CITY OF LINCOLN
PLANNING COMMISSION REGULAR MEETING
October 21, 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 Review and approve August 19, 2026 meeting minutes (Eugenie Guadron)

7.B Review and approve September 16, 2026 meeting minutes (Eugenie Guadron)

8. PUBLIC HEARINGS

8.A Carefield Lincoln Assisted Living and Memory Care (Carefield Living) (Efren Sanchez)

1. Determine that the proposed Carefield Lincoln project is adequately addressed by the previously adopted Carefield Living Addendum to the Subsequent Environmental Impact Report and no further environmental review is required.
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review), and Conditional Use Permit (CUP) Time Extension project for Carefield Lincoln with project-specific and typical conditions of approval.

8.B Title 18 Zoning Code Amendment - Home Occupations (Mikaela Noble & Tom Cruickshank)

1. Determine that the project is exempt from California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense); and
2. Approve a Resolution recommending City Council adopt an Ordinance approving the proposed amendments to Chapter 18.62 of Title 18 (Zoning) of the Lincoln Municipal Code related to home occupations and cottage food operations.

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: Review and approve August 19, 2026 meeting minutes (Eugenie Guadron)

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: October 21, 2026

ATTACHMENTS:
7.A. Draft Meeting Minutes 08.19.2026.pdf

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
August 19, 2026

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

2. ROLL CALL – Commissioners present: Gilbert (Leaving at 6:45PM), Hutchinson, Jackson, E.Johnson, J.Johnson. Commissioner Manning was absent. Various Staff and Public were also in attendance in person. Note: One (1) Commissioner position is vacant

3. PLEDGE OF ALLEGIANCE was led by Commissioner Jerry Johnson.

4. AGENDA MODIFICATION – Removed General Business Item 9B. *Receive a Report on the City of Lincoln Open Space Policy Updates (Sean Scully)* to a later date.

5. INFORMATION ITEMS AND DISCLOSURES – None.

6. PUBLIC COMMENT ON NON-AGENDA ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

The following provided public comment on the Prairie Point cell tower project, that was noticed as a Public Hearing item, but was not agendized:
Reno Penders, Lincoln resident submitted a written comment, made a part of these minutes by mention thereof, and also verbally commented
Janet Corriea, Lincoln resident
Jeff Dieter, Lincoln Resident

7. CONSENT –

Commissioner J.Johnson removed Item 7B. *Consideration of a Design Review application for the Heartland at Hidden Hills Production Home.*

Remainder of the Consent:

7.A Review and approve July 15, 2026 meeting minutes; and
7.C Consideration of a Design Review application for the Auburn Ravine Estates Production Homes (Epick 1 & 2)

Motioned (Offered by Commissioner J.Johnson, seconded by Commissioner Hutchinson to approve the July 15, 2026 meeting minutes and the Design Review application for the Auburn Ravine Estates Production Homes (Epick 1 & 2)**. Unanimously Approved by voice call vote with no opposition (5-0-0-1).**

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

Commissioner J.Johnson had a question on the trail within the Heartland at Hidden Hills project. Thomas Cruickshank, Associate Planner, presented a map of the project, made a part of these minutes by mention thereof. Mikaela Noble, Associate Planner reminded the Commission that the map is not what is being approved at this time, as the map was already approved in the past.

DRAFT

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Jackson to approve the Design Review application for the Heartland at Hidden Hills Production Homes**. Unanimously Approved by voice call vote with no opposition (5-0-0-1).**

8. PUBLIC HEARINGS –

8.A. Circle K - Ferrari Pavilion 81 Lincoln Boulevard

1. Determine that the project does not require additional environmental review pursuant to California Environmental Quality Act (CEQA) Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving a Conditional Use Permit and determination of Public Convenience or Necessity for a Type 20 alcohol license (Off-sale Beer and Wine).

Thomas Cruickshank, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

Chair E.Johnson opened and closed the public hearing with no comments at 6:34 P.M.

No further discussion took place.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson to Determine that the project is exempt from CEQA and Adopt a Resolution Approving a Conditional Use Permit and determination of Public Convenience or Necessity for a Type 20 alcohol license (off-sale Beer and Wine for the Circle K – Ferrari Ranch project. **Approved by roll call vote:** Gilbert – Aye, Hutchinson – Aye, Jackson – Aye, J.Johnson – Noe, E.Johnson - Aye **(4-1-0-1).**

8.B. Liberty at Lincoln Phase 1 Village 8

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

Mikaela Noble, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. The Commission discussed the project with Ms. Noble and Phil Rodriguez, Lewis Group of Companies, responding to questions and comments.

Commissioner Gilbert left the meeting

Chair E.Johnson opened and closed the public hearing with no comments at 6:45 P.M.

Motioned (Offered by Commissioner Jackson, seconded by Commissioner Hutchinson to Determine that the project does not require additional environmental review pursuant to CEQA and Adopt a Resolution Recommending City Council approve the Small Lot Vesting Tentative Subdivision map for the proposed Liberty at Lincoln Phase 1 Village 8 project. **Approved by roll call vote**: Jackson – Aye, Hutchinson – Aye, J.Johnson – Aye, E.Johnson - Aye **(4-0-0-2).**

9. GENERAL BUSINESS

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

DRAFT

Director Nita Wracker presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof. The Commission discussed the traffic study with Director Wracker and Vin Cay, City Manager, responding to questions and comments.

9.B Receive a Report on the City of Lincoln Open Space Policy Updates

Chairman E.Johnson noted that this item was pulled.

10. INFORMATIONAL ITEMS FROM STAFF/ DIRECTOR REPORTS.

10. A. Besides the Planning Entitlement Tracker included in the agenda, Director Wracker gave a brief update that staff have been working with consultants on the Village 1 Infrastructure Financing Plan.

11. COMMISSIONER COMMENTS – None.

12. ADJOURNMENT –

Chair E.Johnson adjourned the meeting at **7:17 P.M.**

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT

6. Public Comment

Dear City of Lincoln/Planning Commission

August 19, 2026

I am writing to formally oppose the proposed construction of a macro cell tower and associated equipment in the open-space area immediately adjacent to our neighborhood.

This proposal is deeply concerning to the residents who purchased homes here with the clear understanding that the surrounding open space would remain open and undeveloped. This is not simply an issue of aesthetics or personal preference. The proposed location raises significant concerns regarding land-use consistency, environmental protection, impacts on nearby residents and children, wildlife habitat, protected native oak trees, and the fundamental expectations under which homeowners purchased their properties.

Protection of Designated Open Space

The proposed tower is located in an area that homeowners understood and paid a significant premium to preserve as open space. Many homeowners paid approximately **$20,000–$40,000 in lot premiums specifically associated with living adjacent to or overlooking this open-space area.**

Those payments represent a substantial financial investment based on the characteristics and protections of the community. Introducing a large-scale telecommunications structure into this area would fundamentally change the character, views, and use of the open space.

At a minimum, I respectfully request that the County/City provide a clear written explanation of:

- What the original open-space designation permits and prohibits;
- Whether construction of a macro cell tower is consistent with the applicable open-space, subdivision, development, and entitlement documents;
- Whether homeowners were specifically informed that a macro cell tower or similar commercial infrastructure could be constructed in this location; and
- **If the open-space designation is being materially changed or compromised, whether homeowners who paid the $20,000–$40,000 lot premiums will be entitled to any refund, reimbursement, or other compensation.**

This is an important question of fairness and public trust that should be addressed before approval is considered.

Proximity to an Elementary School

The proposed location is also in close proximity to an elementary school. A large macro cell facility should not be placed in such close proximity to an elementary school when other potential locations are available.

Regardless of the regulatory conclusions regarding radiofrequency emissions, the decision before the agency should consider the **totality of the impacts associated with the proposed location**, including the scale of the structure, construction activity, visual impacts, equipment, maintenance access, traffic, noise, and the permanent industrial character it would introduce into an area immediately adjacent to homes and a school.

Where reasonable alternative locations exist that would substantially reduce impacts on children, families, and residential neighborhoods, those alternatives deserve serious consideration.

Wildlife and Migratory Bird Habitat

The proposed site also provides important habitat for wildlife, including **migratory birds and raptors**. Converting or disturbing this open-space area for a large telecommunications facility could affect habitat, nesting, foraging, and movement patterns.

These impacts should not be dismissed simply because the footprint of the tower itself may be relatively small. The analysis should consider the entire project footprint, including grading, foundations, access roads, utility connections, equipment cabinets, fencing, construction activity, lighting, and ongoing maintenance.

A complete biological assessment should identify the wildlife species using the area and evaluate potential impacts, particularly during breeding and nesting seasons.

Native and Protected Oak Trees

The site contains native oak trees that are an important component of the area's natural character and habitat. California law specifically recognizes the environmental significance of oak woodlands and provides for evaluation and mitigation when a project may result in a significant conversion of oak woodland.

The agency should therefore require a thorough assessment of all native oaks potentially affected by the project, including not only trees proposed for removal but also impacts to root zones, drip lines, grading areas, construction staging, trenching, and access.

The presence of mature native oaks should be treated as a reason to **avoid this location when feasible**, rather than simply something to be mitigated after the site has been selected.

Less Impactful Alternative Sites Exist

Perhaps most importantly, **alternative sites are available**.

If a wireless facility is necessary to address a legitimate coverage or capacity need, that does not mean this particular location is appropriate. The agency should require the applicant to fully

evaluate alternative locations and demonstrate why those locations cannot meet the stated telecommunications objectives.

The alternatives that have been identified would have substantially less impact on:

- Residential properties;
- An elementary school;
- Open-space resources;
- Native oak trees;
- Migratory birds and raptors;
- Wildlife habitat;
- Community viewsheds; and
- The overall character and property values of the surrounding neighborhood.

A project of this scale should be located where it can meet its telecommunications purpose while minimizing unnecessary environmental and residential impacts. In fact, Placer County has previously evaluated a proposed cellular facility where concerns included incompatibility with the surrounding setting, views, scale, and impacts on neighboring residents.

Request for Denial or Relocation

I respectfully request that the agency **deny the proposed location** for this macro cell tower, or, at minimum, require the applicant to pursue and fully evaluate the available alternative sites before allowing this project to move forward.

At a minimum, I ask that the following issues be addressed through the appropriate public review process:

1. A complete evaluation of the project's consistency with the existing open-space designation and governing development documents.
2. A thorough analysis of the environmental impacts to wildlife, migratory birds, raptors, and native oak trees.
3. An assessment of the project's proximity and potential impacts to the nearby elementary school.
4. A complete analysis of alternative locations, including why less impactful sites cannot be used.
5. A detailed assessment of visual, residential, construction, noise, traffic, and property impacts.
6. A clear determination regarding the status and intended protection of the open-space area.
7. A formal response regarding the **$20,000–$40,000 lot premiums paid by homeowners in reliance on the preservation of this open-space environment**, including whether any reimbursement or compensation would be available if the area is converted to a telecommunications use.

8. Confirmation that all applicable environmental, biological, tree-protection, land-use, and CEQA requirements have been satisfied before any approval is granted.

The residents of this community are not opposed to responsible telecommunications infrastructure. We are asking that it be located **responsibly and appropriately**.

There is a significant difference between supporting necessary infrastructure and accepting a particular location when less damaging alternatives are available. A macro cell tower does not belong in a protected or designated open-space area immediately adjacent to homes and an elementary school when another site can accomplish the same purpose with substantially fewer impacts.

Our community made significant financial investments in these homes based in part on the expectation that this open-space environment would remain protected. Approving this project would permanently alter that environment and would undermine the expectations upon which many of us made those investments.

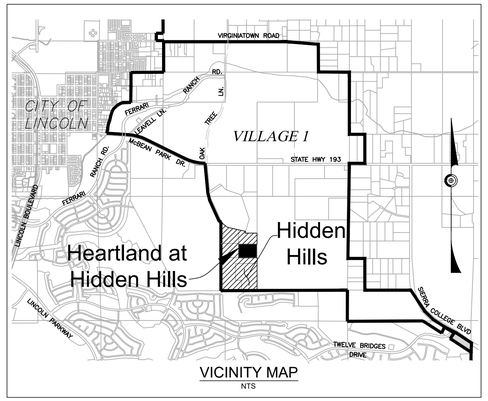
For these reasons, I respectfully urge the agency to **reject the proposed location and require the applicant to pursue an alternative site with substantially lower residential and environmental impacts.**

Thank you for your consideration of the concerns of the residents who will be directly affected by this proposal.

Sincerely,

Reno and Courtney Penders
416 China Rose Ct.
Lincoln CA. 95648

7.B. Heartland at Hidden Hills Design Review



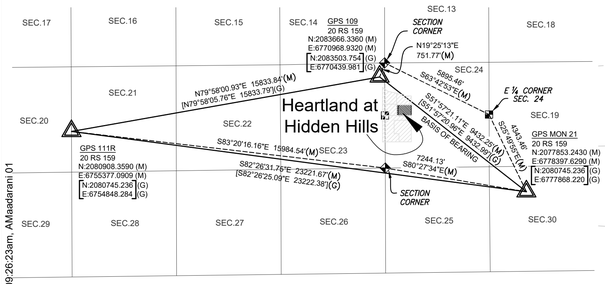
VICINITY MAP
NTS

NOTES:

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

SURVEYOR'S STATEMENT:

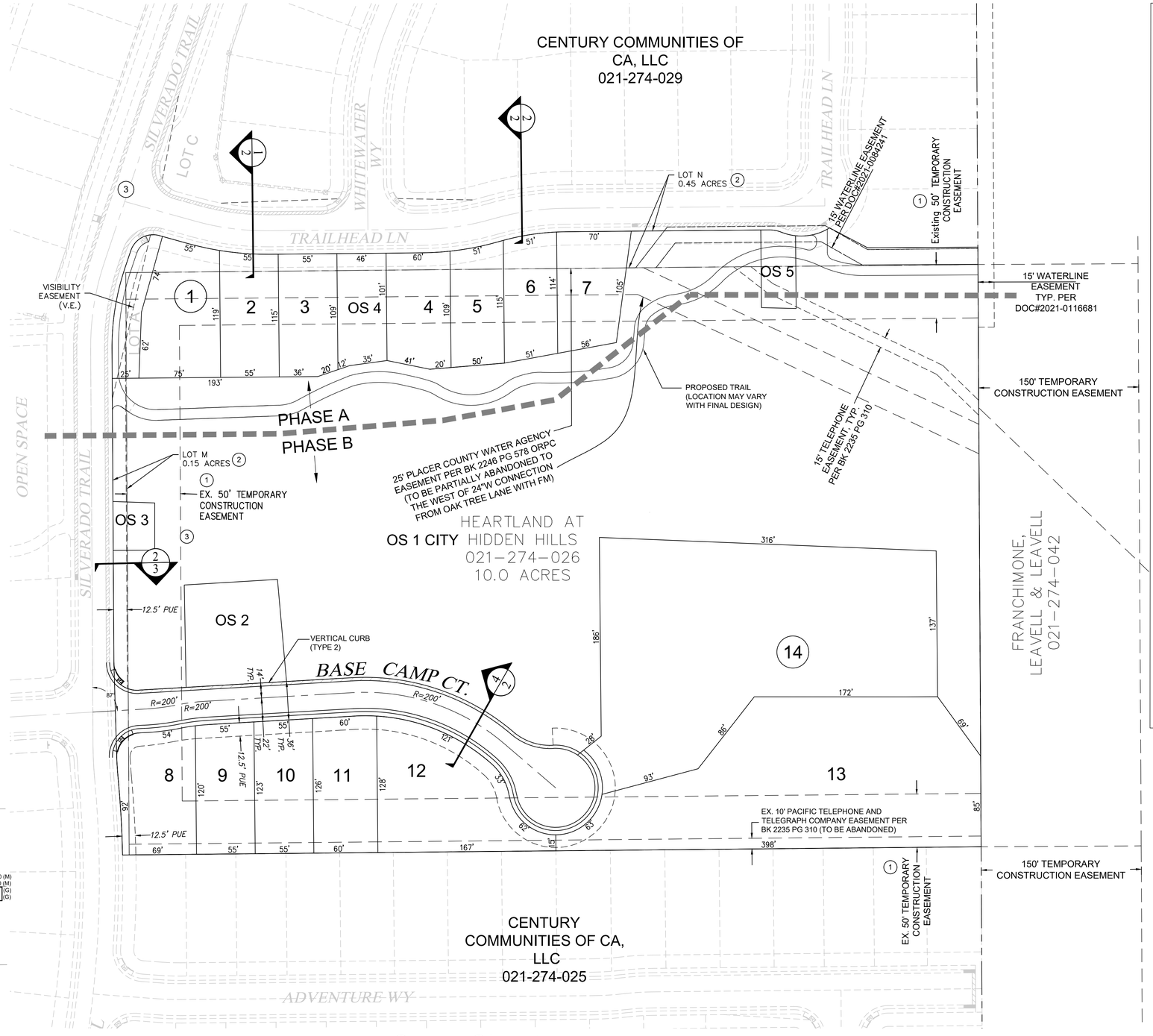
THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN FIDELITY NATIONAL TITLE REPORT ORDER NUMBER 01004732-010-PA-SLO DATED AUGUST 10, 2021. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT AFFECT IS SHOWN HEREON. ANY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



