT LIGHT WITH FACES AND ARROWS AS INDICATED
- EMERGENCY LIGHT FIXTURE WITH TWO HEADS
- COMBINATION EXIT/EMERGENCY LIGHT FIXTURE
- EXTERIOR PARKING LOT LIGHT FIXTURE, SURFACE MOUNTED
- EXTERIOR PARKING LOT FIXTURE, POLE MOUNTED
- EXTERIOR POLE TOP FIXTURE
- EXTERIOR WALL PACK LIGHT FIXTURE
- EXTERIOR BOLLARD FIXTURE
- EXTERIOR DIRECT BURIAL LIGHT FIXTURE
- EXTERIOR FLOODLIGHT FIXTURE
- EXTERIOR DOCK LIGHT FIXTURE
- nECY — nECY SYSTEM CONTROLLER #NECY-MVOLT-ADR-ENC-GFXK W/ GATEWAY TOUCH SCREEN #NGWY2-GFX & POWER SUPPLY #PS250 (750 TOTAL DEVICES & 128 GLOBAL CHANNELS)
- nB8 — nLIGHT BRIDGE #NBRG-8-KIT W/ POWER SUPPLY #PS150
- nDTC — nLIGHT TOUCH SCREEN DIGITAL TIME CLOCK #NDTC W/ POWER SUPPLY #PS150 (127 TOTAL DEVICES & 32 SCHEDULES)
- RL — RELAY PACK FOR LIGHTING W/(NON-DIMMING) CONTROL (MAX LOAD OF 16A) nLIGHT #NPP16-EFP (SUPPLIES 40mA OF BUS POWER)
- RL1 — RELAY PACK FOR LIGHTING W/(0-10V) DIMMING CONTROL (MAX LOAD OF 16A) nLIGHT #NPP16-D-EFP (SUPPLIES 40mA OF BUS POWER)
- RL2 — RELAY PACK FOR LIGHTING W/(2W), ELV, AND MLV DIMMING CONTROL (MAX LOAD OF 16A) nLIGHT #NPP-PCD-EFP (SUPPLIES UP TO 40mA OF BUS POWER)
- RP — RELAY PACK FOR PLUG LOAD CONTROL (MAX LOAD OF 20A) nLIGHT #NPP20-PL-BP (SUPPLIES 40mA OF BUS POWER)
- RLN — RELAY PACK FOR LIGHTING W/(NON-DIMMING) CONTROL (MAX LOAD OF 16A) nLIGHT #NPP16-ER-EFP (SUPPLIES 40mA OF BUS POWER)
- RLE — RELAY PACK FOR LIGHTING W/(0-10V) DIMMING CONTROL (MAX LOAD OF 16A) nLIGHT #NPP16-D-ER-EFP (SUPPLIES 40mA OF BUS POWER)
- M1 — CEILING MOUNTED MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-9-RJB (MOTION ONLY)
- M1a — CEILING MOUNTED MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-9-RJB-ADCX (MOTION + AUTO DIMMING PHOTOCELL NO WIRES)
- M2 — CEILING MOUNTED MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-10-RJB (MOTION ONLY)
- M2a — CEILING MOUNTED MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-10-RJB-ADCX (MOTION + AUTO DIMMING PHOTOCELL NO WIRES)
- M3 — WALL/CORNER MOUNTED 120° WIDE VIEW MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NWV-PDT-16 (MOTION ONLY, WV BR BRACKET OPTIONAL)
- M4 — CEILING MOUNTED HIGH BAY MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-6-R (MOTION ONLY)
- M4a — CEILING MOUNTED HIGH BAY MOTION SENSOR W/DUAL TECHNOLOGY (PDT) nLIGHT #NCM-PDT-6-R-ADC (MOTION + AUTO DIMMING PHOTOCELL NO WIRES)
- DL1 — CEILING MOUNTED AUTO DAY LIGHT SENSOR nLIGHT #NCM-ADCX-RJB (SINGLE ZONE AUTO DIMMING PHOTOCELL NO WIRES)
- DL2 — CEILING MOUNTED AUTO DAY LIGHT SENSOR nLIGHT #NCM-ADCX-DZ-RJB (DUAL ZONE AUTO DIMMING PHOTOCELL NO WIRES)
- M1 — ON/OFF MOTION SWITCH W/(NON-DIMMING) CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NWSXA-PDT-LV (DUAL TECHNOLOGY)
- M6 — ON/OFF MOTION SWITCH W/DIMMING CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NWSXA-PDT-LV-DX (DUAL TECHNOLOGY)
- D1 — 1-CHANNEL ON/OFF + RAISE/LOWER CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NPODMA-DX
- D2 — 2-CHANNEL ON/OFF + RAISE/LOWER CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NPODMA-2P-DX
- D4 — 4-CHANNEL ON/OFF + RAISE/LOWER CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NPODMA-4P-DX
- $1 — 1-CHANNEL ON/OFF CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NPODMA
- $2 — 2-CHANNEL ON/OFF CONTROL @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. nLIGHT #NPODMA-2P
- PC — PHOTO-ELECTRIC CELL
- PP — CEILING MOUNTED POWER PACK, SENSOR SWITCH #PP20 OR EQUAL (1-POLE)
- PP2 — CEILING MOUNTED POWER PACK, SENSOR SWITCH #PP20-2P OR EQUAL (2-POLE)
- M — CEILING MOUNTED MOTION SENSOR W/DUAL TECHNOLOGY (PDT) SENSOR SWITCH #CM-PDT-10 OR EQUAL (MOTION ONLY)
- ML — CEILING MOUNTED LINE VOLTAGE MOTION SENSOR W/DUAL TECHNOLOGY (PDT) SENSOR SWITCH #CMR-PDT-10 OR EQUAL (MOTION ONLY)
- M — SINGLE-LEVEL WALL MOUNTED MOTION SENSOR @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. SENSOR SWITCH #WSX-PDT OR EQUAL (DUAL TECHNOLOGY)
- M2 — WALL MOUNTED MOTION SENSOR W/ FAN @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. SENSOR SWITCH #WSX-PDT-2P-FAN OR EQUAL (DUAL TECHNOLOGY)
- T — TIMER SWITCH @ +48" MAX A.F.F. TO TOP OF BOX, U.O.N.
- $ — SINGLE POLE TOGGLE SWITCH @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N.

- LIGHTING OR DISTRIBUTION PANEL
- TERMINAL CABINET OR CONTROL PANEL
- TRANSFORMER
- F — FUSED DISCONNECT SIZE PER UNIT NAMEPLATE RATING
- NON FUSED DISCONNECT SIZE PER UNIT NAMEPLATE RATING
- ENCLOSED MAGNETIC STARTER, NEMA SIZE AS REQUIRED
- ENCLOSED COMBINATION MAGNETIC STARTER/DISCONNECT SWITCH, NEMA SIZE AS REQUIRED
- MOTOR AND CONTROL FURNISHED BY MECHANICAL; CONNECTION ONLY
- EMERGENCY POWER OFF SWITCH (E.P.O.) CONNECT TO SHUNT TRIP MAIN AT PANEL
- DUPLEX RECEPTACLE NEMA 5-15R MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N. LEVITON #BR15-W OR EQUAL
- SWITCHED DUPLEX RECEPTACLE NEMA 5-15R MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N. LEVITON #5262-S1W OR EQUAL
- DEDICATED DUPLEX RECEPTACLE NEMA 5-20R MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N. LEVITON #5362-W OR EQUAL
- DUPLEX RECEPTACLE NEMA 5-20R W/USB PORT MOUNTED @ +15"MIN. A.F.F. TO BOTTOM OF BOX, U.O.N. LEVITON #T5832-HGW OR EQUAL
- QUADPLEX RECEPTACLE MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N.
- DEDICATED QUADPLEX RECEPTACLE MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N.
- SWITCHED QUADPLEX RECEPTACLE MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N.
- SINGLE RECEPTACLE MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N.
- SPECIAL RECEPTACLE MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N., TYPE DESIGNATED ON DRAWING
- DUPLEX RECEPTACLE NEMA 5-15R MOUNTED IN CEILING
- QUADPLEX RECEPTACLE MOUNTED IN CEILING
- TELEDATA OUTLET MOUNTED IN CEILING
- POKE-THRU DUPLEX RECEPTACLE
- POKE-THRU QUADPLEX RECEPTACLE
- POKE-THRU TELEDATA OUTLET
- POKE-THRU COMBINATION DUPLEX AND TELEDATA OUTLET
- POKETHRU COMBINATION QUAD AND TELEDATA OUTLET
- FLUSH FLOOR MOUNTED COMBINATION DUPLEX/TELEDATA OUTLET
- FURNITURE SYSTEM ELECTRICAL AND TELEDATA BASE FEEDS, WALL MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N.
- FURNITURE SYSTEM ELECTRICAL AND TELEDATA BASE FEEDS, FLOOR MOUNTED
- FURNITURE SYSTEM POWER POLE
- TELEPHONE WALL OUTLET MOUNTED @ +48" MAX. A.F.F. TO TOP OF BOX, U.O.N. W/ PULLSTRING TO ACCESSIBLE CEILING AREA
- TELEDATA WALL OUTLET MOUNTED @ +15" MIN. A.F.F. TO BOTTOM OF BOX, U.O.N. W/ PULLSTRING TO ACCESSIBLE CEILING AREA
- TV OR — TELEVISION ANTENNA OR CABLE CONNECTION
- FB — FLOOR BOX
- EZ — EASY PATHS INSTALLED IN FULL-HEIGHT PARTITIONS FOR SIGNAL CABLES, 12" ABOVE CEILING U.O.N.
- ST — SHUNT TRIP
- J — JUNCTION BOX, SIZE AND TYPE IN ACCORDANCE WITH CODE
- J — JUNCTION BOX WITH FLEX CONNECTION TO EQUIPMENT, SIZE AND TYPE IN ACCORDANCE WITH CODE
- M — MOTOR OUTLET
- EF — EXHAUST FAN
- $T — SINGLE POLE SWITCH WITH THERMAL OVERLOADS
- CR — CARD READER
- PB — PUSH BUTTON
- 1 / E3.1 — DETAIL TAG. "1" DENOTES DETAIL NUMBER. E3.1 DENOTES SHEET DETAIL IS SHOWN ON
- A / A — FIXTURE TAG "A" DENOTES FIXTURE TYPE LOCATED ON THE LUMINAIRE SCHEDULE
- 1 — NOTE TAG "1" DENOTES NOTE NUMBER
- AC / 1 — EQUIPMENT TAG "AC" DENOTES EQUIPMENT TYPE. "1" DENOTES THE EQUIPMENT NUMBER

SYMBOLS SHOWN ARE FOR REFERENCE ONLY AND DO NOT CONSTITUTE A CHECK LIST OF DEVICES REQUIRED FOR THIS PROJECT

- EMT CONDUIT OR MC CABLE CONCEALED IN CEILING OR WALL IN FINISHED AREAS, EXPOSED IN UTILITY ROOMS, OPEN WAREHOUSE AND SERVICE BAYS, U.O.N.
- PVC CONDUIT UNDERGROUND OR CONCEALED UNDER FLOOR, U.O.N.
- J — OVERHEAD COMM PATHWAYS
- T — TELEPHONE SERVICE (UTILITY) CONDUIT
- P — POWER SERVICE (UTILITY) CONDUIT
- LOW VOLTAGE (CLASS 2) CABLE RUN CONCEALED, 3 #18 JACKETED
- CAT-5e
- HOME RUN TO PANEL OR TERMINAL. CIRCUITS AS NOTED
- CONNECTION TO GROUND
- CONDUIT STUB-OUT
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN

SHEET INDEX

SHEET #	TITLE	REVISION
E1.0	SYMBOLS, ABBREVIATIONS & SCHEDULES	
E1.1	ONE LINE DIAGRAM & PANEL SCHEDULES	
E2.1	1ST FLOOR PLAN - LIGHTING	
E2.2	YARD PLAN - LIGHTING	2,3
E2.3	YARD PLAN - LIGHTING PHOTOMETRIC	1
ET24.1	TITLE 24 OUTDOOR LIGHTING	

SCHETTER ELECTRIC, LLC
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08/28/2026	SITE UPDATE	3

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WALTERS & WOLF

YARD LIGHTING

1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR
SCHETTER ELECTRIC, LLC
LICENSE NO. 1049534
CLASSIFICATION C-10

DRAWN: JTH	+/- 5,462 SF
CHECKED: SR	
DATE:	02/10/2026
SCALE:	AS NOTED
SHEET NO.	E1.0
	SYM, ABB & SCHEDULES
SEI JOB#	2540176

ONE LINE NOTES

1. ALL SWITCHBOARDS & PANELBOARDS SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF THE POTENTIAL ELECTRICAL ARC FLASH HAZARDS PER 2025 CEC SECTION 110.16.
2. ALL SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH THE MAXIMUM AVAILABLE FAULT CURRENT PER 2025 CEC SECTION 110.24.
3. CONDUCTORS OF DIFFERENT NOMINAL VOLTAGE SYSTEMS SHALL BE IDENTIFIED PER 2025 CEC SECTION 210.5.
4. PVC IS ONLY ALLOWED OUTSIDE OF ASSEMBLY OCCUPANCY AREAS. RMC SHALL BE USED TO STUB UP OR OTHER APPROVED METHODS WHEN ENTERING THE ASSEMBLY OCCUPANCY AREAS. REFER TO SHEETS G1.3.1 AND G1.3.2 FOR OCCUPANCY AREAS.
5. WIRING METHODS SHALL COMPLY WITH 2025 CEC SECTIONS 518.4 AND 520.5.
6. ANY NEW CIRCUIT BREAKERS INSTALLED SHALL MATCH THE EXISTING EQUIPMENT AIC RATING PER 2025 CEC SECTION 110.9.
7. ANY MODIFICATION TO THE EXISTING EQUIPMENT SHALL BE REEVALUATED AND RE-LISTED BY A NRTL (NATIONALLY RECOGNIZED TESTING LABORATORY). THIS SHALL INCLUDE ANY REMOVAL AND RE-INSTALLATION OF BOLTS OR HARDWARE OR APPLICATION OF CLAMP-ON BUS HARDWARE, UNLESS SPECIFICALLY APPROVED BY THE PANEL BOARD MANUFACTURER.

LOAD CALCULATION - MSB

(1000AMPS-208V-3ø-4W)

Notes:

Total load	Load Description	(E) PANEL A	(E) PANEL B	(E) PANEL D	(E) PANEL E	(E) PANEL WH
8.3	KVA Continuous Non-Motor	3.5	-	0.3	-	4.5
2.1	KVA 25% Continuous Non-Motor	0.9	-	0.1	-	1.1
62.5	KVA Non-Continuous	8.6	17.3	18.1	1.2	17.3
10.0	KVA Receptacle (First 10KVA) (per NEC 220-44)	10.0	0.5	0.4	10.0	-
7.1	KVA Receptacle(Balance at 50% per NEC 220-44)	0.1	-	-	1.5	-
47.1	KVA Motor Loads	-	34.1	-	13.0	-
3.2	KVA 25% of Largest Motor	-	3.2	-	3.2	-
-	KVA Kitchen Equipment	-	-	-	-	-
-	KVA Subpanel(s)	-	-	-	-	-
140.3	Total KVA					
389.4	Current (Amps)					

EXISTING PANEL: **A** — Voltage: 120/208V,3P,4W; Main: 100A M.L.O. — Type: PANELBOARD; Mounting: SURFACE — Bus: 225A; AIC: 10,000

Notes: **A = AFFECTED CKT; N = (N) CKT BRKR & LOAD**

N	Load	L	KVA	CB	NO	A	B	C	NO	CB	KVA	L	Load	N
	REC - SERVER 113	R	2.30	30/2	1	X			2	20/1	1.00	N	COPIER DED REC - 119	
		R	2.30	-	3		X		4	20/1	0.54	R	REC - 111, 110, 109	
	REC - SERVER 113	R	2.30	30/2	5			X	6	20/1				
		R	2.50	-	7	X			8	20/1				
	DED REC - BREAK 112	N	0.80	20/1	9		X		10	20/1				
	DED REC - BREAK 112 COUNTER	N	1.00	20/1	11			X	12	20/1				
	DED REC - BREAK 112 COUNTER	N	1.00	20/1	13	X			14	20/1				
	WH - BREAK 112	N	1.60	20/1	15		X		16	20/1				
	GD / DW - BREAK 112	N	1.40	20/1	17			X	18	20/1				
	DED REC - BREAK 112 COUNTER	N	1.00	20/1	19	X			20	20/1				
	DED REC - BREAK 112	N	0.80	20/1	21		X		22	20/1				
	REC - BREAK 112	R	0.20	20/1	23			X	24	20/1				
	LTG	C	1.40	20/1	25	X			26	20/1				
	LTG	C	0.69	20/1	27		X		28	20/1				
	EM LTG INVERTER	C	0.36	20/1	29			X	30	20/1				
				20/1	31	X			32	20/1	0.20	C	TIME CLOCK	A
				20/1	33		X		34	20/2	0.43	C	YARD LIGHTING	A
				20/1	35			X	36	-	0.43	C		
				20/1	37	X			38	20/1			FUTURE YARD POWER	A
				20/1	39		X		40	20/1			FUTURE YARD POWER	A
				20/1	41			X	42	20/1			FUTURE YARD POWER	A

DATE: 28-Aug-26

Load Calculations:

3.5	KVA Continuous Non-Motor
0.9	KVA 25% Continuous Non-Motor
8.6	KVA Non-Continuous
10.0	KVA Receptacle (First 10KVA) (per NEC 220-44)
0.1	KVA Receptacle(Balance at 50% per NEC 220-44)
0.0	KVA Motor Loads
0.0	KVA 25% of Largest Motor
0.0	KVA Kitchen Equipment
0.0	KVA Subpanel(s)
23.1	Total KVA
64	Current (Amps)

Column 'N' = Notes; Column 'L' = Load Types:

C = Continuous Load (3 hours or more per NEC 100)
K = Kitchen Load, **M** = Motor Load, **P** = Sub-Panel
R = Receptacle Load (taken at 180 VA only)
N = Non-continuous load including remaining receptacles (i.e. not taken at 180 VA)

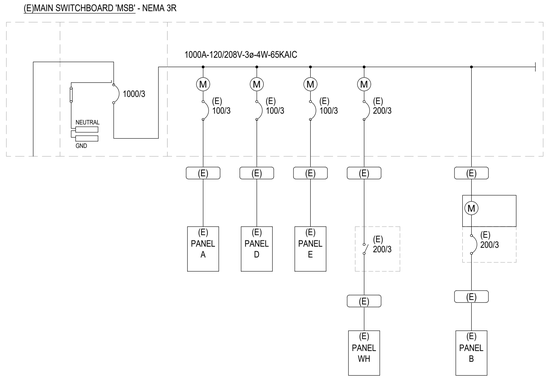
Electrical Voltage Drop Worksheet

PER TITLE 24 130.5(c)

Project Name:	WALTERS & WOLF	Report Page:	Page 1 of 1
Project Address:	1905 AVIATION BLVD.	Date Prepared:	2/10/2026

	CONDUCTOR ID	CU	AL	LENGTH	AMPS	PARALLEL	VOLTS	T24 Power Factor		COS Ø	RADIANS	SINØ	V DROP	% DROP	TOTAL VD
1	YARD LIGHTING	8	-	280.0 FT	7.2 A	1	208V 1Ø	OTHER	0.85	0.85	0.55	0.53	2.81	1.35%	

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance



1 / E1.1 **EXISTING ONE LINE DIAGRAM**

SCALE: NONE

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CA License No. 1049534

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04/28/2026	PC1 COMMENTS	1
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08/28/2026	SITE UPDATE	3

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WALTERS & WOLF
YARD LIGHTING
1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR — SCHETTER ELECTRIC, LLC — LICENSE NO. 1049534 — CLASSIFICATION C-10

DRAWN: JTH +/- 5,462 SF
CHECKED: SR
DATE: 02/10/2026
SCALE: AS NOTED
SHEET NO. E1.1
ONE LINE DIAGRAM & PANEL SCHEDULES
SEI JOB# 2540176

SHEET NOTES

1. ALL MULTI-WIRE BRANCH CIRCUITING SHALL COMPLY WITH 2025 CEC 210.4(B).
2. PENETRATIONS OF WALLS AND WALL MEMBRANE REQUIRED TO HAVE PROTECTIVE OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. THROUGH-PENETRATION FIRE STOPS SHALL BE INSTALLED AND TESTED USING ASTM-E 814 OR UL 1479 & 2025 CBC 714.4.

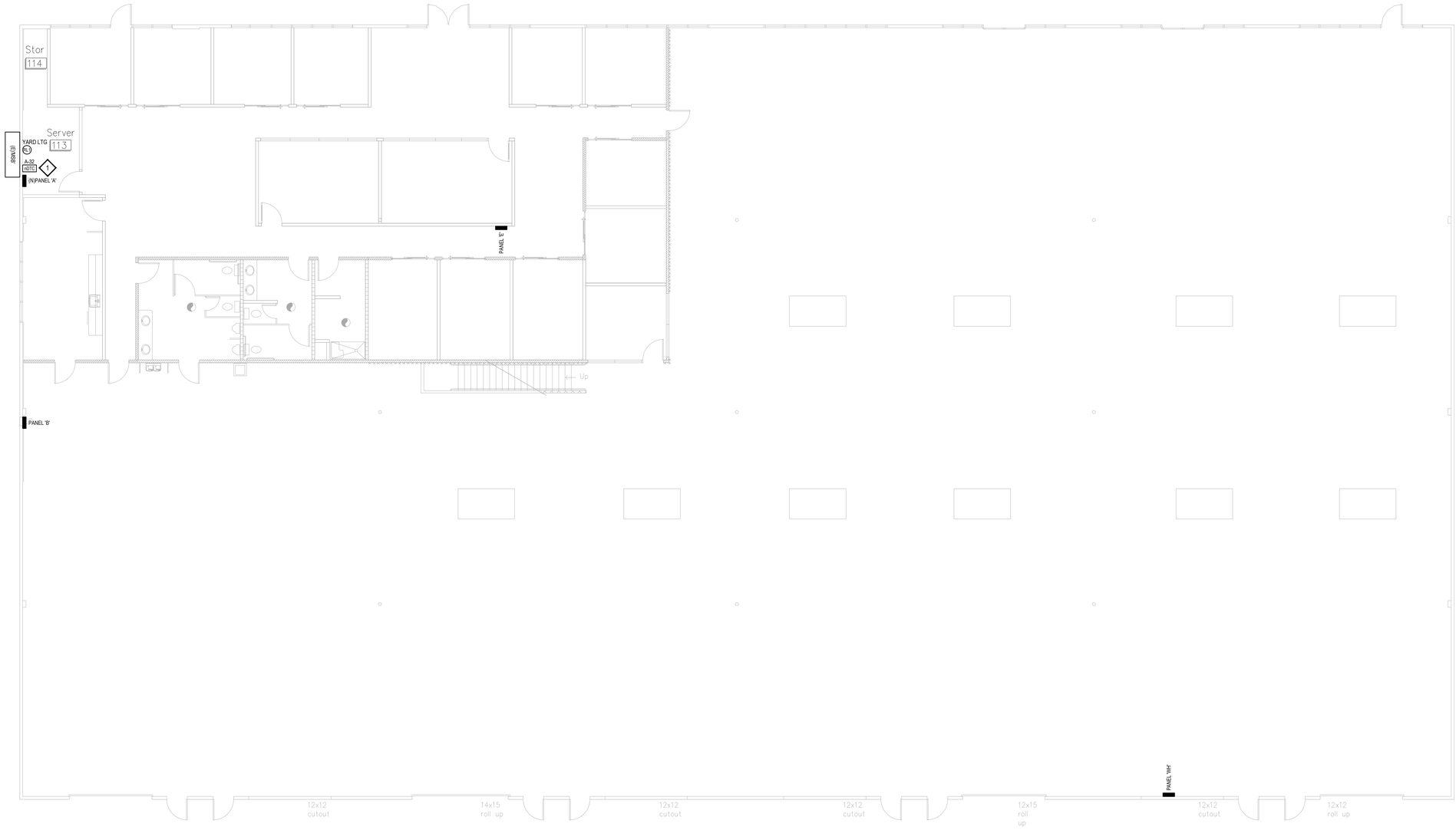
NUMBERED NOTES

1 INSTALL NEW TIME CLOCK AND PHOTOCELL FOR YARD LIGHTING.

COUNTS	
QTY	DEVICE
1	nDTC
1	(RL1)

CONTROL MATRIX			
RM#	DEVICE	CNTRL	ADDRESS/ LABEL
113	nDTC	YARD LTG	
113	(RL1)	YARD LTG	

NOTES	INSTALLER TO PLACE BAR CODE DEVICE IN SPACE PROVIDED.