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

NOT TO SCALE

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



TENTATIVE MAP INFORMATION

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

LOT SUMMARY:

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

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

DENSITY:

VLDR : 2.9 DU/ACRE	DU	ACRES
	14	4.8

SERVICE PROVIDERS

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

NOTES:

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

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

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

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

BASIS OF BEARINGS

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

Cover Sheet
Tentative Subdivision Map
Heartland at Hidden Hills

City of Lincoln, California April 02, 2025

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

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

SHEET 1 OF 4

I:\Drafting\21160-Deloach\Tentative Map\TM 01.dwg, 04/02/25 09:26:23am, AAlaadarani 01

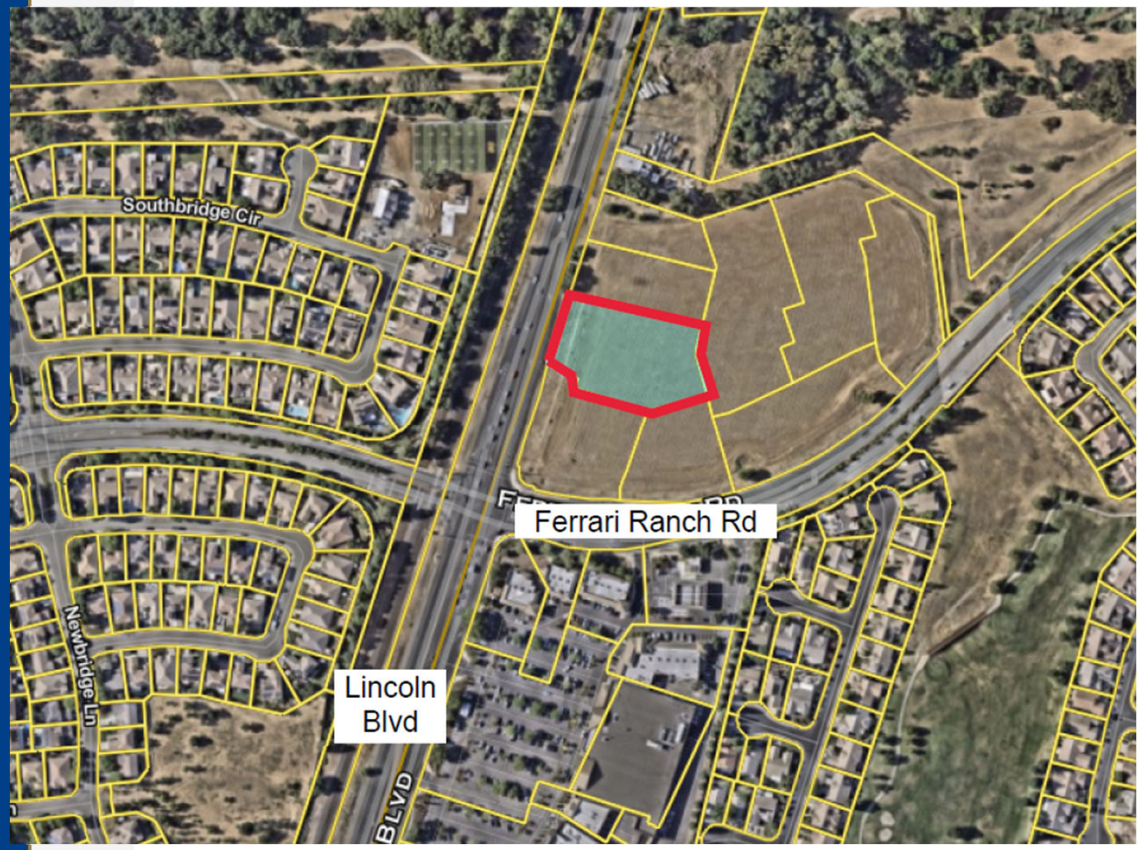
8.A. Circle K - Ferrari Ranch



Circle K at 81 Lincoln Blvd

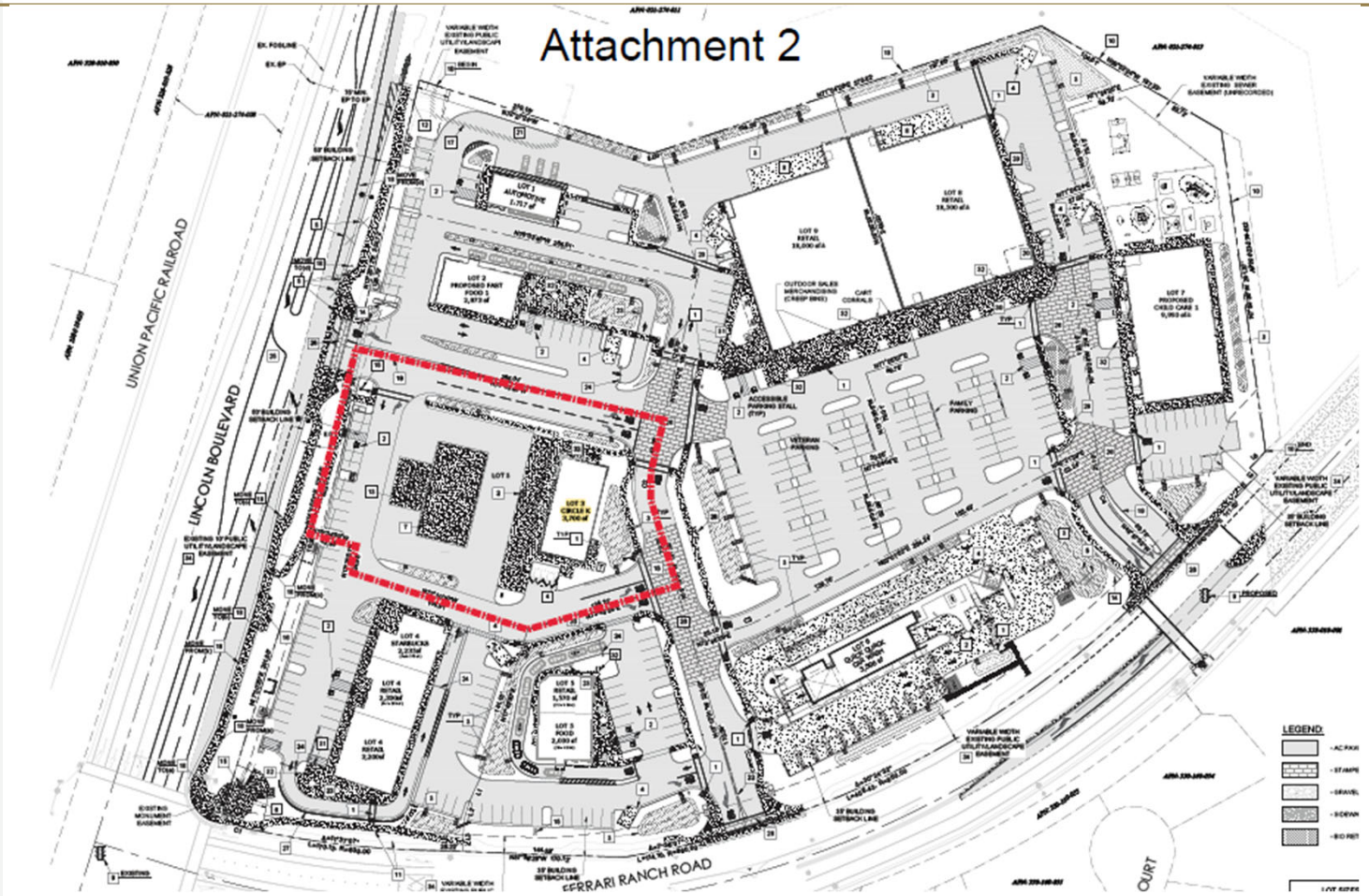
Item 8A / Planning Commission / August 19, 2026 / Thomas Cruickshank, Associate Planner

Background / Introduction

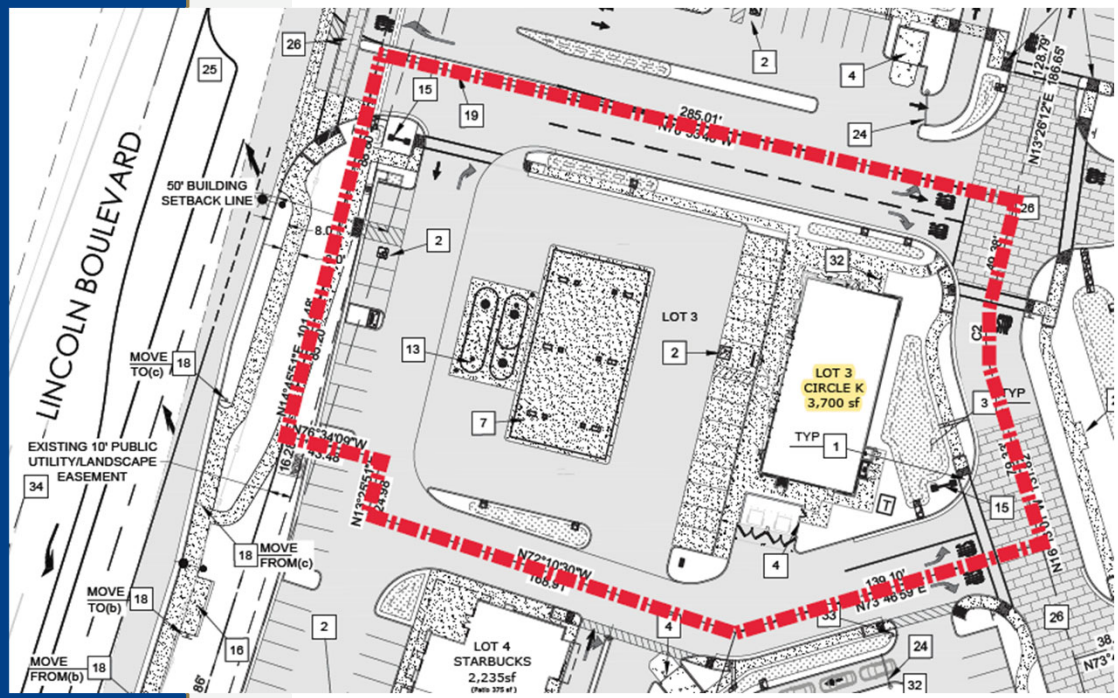


- 81 Lincoln Blvd
- Lot 3, Ferrari Pavilion
- Applicant: Sevan Solutions, Property Owner: ARM Properties, LLC
- C-Commercial Zone within Sun City Lincoln Hills General Development Plan
- 3,060 sf convenience store and gas station

Approved Site Plan – Ferrari Pavilion



Background / Introduction



- Ferrari Pavilion entitlements were approved in 2023, including a Conditional Use Permit (CUP) for alcohol sales
- Circle K application for a **Type 20** (Off-Sale Beer and Wine) License
- Alcohol Beverage Control (ABC) Board initiated a Public Convenience or Necessity process
- Application for Conditional Use Permit (CUP) and Public Convenience or Necessity (PCN) per LMC 18.60.020
- Approval of CUP and PCN determination would complete the City's portion of the process

Analysis

- On-site and off-site sale of alcohol
  - Allowed via CUP in Commercial zones
- 42 active alcohol licenses within a one-mile radius
- The project site is located approximately 0.31 miles from the nearest place of worship, 0.29 miles from the nearest park, and 0.38 miles from the nearest school.
- Police Chief feedback: No chronic police concerns at this location.
- Project satisfies required Public Convenience or Necessity (PCN) findings

Environmental Review

- California Environmental Quality Act (CEQA) Exemption:
  - New construction 3,060 SF Circle K Convenience store is consistent with the site's approved land use entitlements, Sun City Lincoln Hill's General Development Plan, and the Revised Twelve Bridges Specific Plan SEIR (SCH #97022074)
  - Section 15183 (Projects consistent with Projects Consistent with a Community Plan, General Plan, or Zoning)

Recommendation

1. Determine that the project is exempt from the California Environmental Quality Act (CEQA) under Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning); and,
2. Adopt a Resolution approving the Conditional Use Permit for alcohol sales license (Type 20 – Off-Sale Beer and Wine), and determination of Public Convenience or Necessity (PCN) within a new construction gas station and convenience store located at 81 Lincoln Blvd in Lincoln (PLN26-00011) with project specific and typical conditions of approval (Attachment 1).

End of Presentation

8.B. Liberty of Lincoln Phase 1 Village 8



LIBERTY AT LINCOLN VILLAGE 8 PROJECT

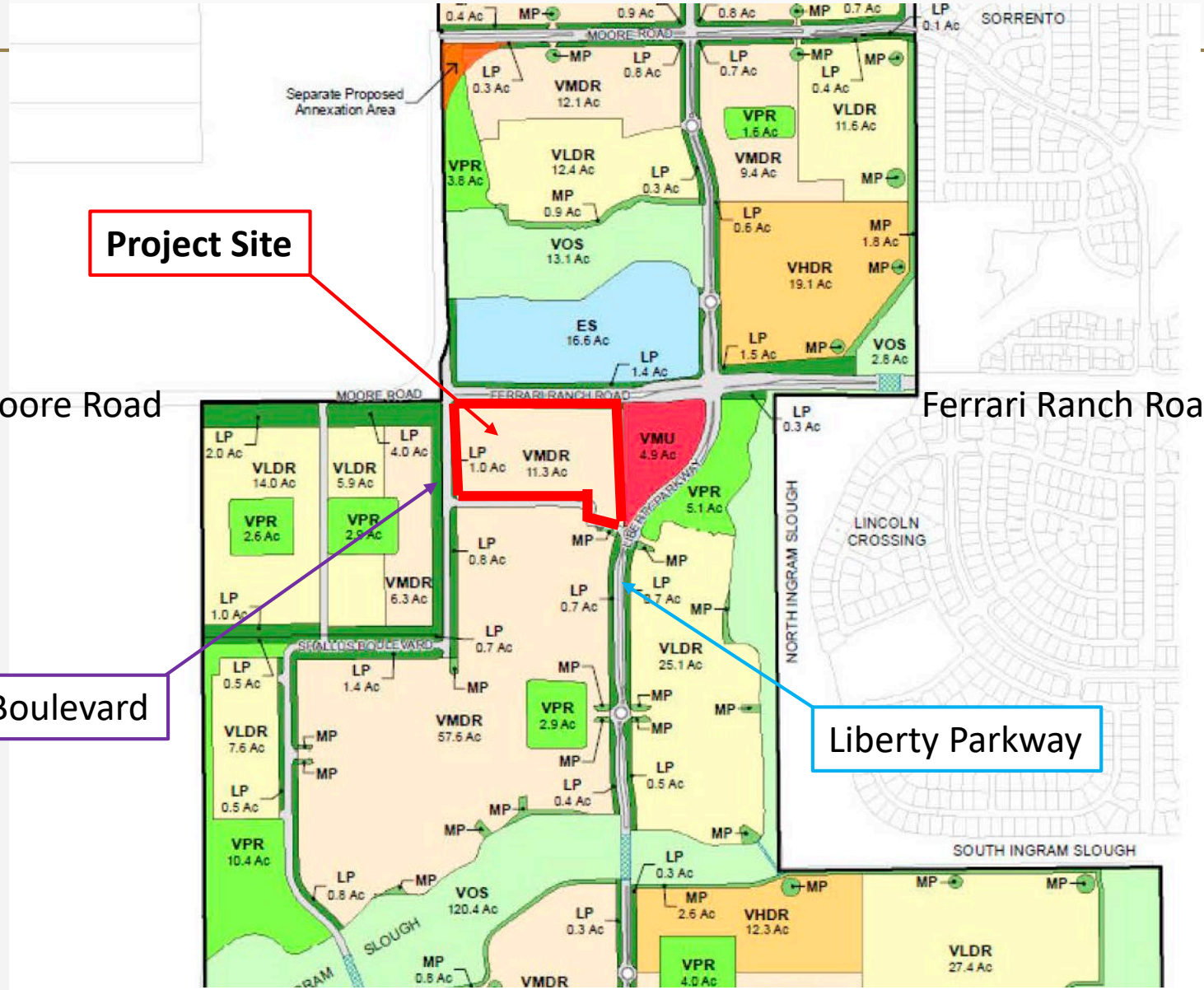
Small Lot Vesting Tentative Subdivision Map

Item 8B / August 19, 2026 / Mikaela Noble, Associate Planner

REQUESTED ENTITLEMENTS

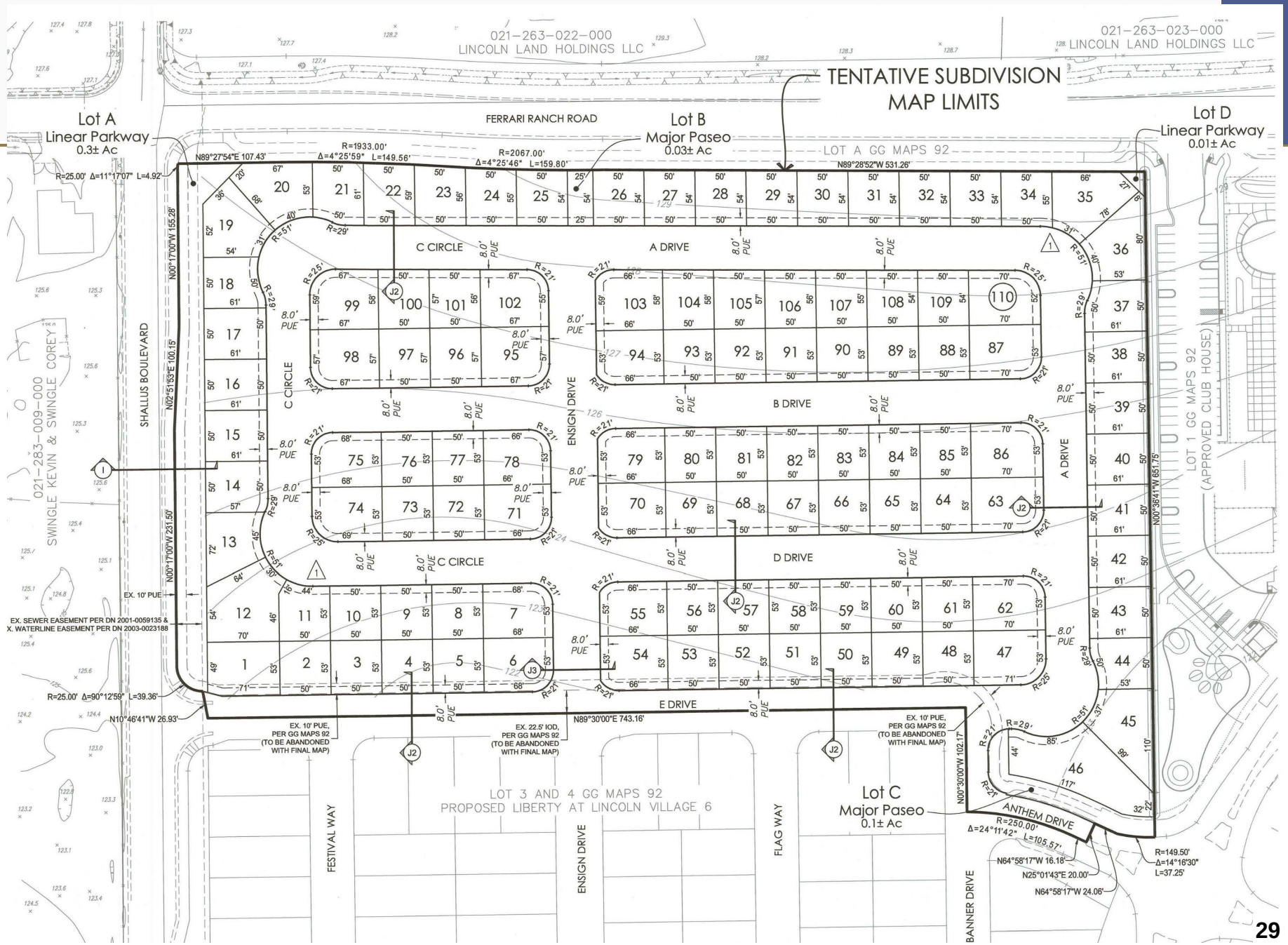
- Small Lot Vesting Tentative Subdivision Map
- PC role: project recommendation to City Council

PROJECT SITE



- 12 acres
- Southeast corner Ferrari Ranch Road & Shallus Boulevard

SMALL LOT TENTATIVE SUBDIVISION MAP



FINDINGS

- Project is consistent with:
  - General Plan
    - Ex: Housing Element Policy 2 and Policy LU-1.7
      - Would increase the number of residential units
  - Village 7 Specific Plan
    - Ex: Project would provide improved parkland or pay fees pursuant to Development Agreement consistent with Chapter 6 (Public Services Plan)
  - Village 7 General Development Plan
  - Title 17 – Subdivision Ordinance

ENVIRONMENTAL DETERMINATION

- Lewis Property evaluated at project-level under Village 7 EIR; consistent with Final EIR
- No further environmental review required under CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan) and 15168 (Program EIR)

CONDITIONS OF APPROVAL

- City staff has prepared Draft Conditions of Approval for the project:
  - Ensure orderly and timely implementation of the project
  - Standard & project-specific conditions
  - Includes applicable Mitigation Measures from the certified Village 7 EIR
  - Subject to verification of compliance by City departments

RECOMMENDATION

- Staff recommends PC:
  - Determine no additional environmental review is required pursuant to California Environmental Quality Act (CEQA) Section 15182 (Projects Pursuant to a Specific Plan) & 15168 (Program EIR)
  - Adopt resolution recommending City Council approve Small Lot Vesting Tentative Subdivision Map for Liberty at Lincoln Phase 1 Village 8 Project

END OF PRESENTATION

9.A. Truck Route Study

Fehr & Peers

City of Lincoln Truck Route Study

Lincoln City Council Meeting

January 27, 2026

Topics

01 Truck Route Regulations

02 Existing Conditions

03 Truck Rerouting Concepts

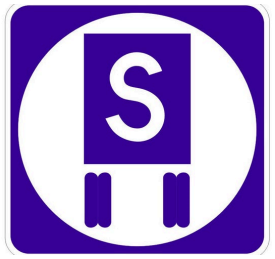
04 Near-Term Priorities

State & Federal Regulations

Surface Transportation Assistance Act (1982) – "STAA"

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





Truck Types



Local Delivery Trucks

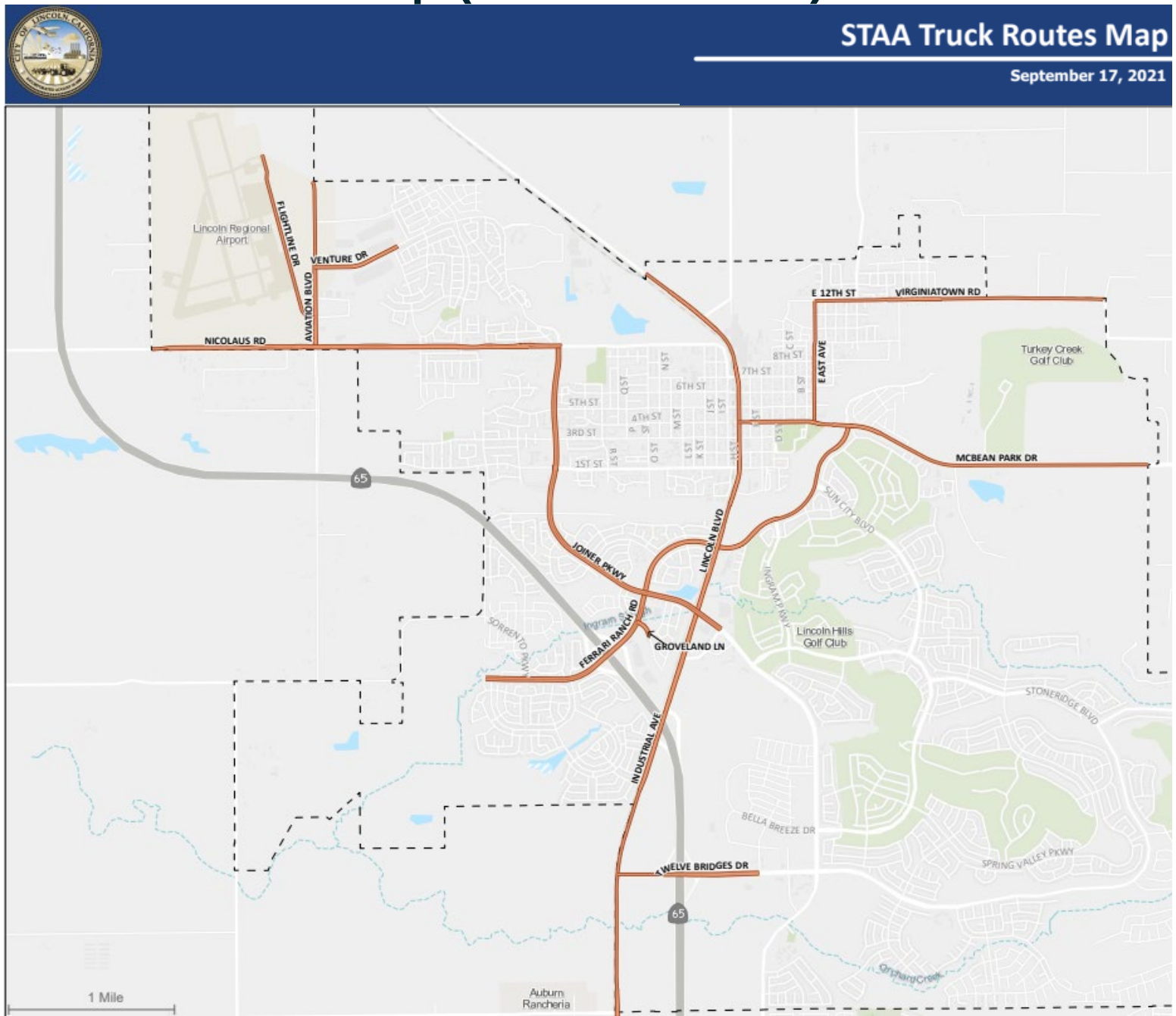


Heavy Duty Trucks

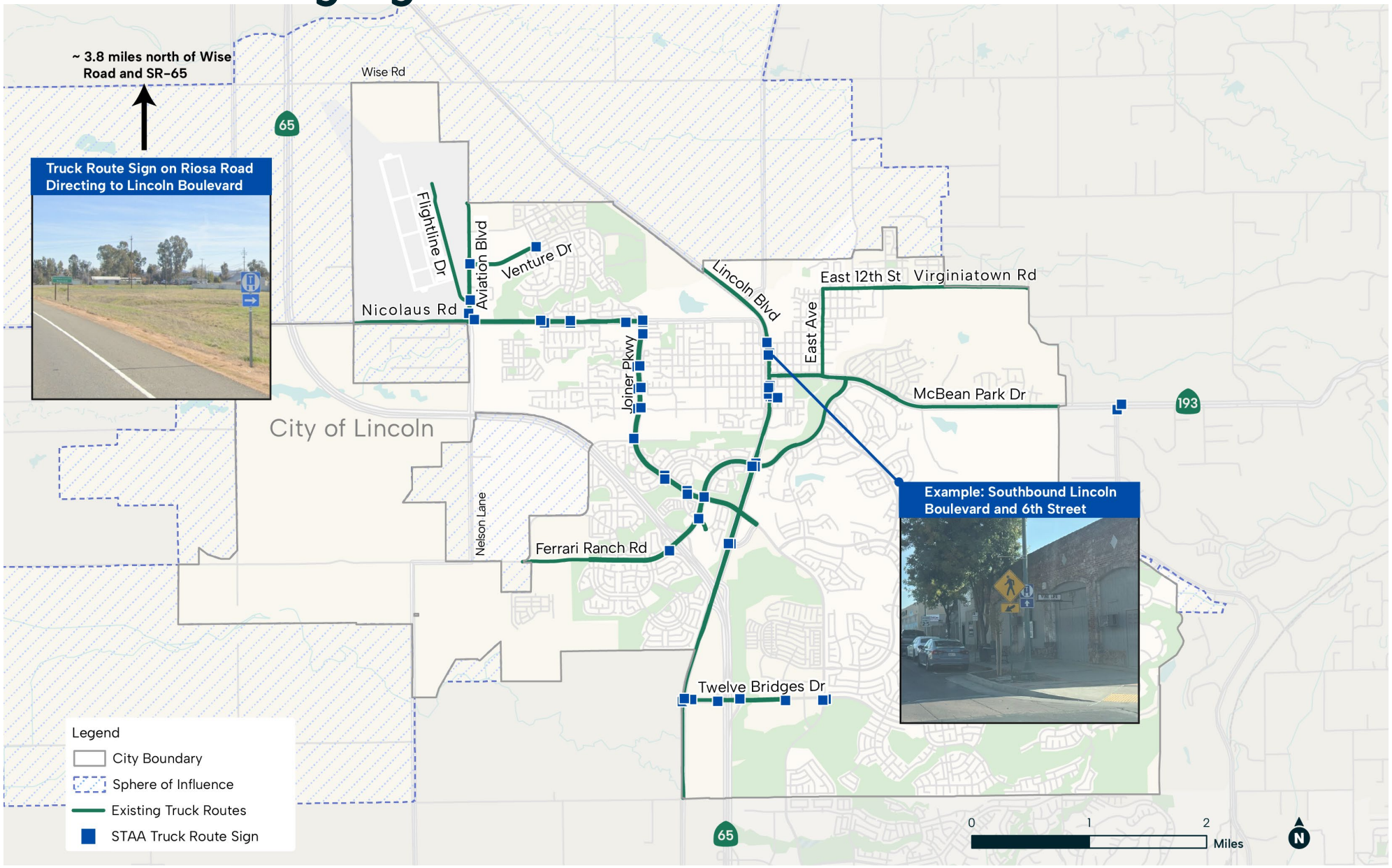


STAA Trucks

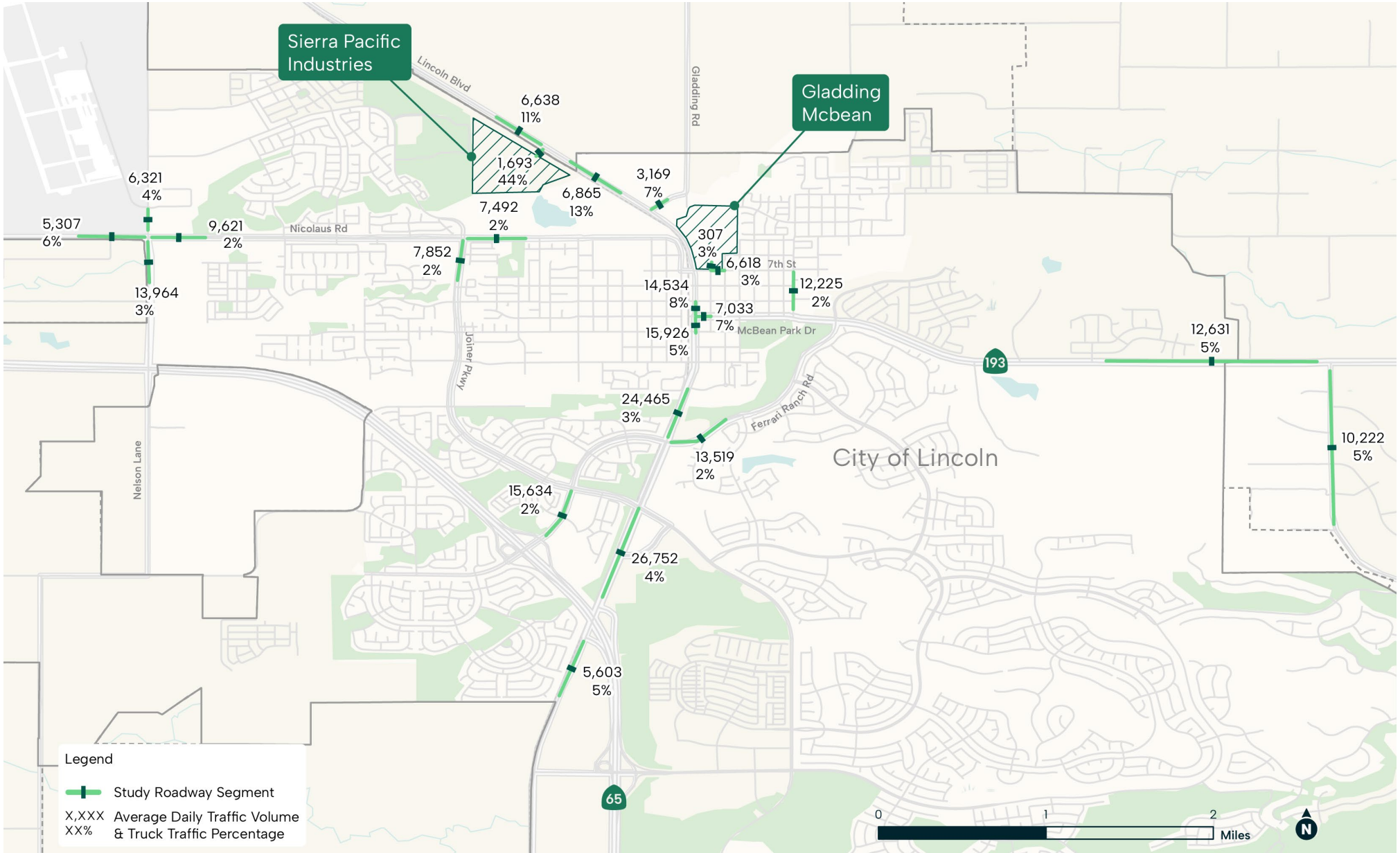
City of Lincoln Truck Route Map (available online)