1 / E2.1 **1ST FLOOR PLAN - LIGHTING**

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

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YARD LIGHTING

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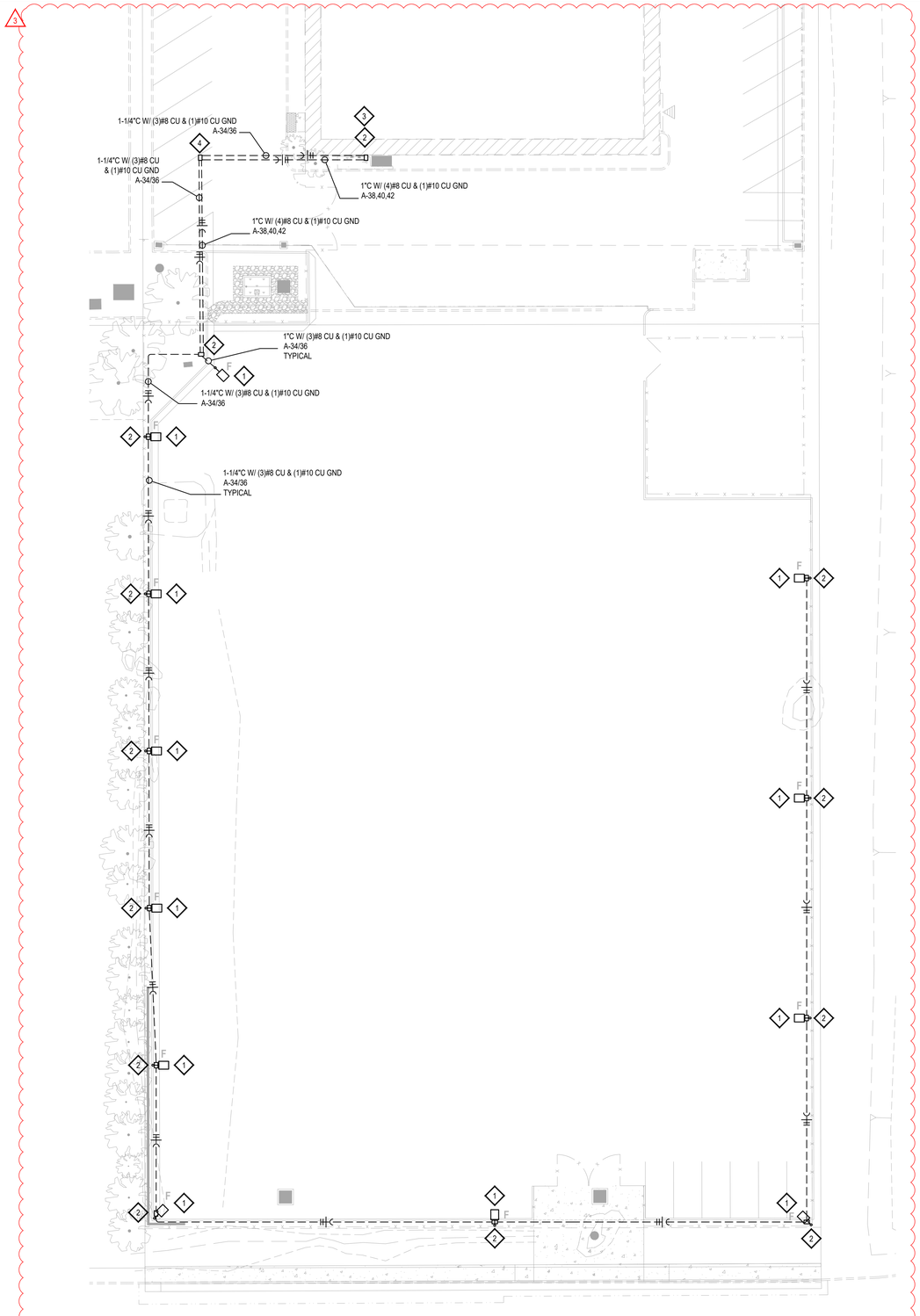
DATE: 02/10/2026

SCALE: AS NOTED

SHEET NO.
E2.1

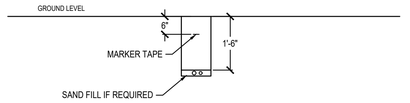
1ST FLOOR PLAN - LIGHTING

SEI JOB# 2540176



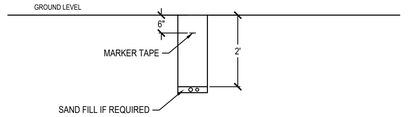
1 E2.2 YARD PLAN - LIGHTING

SCALE: 1" = 20'-0"



2 E2.2 UNDERGROUND CONDUIT DETAIL

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



3 E2.2 UNDER ROAD CONDUIT DETAIL

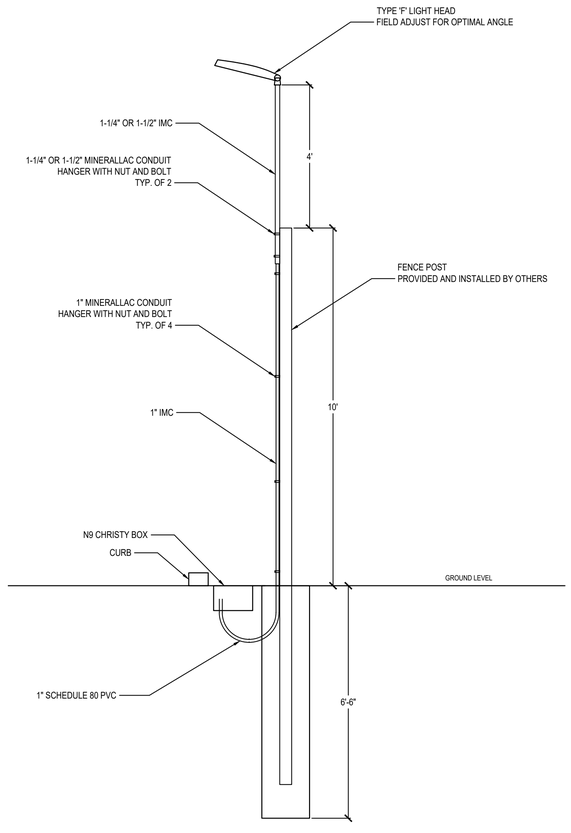
SCALE: 1/2" = 1'-0"

SHEET NOTES

1. ALL MULTI-WIRE BRANCH CIRCUITING SHALL COMPLY WITH 2025 CEC 210.4(B).
2. PENETRATIONS OF WALLS AND WALL MEMBRANE REQUIRED TO HAVE PROTECTIVE OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. THROUGH-PENETRATION FIRE STOPS SHALL BE INSTALLED AND TESTED USING ASTM-E 814 OR UL 1479 & 2025 CBC 714.4.

NUMBERED NOTES

1. FIELD VERIFY EXACT LOCATIONS PRIOR TO ROUGH IN.
2. INSTALL NEW N9 CHRISTY BOX. FIELD VERIFY EXACT LOCATIONS PRIOR TO ROUGH IN.
3. CONNECT YARD LIGHTING TO NEW TIME CLOCK AND PHOTO CELL. LIGHTS TO TURN OFF OUTSIDE OF BUSINESS HOURS.
4. INSTALL NEW TRAFFIC RATED N9 CHRISTY BOX. FIELD VERIFY EXACT LOCATIONS PRIOR TO ROUGH IN.



4 E2.2 TYPICAL YARD LIGHT MOUNTING DETAIL

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

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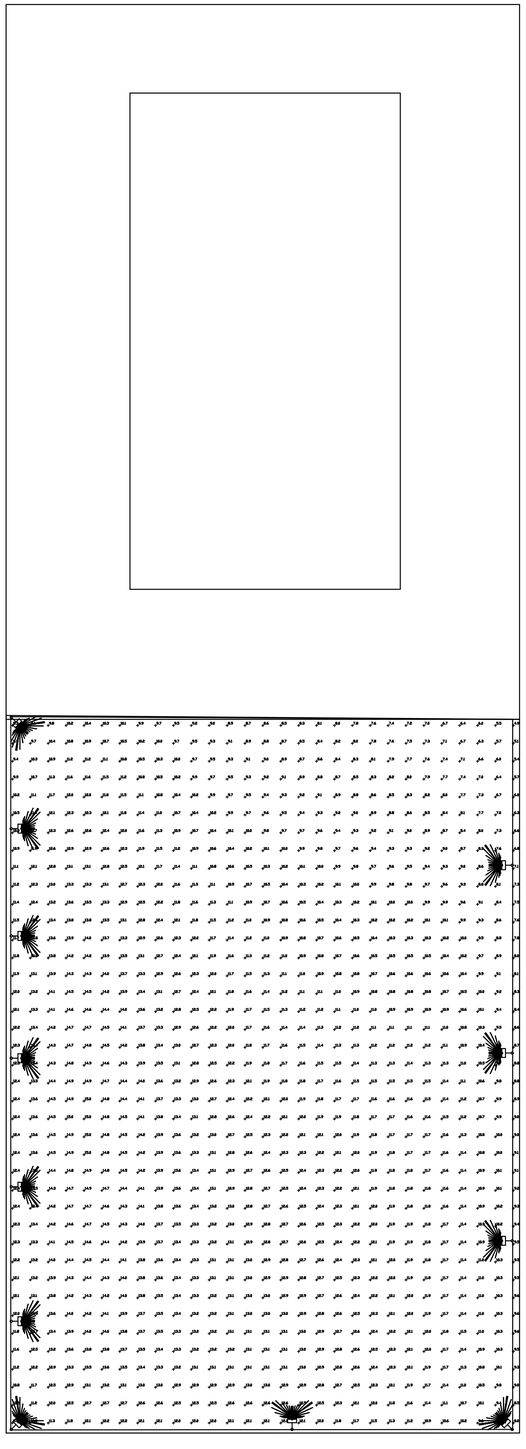
CHECKED:	SR	
DATE:	02/10/2026	
SCALE:	AS NOTED	

SHEET NO.
E2.2
YARD PLAN - LIGHTING

SEI JOB# 2540176



STATISTIC					
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
YARD	11.6FC	15.0FC	4.9FC	3:01:01 AM	2:04:01 AM

1 E2.3 **YARD PLAN - LIGHTING PHOTOMETRIC**
SCALE: NOT TO SCALE

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07/07/2026	PC2 COMMENTS	2
08/28/2026	SITE UPDATE	3

THESE PLANS HAVE BEEN PREPARED BY SCHETTER ELECTRIC, LLC IN ACCORDANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6737.3 FOR EXCLUSIVE USE BY SCHETTER ELECTRIC, LLC IN THE DESIGN-BUILD ELECTRICAL INSTALLATION OF THE INDICATED WORK. THESE PLANS ARE THE SOLE PROPERTY OF SCHETTER ELECTRIC, LLC AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.

WALTERS & WOLF
YARD LIGHTING
1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR
SCHETTER ELECTRIC, LLC
LICENSE NO. 1049534
CLASSIFICATION C-10

DRAWN: JTH +/- 5,462 SF
CHECKED: SR
DATE: 02/10/2026
SCALE: AS NOTED

SHEET NO.
E2.3
YARD PLAN - LIGHTING PHOTOMETRIC

SEI JOB# 2540176

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2I, for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §180.1(a) and §180.2(b)4Bv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities.

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 1 of 8)**
Project Address:	**1905 AVIATION BLVD., SACRAMENTO, CA 95648**	**Date Prepared:**	2026-02-10T14:05:03-05:00

A. GENERAL INFORMATION

01	Project Location (city)	LINCOLN	04	Total Illuminated Hardscape Area (ft²)	63089
02	Climate Zone	11			
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0: Very Low - Undeveloped Parkland	☒ LZ-2: Moderate - Urban Clusters	☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval		
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● Office	● Warehouse				

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ○ Yes ○ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 2 of 8)**
	1905 AVIATION BLVD., SACRAMENTO, CA 95648	**Date Prepared:**	2026-02-10T14:05:03-05:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Bv												Compliance Results		
01		02		03		04		05		06		07	08	09
General Hardscape Allowance §140.7(d)1 / §170.2(e)6 (See Table I)	+	Per Application §140.7(d)2 / §170.2(e)6 (See Table J)	+	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d)2 / §170.2(e)6 (See Table M)	OR	Existing Power Allowance §141.0(b)2L / § 180.2(b)4Bv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)	**07 must be >= 08**
1,551.69	+	---	+	---	+	---	+	---	OR	---	=	1,551.69	≥	864	COMPLIES
										Shielding Compliance (See Table G for Details)					COMPLIES
										Controls Compliance (See Table H for Details)					COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 3 of 8)**
	1905 AVIATION BLVD., SACRAMENTO, CA 95648	**Date Prepared:**	2026-02-10T14:05:03-05:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. -> 6,200 initial lumen output §130.2(b) /§160.5(c)1 [4]	Field Inspector	
										Pass	Fail
F	FENCE MOUNTED AREA LIGHT	☐ Linear	72	Mfr. Spec	12	New	☐	864	Provided	☐	☐
							Total Design Watts:	864			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)
[2] For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.
[3] Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.
[4] Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 4 of 8)**
	1905 AVIATION BLVD., SACRAMENTO, CA 95648	**Date Prepared:**	2026-02-10T14:05:03-05:00

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03	04	05	06	07	08	09	10	11	12	
		Backlight Rating[2]			Uplight Rating[2]			Glare Rating (Lumens)[2]			Field Inspector	
Name or Item Tag	Complete Luminaire Description	Mounting Height[1]	Max Allowable Backlight Rating [3]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating [3]	Uplight Rating Per Design	Mounting Height[1]	Max Allowable Glare Rating [3]	Glare Rating Per Design	Pass	Fail
F	FENCE MOUNTED AREA LIGHT	Back hemisphere is 0.5 - 1 MH from prop line	B2	B2	Area Lighting	U0	U0	> 2 MH from property line	G2	G2	☐	☐

[1] FOOTNOTES: Mounting Height is labeled MH in this table.
[2] Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for camplance per §130.2(b)/ §160.5(c)
[3] BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. if Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 5 of 8)**
	1905 AVIATION BLVD., SACRAMENTO, CA 95648	**Date Prepared:**	2026-02-10T14:05:03-05:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings

01	02	03	04	05	
				Field Inspector	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Pass	Fail
STORAGE YARD: "F"	Astronomical Timer	Provided	Provided	☐	☐

[1] FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.
[2] Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.
[3] Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii.

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 6 of 8)**
	1905 AVIATION BLVD., SACRAMENTO, CA 95648	**Date Prepared:**	2026-02-10T14:05:03-05:00

I. LIGHTING POWER ALLOWANCE (per §140.7 /§170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)			
☒ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
Area Description	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
STORAGE YARD	63089	0.019	1198.69	1020	0.15	153	1351.69
					Initial Wattage Allowance for Entire Site (Watts):		200
					Instances of Initial Wattage Allowance (LZ 0 only)[1]		
					Total General Hardscape Allowance (Watts):		1551.69

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 7 of 8)**
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M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	STORAGE YARD: "F"

CERTIFICATE OF COMPLIANCE NRCC-LTO-E

Project Name:	2540176 WALTERS & WOLF YARD LIGHTING	**Report Page:**	**(Page 8 of 8)**
Project Address:	**1905 AVIATION BLVD., SACRAMENTO, CA 95648**	**Date Prepared:**	2026-02-10T14:05:03-05:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: JEFFREY HAMAMOTO	Documentation Author Signature:
Company: Schetter Electric, LLC	Signature Date: 02/10/2026
Address: 221 SEQUOIA PACIFIC BOULEVARD	CEA/AEA/ECC Certification Identification (if applicable):
City/State/Zip: SACRAMENTO, CA 95811	Phone: 916-446-2521

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: DUSTIN SABLE	Responsible Person Signature:
Responsible Person Scope: DUSTIN SABLE	
Company: SCHETTER ELECTRIC, LLC	Date Signed: 02/10/2026
Address: 221 SEQUOIA PACIFIC BOULEVARD	License: C-10 #1049534
City/State/Zip: SACRAMENTO, CA 95811	Phone: 916-446-2521

SCHETTER ELECTRIC, LLC
Contracting and Engineering
221 Sequoia Pacific Blvd., Sacramento, CA 95811
(916) 446-2521
CA License No. 1049534

DATE	REVISION	NO.
04/28/2026	PERMIT SET	1
07/07/2026	PC1 COMMENTS	2
08/28/2026	PC2 COMMENTS	3
	SITE UPDATE	

THESE PLANS HAVE BEEN PREPARED BY SCHETTER ELECTRIC, LLC IN ACCORDANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6737.3 FOR EXCLUSIVE USE BY SCHETTER ELECTRIC, LLC IN THE DESIGN-BUILD ELECTRICAL INSTALLATION OF THE INDICATED WORK. THESE PLANS ARE THE SOLE PROPERTY OF SCHETTER ELECTRIC, LLC AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.

WALTERS & WOLF
YARD LIGHTING
1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR
SCHETTER ELECTRIC, LLC
LICENSE NO. 1049534
CLASS C-10 CA

DRAWN: JTH +/- 5,462 SF
CHECKED: SR
DATE: 02/10/2026
SCALE: AS NOTED

SHEET NO.
ET24.1
TITLE 24 OUTDOOR LIGHTING

SEI JOB# 2540176

LANDSCAPE ARCHITECTURAL DRAWINGS

AVIATION PARKWAY - 1905 AVAIATION

LINCOLN, CA

GENERAL NOTES:
PLANS CREATED REFERENCING 2025 CBC, 2025 CEC, 2025 CMC, 2025 CPC, 2025 CALIFORNIA GREEN STANDARDS CODE, LINCOLN MUNICIPAL CODE

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, SITE WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, SITE WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

KEY PLAN



SCOPE OF WORK

THESE PLANS INCLUDE IMPROVEMENTS TO THE LANDSCAPED AREAS AT 1905 AVENUE IN LINCOLN, CA. IMPROVEMENTS INCLUDE NEW DROUGHT-TOLERANT PLANTING AND DRIP IRRIGATION.

- APN: 021-562-005,7-000
- TOTAL SITE AREA: 3 ACRES (130,680 SF)
- TOTAL SITE AREA DISTURBED: 74,381 SF
- TOTAL SITE LANDSCAPING: 13,585 SF (10.4%) 2

DRAWING INDEX

LANDSCAPE	
L0.1	COVER SHEET
L0.2	EXISTING CONDITIONS
L1.1	IRRIGATION PLAN
L1.2	IRRIGATION LEGEND AND NOTES
L1.3-L1.5	IRRIGATION DETAILS
L2.1	PLANTING PLAN
L2.2	PLANTING LEGEND AND NOTES
L2.3	PLANTING DETAILS
L3.1- L3.5	LANDSCAPE SPECIFICATIONS

CLIENT
PACIFIC RIDGE BUILDERS
555 CAPTIAL MALL #640
SACRAMENTO, CA 95814

GOVERNING AGENCY
CITY OF LINCOLN
600 SIXTH STREET
LINCOLN, CA 95648

DESIGNER
STAFFORD SPACE PLANNING
6100 HORSESHOE BAR RD SUITE C
LOOMIS, CA 95650

LANDSCAPE ARCHITECT
SITE
440 COCHRANE CIRCLE
MORGAN HILL, CA 95037

CIVIL ENGINEER
LAUGENOUR AND MEIKLE
608 COURT STREET
WOODLAND, CA 95695

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
No. 5953
Signature
9/30/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVAIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

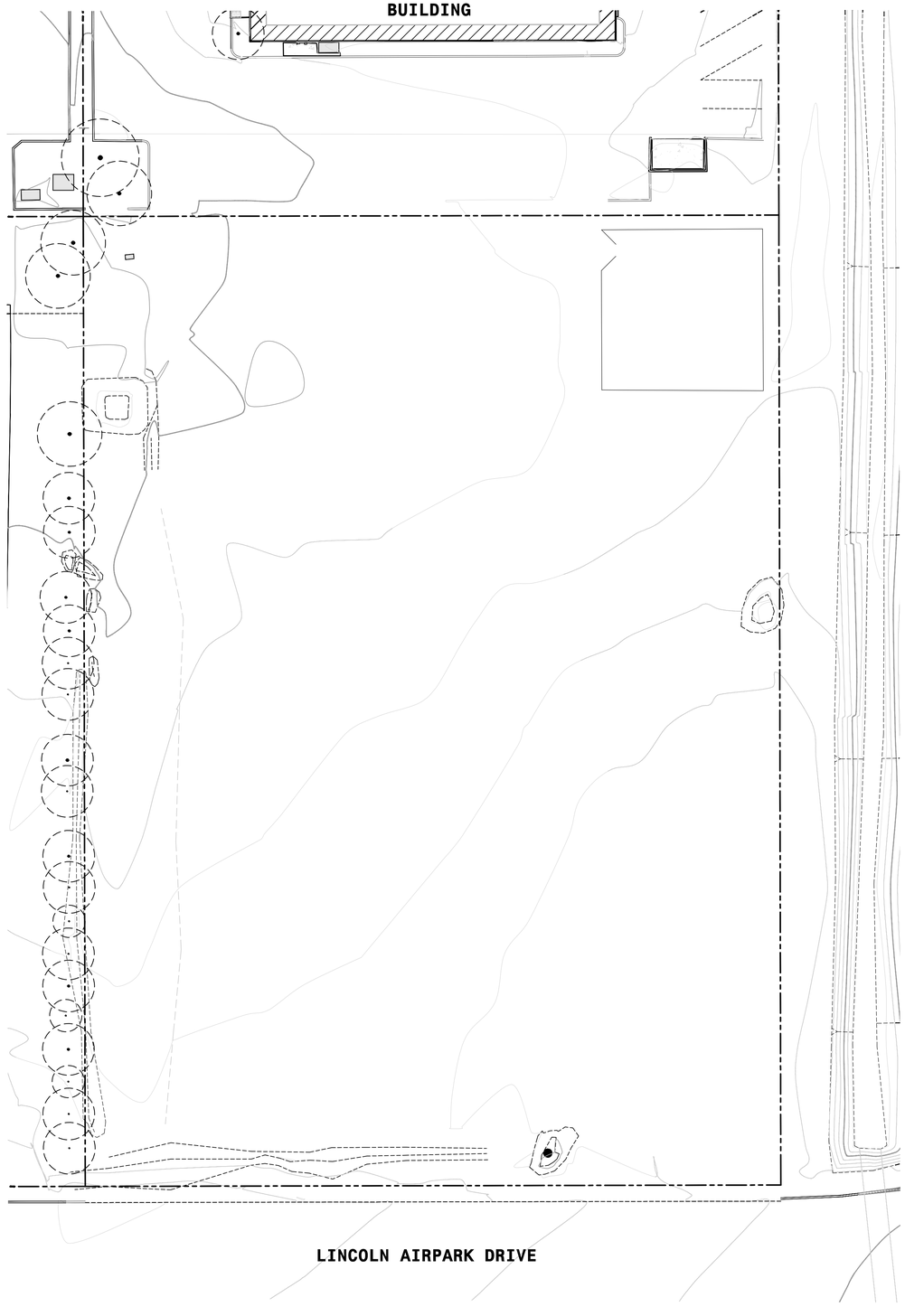
PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	COVER - 1905 AVIATION.DWG