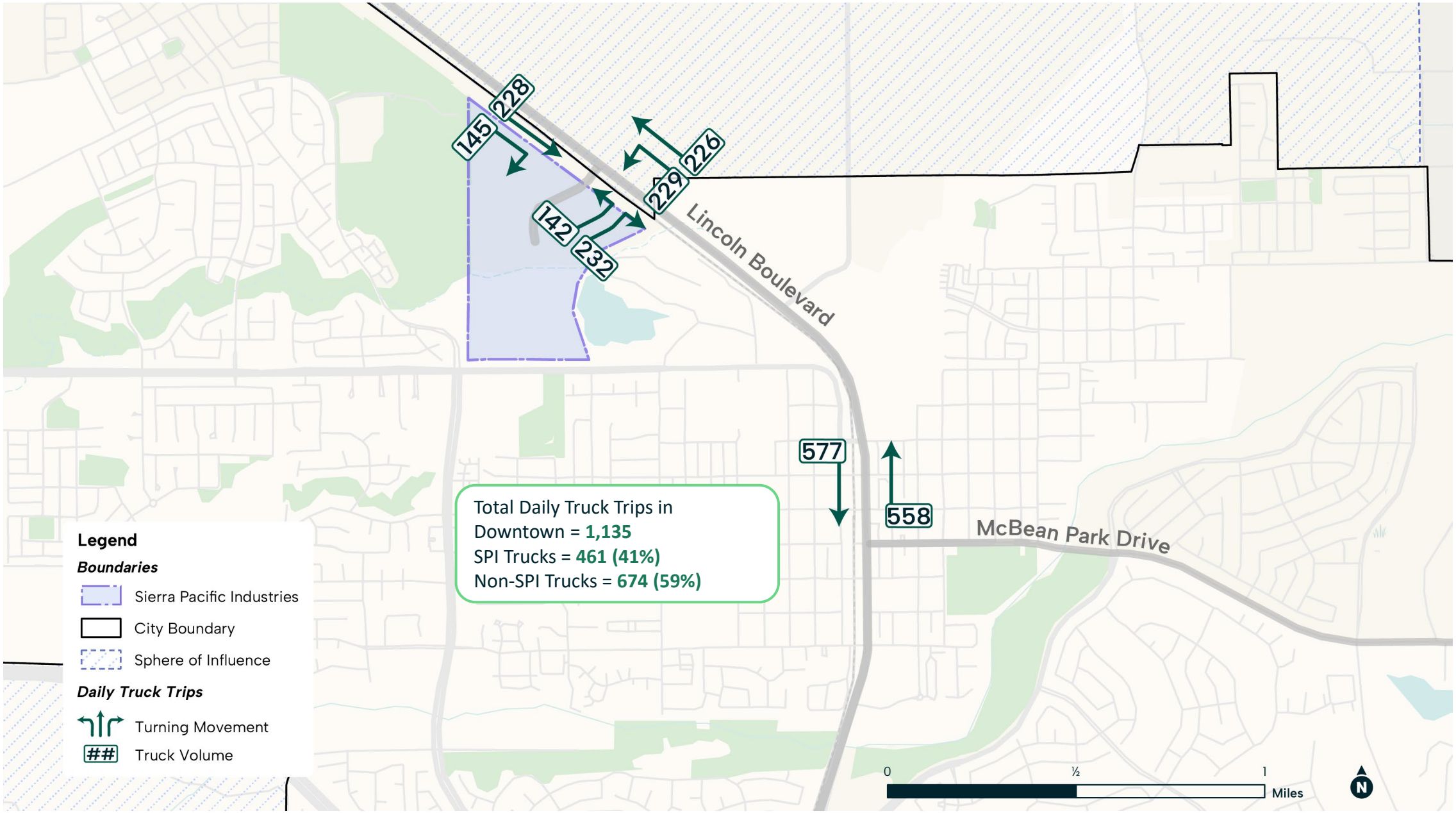
Observed Truck Route Signage



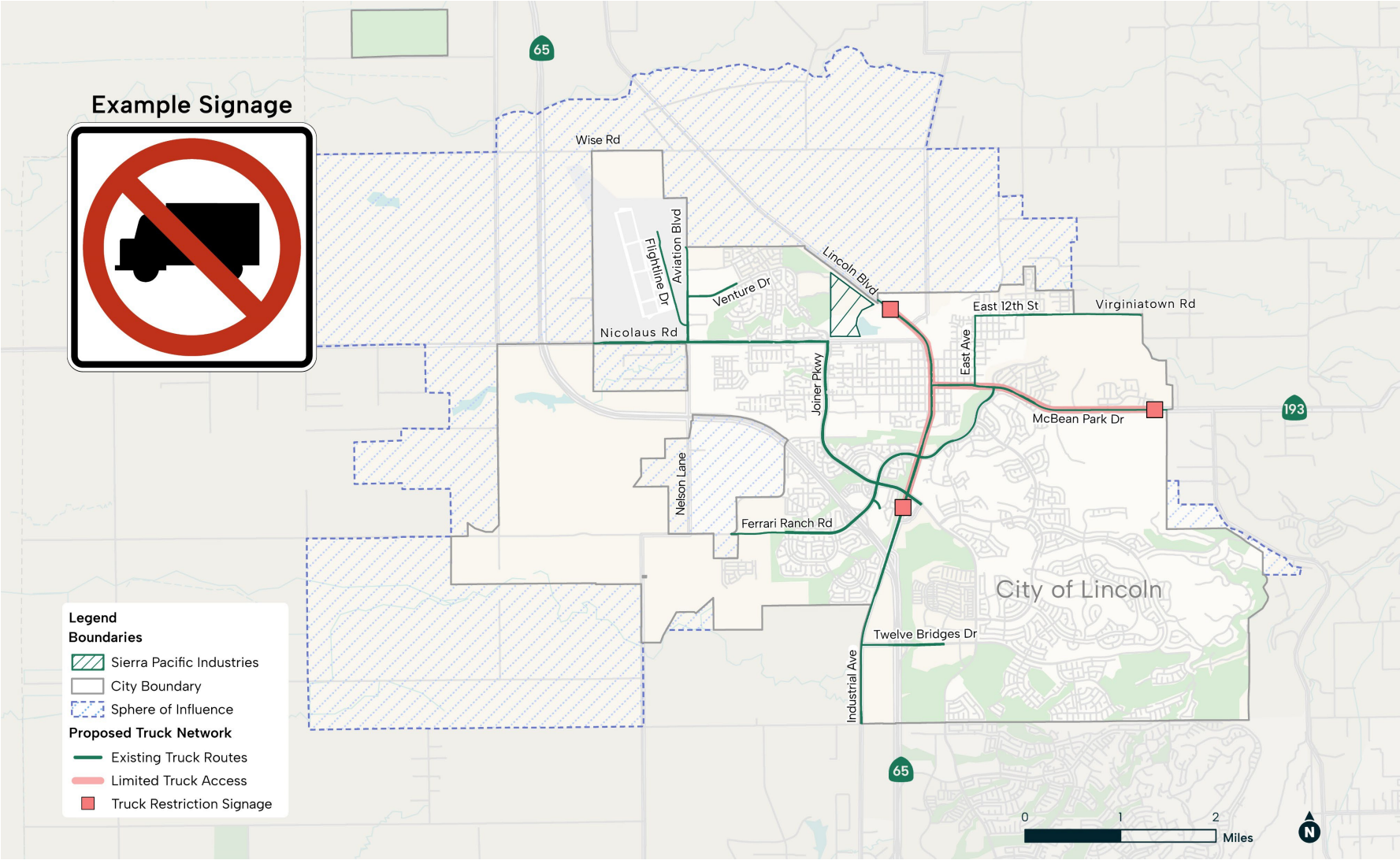
Daily Total Traffic & Truck Percentages
(Average of Wed & Thu, May 28 and 29, 2025)



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

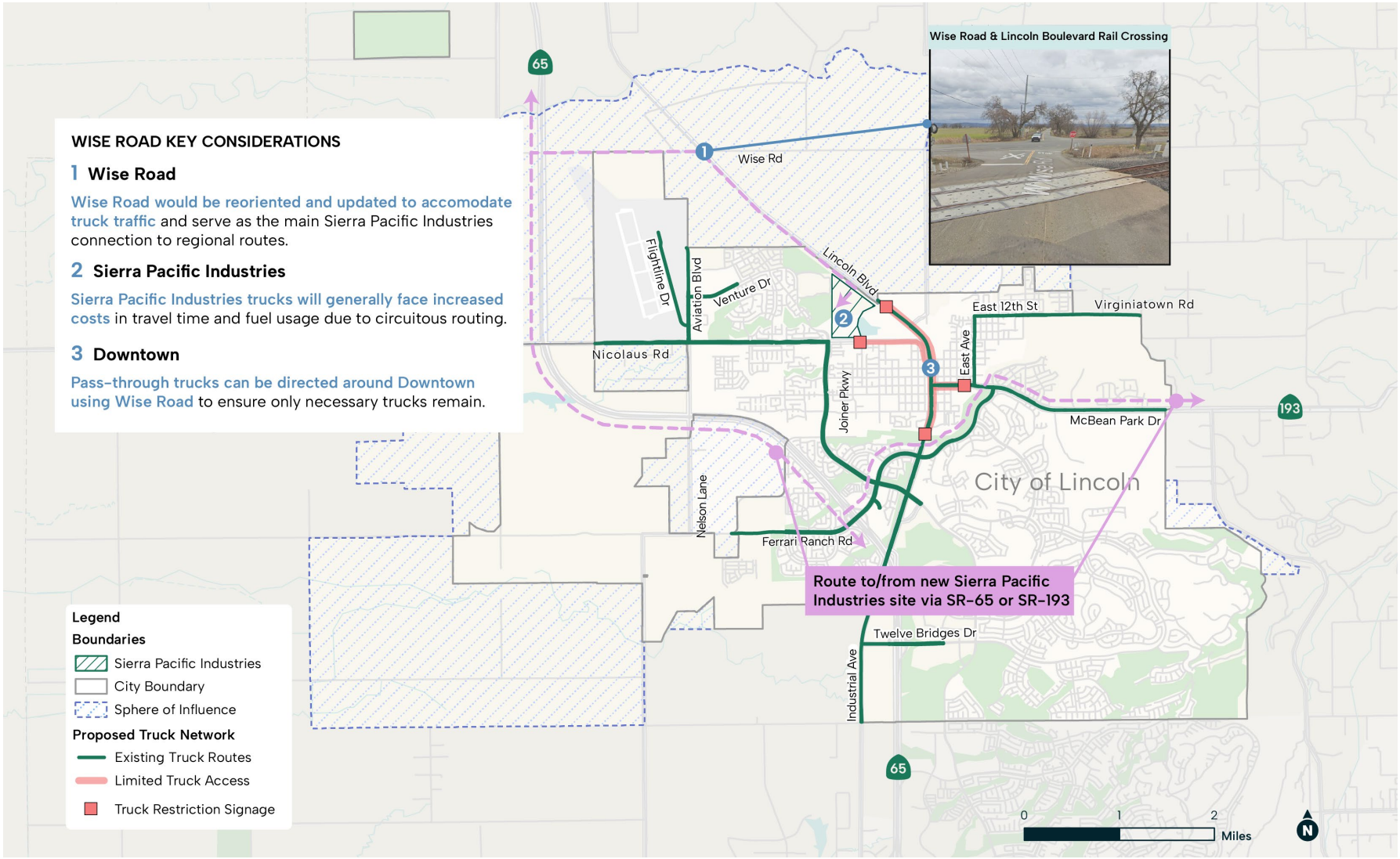


Concept A – Downtown Lincoln Truck Travel Restrictions



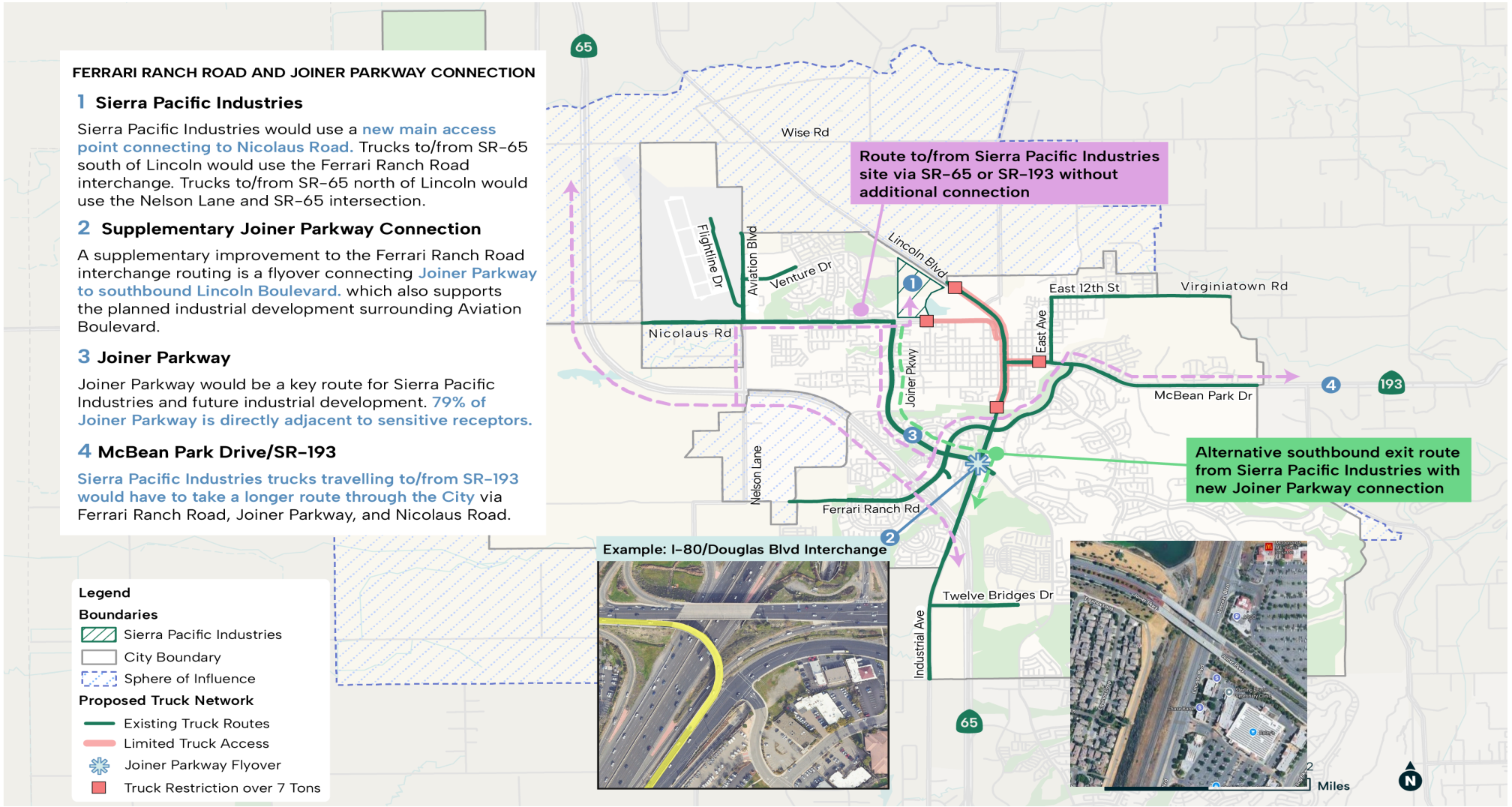
Type of Signage and Geographic Extents To be Determined

Concept B – Truck Rerouting via SR 65 and Wise Road



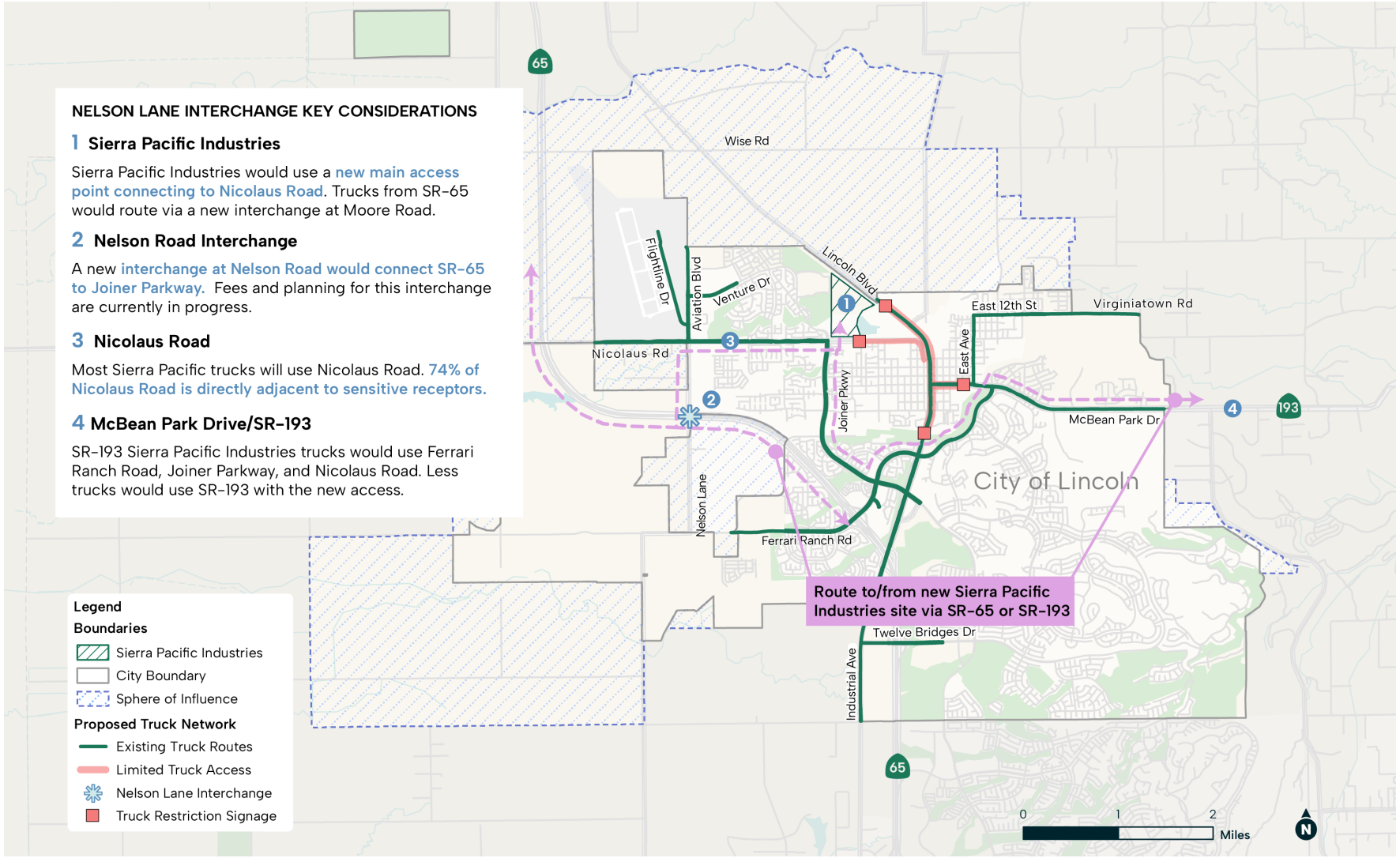
Challenge: Wise Road has a 7-ton weight limit and unknown structural section. Grade differences near UPRR tracks may also be a challenge.

Concept C – SPI Access Shifted to Nicolaus Road



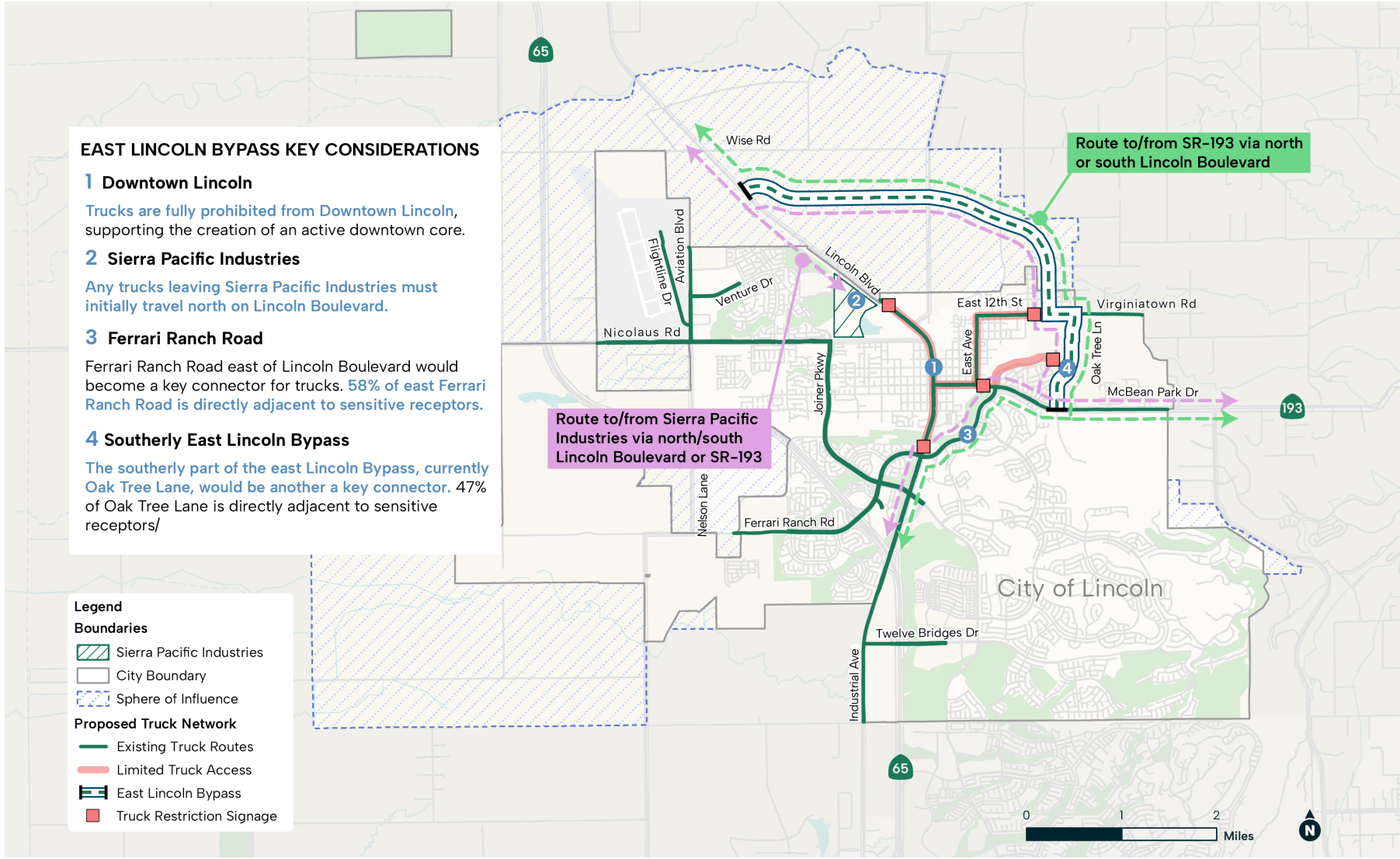
Challenge: Sensitive receptors along Joiner Parkway.

Concept D – SR 65/Nelson Lane Interchange



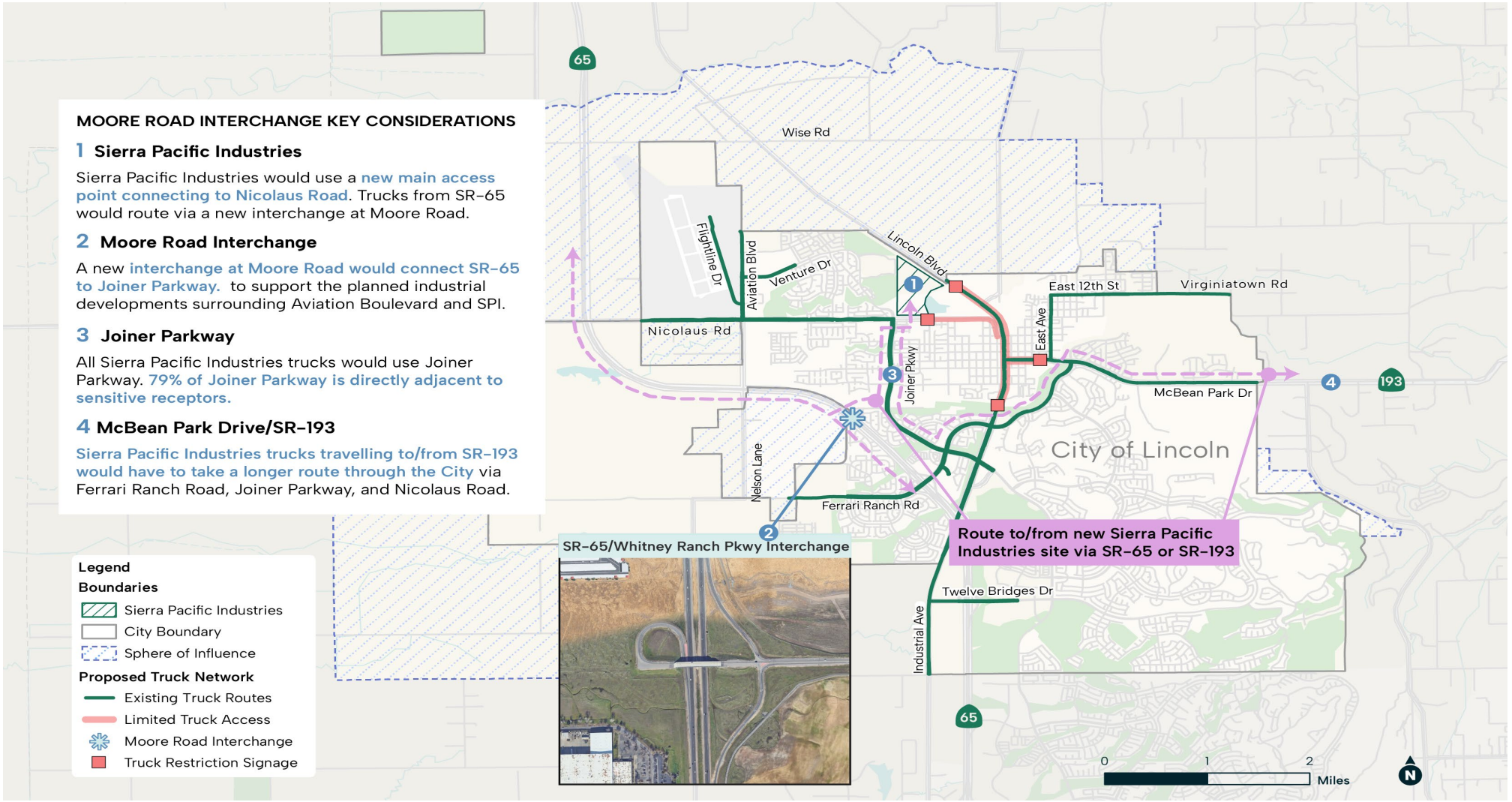
Challenge: Trucks currently prohibited on Nicolaus Road east of Joiner Parkway

Concept E – East Lincoln Bypass



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

Concept F – SR 65/Moore Road Interchange



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

Near-Term Priorities

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





STAFF REPORT

Item Number 7.B

SUBJECT: Review and approve September 16, 2026 meeting minutes (Eugenie Guadron)

SUBMITTED BY: Eugenie Guadron

DEPARTMENT: Community Development

DATE: October 21, 2026

ATTACHMENTS:
7.B. Draft Meeting Minutes 09.16.2026

MINUTES - DRAFT
CITY OF LINCOLN PLANNING COMMISSION
Regular Meeting
September 16, 2026

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

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

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

4. AGENDA MODIFICATION – None.

5. INFORMATION ITEMS AND DISCLOSURES

Chairman E.Johnson noticed at In-N-Out the queuing of vehicles. Vin Cay, City Engineer responded that traffic is part of the project review. City staff's concern would be encroachment to public right-of-ways, which the In-N-Out vehicle queue does not affect. Chairman E.Johnson also commented his observation of pop up clothes bins in retail parking lots. Nita Wracker, Community Development Director responded that Code Enforcement staff have contacted property owners that the bins are not permitted to be there and to have them removed.

Vice Chair Manning mentioned he observed food stands popping up in the City. Director Wracker responded that the City is aware of it, and have been pursuing them, to the extent that there are personnel available.

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

7. CONSENT –

7.A Findings of Consistency with the General Plan of the proposed Western Placer Unified School District Site Acquisition

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.

Motioned (Offered by Commissioner Hutchinson, seconded by Commissioner Gilbert to determine that no additional environmental review is required and Adopt a Resolution determining the WPUSD proposed site acquisition of properties for future facility expansion to be consistent with the City of Lincoln General Plan**. Unanimously Approved by voice call vote with no opposition (4-0-0-2)**.

8. PUBLIC HEARINGS –

8.A. Home Depot Conditional Use Permit Modification

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.

Mikaela Noble, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

Chair E.Johnson opened and closed the public hearing with no comments at 6:21 P.M.

No further discussion took place.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson to Determine that the project is exempt from CEQA and Adopt a Resolution Approving the modification to the existing Home Depot Conditional Use Permit. **Unanimously Approved by voice call vote with no opposition (4-0-0-2)**.

8.B. Parkwood Development Agreement

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.

Mikaela Noble, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

Chair E.Johnson opened and closed the public hearing with no comments at 6:25 P.M.

Motioned (Offered by Commissioner Gilbert, seconded by Vice Chair Manning to Determine that the project does not require additional environmental review pursuant to CEQA and Adopt a Resolution Recommending City Council approve the Development Agreement between the City of Lincoln and JEN California 28, LLC for the Parkwood project. **Unanimously Approved by voice call vote with no opposition (4-0-0-2)**.

8.C. 1905 Aviation Boulevard project

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.

Thomas Cruickshank, Associate Planner, presented to the Commission, including the PowerPoint presentation, made a part of these minutes by mention thereof.

Chair E.Johnson opened and closed the public hearing with no comments at 6:32 P.M.