COVER SHEET

L0.1

THIS DRAWING IS THE PROPERTY OF siTe. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM siTe. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

PLOTTED: 8/31/2026 1:36 PM



0 20' 40'

siTe.
landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
NO. 5953
Signature
9/30/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	CONST - 1905 AVIATION.DWG

EXISTING CONDITIONS

L0.2

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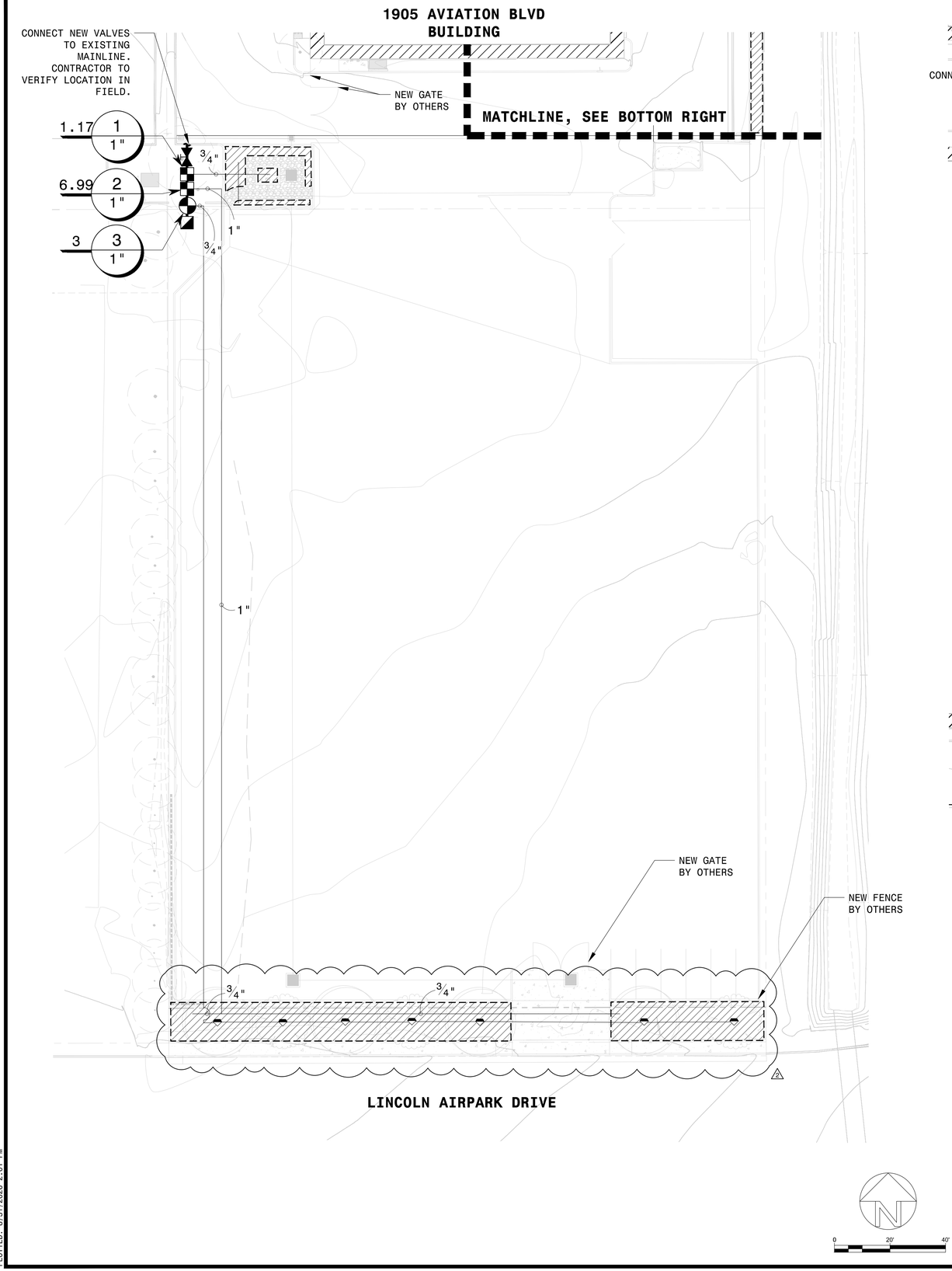

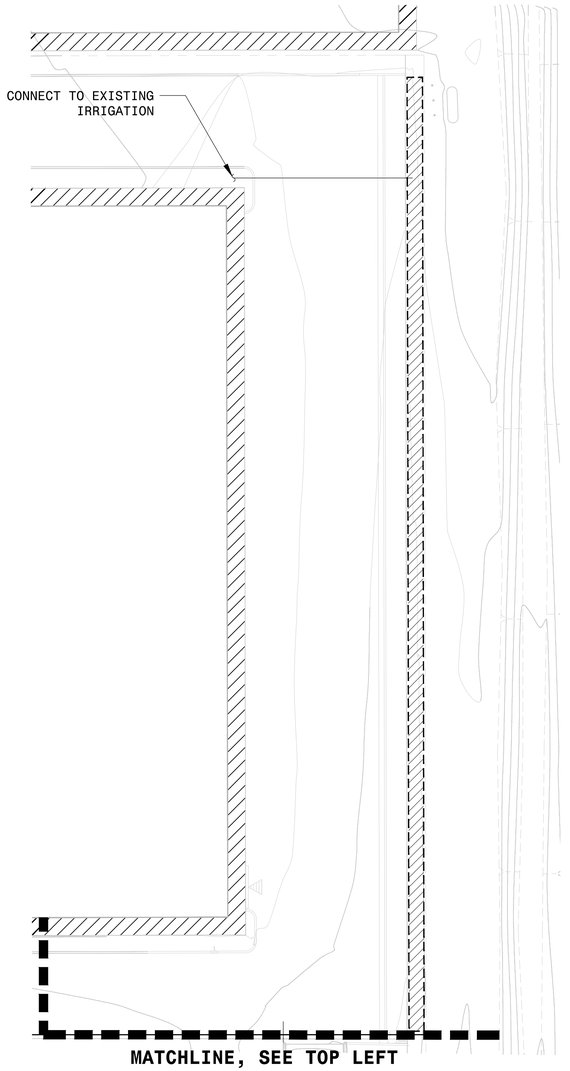

IRRIGATION SCHEDULE

DRIP IRRIGATION

SYMBOL	MANUFACTURER/MODEL
	TORO RGP-218
	HUNTER RZWS-18

EQUIPMENT

SYMBOL	MANUFACTURER/MODEL
	HUNTER ICZ-101
	HUNTER ICV-101G
	HUNTER HQ-33-DLRC
	NIBCO T-113
M	EXSITING TO REMAIN
MV	EXSITING TO REMAIN
FS	EXSITING TO REMAIN
BF	EXSITING TO REMAIN
C	EXSITING TO REMAIN
SS	EXSITING TO REMAIN
	PVC SCHEDULE 40
	PVC SCHEDULE 40
	PVC SCHEDULE 40

Valve Callout
- # — Valve Number
- # — Valve Flow
- #" — Valve Size

NOTES:
1. SEE SHEET L1.2 FOR FULL IRRIGATION LEGEND AND IRRIGATION NOTES
2. SEE SHEET L1.3-L1.5 FOR IRRIGATION DETAILS

NOTE: IRRIGATION EQUIPMENT AND PIPING LOCATIONS ARE SHOWN FOR GRAPHIC CLARITY. ALL EQUIPMENT AND PIPING SHALL BE LOCATED IN LANDSCAPE AREAS WHEREVER POSSIBLE AND ALWAYS WITHIN THE PROJECT LIMITS.

WELO

WATER BUDGET AND WATER USE CALCULATOR

Date:	8/31/2026
Project Name:	1905 AVIATION BLVD
Project Contact:	JACKSON DERLER
Project Contact Email:	jderler@sitelandarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	50.6	0.45	-	4,643	**65,547**	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	50.6	1,741	-	**54,626**	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU **10,921** **Project meets water budget.**

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	4,082	0.30	0.81	1,512
	2	Stormwater Treatment	Drip	386	0.30	0.81	143
	3	Trees	Bubbler	175.00	0.40	0.81	86
	4						-
		Landscape area (not including SLA)		**4,643**			**1,741**

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	**0**		**0**

Total Landscape Area (including SLA) from ETWU Calculation	**4,643**

2

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LICENSED LANDSCAPE ARCHITECT — JACKSON DERLER — NO. 5953 — Signature 5/31/2026 Renewal Date 8/31/2026 Date — STATE OF CALIFORNIA

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IRRIGATION PLAN

L1.1

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IRRIGATION NOTES:

1. CONTRACTOR SHALL UTILIZE THE EXISTING MAINLINES AND IRRIGATION SLEEVES WHENEVER POSSIBLE IN ORDER TO COMPLETE THE ENTIRE SYSTEM AS SHOWN ON THE PLANS AND SPECIFICATIONS.
2. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL THE OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN A PLANTING AREA WHEREVER POSSIBLE. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
3. EQUIPMENT INCLUDING MAIN, LATERALS, AND VALVES SHOWN GRAPHICALLY IN HARDSCAPE AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTED AREAS AT A REASONABLE, REACHABLE DISTANCE FROM HARDSCAPE OR TURF AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. CONTRACTOR SHALL INSTALL WIRE AND PIPE UNDER HARDSCAPE AREAS IN SEPARATE P.V.C. SCHEDULE 40 SLEEVES. CONTRACTOR SHALL COORDINATE PIPING AND SLEEVING LOCATION PRIOR TO HARDSCAPE INSTALLATION. SLEEVING SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODES. WHEREVER POSSIBLE, CONTROL WIRES SHALL OCCUPY THE SAME TRENCH AS PIPES. EACH CONTROLLER SHALL HAVE AN INDEPENDENT GROUND WIRE.
5. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES, INCLUDING AB1881 IN CALIFORNIA.
6. THE EXISTING WATER PRESSURE AT THE PROPOSED WATER METER LOCATION IS UNKNOWN. THE CONTRACTOR SHALL VERIFY WATER PRESSURE IS ADEQUATE FOR THE SYSTEM AS DESIGNED. IF ANY DISCREPANCY EXISTS BETWEEN DESIGN AND ACTUAL FIELD CONDITIONS, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING FOR A DECISION BEFORE PROCEEDING WITH THE INSTALLATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES AS MUCH WATER AS IS NECESSARY FOR ESTABLISHMENT AND TO SUSTAIN GOOD PLANT HEALTH.
8. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST IRRIGATION SYSTEM FOR OPTIMUM PERFORMANCE IN ACCORDANCE WITH THE SPECIFICATIONS. COSTS INCURRED DUE TO ANY ADJUSTMENTS FOR 100% COVERAGE, INCLUDING THOSE REQUIRED BY THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
9. CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO ENSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
10. TRENCHING DEPTHS FOR IRRIGATION PIPES SHALL BE AS FOLLOWS:
    MAIN: 24" ALL LATERALS: 12"
    ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE. PROVIDE A MINIMUM 3" SAND ENVELOPE AROUND ALL MAINLINE PIPE.
11. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE PIPE SIZING CHART 1 FOR SIZING.
12. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
14. CONTRACTOR SHALL GUARANTEE THAT ALL MATERIAL, EQUIPMENT, AND WORKMANSHIP FURNISHED BY HIM BE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF FAILED MATERIAL DURING THIS GUARANTEE PERIOD.
15. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FOOTINGS.
16. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. CONTRACTOR TO LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE AND EVERY 100' ON CENTER ALONG WIRE RUN. TAPE WIRE BUNDLES 10' ON CENTER. NO TAPING WILL BE PERMITTED INSIDE SLEEVES. WIRE CONNECTORS SHALL BE SCOTCH DBY OR APPROVED EQUAL, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
17. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
18. EXACT LOCATION OF CONTROLLERS TO BE DETERMINED AT JOB SITE BY PROJECT MANAGER. USE THIN WALL METAL CONDUIT ABOVE GRADE AND IN GARAGES. PAINT ALL CONDUIT TO MATCH BUILDING OR WALL COLOR. USE WATERPROOF CONNECTIONS FOR OUTDOOR INSTALLATION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEAL ALL CONDUIT HOLES WITH SILICONE OR EQUAL. PROGRAM CONTROLLER TO IRRIGATE USING MULTIPLE REPEAT CYCLES OF SHORT DURATION. CARE SHALL BE TAKEN TO PREVENT RUNOFF OF WATER AND SLOPE/SOIL EROSION DUE TO PROLONGED APPLICATIONS OF WATER.
19. CONTROL WIRES SHALL BE 14 GAUGE (RED). SEPARATE WIRES SHALL RUN FROM THE CONTROLLER TO EACH VALVE. COMMON GROUND WIRES SHALL BE 12 GAUGE (WHITE). ALL CONTROL WIRES LEADING FROM VALVES TO CONTROLLER SHALL BE LOOPED-UP A MINIMUM OF 30" INTO EVERY VALVE BOX INTERCEPTED ON THE WAY TO THE CONTROLLER.
20. CONTRACTOR TO COORDINATE CONTROLLER POWER HOOKUP WITH PROJECT ELECTRICIAN. THE GENERAL CONTRACTOR SHALL COORDINATE HIS PORTION OF WORK WITH THE UNDERGROUND ELECTRICAL CONTRACTOR TO MINIMIZE CONFLICTS.
21. EXISTING BACKFLOW PREVENTION DEVICES SHALL BE INSPECTED AND TESTED TO THE EXTENT MANDATED BY LOCAL BUILDING CODE.
22. BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF TREES. SEE IRRIGATION LEGEND FOR QUANTITY REQUIRED PER TREE CONTAINER SIZE.
23. ALL WATER TO DRAIN AWAY FROM BUILDINGS PER LOCAL BUILDING CODE.
24. A LAMINATED, COLOR CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER AFTER FINAL ACCEPTANCE. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
25. LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DEMOLITION OF PROTECTION OF EXISTING MAINLINE AND CONTROLLER WIRE FOR FUTURE USE.
26. IF THE INTENT IS TO DEMO ANY IRRIGATION EQUIPMENT IN THE NEW CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROLLER WIRE TO NEW REMOTE CONTROL VALVE AS DESIGNED PER THIS PLAN, TYPICAL.
27. CONTRACTOR SHALL INSTALL DRIPLINE ON SLOPES PER MANUFACTURER'S RECOMMENDATIONS WITH 25% INCREASE SPACING AT BOTTOM 1/3 OF SLOPE.
28. CONTRACTOR TO INSTALL LATERAL LINE CHECK VALVES WHERE NECESSARY TO PREVENT LOW HEAD DRAINAGE. MODEL SHALL BE NDS FLO CONTROL SPRING CHECK VALVE RATED TO 200PSI, MODEL 1790 (SLIP X SLIP CONNECTION WITH UNION), LINE SIZE OR APPROVED EQUAL.
29. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS, PRIOR TO PROJECT ACCEPTANCE.
30. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE LOCAL REVIEWING AGENCY, SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATER DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, APPENDIX C.
31. SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT, AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE, OR AGENCY ADOPTED WELO.
32. CONTRACTOR IS RESPONSIBLE FOR HAND WATERING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING AREAS DURING PLANT ESTABLISHMENT: BIO-TREATMENT AREAS, SODDED AREAS. THESE AREAS WILL NEED SUPPLEMENTAL HAND WATERING IF THE YARE IRRIGATED BY DRIP IRRIGATION UNTIL ROOTS ARE ESTABLISHED AS DRIP IRRIGATION MAY NOT PROVIDE SUFFICIENT WATER TO THESE AREAS FOR HEALTH PLANT ESTABLISHMENT.
33. **ALL EXISTING IRRIGATION SYSTEMS SHALL REMAIN OPERATIONAL DURING CONSTRUCTION WHERE PRACTICAL. IF THE IRRIGATION SYSTEM IS TO BE SHUT OFF FOR PERIODS OF TIME LONGER THAT THREE DAYS, A HAND WATERING MAINTENANCE PROGRAM SHALL BE ESTABLISHED TO MAINTAIN CURRENT PLAN HEALTH. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING ANY DEAD OR DECLINING PLANT MATERIAL DUE TO LACK OF WATERING. ALL EXISTING MAINLINE, CONTROL WIRES, LATERAL LINES, SPRAY HEADS, DRIP TUBING, OR OTHER IRRIGATION EQUIPMENT SHALL REMAIN IN PLACE AND UNDAMAGED. IF MODIFICATIONS TO THE EXISTING SYSTEM NEED TO TAKE PLACE, THE CONTRACTOR SHALL REPAIR, REPLACE, OR ADD NEW EQUIPMENT AS NEEDED TO MAINTAIN PROPER COVERAGE AND WATER DISTRIBUTION FOR ALL PLANTING AREAS. ANY UNUSED CONTROL WIRES RESULTING IN THE RETROFIT SHALL BE PUT IN A NEW VALVE BOX AND LABELED. UPDATE THE CONTROLLER SCHEDULE TO INDICATE THAT THESE VALVE STATIONS ARE NO LONGER IN USE.**
34. **DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF THE SYSTEM. SUCH OBSTRUCTIONS OF DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.**

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION
M	WATER METER	EXISTING TO REMAIN
BF	BACKFLOW PREVENTION DEVICE AND ENCLOSURE	EXISTING TO REMAIN
C	ET BASED ELECTRIC IRRIGATION CONTOLLER - WALL MOUNTED	EXISTING TO REMAIN
SS	WEATHER SENSOR	EXISTING TO REMAIN
	PVC BALL VALVE	NIBCO T-113 SCHEDULE 80 PVC UTILITY BALL VALVE (LINE SIZE)
	REMOTE CONTROL VALVE	HUNTER ICV-101G, 1" REMOTE CONTROL VALVE
	DRIP ZONE CONTROL KIT	HUNTER ICZ-101: REMOTE CONTROL VALVE, PRESSURE REGULATOR, FILTER
	1" QUICK COUPLER VALVE	HUNTER HQ-33-DLRC, 3/4" QUICK COUPLER VALVE WITH RUBBER COVER
MV	MASTER VALVE	EXISTING TO REMAIN
FS	FLOW SENSOR	EXISTING TO REMAIN

DRIP LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	ON-GRADE DRIP TUBING DRIPLINE SPACING: 18" EMITTER SPACING: 18" OPERATING PRESSURE: 30 PSI	TORO 17MM SURFACE DRIPLINE (PCB-218-10)	- FLUSH VALVE (TORO FCH-H-FIPT, 1 PER VALVE) - AIR VACUUM RELIEF VALVE (TORO YD-500-34, 1 PER VALVE) - OPERATION INDICATOR (TORO DL-MP9, 1 PER VALVE) - DRIP TUBE FITTINGS (TORO TRI-LOC FITTINGS)
	TREE BUBBLER	HUNTER RZWS-18-25 0.25 GPM ROOT ZONE WATERING SYSTEM (ONE PER TREE) WITH PCB-25 SUPPLEMENTAL BUBBLER ON PVC IPS FLEX RISER	

MAIN, LATERAL, AND SLEEVE LEGEND

SYMBOL	DESCRIPTION	SPECIFICATION	REQUIRED COMPONENTS (NOT GRAPHICALLY DEPICTED)
	NON-PRESSURE LATERAL	SCHEDULE 40 PVC (SEE SIZING CHART)	12" COVER
	NON-PRESSURE SUPPLY LINE	CLASS 200 PVC (3/4" MIN)	12" COVER
	PRESSURE SUPPLY MAINLINE	SCHD 40 PVC (FOR 1.5" AND SMALLER)	24" COVER
	SLEEVE	SCHEDULE 40 PVC (SEE SIZING CHART)	24" COVER

CONDUIT AND SLEEVE SIZING (SCHD 40 PVC)

MAX # WIRES	MIN CONDUIT SIZE	MAX PIPE SIZE	MIN SLEEVE SIZE
4	1"	1/2"	1-1/2"
8	1-1/4"	3/4"	2"
12	1-1/2"	1" TO 1-1/4"	2-1/2"
17	2"	1-1/2"	3"
25	2-1/2"	2" TO 2-1/2"	4"
35	3"	3"	6"
50	4"	4" - 6"	8"
>50	6"	-	-

PIPE SIZING

FLOW RATE (GPM)	PIPE SIZE (DIAMETER)
0 TO 9	3/4"
9.1 TO 18	1"
18.1 TO 30	1-1/4"
30.1 TO 40	1-1/2"
40.1 TO 60	2"
60.1 TO 70	2-1/2"

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
NO. 5953
Signature
3/31/2026
Renewal Date
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IRRIGATION LEGEND AND NOTES

L1.2

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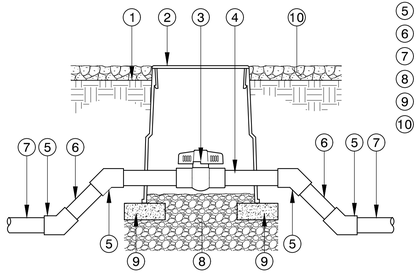
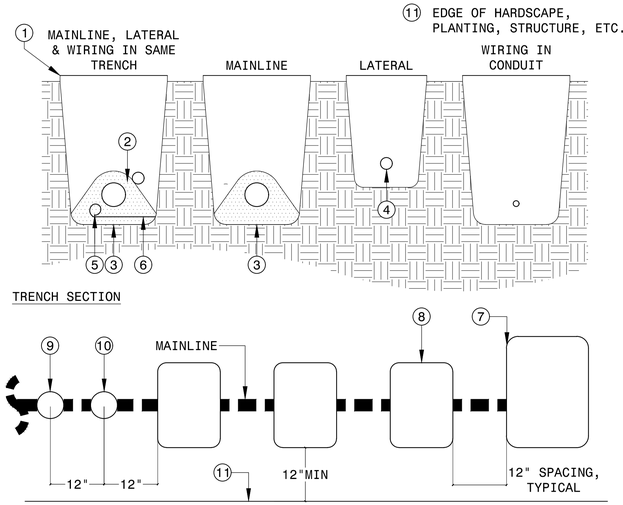


1. FINISHED GRADE
2. 10" ROUND PLASTIC VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND "BV" ON LID IN 2" FONT.
3. BALL VALVE, SEE LEGEND
4. PVC SCH 40 MIN 8" LONG
5. PVC 45 DEGREE ELL
6. PVC SCH 40
7. PVC MAINLINE
8. PEA GRAVEL SUMP, 6"MIN
9. BRICK SUPPORT, (2) TOTAL
10. MULCH LAYER PER PLAN

F PVC BALL VALVE
NTS

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS, SEE LEGEND FOR SIZING.
2. CENTER VALVE BOX OVER REMOTE CONTROL VALVE (RCV).
3. SET RCV AND BOX ASSEMBLY IN PLANTING AREA WHERE POSSIBLE. INSTALL IN TURF ONLY IF GROUNDCOVER/SHRUBS AREA DOES NOT EXIST.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF HARDSCAPE/STRUCTURE.
5. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT COLLAPSE AND DEFORMATION OF BOX SIDES.
6. INSTALL EXTENSION BY BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL BOX IN HARDSCAPE UNLESS EXPLICITLY NOTED OTHERWISE IN PLANS.

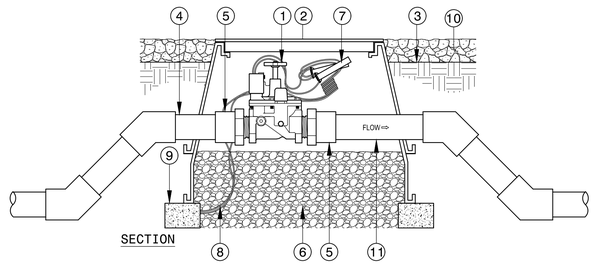
1. FINISHED GRADE
2. PROVIDE A MINIMUM OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A MINIMUM OF 3" SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT-WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE 24" LOOP IN WIRING AT CHANGES OF DIRECTION OF 30 DEGREES OR MORE. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
7. 16"X25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY
8. 14"X19" RECTANGULAR VALVE BOX FOR REMOTE CONTROL VALVE
9. QUICK COUPLING VALVE
10. PVC BALL VALVE
11. EDGE OF HARDSCAPE, PLANTING, STRUCTURE, ETC.



G INSTALLATION DIAGRAMS
NTS

1. MASTER VALVE, SEE LEGEND
2. RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND "MV" ON LID IN 2" FONT.
3. FINISHED GRADE
4. MAINLINE FROM POINT OF CONNECTION
5. SCH 80 PVC MALE ADAPTER
6. PEA GRAVEL SUMP, MIN 6"
7. 3M DBY WIRE CONNECTOR
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC IRRIGATION CONTROLLER
9. BRICK SUPPORT, 1 PER CORNER
10. MULCH LAYER PER PLAN
11. MAINLINE TO FLOW SENSOR

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



D MASTER VALVE
NTS

NOTES:
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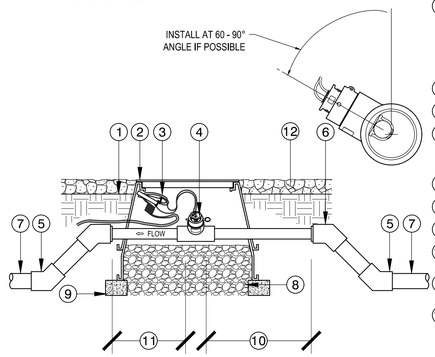
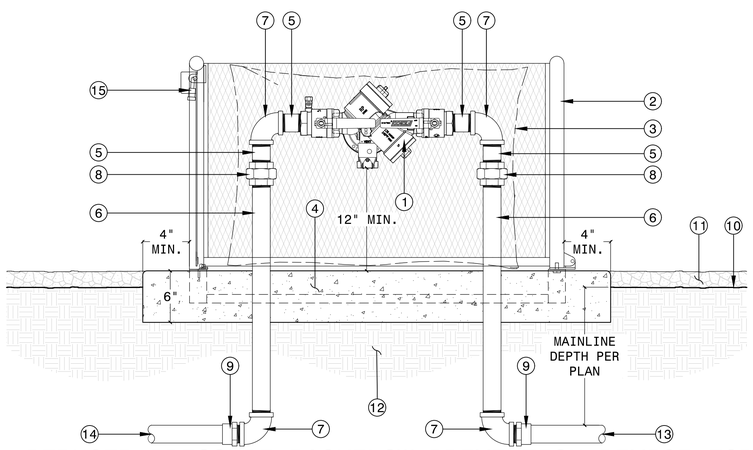


1. FINISHED GRADE
2. RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND "FS" ON LID IN 2"FONT.
3. FLOW SENSOR CABLE TO IRRIGATION CONTROLLER AS REQUIRED BY SENSOR MANUFACTURER WITH 3M DBY WIRE CONNECTORS
4. FLOW SENSOR, SEE LEGEND
5. PVC 45 DEGREE ELL
6. PVC 45 DEGREE ELL, BUSH DOWN TO FLOW METER SIZE AS NECESSARY
7. MAINLINE
8. PEA GRAVEL SUMP, 6"MIN
9. BRICK SUPPORT, 1 PER CORNER
10. MIN 10x PIPE DIAMETER UPSTREAM OF STRAIGHT PIPE
11. MIN 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
12. MULCH LAYER PER PLAN

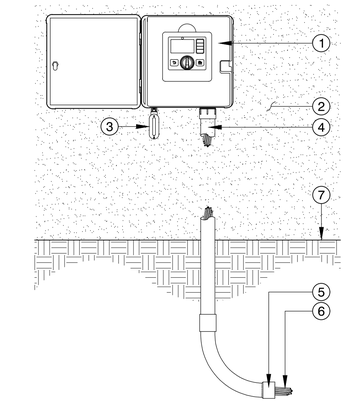
E FLOW SENSOR
NTS



1. LEAD-FREE RP BACKFLOW PREVENTION DEVICE - SEE PLAN FOR SIZE, MANUFACTURER AND MODEL NUMBER
2. BACKFLOW ENCLOSURE - HGS SERIES BY GUARDSHACK OR APPROVED EQUAL
3. INSULATION BLANKET - FROSTGUARD BY GUARDSHACK OR APPROVED EQUAL
4. 6" THICK CONCRETE PAD SIZED TO PROVIDE A MIN. OF 4" OF CLEARANCE ON ALL SIDES ON ENCLOSURE
5. MIN. 3"L GALVANIZED IRON NIPPLE
6. GALVANIZED IRON NIPPLE - LENGTH AS REQUIRED
7. GALVANIZED IRON 90° ELBOW
8. GALVANIZED IRON UNION
9. SCHEDULE 40 PVC MALE ADAPTER
10. FINISH GRADE
11. MULCH LAYER - SEE LANDSCAPE PLAN
12. COMPACTED SUBGRADE
13. PVC MAINLINE FROM WATER SERVICE PER PLAN
14. PVC MAINLINE TO IRRIGATION SYSTEM PER PLAN
15. PADLOCK BY OWNER

NOTES:
1. USE PIPE JOINT COMPOUND ON ALL METAL TO METAL CONNECTIONS.
2. USE PTFE TAPE ON ALL PVC TO METAL CONNECTIONS.
3. ALL BELOW GROUND METAL PIPING SHALL BE WRAPPED WITH VINYL CORROSION PROTECTION TAPE (3M 51 SERIES OR EQUAL)

C REDUCED PRESSURE BACKFLOW PREVENTION DEVICE FOR SIZES 3/4" TO 2"
NOT TO SCALE

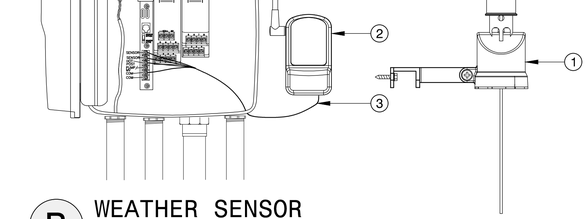


1. WALL MOUNT IRRIGATION CONTROLLER PER IRRIGATION LEGEND
2. BUILDING WALL OR OTHER VERTICAL MOUNTING SURFACE
3. 1/2" UL-APPROVED TYPE LB CONDUIT BODY FOR 120VAC ELECTRICAL SERVICE
4. CONTROL VALVE WIRE CONDUIT (SIZE AS REQUIRED TO ACCOMMODATE WIRES) - PAINT TO MATCH MOUNTING SURFACE
5. 90-DEGREE SWEEP ELL
6. DIRECT-BURIAL CONTROL WIRES TO CONTROL VALVES
7. FINISH GRADE

NOTES:
1. ALL CONDUITS AND FITTINGS SHALL BE GRAY SCHEDULE 40 PVC.
2. VERIFY CONTROLLER LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. 110/120 VAC ELECTRICAL CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

A EXTERIOR WALL MOUNT CONTROLLER
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. WEATHER SENSOR TO BE MOUNTED ON PERMANENT STRUCTURE. DO NOT MOUNT ON TREES.



1. WEATHER SENSOR, MOUNT OUTDOORS ON WALL, ROOF, OR POST USING SCREWS OR CLAMP.
2. WEATHER SENSOR RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL.
3. CONNECTION CORD PLUGGED INTO CONTROLLER PER MANUFACTURER'S INSTRUCTIONS
4. IRRIGATION CONTROLLER

B WEATHER SENSOR
NTS

PLOTTED: 8/31/2026 1:39 PM

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
No. 5953
Signature
8/31/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	IRRIG - 1905 AVIATION.DWG

IRRIGATION DETAILS

L1.3

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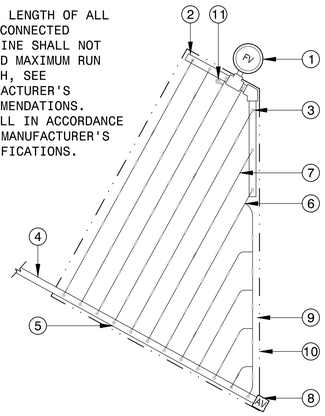
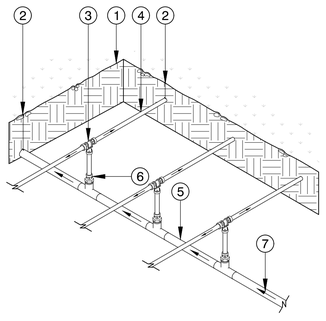
NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. DRIPLINE TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGHEST POINT
9. PERIMETER LATERALS 2" TO 4" FROM EDGE
10. AREA PERIMETER
11. OPERATION INDICATOR

G DRIPLINE TRIANGULAR LAYOUT
NTS

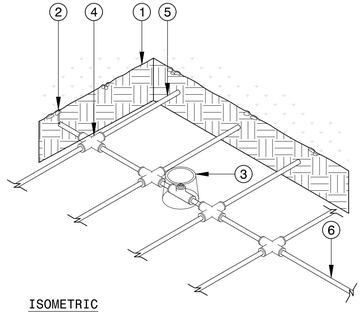
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. FINISH GRADE
2. DEPTH PER MANUFACTURER'S SPECIFICATIONS
3. DRIPLINE TEE
4. DRIPLINE
5. PVC SUPPLY MANIFOLD
6. PVC TEE TO DRIPLINE COMPRESSION ADAPTERS
7. FLOW DIRECTION

H DRIPLINE SUPPLY MANIFOLD
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

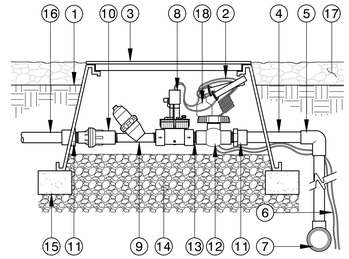


ISOMETRIC

1. FINISHED GRADE
2. DEPTH PER MANUFACTURER'S SPECIFICATIONS
3. DRIPLINE AIR/VACUUM RELIEF VALVE (IN VALVE BOX) AT HIGHEST POINTS PLUMBED TO TUBING
4. PVC CROSS TO DRIPLINE COMPRESSION ADAPTER
5. DRIPLINE
6. DRIPLINE BLANK TUBING

I DRIPLINE AIR/VACUUM RELIEF LATERAL
NTS

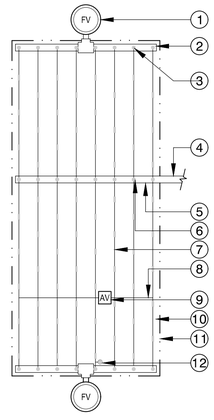
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. INSTALL IN MANIFOLDS WHENEVER POSSIBLE, SEE INSTALLATION DIAGRAMS.



1. FINISHED GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND 3M DBY WIRE CONNECTORS
3. RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND STATION NUMBER ON LID IN 2" FONT.
4. PVC MAINLINE
5. SCH 40 PVC ELL
6. CONTROL WIRES TO CONTROLLER
7. PVC MAINLINE FITTING
8. INLINE REMOTE CONTROL VALVE
9. MESH Y-FILTER
10. PRESSURE REGULATOR
11. SCH 40 PVC MALE ADAPTER
12. SCH 40 PVC BALL VALVE
13. SCH 80 PVC CLOSE NIPPLE
14. PEA GRAVEL SUMP, 6"MIN
15. BRICK SUPPORT, 1 PER CORNER
16. LATERAL LINE TO DRIP
17. MULCH LAYER PER PLAN
18. VALVE I.D. TAG

D REMOTE CONTROL DRIP ZONE KIT
NTS

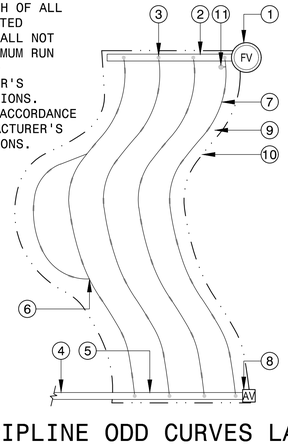
NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. MANIFOLD-TO-TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF LATERAL, BLUE-STRIPE POLY TUBING CENTERED ON MOUND/BERM
9. AIR/VACUUM RELIEF VALVE PLUMBED TO BLUE-STRIPE POLY TUBING AT EACH HIGH POINT
10. PERIMETER LATERALS 2" TO 4" FROM EDGE
11. AREA PERIMETER
12. OPERATION INDICATOR

E DRIPLINE CENTER-FEED LAYOUT
NTS

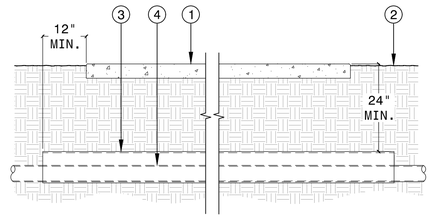
NOTES:
1. TOTAL LENGTH OF ALL INTERCONNECTED DRIPLINE SHALL NOT EXCEED MAXIMUM RUN LENGTH, SEE MANUFACTURER'S RECOMMENDATIONS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. AUTOMATIC FLUSH VALVE, PLUMBED TO FLUSH MAINFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION
4. PVC LATERAL FROM DRIP ZONE KIT
5. PVC SUPPLY MANIFOLD
6. DRIPLINE TEE CONNECTION
7. DRIPLINE LATERAL
8. AIR/VACUUM RELIEF VALVE PLUMBED TO SUPPLY MANIFOLD AT HIGHEST POINT
9. PERIMETER LATERALS 2" TO 4" FROM EDGE
10. AREA PERIMETER
11. OPERATION INDICATOR

F DRIPLINE ODD CURVES LAYOUT
NTS

1. SIDEWALK, DRIVEWAY OR OTHER PAVED SURFACE
2. LANDSCAPE PLANTER
3. SCHEDULE 40 PVC IRRIGATION SLEEVE (SEE PLAN FOR SIZE AND QUANTITIES)
4. PVC MAINLINE OR LATERAL LINE PER PLAN



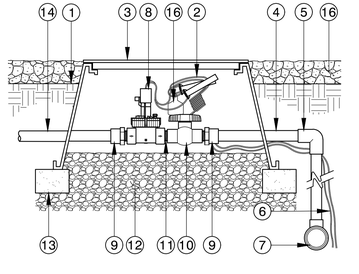
A IRRIGATION SLEEVE
NOT TO SCALE

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1. 10" ROUND PLASTIC VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND "QCV" ON LID IN 2" FONT.
2. FINISHED GRADE
3. PEA GRAVEL SUMP, 6"MIN
4. 8"LONG SCH 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90-DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
8. 10"LONG SCH 80 PVC THREADED NIPPLE
9. QUICK COUPLING VALVE, SEE LEGEND
10. #4 X 30" LONG REBAR STAKE WITH (2) STAINLESS STEEL WORM GEAR HOSE CLAMPS
11. BRICK SUPPORTS, (2) TOTAL
12. SCH 40 PVC 90-DEGREE STREET ELL
13. MULCH LAYER PER PLAN

B QUICK COUPLING VALVE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. INSTALL IN MANIFOLDS WHENEVER POSSIBLE, SEE INSTALLATION DIAGRAMS.



1. FINISHED GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND 3M DBY WIRE CONNECTORS
3. RECTANGULAR VALVE BOX WITH BOLT-DOWN COVER. HEAT-BRAND STATION NUMBER ON LID IN 2" FONT.
4. PVC MAINLINE
5. SCH 40 PVC ELL
6. CONTROL WIRES TO CONTROLLER
7. PVC MAINLINE FITTING
8. INLINE REMOTE CONTROL VALVE
9. SCH 40 PVC MALE ADAPTER
10. SCH 40 PVC BALL VALVE
11. SCH 80 PVC CLOSE NIPPLE
12. PEA GRAVEL SUMP, 6"MIN
13. BRICK SUPPORT, 1 PER CORNER
14. LATERAL LINE TO DRIP
15. MULCH LAYER PER PLAN
16. VALVE I.D. TAG

C REMOTE CONTROL VALVE
NTS

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LICENSED LANDSCAPE ARCHITECT
JACKSON DERER
No. 5953
Signature
3/31/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	IRRIG - 1905 AVIATION.DWG

IRRIGATION DETAILS

L1.4

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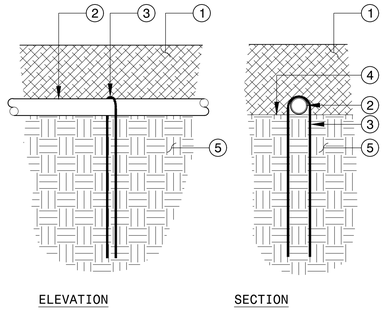
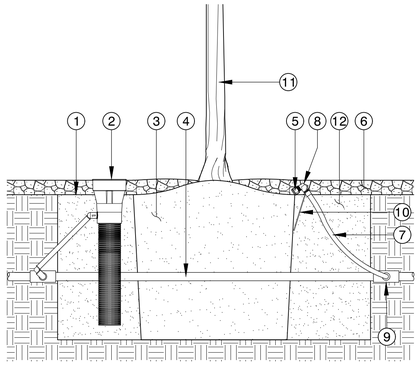
NOTES:
1. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ANY ADDITIONAL DETAILS.
2. LOCATE STAPLES ALONG TUBING AT 4' TO 6'O.C. AND AT ALL FITTINGS.



ELEVATION SECTION

1. 2"-3" LAYER MULCH TOP DRESSING PER SPECIFICATIONS
2. DRIPLINE, SEE LEGEND
3. DRIPLINE STEEL SOIL STAPLE
4. FINISH GRADE
5. NATIVE SOIL

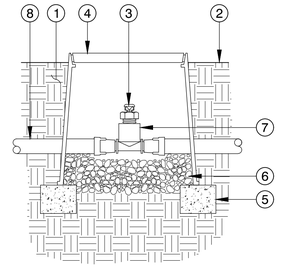
D DRIPLINE SOIL STAPLE - ON-GRADE
NTS



1. FINISHED GRADE
2. ROOT WATERING SYSTEM PER PLAN
3. TREE ROOT BALL
4. PVC LATERAL LINE PER PLAN
5. SURFACE BUBBLER PER PLAN
6. MULCH LAYER PER PLAN
7. ½" PVC IPS FLEX HOSE
8. ½" SCH. 40 BLACK PVC MALE ADAPTER (SPEARS 436-005B OR EQUAL)
9. PVC LATERAL LINE TEE OR ELL
10. 6" GALV. STEEL SOIL STAPLE
11. TREE TRUNK
12. PLANTING PIT

E TREE BUBBLERS
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. USE ONE AIR/VACUUM RELIEF VALVE FOR EVERY 7GPM PER ZONE, INSTALL AT HIGH POINTS.



1. NATIVE SOIL
2. FINISHED GRADE
3. AIR/VACUUM RELIEF VALVE, SEE LEGEND
4. 6" ROUND PLASTIC VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "AR" ON LID IN 1" FONT.
5. BRICK SUPPORTS, (2) TOTAL
6. PEA GRAVEL SUMP, 6"MIN
7. DRIPLINE TEE
8. AIR/VACUUM RELIEF LATERAL, DRIPLINE BLANK TUBING

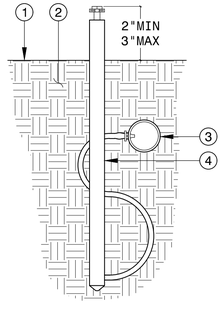
A AIR/VACUUM RELIEF VALVE ON TUBING
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. USE ONE FLUSH VALVE FOR EVERY 7GPM PER ZONE, INSTALL AT LOW POINTS.

1. NATIVE SOIL
2. FINISHED GRADE
3. FLUSH VALVE, SEE LEGEND
4. 6" ROUND PLASTIC VALVE BOX WITH BLACK BOLT-DOWN COVER. HEAT-BRAND "FV" ON LID IN 1" FONT.
5. 3/4"SCH 80 PVC NIPPLE
6. BRICK SUPPORTS, (2) TOTAL
7. PEA GRAVEL SUMP
8. PVC TEE WITH 3/4" THREADED OUTLET
9. PVC FLUSH VALVE MAINFOLD

B DRIPLINE FLUSH VALVE ON PVC TEE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. FINISHED GRADE
2. NATIVE SOIL
3. DRIPLINE
4. DRIPLINE OPERATION INDICATOR, ONE PER ZONE LOCATED AT FLUSH END OF ZONE.