Motioned (Offered by Commissioner Gilbert, seconded by Commissioner Hutchinson to Determine that the project does not require additional environmental review pursuant to CEQA and Adopt Resolutions Approving the Planned Development, and Conditional Use Permits for outdoor storage and perimeter fencing for the project. **Unanimously Approved by voice call vote with no opposition (4-0-0-2)**.

9. GENERAL BUSINESS – None.

10. INFORMATIONAL ITEMS FROM STAFF/ DIRECTOR REPORTS.

10. A. Besides the Planning Entitlement Tracker, Ms. Noble commented on reports of beaver activities in the Twelve Bridges open space. Investigation took place and Public Works staff are looking into mitigating damages in the area. Commissioners Gilbert and Hutchinson recommended for Public Works staff to contact Sun City Lincoln Hills staff on the matter.

Director Wracker reported that the Ferrari Pavilion project has started; and near Walgreens, a quick-serve restaurant and brewery will be coming there soon.

Chair E.Johnson thanked staff for keeping the Planning Entitlement Tracker and Development Activity Map updated.

11. COMMISSIONER COMMENTS – None.

12. ADJOURNMENT –

Chair E.Johnson adjourned the meeting at **6:39 P.M.**

Submitted by:
Eugenie Guadron, Planning Commission Secretary

DRAFT

8.A. Home Depot CUP Modification



HOME DEPOT

Conditional Use Permit Modification

Item 8A / September 16, 2026 / Mikaela Noble, Associate Planner

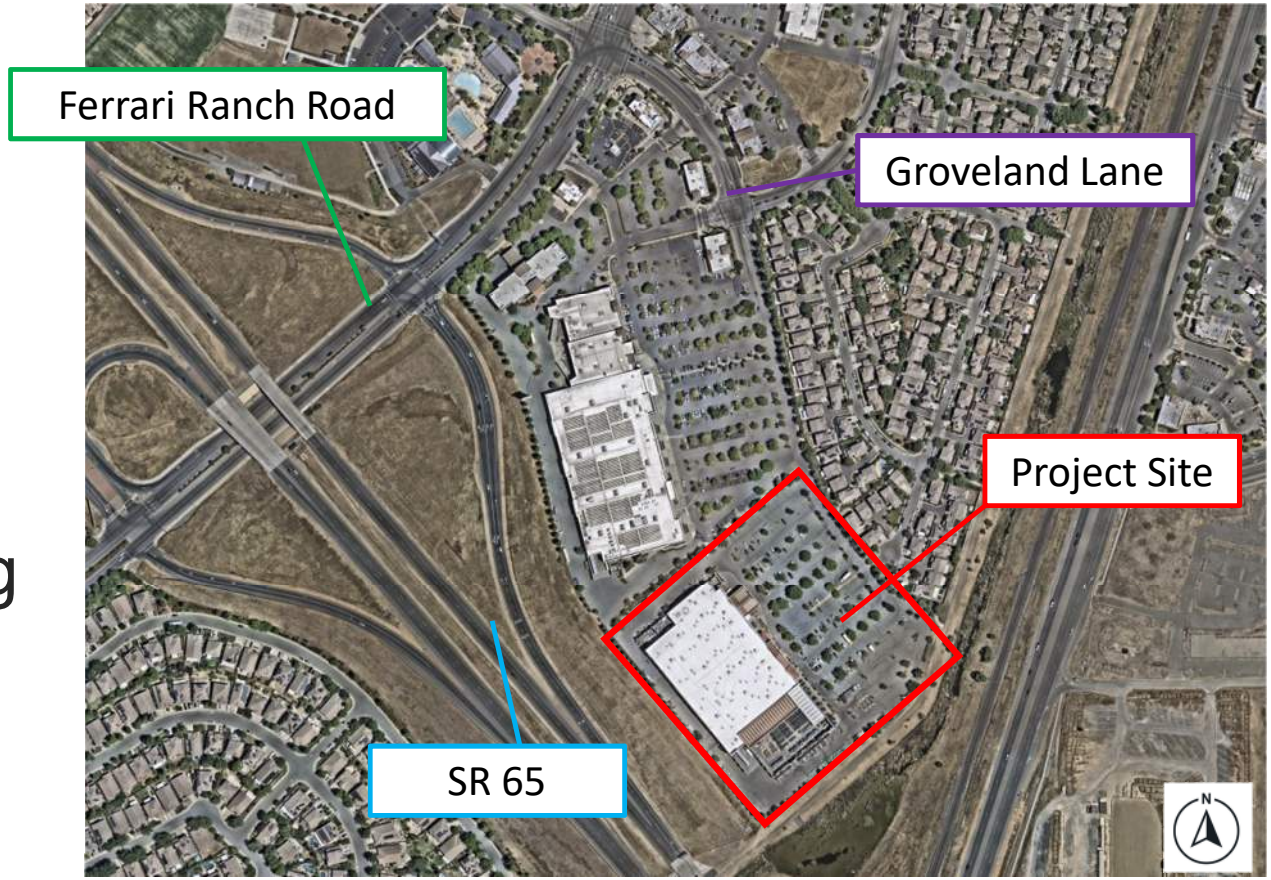
REQUESTED ENTITLEMENTS

- Conditional Use Permit (CUP) Modification
  - Existing CUP for outdoor storage

- Application request to expand outdoor storage allowance (permanent & temporary); reserve 28 parking stalls for rental/vehicle equipment.

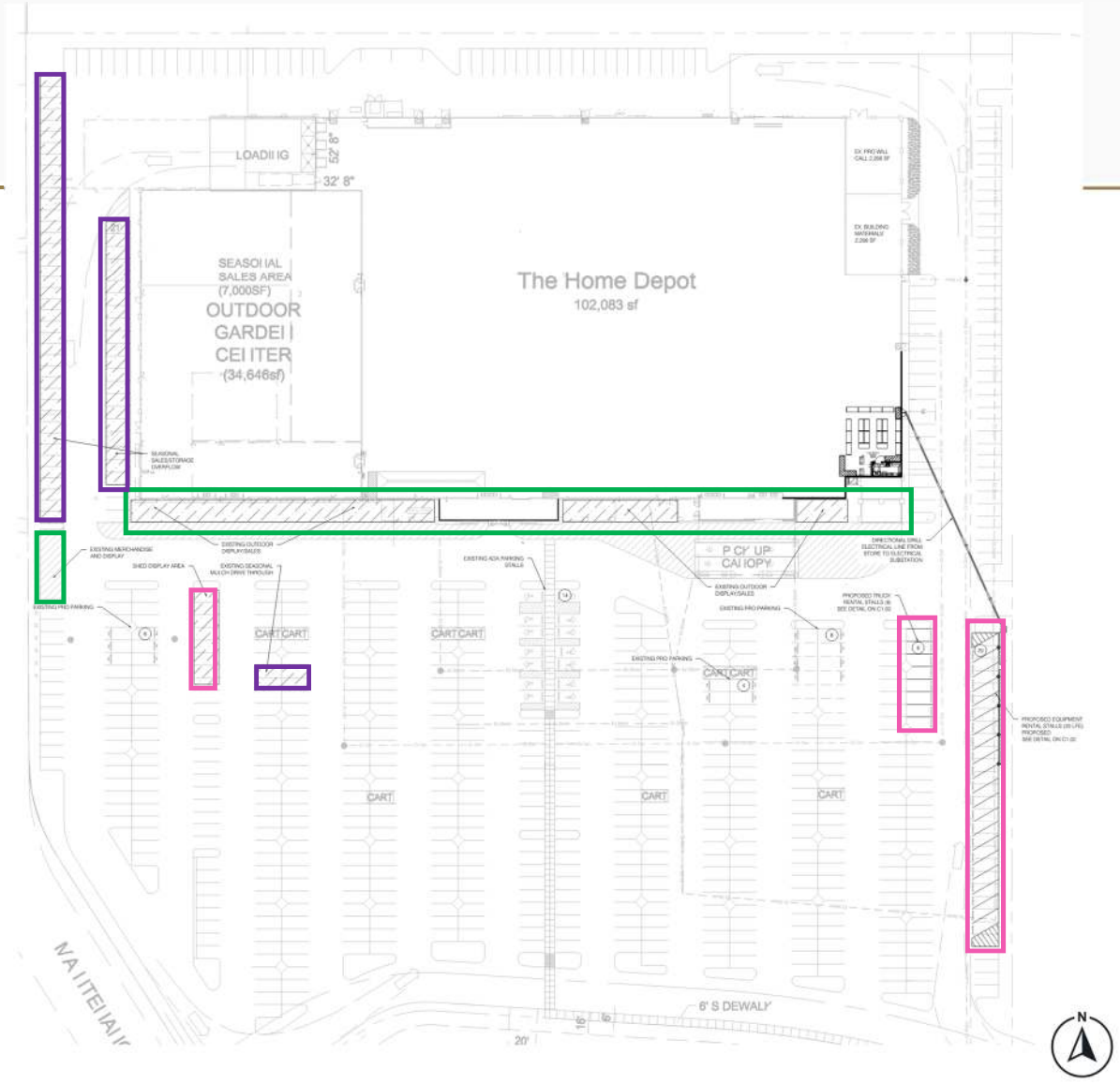
PROJECT SITE

- 1000 Groveland Lane
- Zoned Commercial (C)
- Lincoln Crossing Specific Plan & GDP



PRELIMINARY SITE PLAN

GREEN = Approved
PINK = Proposed (permanent)
PURPLE = Proposed (temporary/seasonal)



PROJECT DETAILS

Parking Stalls/Storage Existing vs. 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 5 parking stalls due to angular parking associated with Tool Rental Center reserved stalls.			

FINDINGS

- Project is consistent with:
  - General Plan
    - Policy ED-4.1 (Increase Activity of Existing Business)
    - Policy T-3.2 (Adequate Off-Street Parking)
  - Lincoln Crossing Specific Plan
  - Lincoln Crossing General Development Plan
    - Outdoor storage w/ enclosed retail operation – CUP required
  - LMC Chapter 18.56 – Conditional Use Permit Findings

Environmental Review

- CEQA Exemption - Section 15301 (Existing Facilities)
  - Existing ~141,000 SF Home Depot store
    - Minor alterations to an existing building and parking lot; does not expand the building footprint.

RECOMMENDATION

- Staff recommends PC:
  - Determine project exempt from California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities)
  - Adopt resolution approving amendment to Home Depot CUP for outdoor storage

END OF PRESENTATION

8.B. Parkwood Development Agreement



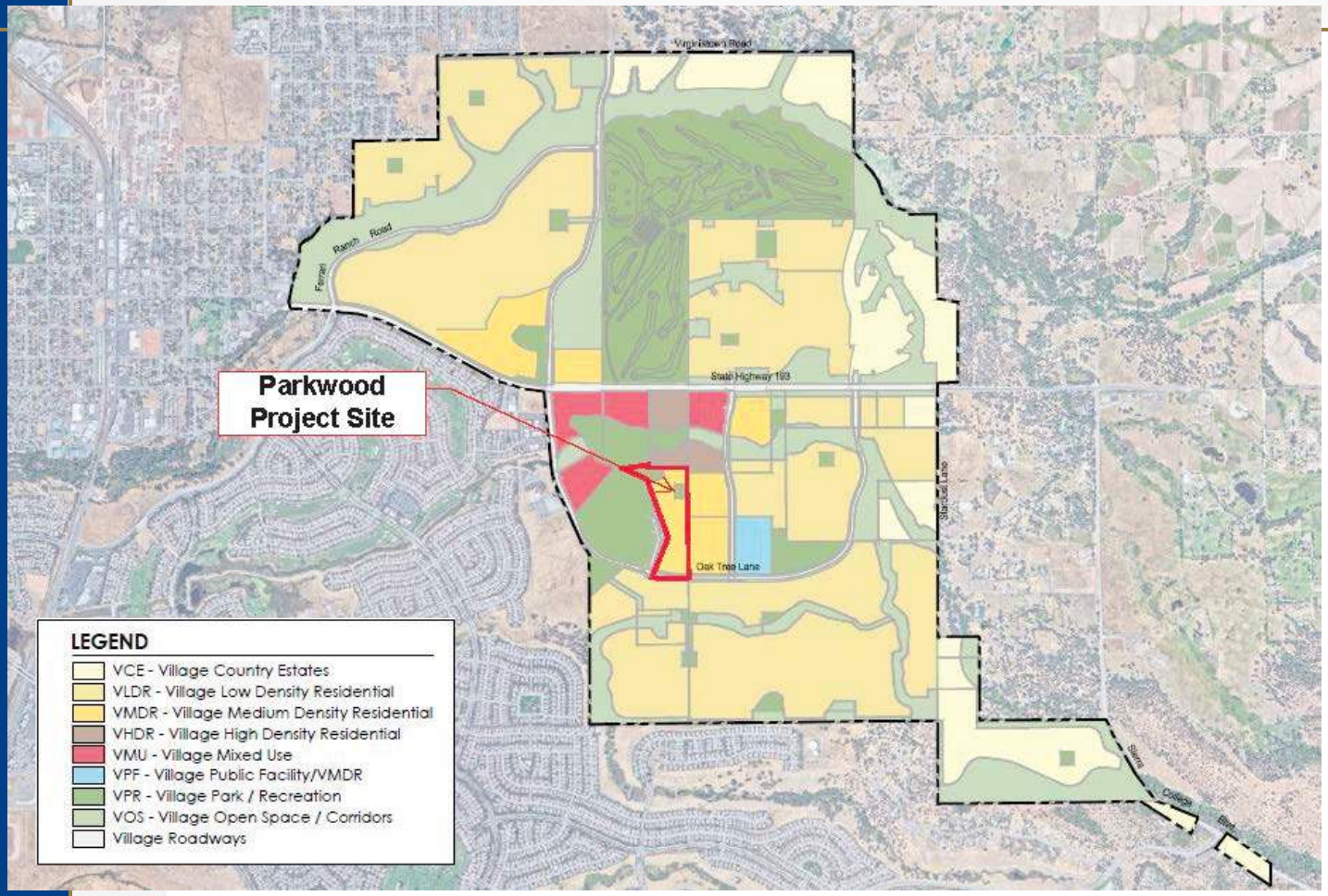
PARKWOOD DEVELOPMENT AGREEMENT

Item 8B / September 16, 2026/ Mikaela Noble, Associate Planner

BACKGROUND

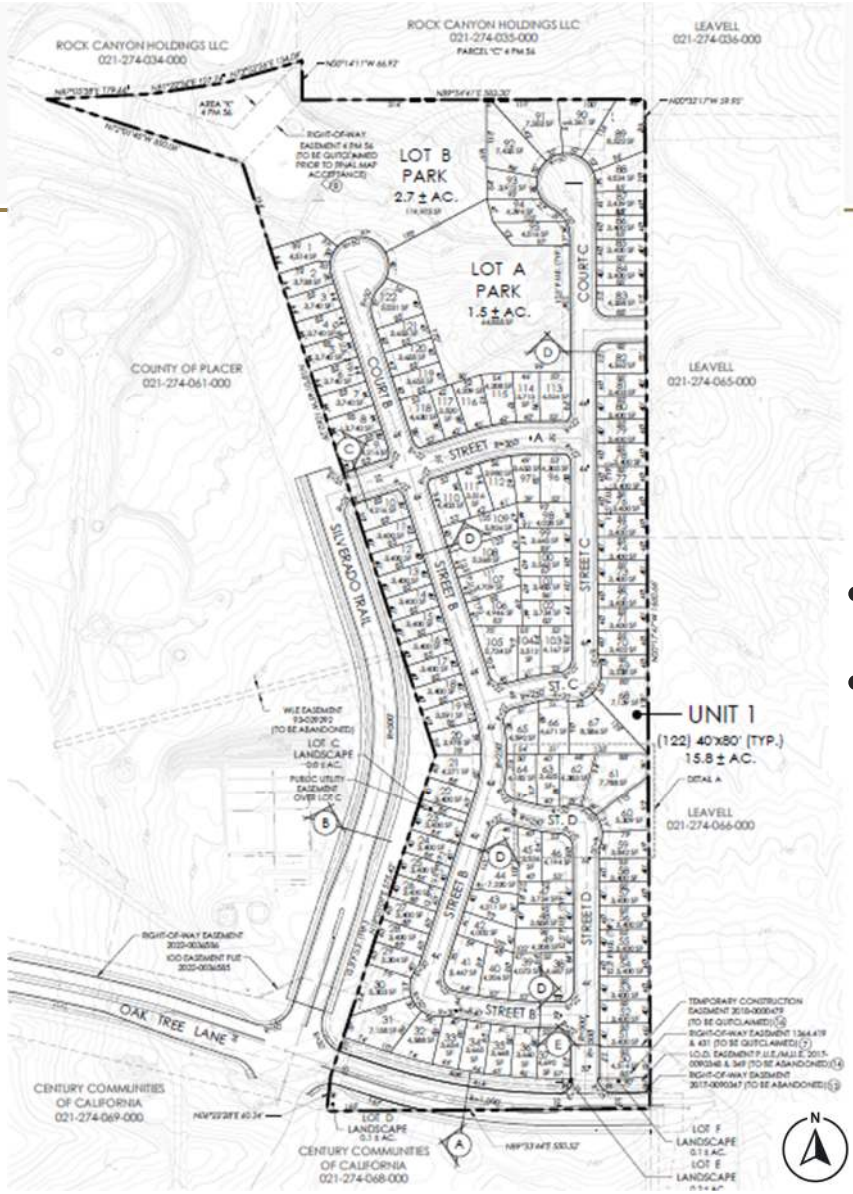
- October 2025:
  - Addendum to Village 1 Specific Plan EIR certified
  - Small Lot Tentative Subdivision Map approved
    - Brought to PC in September 2025

PROJECT SITE



- 21 acres
- Southwest portion of Village 1

SMALL LOT TENTATIVE SUBDIVISION MAP



- 122 VMDR lots
- 2 park lots

4

DEVELOPMENT AGREEMENT

- Village 1 Specific Plan requires adoption of Development Agreement (DA)
- Delineates obligation of project/developer & City
- Vests developer's right to develop project as approved
- Provisions of DA run with property
  - Remain in force if ownership transfers
- DA term: 20 years
- PC role: reviews draft DA & provides recommendation to City Council

ENVIRONMENTAL DETERMINATION

- Addendum previously prepared to address specific environmental effects of Parkwood Project
  - DA included
- No further environmental review required.