C DRIPLINE OPERATION INDICATOR
NTS

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landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
No. 5953
Signature
5/31/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	IRRIG - 1905 AVIATION.DWG

IRRIGATION DETAILS

L1.5

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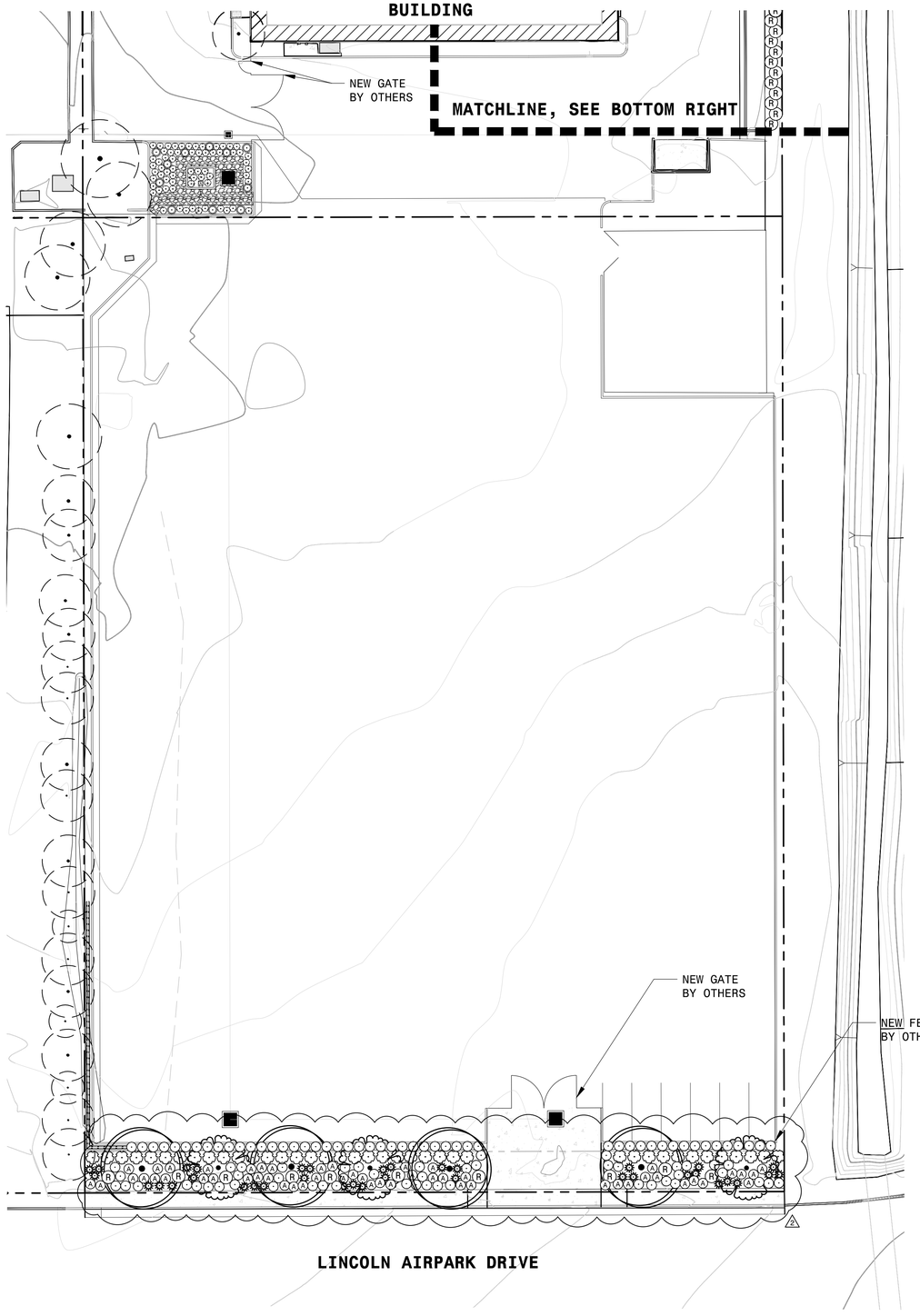
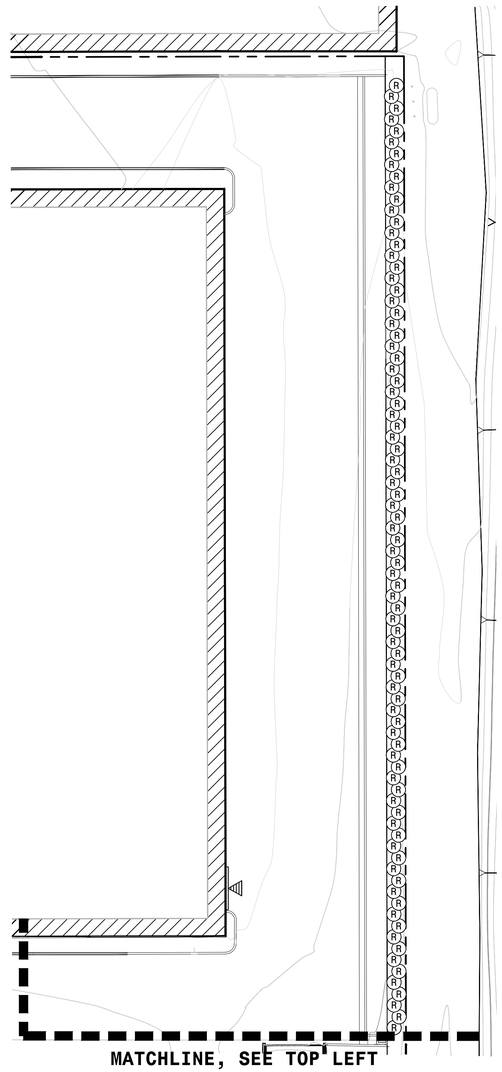
PLOTTED: 8/31/2026 1:39 PM





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	WUCOLS
TREES				
	KOELREUTERIA PANICULATA	30" BOX	3	MEDIUM
	PISTACIA CHINENSIS	30" BOX	4	LOW
SHRUBS				
A	ACACIA REDOLENS	1 GAL	52	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	64	LOW
	CHONDROPETALUM TECTORUM	1 GAL	11	LOW
R	CISTUS X SKANBERGII	1 GAL	94	LOW
	LOMANDRA LONGIFOLIA 'ROMA 13'	1 GAL	36	LOW
	RHAPHIOLEPIS INDICA	5 GAL	39	LOW
	SALVIA GREGGII	1 GAL	98	LOW

NOTES:
1. SEE SHEET L2.2 FOR PLANTING LEGEND AND NOTES
2. SEE SHEET L2.3 FOR PLANTING DETAILS
3. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L2.2, NOTE 12 FOR MORE INFORMATION.

0 20' 40'

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
NO. 5953
Signature
9/30/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

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CHECKED BY:	AR
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SCALE:	AS SHOWN
CAD DWG FILE:	PLANT - 1905 AVIATION.DWG

PLANTING PLAN

L2.1

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PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.
9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR MUST CONTACT THE CITY OF LINCOLN ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	WUCOLS
TREES				
	KOELREUTERIA PANICULATA	30" BOX	3	MEDIUM
	PISTACIA CHINENSIS	30" BOX	4	LOW
SHRUBS				
A	ACACIA REDOLENS	1 GAL	52	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	64	LOW
	CHONDROPETALUM TECTORUM	1 GAL	11	LOW
R	CISTUS X SKANBERGII	1 GAL	94	LOW
	LOMANDRA LONGIFOLIA 'ROMA 13'	1 GAL	36	LOW
	RHAPHIOLEPIS INDICA	5 GAL	39	LOW
	SALVIA GREGGII	1 GAL	98	LOW

2

KOELREUTERIA PANICULATA

PISTACIA CHINENSIS



ACAIA REDOLENS



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CHONDROPETALUM TECTORUM



CISTUS X SKANBERGII



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



RHAPHIOLEPIS INDICA



SALVIA GREGGII

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
No. 5953
Signature
9/31/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	PLANT - 1905 AVIATION.DWG

PLANTING LEGEND AND NOTES

L2.2

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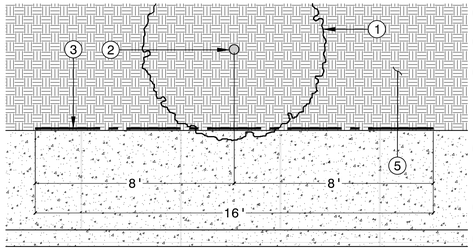
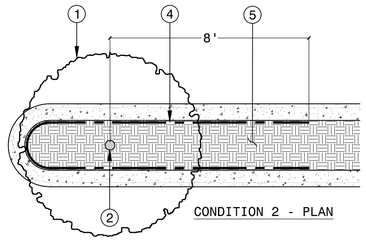
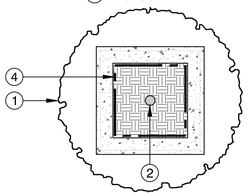


CONDITION 1 - PLAN

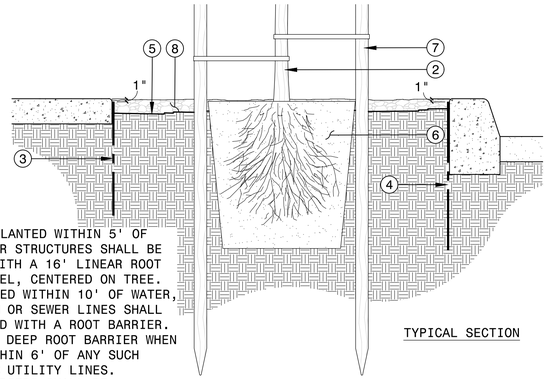


CONDITION 2 - PLAN



CONDITION 3 - PLAN

1. TREE PER PLAN
2. TREE TRUNK
3. 18" DEEP LINEAR ROOT BARRIER AT EDGE OF PAVING OR OTHER HARDSCAPE SURFACE
4. 24" DEEP LINEAR ROOT BARRIER AT BACK OF CURB
5. PLANTER/FINISH GRADE
6. ROOT BALL
7. TREE STAKES - SEE TREE STAKING DETAIL
7. MULCH PER PLAN

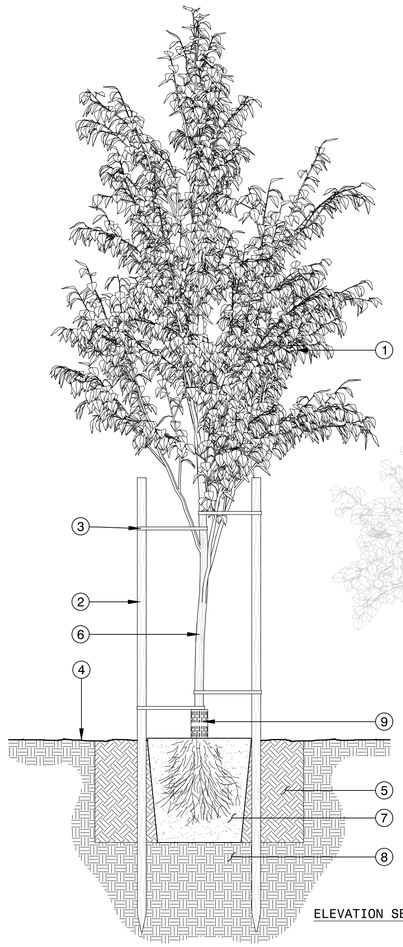


TYPICAL SECTION

NOTES:
1. ANY TREES PLANTED WITHIN 5' OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A 16' LINEAR ROOT BARRIER PANEL, CENTERED ON TREE.
2. TREES PLANTED WITHIN 10' OF WATER, STORM DRAIN OR SEWER LINES SHALL BE INSTALLED WITH A ROOT BARRIER. INSTALL 36" DEEP ROOT BARRIER WHEN TREE IS WITHIN 6' OF ANY SUCH UNDERGROUND UTILITY LINES.
3. NO ROOT BARRIERS SHALL BE INSTALLED WITHIN 5' OF WATER OR SEWER LINES.

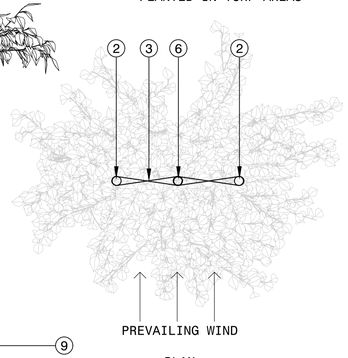
D LINEAR ROOT BARRIER

NOT TO SCALE



ELEVATION SECTION

1. TREE PER PLAN
2. TWO (2) 2" DIA. X 10' LONG PRESSURE-TREATED PINE LODGEPOLE STAKES
3. FOUR (4) CINCH TIES BY V.I.T. PRODUCTS IN 'FIGURE 8' CONFIGURATION, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
4. FINISH GRADE
5. PLANT PIT AND BACKFILL - SEE PLANTING DETAIL
6. TREE TRUNK
7. ROOT BALL
8. UNDISTURBED SOIL
9. TRUNK GUARD FOR TREES PLANTED IN TURF AREAS

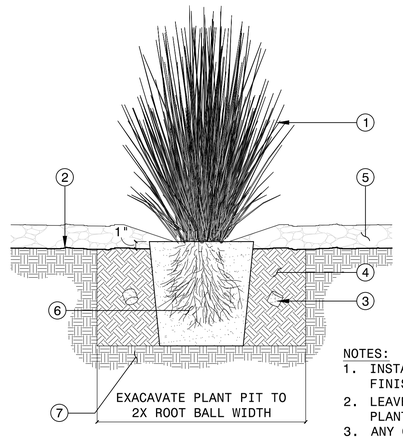


PLAN

NOTES:
1. DO NOT DRIVE STAKES INTO ROOT BALL.
2. REMOVE NURSERY STAKES PRIOR TO STAKING.
3. SEE PLANTING DETAIL FOR PLANTING PROCEDURE.

C TREE STAKING

NOT TO SCALE



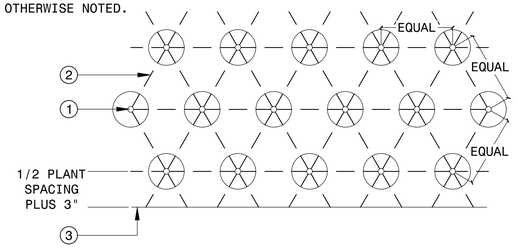
1. PLANT OR TREE PER PLAN
2. FINISH GRADE
3. AGRIFORM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
   1-GALLON: 1 TABLET
   2-GALLON: 2 TABLETS
   5-GALLON: 3 TABLETS
   15-GALLON: 5 TABLETS
   24" BOX: 8 TABLETS
   36" BOX: 12 TABLETS
   48" BOX: 16 TABLETS
4. NATIVE SOIL BACKFILL
5. MULCH LAYER PER PLAN
6. PLANT ROOT BALL
7. UNDISTURBED SOIL

NOTES:
1. INSTALL CROWN OF ROOT BALL 1" ABOVE FINISH GRADE.
2. LEAVE MULCH 3" AWAY FROM BASE OF THE PLANT.
3. ANY OVER-EXCAVATION OF BOTTOM OF PLANT PIT MUST BE RECOMPACTED TO PREVENT SETTLEMENT.

A PLANTING

NOT TO SCALE

NOTES:
1. PLANTS TO BE PLANTED IN TRIANGULAR SPACING UNLESS OTHERWISE NOTED ON PLANTING PLAN.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
3. IF ACCENT SHRUBS ARE PRESENT IN GROUNDCOVER, ENSURE SHRUB SPACING REMAINS CONSISTENT WITH ADJACENT GROUNDCOVER SPACING UNLESS OTHERWISE NOTED.



1. CENTER OF PLANT, SEE PLAN FOR TYPE
2. SEE PLANTING PLAN OR PLANTING LEGEND FOR SPACING
3. EDGE OF PLANTING AREA, SEE PLAN

B SHRUB AND GROUNDCOVER SPACING

NOT TO SCALE

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LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
NO. 5953
Signature
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PLANTING DETAILS

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INSTRUCTIONS TO BIDDERS

A. SUBMITTALS

- Bids shall be submitted in sealed envelopes bearing on the outside the name of the bidder, the bidder's address and the name of the project for which the bid is being submitted. Bids shall be delivered to Owner or general contractor responsible for reviewing and processing bids.

B. EXAMINATION OF CONSTRUCTION DOCUMENTS AND SITE

- Each bidder shall inspect the construction documents (drawings and specifications) and site of the proposed project. The submission of a bid shall constitute and acknowledge that the bidder is familiar with all conditions which might affect the contemplated project.
- Any discrepancies shall be brought to the immediate attention of the Owner. Contractor shall assume all necessary revisions due to failure to give such notification.

C. REJECTION OF ALL BIDS

- The Owner reserves the right to any time prior to the award, to reject all bids. The Owner also reserves the right to accept other than the lowest bidder, to accept one (1) part of a proposal and to waive any technical informalities in any proposal.

D. WITHDRAWAL OF BID

- A bidder may withdraw the bid without prejudice, provided a written request for such withdrawal is delivered to the Owner prior to the commencement of the opening of bids.

GENERAL CONDITIONS

A. DEFINITIONS

- Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be so construed.
- Whenever in these specifications, or in any documents or instruments where these specifications govern, the following terms are used, the intent and meaning thereof shall be as follows:

CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contract for construction.
CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the Owner and the Contractor.
CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.
LANDSCAPE ARCHITECT- The professional services firm who prepared the project drawings and specifications for the Owner.
OWNER - Is the person or entity identified as such in the Contract.
WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment, transportation, tools, and incidentals necessary to complete the work in a satisfactory manner by licensed contractor and experienced workers.

B. CONSTRUCTION PROCEDURE

- Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, Landscape Architect, or by tests, inspections or approvals required or performed by persons other than the Contractor.

C. SUBCONTRACTS

- Contractor shall set forth in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.
- Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.

D. DRAWINGS AND SPECIFICATIONS

- The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the Owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.
- The Contract documents, as defined herein, are intended to be read together to describe a complete and finished piece of work, including all labor, materials and equipment necessary for the proper execution of the project. Anything in the specifications and not on the drawings, or on the drawings and not in the specifications, shall be as though shown or mentioned in both.

E. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES

- Shop drawings, product data, samples, and similar submittals are not contract documents. The purpose of their submittals is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.
- The Contractor shall review, approve, and submit such submittals required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.
- Landscape Architect shall review and approve or take other appropriate action on the contractor submittals, such as shop drawings, product data, samples and other date, which the contractor is required to submit, but only for the limited purpose of checking for conformance with the design concept and the information shown in the construction documents. This review shall not include review of the accuracy or completeness of details, such as quantities, dimensions, weights or gauges, fabrication processes, construction means or methods, coordination of the work with other trades or construction safety precautions, all of which are the sole responsibility of the contractor. review of a specific item shall not indicate that the landscape architect has reviewed the entire assemble of which the item is a component. Landscape Architect shall not be responsible for any deviations from the construction documents not brought to the attention of the Landscape Architect in writing by the contractor.

F. CHANGE ORDERS

- The Owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or material, make alterations, deviations, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.
- No claim for additional work or material will be allowed unless supported by a written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following:
  - Change in the work.
  - Amount of the adjustment in the Contract sum, and
  - Extent of the adjustment in the Contract time, if any.

G. CONTROL OF MATERIALS

- Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufactured, handled, and used in a workmanlike manner.
- All materials shall be subject to rigid inspection and if, in the opinion of the Owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.
- Manufacturers warranties, guaranties, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.

H. SAMPLES AND TESTS

- The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.

I. SUBSTITUTION OR EQUIVALENTS

- For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to approval by the Owner or Landscape Architect, an alternative article or material may be utilized.
- The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.

J. CERTIFICATES OF COMPLIANCE

- When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications.

K. INDEMNIFICATION

- The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

L. SAFETY OF PERSONS AND PROPERTY

- The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby, the work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors, and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.
- The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.
- The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.

M. PROJECT SITE MAINTENANCE

- Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.
- Costs incurred due to cleanup operations shall be as included in the prices bid for the various items of work and no separate payment will be made therefor.

N. AIR POLLUTION

- Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

O. NOISE CONTROL

- Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control an undue noise resulting from the construction operation.

P. PESTICIDES/HERBICIDES

- Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.

Q. DUST CONTROL

- The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water, or other means as necessary, and shall save the Owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.

R. UTILITIES

- When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of expansion joint material, clear opening or sleeve, or by other suitable means shall prevent embedment in or bonding with the concrete.

S. PATENTS AND ROYALTIES

- The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.

T. REPAIRS AND REPLACEMENT

- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the contractor.

U. PROJECT MAINTENANCE

- Project maintenance is required after the project is complete. A lack of maintenance in area such as, but not limited to irrigation and planting operations may result in damage to property and/or persons. Contractor acknowledges and agrees that, as between parties to the contract, the contractor is solely responsible for the results of any lack of or improper maintenance.

CLEARING AND GRUBBING

A. GENERAL

- Contractor shall provide all labor, materials, and equipment for clearing and grubbing operations performed in advance of grading operations.
- Clearing and grubbing shall consist of removing all natural and artificial objectionable materials within the limits of construction.
- Except as indicated on the drawings, materials removed shall not be incorporated in the project.
- Depressions caused by the removal of objectionable materials shall be backfilled and compacted with materials equal to the surrounding soil.
- Only hand work is allowed within tree driplines, under the supervision of the Project Arborist.

B. PRESERVATION OF PROPERTY

- Costs incurred due to repair of replacement of existing improvements which are not designated for removal and which are damaged as a result of construction operations shall be the responsibility of the Contractor.
- Replacements shall be at least equal to the conditions when Contractor entered upon the work, and shall match them in finish and dimension. Plant material shall be replaced with the same species, size, and in the original location (unless otherwise designated).

C. REMOVAL and DISPOSAL OF MATERIAL

- All materials removed shall be disposed of off-site. Burning shall not be permitted. No accumulation of flammable material shall remain on or adjacent to the project site.
- Abandoned pipes shall be capped or plugged in a manner suitable to site supervisor or agency inspector.

FINE GRADING

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform all fine grading operations as indicated on the drawings and specified herein. See geotechnical, civil, and structural drawings for other earthwork specifications/recommendations.
- The Contractor shall provide all lines and grades necessary to properly carry on the work. Any work which is not found to comply with the lines and grades shown on the drawings shall be altered or removed and replaced by, and at the expense of, the Contractor.
- All bench marks, monuments and other reference points shall remain undisturbed.
- Only hand work is allowed within tree driplines, under the supervision of the Project Arborist.

B. GRADING OPERATIONS

- Finished surfaces in all cases shall conform to the lines, grades, cross sections and dimensions indicated on the drawings.
- Finish grades shall be well compacted, reasonably smooth, ensuring positive drainage, free of abrupt grade changes, irregularities, water pockets or discontinuities in surface level. Grades shall flow away from structures and in accordance with local jurisdictional requirements.
- Finish grade adjacent to paved areas, curbs, valve boxes and similar features shall be one inch (1") below the finished surface for turf areas, and two to three inches (2" - 3") below the finished surface for ground cover areas. Areas adjacent to hardscape should be graded so 3" layer of mulch does not over spill onto adjacent surface.
- No grading shall be done when the moisture content of the soil is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily.
- Grading shall be completed prior to weed abatement operations and soil preparation.
- Grading shall be to the dimensions and elevations indicated on the drawings, of sufficient width to provide clearances for setting of forms and inspection of the various classifications of work.
- Concrete for footings shall be placed against native grade or certified compacted subgrade prepared per geotechnical report.
- Grading excavations shall be level, free from loose material, and free from standing water.

C. COMPACTED FILL

- Fill material shall be composed of satisfactory excavated material or approved imported soil and shall be evenly spread in uniform continuous horizontal layers per geotechnical report.

site. designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
No. 5953
Signature
3/31/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

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DATE:	2026.08.31
SCALE:	AS SHOWN
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LANDSCAPE SPECIFICATIONS

L3.1

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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D. BACKFILL
- Excavated material, approved for backfilling by geotechnical engineer, shall be free from large clods, stones and other objectionable materials, exceeding three inches (3") in diameter; and deposited in accordance with the requirements for compacted fill as specified herein.
- Trenches that settle below grade shall be reopened to a depth required for proper compaction, refilled and compacted to indicated surface elevation.
- Compaction of backfill by ponding and jetting will not be permitted.

E. UNSUITABLE MATERIALS
- Unsuitable materials as determined by the Owner shall be removed from the project site. Arrangements for disposal of the material at off-site locations shall be made with the City's/Owner's written consent of the property upon which such material will be disposed.

DRAINAGE

A. GENERAL
- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein. Cross reference civil engineering drawings for connections and coordinated drainage systems.
- Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.
- Contractor shall be responsible for all cutting and patching of new or existing walks, curbs and pavements required for proper installation of drainage systems.
- In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.

B. HORIZONTAL SUBDRAINS
- Drainage systems shall be as indicated and installed as detailed on the drawings.
- Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings.
- Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.

NON-VEGETATIVE SITE MATERIALS

A. WEED ABATEMENT AND SOIL TREATMENT
- Contractor shall apply, in areas to be installed with subbase materials, a selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by manufacturer.
- Visible weeds shall be sprayed with a non-selective, post-emergent herbicide. Application method shall be as recommended by manufacturer.
- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.
- Do not apply herbicide within tree driplines.

B. AGGREGATE SUBBASE MATERIAL
- Aggregate subbase material shall be as specified in the project geotechnical report.
- Material shall be of such nature that it can be compacted readily under watering and rolling to form a firm, stable base that is spread in one (1) operation, free from pockets of large fine material.

C. SAND SUBBASE MATERIAL
- Sand utilized for subbase material shall be as specified in the project geotechnical report OR consist of natural or manufactured granular material free of clay, deleterious amounts of organic material broken glass, cans or other substances not suitable for the purposes intended. Samples should be submitted prior to project order for approval.

D. SAND FOR SURFACE AREAS
- Sand for surface areas shall consist of natural or manufactured granular material free of clay, deleterious amounts of organic material, broken glass, cans or other substances not suitable for the purposes intended. Washed concrete sand shall be thoroughly and uniformly washed. Plaster sand is unacceptable for play areas. Samples should be submitted prior to project order for approval.

E. DECOMPOSED GRANITE
- Decomposed granite shall be the product of crushing rock or gravel; clean, hard, sound, durable, uniform in quality, and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, or other deleterious substances. Color shall be as indicated on the drawings or selected by Landscape Architect.
- Geotextile fabric, if applicable, shall be TenCrate Mirifi Type N-Series, nonwoven polypropylene geotextile fabric or equal, unless otherwise noted in detail or materials list.