RECOMMENDATION

- Staff recommends PC:
  - Determine that an Addendum to the Village 1 Specific Plan EIR for the Parkwood project was previously adopted by City Council, and therefore, no additional environmental review is required; and,

  - Adopt resolution recommending City Council approve Development Agreement between the City and JEN California 28 LLC for the Parkwood Project

END OF PRESENTATION

8.C. 1905 Aviation Boulevard



1905 Aviation Blvd Project

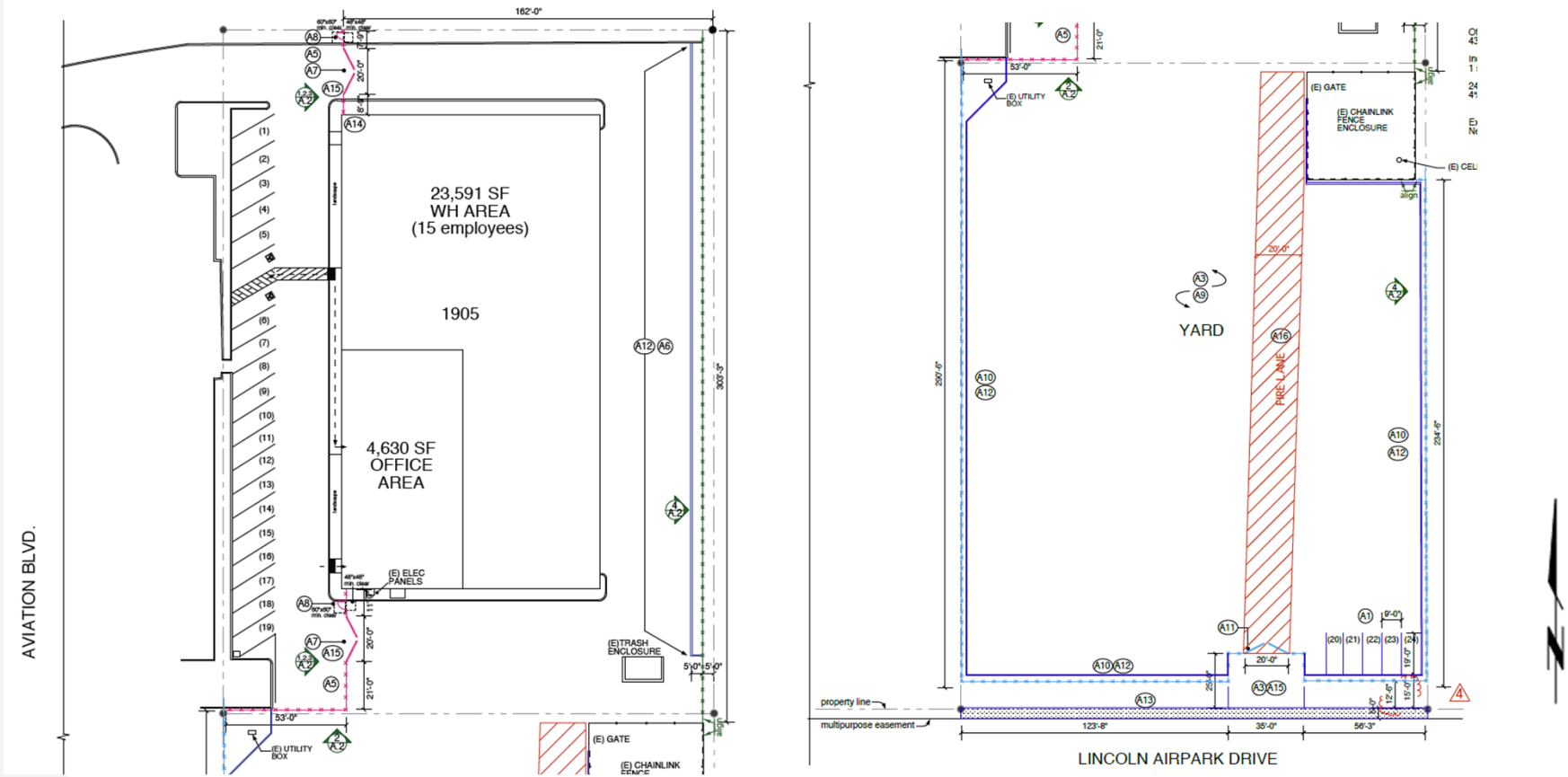
Item 8C / Planning Commission / September 16, 2026 / Thomas Cruickshank, Associate Planner

Location – Regional and Site



- 2.9 acres, one existing industrial building, one undeveloped lot (Assessor's Parcel Number 021-562-005 and 021-562-007)
- Located within the approved Lincoln Aircenter General Development Plan Area

Project Details – Site Plan



Requested Entitlements

- Specific Development Plan/Development Permit (Planned Development)
- Conditional Use Permits
  - Outdoor Storage
  - Perimeter Fencing

Specific Development Plan / Development Permit

- Design Review Board July 23, 2026
- Recommended for approval to Planning Commission

Conditional Use Permits

1. Outdoor Storage
   - Required for the proposed outdoor storage use, pursuant to the Lincoln Aircenter General Development Plan
2. Perimeter Fencing
   - Required for the proposed perimeter fencing

Findings

- Project is consistent with:
  - City of Lincoln General Plan
  - Lincoln Aircenter General Development Plan (GDP)
  - LMC Title 18 (Zoning)
- California Environmental Quality Act (CEQA)
  - Section 15183 – Projects Consistent with a General Plan, Community Plan or Zoning

Recommendation

1. Adopt a resolution determining the project is exempt from CEQA pursuant to Section 15183 – Projects Consistent with a General Plan, Community Plan or Zoning
2. Adopt a resolution approving the Specific Development Plan/Development Permit (Planned Development)
3. Adopt a Resolution approving a Conditional Use Permit for outdoor storage
4. Adopt a Resolution approving a Conditional Use Permit for perimeter fencing

End of Presentation

STAFF REPORT

Item Number 8.A

SUBJECT:	Carefield Lincoln Assisted Living and Memory Care (Carefield Living) (Efren Sanchez)
SUBMITTED BY:	Efren Sanchez
DEPARTMENT:	Community Development
DATE:	October 21, 2026

STAFF RECOMMENDATION:

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

1. Determine that the proposed Carefield Lincoln project is adequately addressed by the previously adopted Carefield Living Addendum to the Subsequent Environmental Impact Report (SEIR) for the Twelve Bridges Specific Plan (SCH No. 97922974), adopted by the Planning Commission on July 15, 2020. The proposed project includes minor design and site layout modifications and extension of permit time expiration that do not result in new or substantially more severe significant environmental effects and do not otherwise meet the conditions requiring preparation of a subsequent EIR, subsequent Negative Declaration, or additional addendum is required under CEQA Guidelines Section 15162 and 15164.
2. Adopt a Resolution approving the Specific Development Plan/Development Permit (Design Review), and Conditional Use Permit (CUP) Time Extension project for Carefield Lincoln with project-specific and typical conditions of approval (Attachment 1).

BACKGROUND/INTRODUCTION:

On July 15, 2020, the Planning Commission originally approved the Carefield Living project that included a Conditional Use Permit (CUP) and Specific Development Plan/Development Permit (Design Review) for the construction of a 319,410 SF independent living (four stories) and assisted living/memory care (two stories) facility with associated improvements on a 14.72-acre site (Attachment 2). The two Carefield projects were proposed as separate phases and to be developed on two separate lots. The Planning Commission also certified an Addendum to the Subsequent Environmental Impact Report for the Revised Twelve Bridges Specific Plan. The original site plan illustrates the 4-story independent living facility (Hawthorn) phase on the western lot of the site and the 2-story assisted living/memory care facility (Carefield Living) phase on the eastern lot of the site (Attachment 3). The approved CUP under Resolution 2020-17 was authorized for five (5) years with a one year automatically roll-over for a one (1) year period on the anniversary of the project's initial approval (Attachment 4). As a result, making the CUP expiration date of July 15, 2026.

On November 16, 2022, the Planning Commission approved a one-year time extension for the Carefield Living Specific Development Plan / Development Permit (Design Review) under Resolution 2022-31. However, this entitlement ultimately expired on November 16, 2023, leaving only the CUP entitlement in place.

On June 26, 2026, the applicant for Carefield Lincoln timely filed a CUP Time Extension application before its July 15, 2026 expiration. The applicant is also applying for an updated Specific Development Plan/Development Permit (Design Review) for the Carefield Living Assisted Living and Memory Care Facility, given the entitlement expired on November 16, 2023. It's important to note that the separate Specific Development/Development (Design Review) permit for Hawthorn is approved and is not part of this review.

Project Description

The Carefield Lincoln Specific Development Plan/Development Permit (Design Review) for the proposed construction and operation of a new 2-story 104,218 SF Assisted Living and Memory Care Facility that includes 73 Assisted Living units and 34 Memory Care units (107 units total) centered around shared dining room, exercise rooms, residential activity spaces, outdoor courtyards, and other amenities. The project will include 79 parking spaces for residents, staff, and guests (Attachment 5). The Time Extension to the CUP would allow for the continued land use operations of both the assisted living and memory care facility (Carefield Lincoln) and a separate independent living facility operated by Hawthorn. The project sites are located at 658 and 750 Red Rock Road (APNs: 329-010-077 and 329-010-076) on a 14.72-acre site, which have a General Plan Land Use Designation of Community Commercial (CC) and are zoned General Commercial (CG-1) in the Twelve Bridges Specific Plan Area. The site was previously rough graded under a master grading permit for the area.

The project includes a comprehensive circulation and infrastructure improvement program to enhance site access, connectivity, emergency response, and public safety. Improvements include a 26-foot-wide fire access loop connecting to Red Rock Road, primary access at Red Rock Road and Fieldstone Drive, and secondary access via a shared driveway aligned with the existing La Quinta Inn & Suites driveway.

The project will complete the missing connection along Red Rock Road between its existing western boundary and Fieldstone Drive, as conditioned. This includes approximately 215 feet of roadway frontage improvements, paving, curb, gutter, sidewalk, and landscaping, along the adjacent future independent living parcel. Additional curb, gutter, sidewalk, and landscaping will be constructed along the north side of Red Rock Road east of Fieldstone Drive to the project boundary, and along Bella Breeze Drive. The existing eastern Red Rock Road barricade will remain until future extension is warranted. Red Rock Road is planned for ultimate easterly connection to East Joiner Parkway.

Supporting dry utilities, storm drain, sanitary sewer, and domestic water facilities will be extended from existing systems along Red Rock Road and Fieldstone Drive. Collectively, the improvements will close a gap in the local circulation network, strengthen emergency access, and support a continuous roadway system serving the commercial area bounded by Fieldstone Drive, Red Rock Road, Colonnade Drive, and Twelve Bridges Drive.

The 2-story 104,218 SF Assisted Living and Memory Care Facility building is proposed to be constructed in a central location of the 6.5-acre Carefield Lincoln project site (Attachment 5). As proposed, the two-story building would average 28 feet tall with various architectural towers

extending to 30.5 feet high and located within the required zoning setbacks. The proposed first floor building footprint totals approximately 59,821 square feet, representing approximately 25% of the 238,140-square-foot (6.5-acre) project site. The Assisted Living component in the west wing will include an open courtyard with resident amenities such as a walking path, seating areas, trellis features, and extensive landscaping. The Memory Care component in the east wing will include a secure, enclosed courtyard with similar resident amenities.

Building Design/Materials

The building design is guided by the GDP, which calls for cohesive architecture and materials that reinforce Main Village's community character while allowing creative architectural design. The proposed project also incorporates design and material cues from existing development in the Twelve Bridges Area. The proposed two-story building incorporates a contemporary residential design with varied wall planes, articulated rooflines, parapet elements, and tower features that provide visual interest and break up the overall building mass. The south elevation includes a combination of recessed and projecting façade elements, window groupings, covered entries, trellis features, and decorative trim (Attachment 6).

Exterior materials include a varied palette of earth-toned stucco finishes in neutral beige and gray tones, fiber-cement siding with a redwood appearance, and birch-colored manufactured stone veneer. Dark gray/black fascia, trim, window casings, and dark bronze doors and windows provide contrasting accents. Exterior window/glazing will be dual-pane and non-reflective.

Landscaping/Lighting

The project provides comprehensive landscaping throughout the site, including street trees, shade trees, ornamental trees, shrubs, groundcover, lawn, and seasonal color. Planting is concentrated along Bella Breeze Drive, parking areas, building frontages, courtyards, and site perimeter areas to enhance the streetscape, provide shade, screen site features, and support the project's residential character. The plan incorporates drought-tolerant and water-efficient plant materials, native bent grass, ornamental bioswale planting, and erosion-control landscaping (Attachment 7).

Lighting will be provided throughout the project site and will include building-mounted fixtures, pedestrian pathway lighting, landscape uplighting, and parking lot lighting. All fixtures will feature a bronze finish. Parking lot lights will include decorative LED fixtures, while building-mounted lights will be installed at varying heights and will be compatible in style with the parking lot fixtures (Attachment 8).

FINDINGS/ANALYSIS:

This application is being reviewed pursuant to applicable provisions of the Lincoln Municipal Code (Title 18 – Zoning) including Chapter 18.32 – PD Planned Development District, Chapter 18.56 – Conditional Use Permits, and Chapter 18.66 – Design Review and Twelve Bridges Specific Plan and General Development Plan.

Twelve Bridges General Development Plan

The building design is guided by the Twelve Bridges General Development Plan (GDP) for General Commercial Designations, which calls for pedestrian-oriented development with strong circulation connections to adjacent village areas. The GDP encourages creative architecture, landscaping, pedestrian amenities, and access to surrounding development, while minimizing the visual effects of large parking areas through site design and landscaping.

Additional GDP policies address building placement, vehicular and pedestrian circulation, and architectural design.

The Carefield Lincoln project complies with applicable GDP standards for building height, setbacks, design, and circulation. Staff and the Design Review Board (DRB) also found that the project provides pedestrian connections to future Red Rock Road, extensive perimeter and on-site landscaping, and architectural design and materials compatible with existing commercial development in the Twelve Bridges Area.