TEMPORARY ASPHALTIC CONCRETE PAVING

A. GENERAL
- Contractor shall provide all labor, materials and equipment for furnishing, spreading, compacting and finishing asphaltic concrete paving as indicated on the drawings and specified herein.
- Prior to placement of asphaltic concrete, Contractor shall be responsible for establishing subgrade and providing drainage in accordance with the Fine Grading Section, and performing weed abatement operations as specified herein.

B. WEED ABATEMENT AND SOIL TREATMENT
- Contractor shall apply an approved selective pre-emergent, surface-applied herbicide. Rates and application method shall be as recommended by the manufacturer.
- Visible weeds shall be sprayed with an approved non-selective, post-emergent herbicide. Rates and application method shall be as recommended by the manufacturer.
- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in, or near, the project.

C. MATERIALS
- Asphaltic concrete shall be the product of mixing coarse and fine aggregate with paving asphalt at a central mixing plant until all aggregate particles are uniformly coated.
- Paving asphalt shall be steam-refined, produced from crude asphaltic petroleum or a mixture of refined liquid asphalt and refined solid asphalt. Paving asphalt shall be homogeneous and free from water and residues obtained by the artificial distillation of coal, coal tar or paraffin oil.
- Aggregates shall be clean and free from decomposed or organic materials, and other deleterious substances.

D. REPAIR AND REPLACEMENT
- Costs incurred due to repair or replacement of defective or damaged work shall be the responsibility of the Contractor.

CONCRETE

A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct concrete items as indicated on the drawings and specified herein.
- Concrete shall consist of portland cement, fine aggregate (sand), coarse aggregate and water, proportioned and mixed to attain a twenty-eight (28) day compressive strength of at least 2,500 pounds per square inch with a slump not to exceed three inches (3"). Concrete shall not contain reactive aggregate or calcium chloride.
- In addition to complying with all pertinent codes and regulations of local governing agencies, Contractor shall comply with all pertinent recommendations contained in "Recommended Practice for Concrete Formwork", publication #347-78 of the American Concrete Institute.

B. MATERIALS
- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam, clay, and other substances not suitable for portland cement concrete.Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel containing no more than fifty (50) percent of crushed rock particles having all faces fractured and not less than twenty-five percent (25%) of gravel. Aggregates shall not exceed a diameter of one and one-half inches (1 1/2"). Blending shall produce a uniform, consistent percentage of each. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali, or other deleterious substances.
- Water shall not contain deleterious substances or any amount of impurities that will cause a change in the time of setting. The amount of water used in the mixture shall not exceed the amount necessary to permit material placement and consolidation.

C. FORMS
- Forms shall be free of warp, set plumb and true to line and grade with upper edges flush with specified grade or finished surface of the constructed improvement, and not more than one-half inch (1/2") less in depth than the specified thickness of the edge of the concrete to be placed.
- Wooden forms shall have a net thickness of at least one and one-half inches (1 1/2") and shall be free of imperfections which would impair the strength for the use intended. Forms shall be secured by nailing to side stakes of sufficient length and cross-sectional area to adequately resist lateral displacement during placement of concrete. Forms shall be clean and shall receive a coat of light oil immediately prior to placing concrete. Benders or thin plank forms may be used on curves.
- Metal forms shall have sufficient rigidity to resist springing during placement of concrete. Forms shall be secured by means of metal stakes designed so as to be driven below the top of the forms through openings, locking them into position.

D. REINFORCEMENT
- Reinforcement shall conform to the dimensions and details shown on the drawings and shall be cleaned thoroughly of all rust, mill scale, mortar, oil, dirt, or coating of any character which would be likely to destroy or impair its proper bonding with the concrete.
- Reinforcing steel, where indicated on the drawings, shall be Grade 40 or Grade 60 billet steel, conforming to ASTM A-615.
- Wire mesh reinforcement, where indicated on the drawings, shall conform to ASTM A-185.

E. PLACING CONCRETE
- Install embedded items accurately in their proper locations, secured against displacement, prior to placing concrete.
- Concrete shall be placed on native grade, certified compacted subgrade, or subbase material, free of all loose and extraneous material, sufficiently dampened to ensure that no moisture will be absorbed from the fresh concrete.
- Concrete shall be distributed uniformly and thoroughly vibrated in a manner that will encase the reinforcement, fill the forms and bring the surface true to grade and cross-section.
- Equipment used shall not have any aluminum components coming into direct contact with the concrete.

F. FINISHING
- Concrete surfaces shall be floated prior to steel troweling. Formed edges shall be rounded to a radius of one-half inch (1/2"). Edges at expansion joints shall be rounded to a radius of one-half inch (1/2").
- Concrete finishes shall be as indicated on the drawings and specified herein. No advertising impressions, stamp or mark of any description will be permitted on surface of concrete.
- Concrete shall not be covered with plastic sheeting.
- Broom finish, where indicated on the drawings, shall be performed after finish troweling by drawing the following broom types across the narrowest width of the concrete or in the direction as indicated on the drawings.
  FINE BROOM - Push with fine or soft textured bristles.
  MEDIUM BROOM - Push with medium or medium stiff bristles.
  HEAVY BROOM - Push with coarse or stiff bristles.
- Rock salt finish, where indicated on the drawings, shall be performed by applying rock salt evenly over entire surface just prior to the finish troweling. Press salt crystals into the surface with sufficient trowel pressure so that salt is embedded just barely below surface leaving the tops of the crystals exposed. Cure finished surface in accordance with generally accepted practice.
- Colored concrete, where indicated on the drawings and per materials list and installed per manufacturer recommendations.
- Stamped concrete, where indicated on the drawings, shall be performed by applying special forming tools while concrete is still in the plastic stage of set. Desired pattern shall be as indicated on the drawings. Contractor shall be licensed, tooled, and trained for stamping product being used.

Sandblasted Finish, where indicated on the drawings, shall be performed after finish troweling by blowing the surface granules with an air-pressure hose and fine grain silicon sand. Contractor shall do a test sample for approval prior to completing entire area to be sandblasted.

G. JOINTS
- Expansion joints shall be as indicated on the drawings and at corners, radius points and at regular intervals not to exceed twenty feet (20') on center unless noted otherwise on drawings. Set premolded expansion joint strip below finished surface, temporarily secured to top of expansion strip or use a removable plastic filler strip. Expansion joints shall be sealed per detail callout.
- Scored control joints shall be tooled to a minimum depth of 1/4 slab thickness and a radius of one-eighth inch (1/8"). Saw cut joints shall be cut to minimum depth of 1/4 slab thickness, width not to exceed one-quarter inch (1/4"). Control joints in concrete with aggregate less than 3/4" size shall have max spacing of 2x (in feet) the thickness of the slab (in inches). In concrete with aggregate larger than 3/4", max spacing shall be 3x (in feet) the thickness of the slab (in inches).

H. CURING
- Curing compound shall form an impervious membrane and shall be a blend of pure waxes and alkali-resistant pigments in a solvent emulsion and installed per manufacturer recommendation.
- Spraying of curing compound shall commence as soon as free water leaves the surface but no later than three (3) hours following placement of concrete.

MASONRY

A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct masonry structures conforming to the dimensions and details indicated on the drawings and specified herein.

B. MATERIALS
- Hollow load bearing (CMU) masonry units shall be made with sand-gravel aggregate and shall conform to ASTM C-90 for Grade N-1 units, free of cracks or defects. Net size of units shall be shown on the drawings.
- Brick shall be whole, sound, hard burned, give a clear ringing sound when struck together, and be uniform in quality.Brick shall be clean and free of dust or other foreign materials. Net size, color and texture of units shall be as shown on the drawings.
- Stone shall be uniform in quality; clean and free of dust or other foreign materials.
- Mortar used in masonry construction shall be one (1) part portland cement to two and one-half (2 1/2) parts of sand, to which one-quarter (1/4) to one-half (1/2) part hydrated lime or lime putty has been added. Color shall be as indicated on the drawings or as selected by Landscape Architect.
- Grout for use in spaces less than two inches (2") clear in dimension shall be one (1) part portland cement and two and one-quarter (2 1/4) to three (3) parts sand. For spaces four inches (4") or larger add one and one-quarter (1 1/4) to two (2) parts of aggregate.
- Water shall be free of any amount of impurities that will cause change in the time of setting of portland cement. Quantity of water shall be the minimum required to produce a mixture sufficiently workable for the purpose intended.
- Cement shall be Type II low alkali portland cement conforming to ASTM C-150. Cement shall be of the same brand and type used throughout the project.
- Sand shall consist of natural or manufactured granular material, free of deleterious amounts of organic material, mica, loam or clay, conforming to ASTM G-404 for grout and ASTM C-144 for mortar. Sand shall be thoroughly and uniformly washed.
- Coarse aggregate shall be composed of gravel or a blended mixture of crushed rock and gravel. Rock products shall be clean, hard, sound, durable, uniform in quality and free of any detrimental quantity of soft, friable, thin, elongated or laminated pieces, disintegrated material, organic matter, oil, alkali or other deleterious substance.
- Reinforcing steel shall be Grade 40 or Grade 60 billet steel conforming to ASTM A-615. Varying grades shall not be used interchangeably in any one wall.

C. INSTALLATION
- All work shall be performed in compliance with applicable local building ordinances and Uniform Building Code and Masonry Design Manual.
- All walls shall be laid true, level, and plumb, and unless otherwise indicated on the drawings. Brick and concrete block shall be laid in a running bond pattern unless otherwise indicated on drawings.
- Brick and stone shall be clean, wetted immediately before laying and shall be laid on a full mortar bed with "push joints".
- Concrete block which becomes wet shall be permitted to dry before commencing work.
- Mortar joints for brick and concrete block shall be straight, clean, uniform in thickness of not less than three-eighths of an inch (3/8"), tooled to produce a slightly concave surface, and well bonded at edges.

siTe.
landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREER
No. 5953
Signature
5/31/2028
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	SPECS - 1905 AVIATION.DWG

LANDSCAPE SPECIFICATIONS

L3.2

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- Mortar joints for stone shall be tooled to produce a slightly concave surface, and well-bonded to stone at edges.
- Contractor shall provide expansion joints at corners and at thirty feet (30') on center or as required by local code.
- All bolts and anchors to be inserted in the wall shall be solidly grouted in place.
- Contractor shall provide weep holes in first or second layer of brick as indicated in details on drawings or as required.

D. REINFORCEMENT
- Reinforcement shall be placed as indicated on the drawings and as required by building codes.
- Horizontal steel for concrete block walls shall be laid in a course of bond beam block filled with grout.
- For concrete block walls, a vertical dowel shall be provided in the foundation for each vertical bar. Vertical cores containing steel shall be filled solid with grout.

E. LAYING PAVERS
- Spread and screed setting bed to a uniform thickness, except for minor variations required to produce a true surface, level in plane or uniformly spread for drainage as shown on drawings.
- Setting bed shall be three-quarter inch (3/4") minimum and one and one-quarter inch (1 1/4") maximum.
- Apply a thin layer of cement paste (1/32" to 1/16") by brushing or troweling over setting bed or to bottom of brick. Set and level each brick.

F. GRAFFITI CONTROL
- Product shall be Graffiti Control as manufactured by Sure Klean or an approved equal.
- Deliver materials in manufacturer's original unopened containers.
- Rates and application method shall be as recommended by the manufacturer.

ROUGH CARPENTRY

A. GENERAL
- Contractor shall provide all labor, materials and equipment to construct wooden structures conforming to the dimensions and details indicated on the drawings and as specified herein.

B. MATERIALS
- Lumber shall be straight; free from large, loose or unsound knots or knot clusters, scars, decay, holes, insect damage, and other defects or imperfections that would materially impair the strength or durability. Splits shall be no longer than the butt dimension. No cracks will be permitted. No nails, spikes, or other metal shall be present.
- Douglas fir, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for Western Lumber published by the Western Wood Products Association.
- Cedar, where indicated on the drawings, shall conform in all particulars to the Standard Grading Rules for West Coast Lumber.
- Redwood, where indicated on the drawings, shall conform in all particulars to the Standard Specifications for Grades of California Redwood of the Redwood Inspection Service.
- Plywood, where indicated on the drawings, shall be manufactured and graded in accordance with the rules of the American Plywood Association and the latest Product Standard for Softwood Plywood, Construction and Industrial, of the National Bureau of Standards. Each sheet of plywood shall bear the official stamp of a quality control agency stating the grade of the sheet.
- Poles, where indicated on the drawings, shall be cut from sound, live, close-grained trees, machine peeled with all branch stubs and overgrown knots trimmed flush with the surface.

C. TREATMENTS AND PRESERVATIVES
- Type of pressure treatment or preservative shall be as indicated on the drawings and shall conform with the applicable standards contained in the Manual of Recommended Practice of the American Wood Preservers Association. Contractor shall furnish a Certificate of Compliance for each load of pressure treated lumber to Owner.
- Where a particular method of pressure treatment is not indicated on the drawings, the lumber shall be conditioned, seasoned, prepared and treated by the empty cell pressure process with pentachlorophenol with six-tenths (0.60) pounds per cubic foot retention. Penetration shall be determined by the pentor check method.
- Where practical, treated wood shall be cut to final size and trimmed prior to treatment. If site sawing or drilling is necessary, cut surfaces shall be thoroughly brushed with two (2) coats of the same kind of preservative in conformance with AWPA Specification M-4.
- Portions of posts which are to be embedded in earth or concrete shall be brushed before installation with two (2) coats of coal tar bitumen, or approved equal. Applications shall extend a minimum of one inch (1") above finish grade or surface. Spraying will not be permitted.

D. WORKMANSHIP
- Framing shall be true and exact. All lumber shall be cut and framed to a close fit and shall have even bearing over the entire contact surface. Shimming will not be permitted.
- Lumber shall be well nailed or bolted together as indicated on the drawings. Nails shall not be driven closer together than one-half (1/2) their length. Care shall be taken to avoid hammer marks, moons, or saw cuts.
- Lumber shall be stored neatly in piles on skids in such manner that they may be readily inspected, and shall be handled in a manner that will avoid injury or breakage.

PAINTING and STAINING

A. GENERAL
- Contractor shall provide all labor, material, tools, equipment and incidentals for sanding, priming, painting and staining of improvements as indicated on the drawings and specified herein.
- Contractor shall be responsible for the location, alignment, layout, dimensions and application of paint and stains.
- Costs incurred for repair or replacement of defective or damaged work, rejected materials or workmanship shall be the responsibility of the Contractor.

B. MATERIALS
- Paints and stains shall be of colors and tints as indicated on the drawings, and shall be applied in accordance with the manufacturer's recommendations and these specifications. Contractor shall submit color samples to the City for approval before applying any paint materials.
- Paint shall be homogeneous, free of contaminants and of a consistency suitable for use in the capacity for which it is specified. Finished paint shall be well ground and the pigment shall be properly dispersed in the vehicle according to the requirements of the paint. The dispersion shall be of such nature that the pigment does not settle appreciably, does not cake or thicken in the container or become granular or curdled. Paints shall possess properties which in all respects effect satisfactory application, adhesion and curing. Thinning will not be permitted.
- Paint shall be delivered to the project site in new, unopened, round, airtight containers, appropriately identified with the manufacturer's name, date of manufacture, type of material and lot or batch number.

C. WORKMANSHIP AND PROTECTION
- Paint shall be applied on thoroughly dry surfaces and during periods of favorable weather.
- Surfaces being covered shall be free from moisture, dust, grease or other deleterious substance which would prevent bonding.
- Painting shall be done in a neat and workmanlike manner, applied by brush, roller or spray methods. Finished surfaces shall be uniform, free of brush marks, roller stipple texture, runs or skips. Each application of paint shall be thoroughly cured and any skips, holidays, thin areas or other deficiencies corrected before the succeeding application.
- Contractor shall protect all adjacent improvements against disfigurement as a result of painting operations.

D. PAINTING GALVANIZED SURFACES
- Galvanized surfaces which are to be painted shall be prepared by hand-scraping, brushing with stiff fiber or wire brushes or cleaning with alkaline solution followed by a fresh water rinse. After washing, surfaces shall be roughened by abrasive blasting. Galvanizing shall not be removed during preparation operations.
- After preparation, apply one (1) coat of zinc dust-zinc oxide primer followed by a vinyl wash pre-treatment and two (2) finish enamel paint coats.

E. PAINTING CONCRETE
- Prior to painting concrete surfaces, a brush coat or surface film of thin cement mortar shall be applied. When the film has set sufficiently the surface shall be rubbed by hand or mechanical means necessary to remove excess mortar and produce a smooth surface of even texture. Finished surfaces shall be washed with water and then with a ten percent (10%) to fifteen percent (15%) muriatic acid wash. Concrete surfaces shall be thoroughly dry and free of dust at time of painting.
- Paint for concrete surfaces shall be of either epoxy enamel type or acrylic emulsion type applied in not less than two (2) applications producing a uniform appearance.

F. PAINTING WOOD SURFACES
- Wood surfaces shall be prepared for painting by removing any foreign matter by wire brushing, scraping or sanding. All surfaces shall be wiped or dry brushed to remove any dust or chalky residue resulting from preparation operations.
- Paints, stains, or sealers shall be applied prior to assembling.

MISCELLANEOUS METAL

A. GENERAL
- Contractor shall provide all labor, materials, and equipment to furnish and install miscellaneous metal items as indicated on the drawings and as specified herein.
- This section does not include reinforcing steel for concrete and masonry or items required in connection with irrigation or electrical work.

B. WORKMANSHIP
- Workmanship and finish shall be equal to the best general practice in steel fabricating shops.
- Portions of work exposed to view shall be finished neatly. All sharp corners and edges that are marred, cut or roughened during erection shall be slightly rounded.

C. MATERIALS
- All materials, prior to fabrications, shall be thoroughly wire brushed and cleaned of all scale and rust. Finished members shall be free from twists, bends or open joints.
- Miscellaneous metal items shall conform to the dimensions and details as indicated on the drawings. Steel bars, plates and shapes shall conform to ASTM A-36.

D. BOLTS, NUTS AND FASTENERS
- Unless specified otherwise in the details on the drawings, nails and spikes shall be galvanized flat common.
- Bolts shall be long enough to extend entirely through the nut but not more than one-quarter inch (1/4") beyond. Unless otherwise specified on the drawings, bolts, nuts and lag screws shall be galvanized square head. Carriage bolts shall have truss heads with square shoulder. Washers shall be over-sized of "cut" type. Holes shall be either punched full size, drilled full size, or sub-punched and reamed.
- Anchor bolts, where applicable, shall be carefully installed to permit true positioning of the bearing assemblies.
- Framing anchors, where applicable, shall be sixteen (16) gauge, zinc-coated, corrosion resistant sheet steel.

E. GALVANIZING
- Galvanizing shall be performed after fabrication and prior to assembling component parts.
- Zinc used for galvanizing shall be grade Prime Western conforming to ASTM B-6. Materials shall be galvanized by the hot-dip method or electrodepositing process.
- Galvanized surfaces that are abraded or damaged after zinc coating application shall be thoroughly stripped and cleaned and repaired by a coating of "galvalloy", or approved equal. Finish coat to match existing finish.

- WROUGHT IRON OR TUBULAR STEEL FENCING
- Material shall be manufactured from coil steel having a minimum yield strength of 50,000 psi. Steel shall be galvanized to meet the requirements of ASTM A-526 with a minimum zinc coating weight of nine-tenths (.90) ounces per square foot hot-dit process. Contractor shall submit detail shop drawings indicating material thickness, type grade, and class; dimension; construction details; and other pertinent data for review and approval by engineer prior to fabrication. drawings shall include catalog cuts, erection details, manufacturer's descriptive data and installation instructions and templates. Contractor shall verify al measurements and shall take all field measurements necessary before fabrication. Exposed fastenings shall be compatible materials, shall generally batch in color and finish, and shall harmonize with the material to which fastenings are applied. Materials and parts necessary to complete each item, even though such work is not definitely shown or specified, shall be included. Poor matching of holes for fasteners shall be cause for rejection. Fastenings shall be concealed where practical. Thickness of metal and details of assembly and supports shall provide strength and stiffness. Joints exposed to weather shall be formed to exclude water. Anchorage shall be provided where necessary for fastening miscellaneous metal items securely in place. Anchorage not otherwise specified or indicated shall include slotted inserts made to engage with the anchor, expansion shields, and power-driven fasteners when approved for concrete; toggle bolts and through bolts for masonry; machine and carriage bolts for steel; and lag bolts and screws for wood.

IRRIGATION SYSTEM

A. GENERAL
- Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.
- Coordinate the installation of all irrigation materials with the construction of site amenities and planting.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.
- Drawings are diagrammatic and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.
- Point of connection (P.O.C.) and operating pressure (P.S.I.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, PSI, and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.

B. QUALITY ASSURANCE
- All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size than is required by the above rules, regulations or requirements, these specifications and the drawings shall take precedence.
- In the event any equipment or methods indicated on the drawings or specified herein conflict with applicable regulations, Contractor shall immediately notify the Owner or Landscape Architect in writing prior to installation. In case of discrepancy, Contractor shall immediately notify the Owner.
- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, and related other equipment, which may be required. Contractor shall carefully investigate the structural and finished conditions affecting the work and install a complete irrigation system within the intent of the drawings and specifications.
- Manufacturer's warranties shall not relieve the Contractor of liability under the provisions for guarantees.

C. MATERIALS LIST
- Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.
- Equipment or materials installed or furnished without prior written acceptance may be rejected and such materials removed from the site at the Contractor's expense.

D. PRODUCT DELIVERY, STORAGE AND HANDLING
- Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.

E. PLASTIC PIPE
- Plastic pipe, where indicated on the drawings, shall be injection molded, rigid, unplasticized polyvinyl chloride (PVC), NSF approved, of high tensile strength, chemical resistant and impact strength, and depending on class and grade, conform to ASTM 2241 or ASTM D-1785.
- Fittings and couplings shall be threaded PVC Schedule 80 conforming to ASTM D-2464, or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2466 or PVC Schedule 80 conforming to ASTM D-2467.
- Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, IAPMO approved, conforming to ASTM D-2564.

F. BRASS PIPE
- Brass pipe, where indicated on the drawings, shall be 86% red brass, American National Standards Institute, Schedule 40 screwed pipe, conforming to Federal Specifications WW-P-351.
- Fittings shall be medium brass, screwed 125 pound class, conforming to Federal Specifications WW-P-460.

G. GALVANIZED PIPE
- Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron.
- All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape.

site. designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
No. 5953
Signature
9/30/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	SPECS - 1905 AVIATION.DWG

LANDSCAPE SPECIFICATIONS

L3.3

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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H. UVR-PVC PIPE
- UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.

I. BACKFLOW PREVENTION UNIT
- Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

J. VALVE BOXES
- Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in lockable valve boxes manufactured by Carson, Brooks, Fraser, Ametek, or approved equal.
- Valve box lids shall be per Irrigation Legend. Gate valves shall be identified by stamping "CV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.
- Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.

K. ISOLATION VALVES
- Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

L. QUICK COUPLING VALVES
- Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings.

M. ANTI-DRAIN VALVES
- Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings.

N. REMOTE CONTROL VALVES
- Remote control valves shall be solenoid activated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings.

O. CONTROLLERS AND WIRING
- Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- For traditional wire systems connections between the controller and the remote control valves shall be made with direct burial solid copper wire. Control wire shall be #14 AWG, Type U.F., 600 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, U.L. approved.
- For traditional wire systems, as practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller. For two-wire systems, each controller shall have a different wire color.
- Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline, bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.
- Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.
- Provide a separate ground wire for each controller.
- An expansion curl shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.
- For traditional wire systems, all splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Rain Bird Pen-Tite, Sears DS-400 wire connectors, 3M DBY wire sealing packs, or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade. For two-wire systems, all splices shall be made with 3M DBY-6 direct bury splice kits or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.
- Field splices between the controller and remote control valves will not be permitted.
- For traditional wire systems, install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") excess wire into each single box and into one valve box in each group of valves.
- All controller wires installed within a garage shall be run in corrosion resistant thin metal wall electrical conduit and labeled as "Irrigation Control Wires." For two wire systems, surge protection against surge damage due to lightening or other electrical surge events is required. All installations shall conform to manufacturer's instructions, and must meet or exceed the American Society of Irrigation Consultants (ASIC) Earth Grounding Guideline 100-2002. In all cases where it does not conflict with appropriate grounding grid design for the project, Ground Rods or Plates as referred to in this specification shall conform to the following standards:
  1. All grounding rods shall be bare copper of 5/8" diameter or greater, and 8' length or greater.
  2. All grounding plates shall be 5 square feet, typically 4" by 96", as outlined in ASIC Earth Grounding Guideline 100-2002.
  3. A measured resistance reading of no more than 25 ohms is necessary at each TW-LA-1 (Lightning Arrestor). ASIC Spec: Section 7.0 – Measuring resistance, item

- Ground rods and plates shall be located at a minimum distance to assure that the two-wire path is outside of the electrode sphere of influence for the grounding rod. For an 8' grounding rod, this means that the grounding rod must be connected at least 8' away from the two-wire path, at a right angle to the two-wire path. See the section below for details on connecting the grounding rod or plate to the device or lightning arrestor. (Under no circumstance should a ground rod or ground plate be installed in or under a valve box, meter box or electrical box.)

P. IRRIGATION HEADS
- Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend.
- Riser units shall be oriented perpendicular to the finish grade with nipples of the same size as the riser opening in the irrigation head.
- Spacing of heads and drip irrigation tubing shall not exceed the maximum shown on the drawings and in no case exceed the maximum spacing recommended by the manufacturer. Contractor responsible to insure complete coverage.

Q. INSTALLATION
- Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.
- PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been nicked, scarred or damaged shall be removed and replaced at the Contractor's expense.
- PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.
- Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or certified compacted subgrade, free of rocks or sharp-edged objects and snaked from side to side in the trench to allow for expansion and contraction.
- Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.
- Brass pipe and fittings shall be assembled using Teflon dope, applied to the male threads only.
- Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.
- Galvanized pipe or ultra-violet resistant (UVR) PVC installed on grade shall be anchored at intervals not to exceed ten feet (10'), with #4 rebar, with a "J" hooked radius.
- Rubber Ring Seal Joint:
  - Use factory-made male end or prepare field-cut male end to exact specifications of factory-made end.
  - Carefully clean bell or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturers recommendations.
  - Lubricate male end according to manufacturers recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.
  - Thrust blocks shall be provided where necessary to resist system pressure on ring-tite pipe and fittings. Blocks shall be concrete and the size shall be based on an average soil safe bearing load of 1000 pounds per square foot.
  - Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.
- Irrigation lines and control wiring shall be installed under paving in separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverage depths as specified herein.
- Piping under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at no additional cost to the Owner.
- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.
- Provide the following minimum coverage (where lines occur under paved areas, these coverage depths shall be considered below subgrade):18" Pressure mainline and control wiring, 12" Non-pressure lateral lines.

R. ADJUSTING AND TESTING THE SYSTEM
- Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Trenches shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.
- After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.
- With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Center load PVC pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Contractor shall be responsible for correcting any portions of the work twenty (24) hours in advance for the following inspections:
  - system layout
  - pressure pipeline tests
  - coverage tests
  - operational tests (prior to commencing planting operations)
- Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.
- Operational test shall demonstrate the performance and operation of all components of the controller system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be workable, clean and efficient.
- Contractor shall be responsible for correcting any portions of the work that are not properly installed and retesting until installation has been accepted by the Owner.

S. MATERIALS TO BE FURNISHED
- Contractor shall furnish the Owner the following materials at the end of construction, prior to the Post-Installation Maintenance Period:
  - Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.
  - Two (2) five foot (5') valve keys for operating isolation valves.
  - Two (2) keys for each controller.
  - One (1) quick coupler key and matching hose swivels for each quick coupler valve installed.
  - One (1) set each approved as-built and record drawings.
  - Two (2) sets each approved controller charts.

T. AS-BUILT AND RECORD DRAWINGS
- Contractor shall maintain and keep up to date one (1) set of bluelines showing the "as-built" location of major features of the project and indicating changes that may occur during installation.
- Prior to acceptance of the work, Contractor shall furnish the Owner with one (1) set of reproducible transparencies as the Record Set showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and eradicate outdated items.
- Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:
  - Point of connection to existing water lines.
  - Point of connection to existing electrical power.
  - Irrigation valves.
  - Routing of irrigation pressure lines (dimensions, maximum 100' along route).
  - Remote control valves.
  - Routing of control valves.
  - Quick coupling valves.
  - Other related equipment as requested by the Owner.
- Contractor shall submit As-built/Record Drawings to Owner for review prior to completing Controller Charts.

U. CONTROLLER CHARTS
- Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the area controlled and shall be the maximum size which the controller door will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mils thick.

V. OPERATION AND MAINTENANCE MANUALS
- Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:
  - Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representatives.
  - Catalog and parts sheets on all material and equipment installed.
  - Guarantee statement.
  - Complete operating and maintenance instructions.

W. GUARANTEE
- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.

GENERAL PLANTING

A. GENERAL
- Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
- Contractor shall coordinate planting with other site improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
- Contractor shall be responsible for locating and staking existing sewer, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of aforementioned utilities.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
- Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.
- An agricultural suitability and fertility analysis soils report shall take precedence over these specifications.

B. PLANT MATERIAL QUALITY
- Plant material shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants shall be of No. 1 Grade and have a normal habit of growth, and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh bark abrasions or other objectionable disfigurements. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of kinked or girdling roots.
- Nursery growth stock shall be selected from high quality, well-shaped stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.
- Where applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
- Oversize plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undersized plants in any one (1) variety and grade may be used, provided they are larger than the average size of the next smallest grade.
- Scientific and common names conform to customary nursery usage.
- Types and sizes of plant materials shall be as indicated on the drawings. Quantities shown are a guide only, Contractor shall verify quantities by plan check.
- The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.
- Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.
- Plant material is subject to substitution based upon availability. Substituted material shall be approved in advance by the Owner.

site.
designed. built.

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
No. 5953
Signature
9/29/2026
Renewal Date
8/31/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
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LANDSCAPE SPECIFICATIONS

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C. FERTILIZERS
- Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.
- Commercial fertilizer shall be a pelleted, beaded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.
- Organic base fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Glendale, California, or approved equal.

D. AMENDMENTS
- Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Pine sawdust is not acceptable.
- When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.

E. TOPSOIL
- Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, refuse, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, litter and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.
- When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.

F. MATERIAL DELIVERY AND INSPECTION
- Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.
- Inspection of plant materials required by Owner, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.

G. SOIL PREPARATION
- Areas to receive "soil preparation" include turf, groundcover from rooted cuttings and non-slope hydroseeded areas.
- Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report. Wash off fertilizer from plant.
- If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment operated at approximately right angles in at least two (2) directions:
  - 3 CY Nitrogen stabilized organic amendment
  - 125 LBS Gro-Power Plus soil conditioner/fertilizer
  - 30 LBS Agricultural gypsum
- Resulting soil shall be clean, in a friable condition and suitable for planting.
- Do not cultivate or raise soil grade within tree driplines.

H. WEED ABATEMENT OPERATIONS
- The irrigation system and finish grade shall be completed prior to weed abatement operations.
- Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all visible weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain unwatered for a minimum of forty-eight (48) hours. Remove weeds from site.
- Water seven (7) additional consecutive calendar days from the first application, and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight (48) hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.
- Contractor shall apply spray chemicals when air currents are still, preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.
- Weeds and debris shall be disposed of off-site.
- Do not apply herbicide within tree driplines.

I. BACKFILL
- Backfill shall be as specified in the project agricultural suitability report, machine-mixed and approved by the Owner prior to incorporation in planting pits.
- If a agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:
  - 7 parts by volume On-site soil
  - 3 parts by volume Nitrogen stabilized organic amendment
  - 16 LBS per CY of mix Gro-Power Plus soil conditioner/fertilizer
  - 1 LB per CY of mix Iron sulfate
  - 2 LBS per CY of mix Agricultural gypsum

J. INSTALLATION -SHRUBS, VINES, AND TREES
- Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust sides of pits with gypsum before backfilling.
- Containers shall be opened and removed such that the rootball is not injured.
- Water all planting areas thoroughly after installation of plant materials. Additional backfill shall be added to fill voids caused by water settlement.
- Trees shall be staked at time of planting as indicated in the details on the drawings.
- All nursery stakes shall be removed after tree has been planted and staked according to construction details.

K. BIOTREAMENT SOIL
- Biotreatment soil shall conform to the most current regional permit based on project location.
- Biotreament soil for projects located within the MRP (Municipal Regional Permit) boundary including but not limited to portions of Contra Costa County, Alameda County, San Mateo County and Santa Clara County shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS6120058 Attachment L "Specification of Soils for Biotreament or Bioretention Facilities."
- Biotreament soil for projects located within the Small MS4s (Municipal Separate Storm Sewer System) General Permit Boundary including but not limited to portions of Santa Clara County (southern), Santa Cruz County, San Benito County and Monterey County shall conform to the provisions in the permit. If none exists, soil shall conform to California Regional Water Quality Control Board San Francisco Bay Region Municipal Stormwater NPDES Permit No. CAS6120058 Attachment L "Specification of Soils for Biotreament or Bioretention Facilities."

L. GUARANTEE
- Contractor shall guarantee plant material through one (1) full year after the date of acceptance of the work.
- Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
- Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.

M. INSTALLATION - SOD
- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finish grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to sodding, soil shall be moist to a minimum depth of one inch (1").
- Prior to installation, area to be sodded shall receive sulphate of ammonia at the rate of one (1) pound per 200 square feet.
- Sod shall be laid and tamped with butt joint in a staggered "running bond" pattern.
- After installation, sod shall be rolled with a 200-pound water-filled lawn roller.
- Sod shall be as indicated on the drawings.

POST-INSTALLATION MAINTENANCE PERIOD

A. GENERAL
- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to, adequate watering of plant material, replacing unsuitable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days, once all parties agree the Maintenance Period can start.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION
- All areas including, but not limited to, turf, ground cover, and concrete flatwork, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clear of leaves, litter and debris to ensure unimpeded passage of water. Drainlines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. All weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM
- Contractor shall operate the irrigation system automatically and shall properly and completely maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions and shall ensure full and complete coverage.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the material and as indicated on the drawings and specified herein.

D. TURF
- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, turf areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.
- First mowing of turf shall be performed when the grass is two and one-half inches (2-1/2") in height. After initial mowing, turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescues and one inch (1") for bermuda.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

E. SPECIALTY SODS INCLUDING NATIVE, MOW FREE ("NO-MOW"), AND BIOFILTRATION SOD
- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of four inches (4") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- If an agricultural suitability soils report is not available, specialty sod areas shall be fertilized with Gro Power Plus or approved equal two or three times per year in early spring, late spring, or fall depending on grower reccomendations and sod type and sod health. Specialty sods do not require as much fertilization as tradional fescue sod.
- Mow free and specialty sods shall be allowed to grow without regular mowing or line trimming. No more than 1/3 of the leaf blade shall be removed, mowed or trimmed in any trim or mow cycle. Specialty sod shall never be mowed or trimmed to a height less than 4". Mowing or trimming shall be done once a year in the late spring to remove florets or seed heads.
- Contractor shall trim around irrigation heads to allow for unimpeded spray, at the base of trees, and at borders along walks, mowstrips and curbs.
- Contractor shall remove all grass clippings from project site.

F. GROUND COVER AREAS
- If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

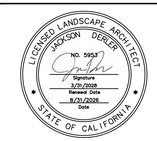
G. TREES
- If required, or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate diseased or damaged growth, reduce toppling or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure. Pruning shall be carried out by an ISA Certified Arborist.
- Staking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper staking materials shall be the responsibility of the Contractor.
- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.
- Contractor shall exercise preventive measures when using stringline trimmers near tree trunks. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor. Do not use stringline trimmers within 12 inches of tree trunks.

H. SLOPES
- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.
- Seed for replacement shall be of the same type and quantity ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Gro Power Plus or approved equal every seventy (70) calendar days, at a rate recommended by the manufacturer.

I. BIOTREAMENT AREAS
- Biotreatment areas and facilities including but not limited to planting, irrigation, soils, impermeable liner, drain rock, mulch, underground storm drain piping, and tree filter boxes shall be monitored and maintained throughout the life of the project in accordance with local regulations and requirements.

J. INSPECTION
- Upon completion of the Post-Installation Maintenance Period, Contractor shall request a final observation and letter of acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for inspection.

site. designed. built.



AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL
1	2026.08.18	REVISION 1
2	2026.08.31	REVISION 2

PROJECT NO.:	12553
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.08.31
SCALE:	AS SHOWN
CAD DWG FILE:	SPECS - 1905 AVIATION.DWG

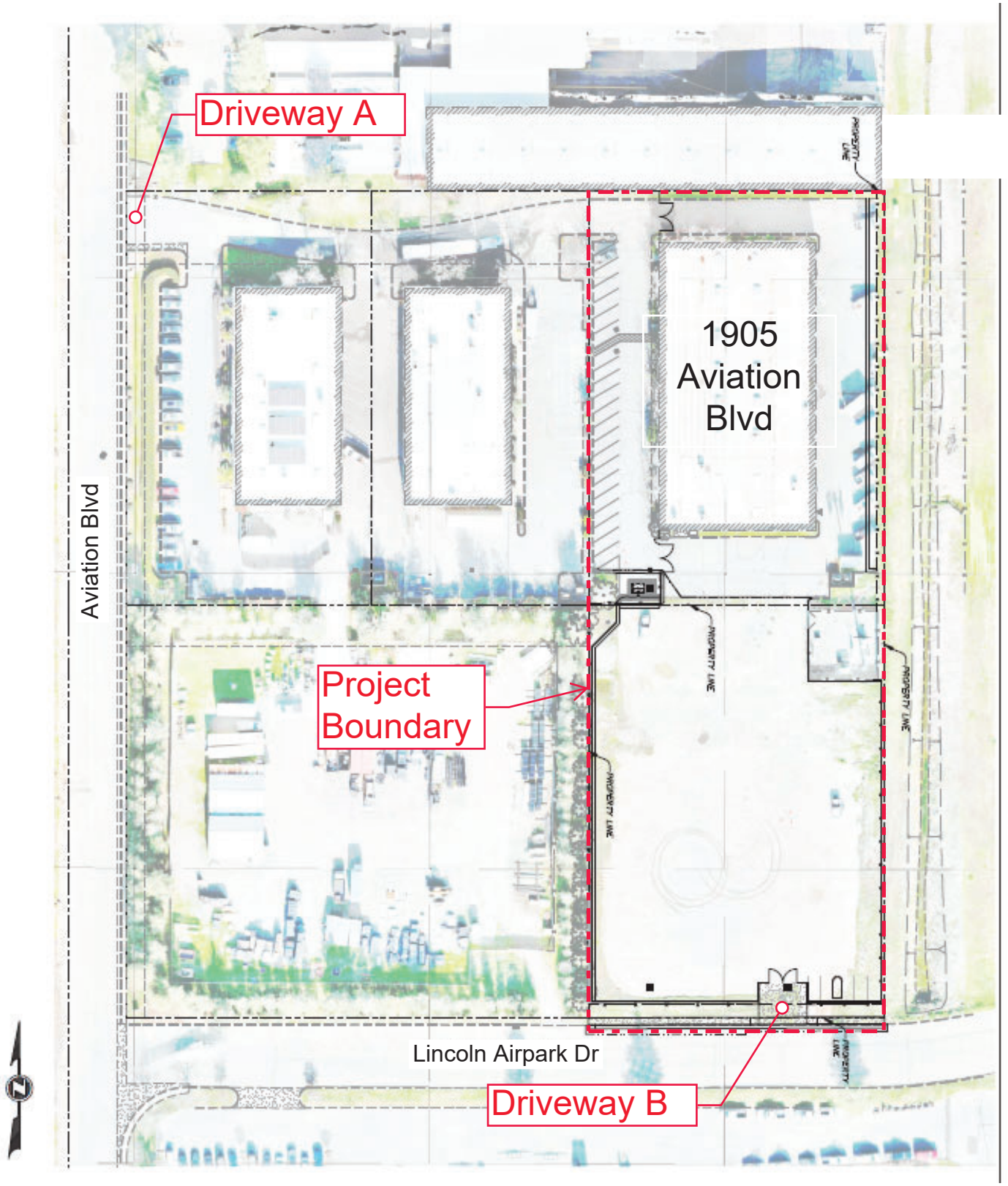
LANDSCAPE SPECIFICATIONS

L3.5

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

PLOTTED: 8/31/2026 1:37 PM

Attachment 2, Exhibit E





27' stock length material at storage rack system. Forklift utilized for hoisting and material handling.





Packaged Unitized Curtain Wall Assemblies are staged for transfer to the job site. Bundled stack is 21' L x 5' W x 6' H. 20 foot aisles are required between stacks for safe material handling practices while utilizing forklifts.

Northbound/inward drive aisle for 72' tractor trailer (20' tractor / 52' trailer). Forklift access with a 25' turn radius are required from the driver and passenger sides of the truck for loading.





Turning radius required for Southbound/ exit drive aisle for tractor trailer. Flatbed and trailer at 72' total length.



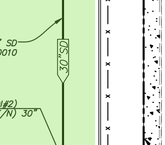
Shop fabrication and assembly lines.











PROPERTY LINE
GRATE 124.75 (DI)
INV 120.97 (N) 10"
TRASH ENCLOSURE
CELL TOWER SITE, NOT SURVEYED
GATE
36.8'
18'
Fire Lane
12'
10'
GR 128.39 (DI#1)
INV 121.25 (W) 30"
20'
30" SD
EXISTING BUILDING
10" SD
PROPERTY LINE
TRANSFORMER
ELEC SWITCH PANEL
11 LF-30" SD
@ S=0.0053
DU-ELEC RISER 2"
GR 124.30 (DI#3)
INV 120.86 (S/N) 30"
30" SD
GR 128.62 (DI#4)
INV 120.79 (S) 30"
289 LF-30" SD
@ S=0.0010
100 LF-30" SD
@ S=0.0010
GR 128.62 (DI#2)
INV 121.15 (E/N) 30"
30" SD
LINCOLN AIRPARK DR
PROPERTY LINE
TREE FORKED 12"
16" TREE STUMP
FIBER OPTICS BOX
GRATE 123.36 (DI)
INV 120.21 (E) 10"
INV 120.17 (W) 10"
10" SD
PROPERTY LINE

Attachment 2, Exhibit F
Operation Plan

?/STORM DRAIN AS FIRST ITEM OF WORK TH ENGINEER PRIOR TO BEGINNING WORK. ITION!!

TWEEN ON-SITE PIPES, EXCEPT AS WATER MAIN CROSSES BELOW SEWER AND LENGTH SO THAT JOINTS ARE 10' FROM AIN OR SEWER MAIN (TYPICAL).

BE VERIFIED WITH PG&E. SEE ELECTRICAL LOCATION. DRY UTILITY INSTALLATION WER, WATER, & STORM DRAIN) UTILITIES.

ECTION DETAIL SUBMITTAL FOR DOWN OUND STORM DRAIN SYSTEM PRIOR TO ALLATION WORK INCLUDING ANY REQUIRED OR SHALL REVIEW/VERIFY BUILDING O POTENTIAL FOOTING/FOUNDATION OR R. IT IS THE CONTRACTOR'S CTIONS FOR ALL BUILDING DOWN SPOUTS N SYSTEM UNLESS NOTED OTHERWISE. E TO DOWN SPOUTS ARE SHOWN FOR ' NEED TO BE ADJUSTED DEPENDING ON DS OF CONSTRUCTION AND TIMING NSTRUCTION.

AST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.

F. ALL STORM DRAIN MANHOLES AND DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO RIVER".

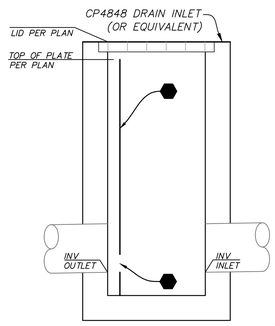
G. CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL 10, SHEET C701 FOR SUBGRADE DRAINAGE.

STORM DRAIN NOTES:

A. INSTALL ADS FLEXSTORM PURE FULL TRASH CAPTURE INSERTS OR OTHER APPROVED EQUIVALENT, THAT ARE CERTIFIED AS FULL TRASH CAPTURE SYSTEM BY THE STATE WATER RESOURCES CONTROL BOARD FOR ALL DRAIN INLETS THAT WILL BE RECEIVING SURFACE RUNOFF.

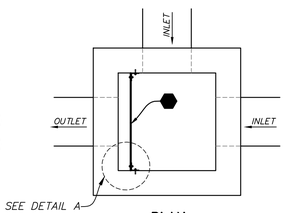
B. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PERMANENTLY MARKED/EMBOSSED WITH PROHIBITIVE LANGUAGE SUCH AS "NO DUMPING! FLOWS TO RIVER."

0 10 20 40
LM
SCALE: 1"=20'

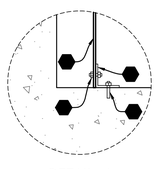


PROFILE

NOTES:
1. ⅜"ø x 1½" STAINLESS STEEL BOLTS WITH LOCKING NUTS @ 18" O.C. ANGLE TO PLATE.
2. ⅜"ø x 2½" STAINLESS STEEL LAG BOLTS @ 6" O.C. ANGLE TO CONC.
3. 2" x 2" ORIFICE CENTERED IN PLATE AT INV. ELEV. OF OUTLET PIPE.
4. 2" x 2" x ¼" STAINLESS STEEL ANGLE IRON.
5. ¼" STAINLESS STEEL PLATE



PLAN



DETAIL A

1 METERED DRAIN OUTLET
NTS

REV.	DATE	DESCRIPTION	BY	APP'D.

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY _____
BRYAN P. BONINO
DATE 05/08/2026 P.E. 41804
REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

CIVIL SITE AND UTILITY PLAN

SCALE 1"=20'
DATE: 05/08/2026
JOB NO. 4986

C201
SHEET 5 OF 12

X:\Land Projects\4986\dwg\4986_C201.dwg

A. NORTH WEST 10'H WROUGHT IRON FENCE & GATES



B. WEST SIDE MAIN ENTRY AND PARKING



C. SOUTH WEST 10'H WROUGHT IRON FENCE & GATES



D. SOUTH SIDE NEW ROLL UP DOOR



E. SOUTH SIDE 9'H CHAIN LINK FENCING W/PRIVACY SLATS & 12"H BARBED WIRE - ENTRY OFF LINCOLN PARK DRIVE



F. EAST SIDE 16'H CHAIN LINK FENCE WITH PRIVACY SLATS



Attachment 2 Exhibit G

Stafford Space Planning
tel 916.652.3400
design@staffordspaceplanning.com

DATE	REVISION	NO.

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF STAFFORD SPACE PLANNING, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF STAFFORD SPACE PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

Walters & Wolf
EXTERIOR WORK
1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

DRAWN:	LMM
DATE:	3-31-26
SCALE:	NOT TO SCALE
SHEET NO.	R.1
	Renderings
Walters&Wolf/1905/	

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT FOR THE PROPOSED OUTDOOR STORAGE ASSOCIATED WITH THE 1905 AVIATION BLVD PROJECT LOCATED WITHIN THE LINCOLN AIRCENTER GENERAL DEVELOPMENT PLAN AREA, ON AN APPROXIMATELY 2.9 ACRE SITE, APN'S: 021-562-005-000 AND 021-562-007-000 (PLN26-00006) APPLICANT: PACIFIC RIDGE BUILDERS / PROPERTY OWNER: 1905 AVIATION LINCOLN LLC

WHEREAS, Title 18, Chapter 18.56 of the LMC provides for the Planning Commission's review and recommendations on all Conditional Use Permits; and

WHERAS, the applicant has requested approval of a Conditional Use Permit to allow outdoor storage associated with the proposed industrial manufacturing business at the 1905 Aviation Blvd Project; and

WHEREAS, pursuant to Section 5.13 of the Lincoln Aircenter General Development Plan, outdoor storage may be permitted through approval of a Conditional Use Permit upon a determination that the proposed use is consistent with the applicable General Plan, Lincoln Municipal Code, and Lincoln Aircenter General Development Plan; and

WHEREAS, a notice describing the proposed outdoor storage in association with specific uses within the 1905 Aviation Blvd Project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the proposed project has been evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, based on its consistency with the previously certified Lincoln Aircenter Supplemental Environmental Impact Report (State Clearinghouse No. 82012504); and

WHEREAS, the Planning Commission finds that, with implementation of the project conditions of approval, the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects beyond those analyzed in the certified Final and Supplemental Environmental Impact Report; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 16, 2026, at which time it considered the staff report, the application materials, public testimony, and all other evidence in the administrative record related to the proposed Conditional Use Permit; and

WHEREAS, the Planning Commission finds that the proposed outdoor storage use, subject to the conditions of approval set forth herein, meets the applicable Conditional Use Permit findings and is compatible with the surrounding uses and the applicable provisions of the General Plan, LMC, and Lincoln Aircenter General Development Plan.

DRAFT

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

The Planning Commission finds and determines that:

Section 1.

1. The proposed project, together with the associated discretionary approvals, complies with all applicable zoning regulations.

2. The outdoor storage use at the proposed location would be appropriate within the Light Industrial district as a conditional use.

3. The outdoor storage use is substantially similar to other uses within the Light Industrial district and are identified as a conditional use in the Lincoln Aircenter GDP.

4. The outdoor storage use, with the appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Section 2. The proposed outdoor storage (uses) are subject to issuance of Conditional Use Permit (CUP) based on the required Findings per LMC Section 18.56.020 – *Findings Required*. The 1905 Aviation Blvd Project is hereby approved subject to the conditions set forth in Exhibit A attached hereto. Below details a corresponding statement of consistency with each CUP finding.

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

   The proposed outdoor storage is accessory in nature and substantially similar to what is seen at comparable industrial businesses within the City of Lincoln. Similar uses exist on similar industrial districts, including Lincoln Aircenter, Flocchini Circle south of downtown Lincoln and Gladding McBean on the north end of downtown.

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

   As designed, the proposed outdoor storage on APNs 021-562-005-000 and 021-562-007-000 within the project are appropriate in the LLI – Light Industrial zoned district as it economically supports the business and will provide space and flexibility to meet production demands.

3. *A finding by the Planning Commission that the proposed use, with the appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the city; and*

DRAFT

Given that the project is appropriately designed in conformance with applicable standards, its use will not be detrimental to the health, safety peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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

   Consistent with Section 15.32.250 - Permits and Entitlements, the project is conditioned for compliance with urban level of flood protection measures to ensure protection from potential area flooding.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

A Conditional Use Permit for outdoor storage at an industrial business located at 1905 Aviation Blvd, on APNs: 021-562-005-000 and 021-562-007-000, 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. The City reserves the right to modify the outdoor storage use in response to complaints or crime problems via review by the Planning Commission.

4. 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.

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

6. 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.

7. Within 60 days of the granting of the Conditional Use Permit, the applicant shall submit to the Community Development Department a copy of the updated lease agreement for the wireless cellular facility, executed by both parties. Failure to submit the executed lease agreement within this timeframe shall render the Conditional Use Permit null and void.

8. Easements and encumbrances as noted or shown in the lease agreement, including but not limited to, the location of utilities and access easements shall be shown on the Improvement Plans, subject to verification by the Community Development Department.

≺END≻

DRAFT

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT FOR THE PROPOSED PERIMETER FENCING ASSOCIATED WITH THE 1905 AVIATION BLVD PROJECT LOCATED WITHIN THE LINCOLN AIRCENTER GENERAL DEVELOPMENT PLAN AREA, ON AN APPROXIMATELY 2.9 ACRE SITE, APN'S: 021-562-005-000 AND 021-562-007-000 (PLN26-00006) APPLICANT: PACIFIC RIDGE BUILDERS / PROPERTY OWNER: 1905 AVIATION LINCOLN LLC

WHEREAS, Title 18, Chapter 18.56 of the LMC provides for the Planning Commission's review and recommendations on all Conditional Use Permits; an

WHERAS, the applicant has requested approval of a Conditional Use Permit to allow fencing taller than six feet in height, located within twenty-one feet of the property frontage and fencing taller than forty two inches in height located between the front of the building and the property frontage associated with the proposed industrial manufacturing business at the 1905 Aviation Blvd Project; and

WHEREAS, pursuant to Section 5.13 of the Lincoln Aircenter General Development Plan, the height and location of the fencing may be permitted through approval of a Conditional Use Permit upon a determination that the proposed use is consistent with the applicable General Plan, Lincoln Municipal Code, and Lincoln Aircenter General Development Plan; and

WHEREAS, a notice describing the proposed fencing in association with specific uses within the 1905 Aviation Blvd Project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and

WHEREAS, the proposed project has been evaluated pursuant to Section 15183 of the California Environmental Quality Act (CEQA) Guidelines, based on its consistency with the previously certified Lincoln Aircenter Supplemental Environmental Impact Report (State Clearinghouse No. 82012504); and

WHEREAS, the Planning Commission finds that, with implementation of the project conditions of approval, the proposed project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects beyond those analyzed in the certified Final and Supplemental Environmental Impact Report; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on September 16, 2026, at which time it considered the staff report, the application materials, public testimony, and all other evidence in the administrative record related to the proposed Conditional Use Permit; and

WHEREAS, the Planning Commission finds that the proposed fencing, subject to the conditions of approval set forth herein, meets the applicable Conditional Use Permit findings and

DRAFT

is compatible with the surrounding uses and the applicable provisions of the General Plan, LMC, and Lincoln Aircenter General Development Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln does hereby resolve as follows:

The Planning Commission finds and determines that:

Section 1.

1. The proposed project, together with the associated discretionary approvals, complies with all applicable zoning regulations.

2. The proposed fencing at the project location would be appropriate within the Light Industrial district as a conditional use.

3. The use of perimeter fencing is substantially similar to other uses within the Light Industrial district and are identified as a conditional use in the Lincoln Aircenter GDP.

4. The perimeter fencing as proposed, with the appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the City.

Section 2. The proposed fencing is subject to issuance of Conditional Use Permit (CUP) based on the required Findings per LMC Section 18.56.020 – *Findings Required*. The 1905 Aviation Blvd Project is hereby approved subject to the conditions set forth in Exhibit A attached hereto. Below details a corresponding statement of consistency with each CUP finding.

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

   The proposed fencing is accessory in nature and substantially similar to what is seen at comparable industrial businesses within the City of Lincoln. Similar uses exist on similar industrial districts, including Lincoln Aircenter, Flocchini Circle south of downtown Lincoln and Gladding McBean on the north end of downtown.

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

   As designed, the proposed perimeter fencing on APNs 021-562-005-000 and 021-562-007-000 within the project are appropriate in the LLI – Light Industrial zoned district as it economically supports the business and will provide site security for the products produced and stored on site.

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;*

   Given that the project is appropriately designed in conformance with applicable standards, its use will not be detrimental to the health, safety peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the City.

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

   Consistent with Section 15.32.250 - Permits and Entitlements, the project is conditioned for compliance with urban level of flood protection measures to ensure protection from potential area flooding.

PASSED AND ADOPTED this 16th day of September, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chairperson

ATTEST:

_____
Planning Commission Secretary

DRAFT

EXHIBIT A

A Conditional Use Permit for perimeter fencing at an existing industrial building and new storage yard located at 1905 Aviation Blvd, on APNs: 021-562-005-000 and 021-562-007-000, 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. The City reserves the right to modify the perimeter fencing in response to complaints or crime problems via review by the Planning Commission.

4. 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.

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

6. 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.

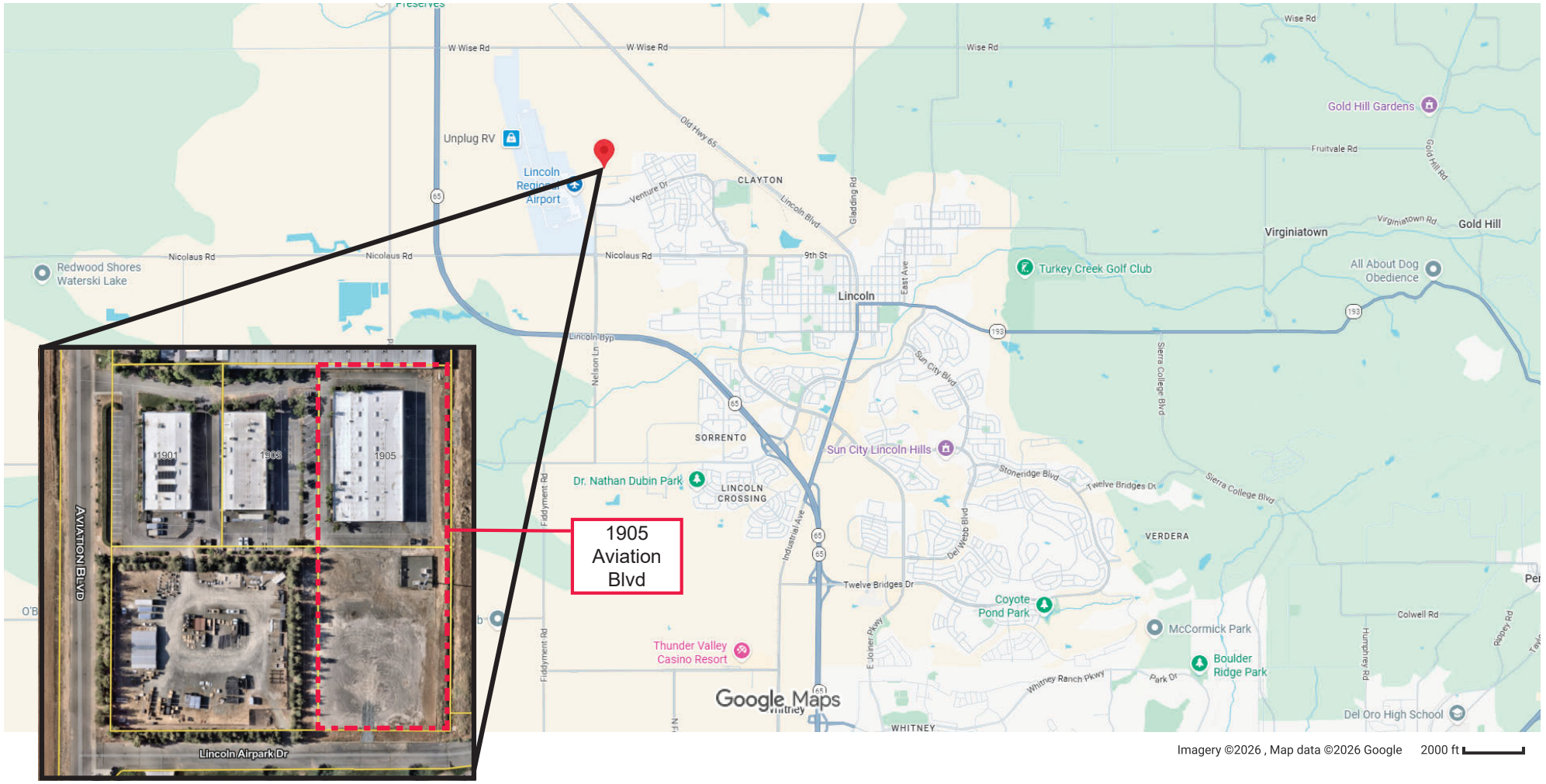
7. Within 60 days of the granting of the Conditional Use Permit, the applicant shall submit to the Community Development Department a copy of the updated lease agreement for the wireless cellular facility, executed by both parties. Failure to submit the executed lease agreement within this timeframe shall render the Conditional Use Permit null and void.

8. Easements and encumbrances as noted or shown in the lease agreement, including but not limited to, the location of utilities and access easements shall be shown on the Improvement Plans, subject to verification by the Community Development Department.

≺END≻

DRAFT

Attachment 5 - Project Site Location



Attachment 5



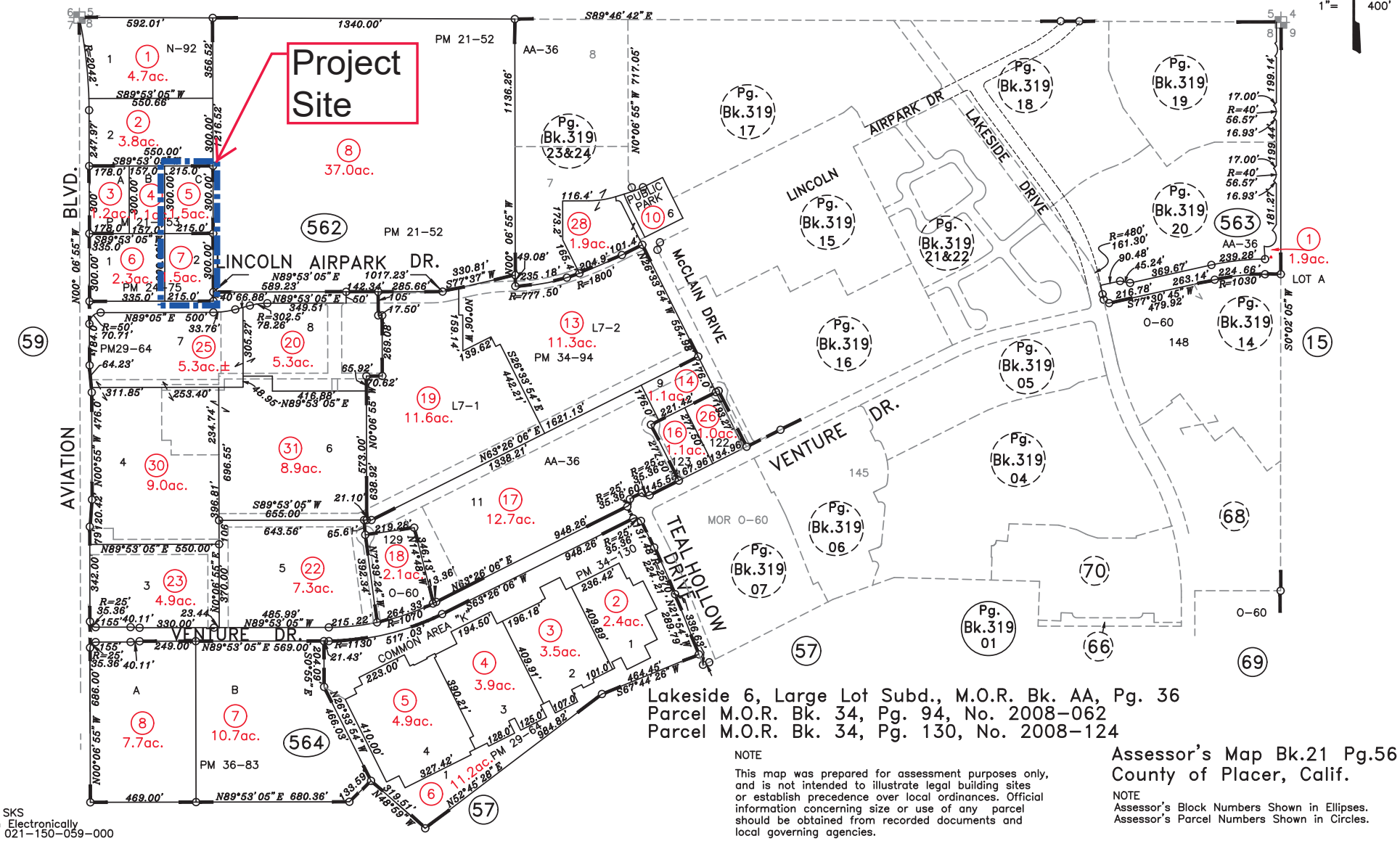
Attachment 5

POR. SEC. 8, T.12N., R.6E., M.D.B. & M.

21–56

Lincoln Air Center, M.O.R. Bk. O, Pg. 60
Parcel Map M.O.R. Bk. 24, Pg. 75
Parcel Map M.O.R. Bk. 29, Pg. 64
Parcel Map M.O.R. Bk. 36, Pg. 83

Parcel M.O.R. Bk. 20, Pg. 107
Parcel Map M.O.R. Bk. 21, Pg. 5
Lincoln Airpark, M.O.R. Bk. N, Pg. 92
Parcel Map M.O.R. Bk. 21, Pg. 52
Parcel Map M.O.R. Bk. 21, Pg. 53



Lakeside 6, Large Lot Subd., M.O.R. Bk. AA, Pg. 36
Parcel M.O.R. Bk. 34, Pg. 94, No. 2008–062
Parcel M.O.R. Bk. 34, Pg. 130, No. 2008–124

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 size or use of any parcel should be obtained from recorded documents and local governing agencies.

Assessor's Map Bk.21 Pg.56
County of Placer, Calif.

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

01–20–2026
02–15–2023
08–29–2019
10–02–2018
07–19–2017
07–11–2017
08–02–2016
07–15–2014
06–18–2014
06–03–2009
09–10–2008
11–06–2006
11–02–2006
11–01–2006
10–12–2006
02–22–2006
11–08–2005
09–06–2005
08–30–2005
08–28–2002
09–25–2000
01–19–2000
12–01–98
03–23–98
03–03–98 SKS
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Project Narrative: Operational Requirements 1905 Aviation, Lincoln, CA

This narrative describes the operational need for outdoor storage associated with Walters & Wolf's manufacturing facility and demonstrates how the requested yard area supports efficient industrial operations. The storage yard serves as a critical staging and logistics hub supporting daily manufacturing operations. With customer-driven construction schedules, project priorities, and just-in-time delivery requirements constantly changing, adequate yard storage is essential to maintaining operational efficiency. The yard must safely accommodate fluctuating volumes of raw materials, work-in-progress, and large-scale finished products to maintain efficient operations.

The facility receives routine daily deliveries of architectural glass, stock-length aluminum and steel materials, specialty components, hardware, and project-specific supplies while simultaneously loading and shipping completed products to construction sites. These overlapping inbound and outbound activities require adequate storage capacity, organized material staging areas, and flexible yard management practices.

Storage Requirements and Logistics Complexity

Yard storage requirements fluctuate significantly in response to project demand and changing customer schedules. Material inventories cannot always be minimized because construction schedules, customer delivery requests, transportation availability, and site readiness frequently change. As a result, the yard must provide sufficient capacity for raw glass inventory, stock-length metals, fabricated assemblies, crated materials, project staging, rework materials, and shipping preparation.

Inbound deliveries and outbound shipments routinely occur simultaneously, requiring organized staging areas, efficient truck circulation, and adequate maneuvering space for safe loading and unloading operations.

Transit times vary based on destination, project sequencing, and regional traffic conditions. Shipment schedules are routinely adjusted to align with construction progress, requiring rapid adjustments to storage locations and loading priorities, while maintaining uninterrupted manufacturing.

Customer Demand and Schedule Impacts

Construction projects rarely follow a static schedule. Installation dates are routinely accelerated, delayed, resequenced, or divided into partial shipments based on field conditions. These conditions directly impact yard storage by increasing or decreasing material dwell time. Materials that were scheduled for immediate shipment may require extended storage, while accelerated projects require rapid access to raw materials and finished assemblies.

Maintaining adequate yard storage capacity allows Walters & Wolf to respond quickly to customer needs without disrupting production or creating unnecessary material handling or material damage. When we do not have enough storage to handle extra production, we must either stop production or look for temporary storage nearby. Both choices raise costs and make it harder to keep our workforce stable.

Operational Flexibility

Effective site management depends on clearly designated storage areas, safe separation of trucks, forklifts, pedestrians, organized inventory control, and flexible storage layouts that adapt to changing project demands and can expand or contract based on project volume.

Conclusion

Adequate yard storage is an operational necessity that supports continuous manufacturing, efficient logistics, and dependable customer service. Flexible storage capacity allows the company to safely manage daily deliveries, production, and shipments while adapting to changing construction schedules and transportation constraints. When storage capacity is exhausted, production opportunities are limited, directly impacting business growth and employment.

Walters & Wolf is committed to being a long-term partner in Lincoln. Maximizing usable industrial yard space is not simply about increasing storage; it is about supporting safe operations, preserving jobs, and ensuring industrial land is used as intended to support modern manufacturing and distribution. The requested yard area does not represent an expansion of industrial use but rather provides the operational flexibility necessary for the property to function efficiently as an industrial manufacturing facility.

As described throughout this document, maximizing the available storage yard area is critical to the functionality and efficiency of our business operations. We respectfully request approval of the following site-specific modifications to better accommodate the operational needs of the facility:

- **Landscaping:** We request approval to provide 10% landscaping in lieu of the 15% landscaping requirement identified in the Lincoln Airpark Drive Development Standards. The reduced landscaping area will allow for more efficient use of the site while still providing meaningful landscaping and maintaining an attractive, well-maintained property.

Taken together, these site-specific requests are intended to maximize the functional use of the property while continuing to meet the site’s operational, utility, and aesthetic requirements. We respectfully request consideration and approval of the proposed 10% landscaping to support the efficient and functional operation of the facility.

Accordingly, this application and site plans are being submitted for City planning review to obtain approval of a Specific Development Plan/Development Permit that establishes alternative development standards for lot coverage, landscaping, and related site improvements. These alternative standards are intended to maximize the site's functional storage capacity while preserving the property's long-term viability for industrial use.

STAFF REPORT

Item Number 10.A

SUBJECT: Planning Entitlement Tracker Discussion (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: September 16, 2026

ATTACHMENTS:
PC Entitlement Tracker Sept 2026.pdf

PLANNING ENTITLEMENT TRACKER (as of 9/8)

VILLAGE 1

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Hidden Hills Production Homes	Design Review	Design Review application to add six additional floorplans to Phase 2 of the approved Hidden Hills subdivision. Six single-story and two-story plans ranging from 2,445 SF to 3,402 SF are proposed with three architectural styles: Spanish, Farmhouse and Cottage.	3056 Hidden Loop Dr (APN: 338-470-152)	Under departmental review
Parkwood	Development Agreement	Development Agreement for ~21 acres within the Village 1 Specific Plan area for the development of 122 Village Medium Density Residential (VMDR) lots.	South of McBean Park Drive and North of future Oak Tree Lane extension (APN: 021-274-071)	PC scheduled for 9/16/26
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 departmental review
975 S Dowd Rd (Lipps Property) Parcel Split	Tentative Parcel Map	Tentative Parcel Map to split ~81.5 acres into two separate parcels.	Northeast corner of S Dowd Rd and Moore Rd (APN: 021-082-028)	Under departmental Review

VILLAGE 7

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Liberty at Lincoln - Village 8	Small Lot Tentative Subdivision Map	Small Lot Tentative Subdivision Map to create 106 50'x55' single family residential lots within the Village 7 Specific Plan area.	Southeast corner of Ferrari Ranch Road and future Western Blvd (APN: 327-380-002-000)	CC scheduled for 9/8/26
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 9/8)

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)	Pending DRB 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)	PC scheduled for 9/16/26
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 scheduled for 9/16/26