Design Review Board

LMC Section 18.67.020 – Review by Board requires applications for the construction of new buildings and structures to be reviewed by the Design Review Board (DRB). As such, the DRB reviewed the project on September 23, 2026. DRB member Michele Hutchinson noted that she recalled reviewing the project in 2020 and asked whether the project would provide sidewalk improvements along the street frontage, including a potential connection to the La Quinta Inn & Suites development located across Red Rock Road (Attachment 9). The applicant stated that frontage improvements, including sidewalk, would be constructed; however, the timing of those improvements would depend on whether the Carefield Living or Hawthorn project is constructed first. Additional DRB discussion addressed prior grading activities on the site and the adjacent stockpile located east of the project site. The DRB did not provide any objections to the design of the proposed project. Most the discussion was simply clarification of existing conditions of the vacant site and future sidewalk improvements. Based on the review of the proposed project with respect to the General Plan and LMC, the project conforms to the policies and criteria pertaining to development standards, aesthetics, colors and materials. The DRB unanimously recommended approval of the project to the Planning Commission.

Conditional Use Permit

The project is located in the GC–1 zoning district within the Twelve Bridges General Development Plan (GDP). The GDP refers to Lincoln Municipal Code (LMC) Title 18, Section 18.22.030 for Conditional Uses. LMC section 18.22.030 allows ‘Apartments, hotels and motels’ and ‘Condominiums and townhomes’, with the issuance of a Conditional Use Permit. Furthermore, LMC Section 18.22.030 also notes, “other uses of a similar nature.” A Conditional Use Permit (CUP) authorizes the permit holder to conduct specified activities or operate a business subject to conditions intended to protect the surrounding neighborhood and community. A Conditional Use Permit was approved with the following four findings were made by the Planning Commission. The findings below include the original findings supporting the project’s approved land use, as well as a finding to support the requested Conditional Use Permit Time Extension, outlined in the CUP Time Extension subheading below.

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

The proposed project includes two residential components: independent living and assisted living/memory care. Staff finds these uses to be similar in nature to uses permitted in the Commercial zoning district with approval of a Conditional Use Permit (CUP), including apartments/condominiums, hospitals or medical service uses, and residential care facilities. The project site is adjacent to residentially zoned property.

The independent living component is comparable to an apartment or condominium use, while

the assisted living/memory care component is comparable to a residential care facility and medical service use. Similar projects have been approved in commercial and business-professional districts within the City, including the Summerset Assisted Living/Memory Care Facility (June 19, 2013), Lincoln Manor, and Villa Del Rey Manor. In addition, the Planning Commission approved the Senior Living at Lincoln residential care facility on adjacent property to the east on December 18, 2013; however, expired and not constructed.

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.

Carefield Lincoln is proposed within the Main Village, which is intended to serve as the primary activity center for Twelve Bridges by providing shopping, employment, community facilities, and residential development. The Main Village serves Twelve Bridges residents, other Lincoln residents, and the surrounding community. The project site is well positioned to complement existing and planned commercial development. The La Quinta Inn & Suites is located south of the site, and Terra Cotta Village, located further south, includes commercial spaces, restaurants, cafés, retail, and other commercial uses. Although Carefield Lincoln will provide on-site dining and food service, its residents, visitors, and employees may also support nearby businesses through pedestrian and vehicular access.

The proposed senior living facility would provide housing and care services for older adults in a location that is accessible to major transportation corridors, including State Route 65, Twelve Bridges Drive, Joiner Parkway, and Colonnade Drive. The site is designated and zoned to accommodate residential and commercial development and is located within the central activity area of Twelve Bridges. Staff found that the proposed residential care facility is appropriate for the Main Village and would support continued development and activity in the area. With approval of a Conditional Use Permit, the use would be compatible with the surrounding development pattern and consistent with the intended purpose of the district.

3) A finding by the Planning Commission that the proposed use, with appropriate conditions, will not be detrimental to the health, safety, peace and morals, comfort and general welfare of persons residing or working in the neighborhood or injurious to property and improvements in the neighborhood or to the general welfare of the city.

Carefield Lincoln is proposed within the Main Village, the primary activity center for Twelve Bridges. The Main Village is intended to provide shopping, employment, community facilities, and residential development for Twelve Bridges residents, the broader Lincoln community, and visitors. The project would provide housing and care services for adults age 55 and older, create employment opportunities, and support nearby businesses through patronage by residents, visitors, and employees. Its location near existing and planned residential and commercial development makes the site appropriate for a senior living facility and consistent with the mixed-use vision for the Main Village.

<u>Operations and Security</u>
The facility would be professionally managed by Carefield, which operates residential care facilities throughout California. The assisted living/memory care building would employ 55 personnel, with up to 29 employees on site during daytime hours. Security features would include controlled lobby access, staff-monitored entry and exit procedures, secured memory care areas, electronic access controls, fenced outdoor areas with alarmed or delayed-egress gates, security cameras, restricted after-hours parking access, and on-site security personnel

after hours.

Development Engineering and Fire Department reviewed site access, emergency response, and evacuation considerations. The project would include two driveways, an emergency vehicle access point, a 26-foot-wide fire access driveway, and a north-south fire access route between this building and future buildings to the west. All buildings would be sprinklered, and the Fire Division will review improvement plans to confirm adequate emergency access and firefighting areas.

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. According to the most recent FEMA maps, the property is in Zone X noted as, "An area of minimal flood hazard".

CUP Time Extension

The Carefield Living CUP was approved by Resolution No. 2020-17. The CUP was initially authorized for a five-year period, with an automatic one-year extension effective on the anniversary of the project's initial approval. Accordingly, the CUP is scheduled to expire on July 15, 2026; however, the applicant timely filed a CUP Time Extension application before its expiration.

Although the land use entitlement was established in 2020, the CUP was not activated during the initial approval period. In 2024, Ordinance No. 1081B revised entitlement expiration provisions to establish an initial four-year approval period, with the opportunity for one administrative extension of up to two years. Therefore, the requested CUP time extension will be processed under the same four-year initial approval timeline applicable to the newly approved Specific Development Plan/Development Permit (Design Review). This will align the timelines for the Specific Development Plan/Development Permit (Design Review) and the CUP, simplifying the entitlement process and supporting the Carefield Lincoln project's progression toward construction.

CONDITIONS OF APPROVAL

To ensure timely and orderly implementation of the project, the proposed Specific Development Plan/Development Permit (Design Review) and Conditional Use Permit – Time Extension for the Carefield Lincoln project is subject to specific conditions of approval. Implementation of the applicable conditions of approval would ensure that specific site improvements are installed according to City design standards. These conditions are included as Exhibit A in the Resolution (Attachment 1). The project applicant has reviewed and accepted the conditions of approval as written.

CONCLUSION

The proposed project complies with the City's General Plan, Zoning Ordinance and Twelve Bridges Specific Plan and General Development Plan. The request was made in conformance with City regulations and subject to the approval of the Planning Commission. Based upon review, staff and the DRB recommend that the Planning Commission approve this Specific Development Plan/Design Review and Conditional Use Permit time extension application for the construction and operation a new 2-story 104,218 SF Assisted Living and Memory Care

Facility and Hawthorn's Independent Living Facility with onsite improvements with typical and project-specific conditions of approval, as found in the attached Resolution (Attachment 1).

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA) and the City's Environmental Guidelines, the City has determined that the proposed Carefield Lincoln project is in conformance with the previously adopted Carefield Living Addendum to the Subsequent Environmental Impact Report (SEIR) for the Twelve Bridges Specific Plan (SCH No. 97022074), adopted by the City Council on July 15, 2020. The proposed project includes minor design and site layout modifications and permit time extension that would not result in new or substantially more severe significant environmental effects and do not otherwise meet the conditions requiring preparation of a subsequent EIR, subsequent Negative Declaration, or additional addendum is required under CEQA Guidelines Section 15162 and 15164. There is no substantial evidence that the proposed modifications would result in a significant effect on the environment that was not previously analyzed. Therefore, the City will rely on the previously adopted Carefield Living Addendum for CEQA compliance.

LEVINE ACT COMPLIANCE:

The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. The applicant submitted a Levine Act Statement to the City and cited no contributions to a City elected or appointed officer totaling more than $500 within the reporting period.

FISCAL IMPACT:

No Fiscal Impact.

ATTACHMENTS:

8.A. Attach 1 PC Resolution 2026- XX Carefield Lincoln draft

8.A. Attach 2 PC Resolution 2020-18 Carefield Living

8.A. Attach 3 Original Approved Site Plan Carefield Living

8.A. Attach 4 PC Resolution 2020-17 CUP

8.A. Attach 5 Site Plan Carefield Lincoln

8.A. Attach 6 Floor Plan & Elevations

8.A. Attach 7 Landscape Plans

8.A. Attach 8 Lighting Plans

8.A. Attach 9 Existing Setting Photos of adjacent properties

8.A. Attach 10 Trash Enclosures & Misc.

PLANNING COMMISSION - DRAFT

RESOLUTION NO. 2026 - XX

A RESOLUTION APPROVING THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT (DESIGN REVIEW) APPLICATION FOR THE CONSTRUCTION AND OPERATION OF A NEW 2-STORY 104,218 SF ASSISTED LIVING AND MEMORY CARE FACILITY THAT INCLUDES 73 ASSISTED LIVING UNITS AND 34 MEMORY CARE UNITS (107 UNITS TOTAL) WITH ASSOCIATED IMPROVEMENTS AND TIME EXTENSION OF AN EXISTING APPROVED CONDITIONAL USE PERMIT (CUP) ALLOWING CONTINUED LAND USE OPERATIONS OF BOTH THE ASSISTED LIVING AND MEMORY CARE FACILITY (CAREFIELD LINCOLN) AND A SEPARATE INDEPENDENT LIVING FACILITY (LINCOLN RETIREMENT RESIDENCE) ON THE ADJACENT SITE. THE PROJECT SITES ARE LOCATED AT 750 RED ROCK ROAD (APN 329-010-076) AND 658 RED ROCK ROAD (APN 329-010-077) RESPECTIVELY
(PROPERTY OWNER: 5TH INVESTOR SF, LLC. / LINCOLN RETIREMENT RESIDENCE LLC APPLICANT: CAREFIELD LIVING C/O RICH LANDRETH AND LINCOLN RETIREMENT RESIDENCE LLC C/O KRISTI NEZNANSKI; PLN26-00012)

WHEREAS, the Planning Commission of the City of Lincoln originally approved the Carefield Living project that included a CUP and Specific Development Plan/Development Permit (Design Review) for the construction and operation of a 319,410 SF Independent Living (4-stories) and Assisted Living/Memory Care (2-story) facility with associated improvements on a 14.72-acre site, originally approved under PC Resolution 2020-18 on July 15, 2020;

WHEREAS, the Planning Commission approved a Specific Development Plan / Development Permit (Design Review) for the Lincoln Retirement Residence under PC Resolution 2022-06 replacing the Carefield Independent Living portion of the original CUP. The Planning Commission subsequently approved a two-year extension for the under PC Resolution 2024-23, which was followed by an administrative two-year extension, and therefore this entitlement remains in effect and has not expired;

WHEREAS, the Planning Commission approved a one-year time extension for the Carefield Living Specific Development Plan / Development Permit (Design Review) under PC Resolution 2022-31; however, this entitlement expired on November 16, 2023, leaving only the CUP entitlement in effect;

WHEREAS, the applicant for Carefield Lincoln timely filed a CUP Time Extension application before its July 15, 2026 expiration on behalf of both the Carefield Lincoln and the Lincoln Retirement Residence projects. The applicant is also applying for a Specific Development Plan/Development Permit (Design Review) for the Carefield Lincoln Assisted Living and Memory Care Facility;

WHEREAS, Chapter 18.64 of Title 18 of the Lincoln Municipal Code provides for the review and recommendations of the Design Review Board on construction within the City of Lincoln; and

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WHEREAS, the Planning Commission considered the recommendations of the Design Review Board and the proposed application for Carefield Lincoln at APN 329-010-076;

WHEREAS, the original conditions of approval under Resolution No. 2020-17 shall remain applicable to the Conditional Use Permit;

WHEREAS, the Planning Commission of the City of Lincoln has determined that the proposed Carefield Lincoln project is in conformance with the previously adopted *Carefield Living Addendum* to the *Subsequent Environmental Impact Report (SEIR) for the Twelve Bridges Specific Plan (SCH No. 97022074),* adopted by the City Council on July 15, 2020. The proposed project includes minor design and site layout modifications and permit time extension that would not result in new or substantially more severe significant environmental effects and do not otherwise meet the conditions requiring preparation of a subsequent EIR, subsequent Negative Declaration, or additional addendum is required under CEQA Guidelines Section 15162 and 15164. There is no substantial evidence that the proposed modifications would result in a significant effect on the environment that was not previously analyzed. Therefore, the City will rely on the previously adopted Carefield Living Addendum for CEQA compliance; and

WHEREAS, the City duly noticed and held a public hearing for the Planning Commission to consider the proposed Carefield Lincoln request on October 21, 2026; and

NOW, THEREFORE, BE IT RESOLVED 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 proposed building design is guided by the Twelve Bridges General Development Plan (GDP) for *General Commercial* Designations, which calls for pedestrian-oriented development with strong circulation connections to adjacent village areas. The Carefield Lincoln project complies with applicable GDP standards for building height, setbacks, design, and circulation. Staff and the Design Review Board (DRB) also found that the project provides pedestrian connections to future Red Rock Road, extensive perimeter and on-site landscaping, and architectural design and materials compatible with existing commercial development in the Twelve Bridges Area.

2. The Carefield Lincoln Assisted Living and Memory Care Facility would establish a land use that is substantially similar in character to other uses permitted in the City's Commercial zoning district. The proposed project conforms to the applicable requirements for a Specific Development Plan/Development Permit (Design Review) and a Conditional Use Permit Time Extension; therefore, approval may be considered;

3. Based upon the Planning Commission review of the facts, the Commission approves an extension of four (4) years for the existing Conditional Use Permit for Carefield Lincoln and the Lincoln Retirement Residence together with the approval of the Carefield Lincoln – Specific Development Plan / Development Permit (Design Review). This will allow for

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both the Carefield Design Review and the CUP to run on the same four-year timeline, as outlined by Lincoln Municipal Code 18.54.070; and

4. The proposed Carefield Lincoln project and the extended Conditional Use Permit shall now expire on July 15, 2030, but may be extended as outlined by the Lincoln Municipal Code.

Section 2. The Planning Commission of the City of Lincoln does hereby approve the Specific Development Plan / Development Permit (Design Review) and CUP Time Extension application to develop the project site with the construction of a two-story 104,218 SF building and associated onsite improvements on APN 329-010-077 and 329-010-076, subject to the conditions set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 21st day of October, 2026 by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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Planning Commission Chairperson

ATTEST:

Planning Commission Secretary

A Specific Development Plan / Development Permit (Design Review) application for **Carefield Lincoln – Assisted Living and Memory Care (PLN26-00012)** located on at 750 Red Rock Road within the City of Lincoln, Assessor's Parcel Number 329-010-076, is approved subject to the following Design Review Standards:

** (Double Asterisk) located in front indicates a Standard Specific to the project

	Conditions of Approval	Timing	Responsible Party	Status
GENERAL				
1.	**All development within **Carefield Lincoln – Assisted Living and Memory Care Project** is subject to compliance with the City's General Plan and City of Lincoln Municipal Code.	General	Community Development	
2.	**The project shall comply with the Twelve Bridges Specific Plan, Twelve Bridges General Development Plan, and the Subsequent Environmental Impact Report for the Revised Twelve Bridges Specific Plan EIR Mitigation Measures (SCH No. 97022074).	General	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	Community Development	
4.	The terms and conditions of this Specific Development Plan and Development Permit (Design Review) shall be perpetual and all future owners and successors in interest to fee title of the subject property shall be bound hereunder.	General	Community Development	
5.	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	Community Development and City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
6. **All improvements required for the **Carefield Lincoln – Assisted Living and Memory Care Project** shall be designed and constructed to conform to the City of Lincoln Municipal Code, Title 17, Design Criteria and Procedures Manual and Public Facilities Improvement Standards or as modified by these Conditions of Approval, and as approved by the City Engineer and/or Community Development Director.	Improvement Plans	Development Engineering and City Engineer	
7. **The **Carefield Lincoln – Specific Development Plan / Development Permit (Design Review) and Time Extension to the existing CUP** approval is valid for four (4) years from July 15, 2026, in accordance with LMC Sections 18.67.060 (Design Review-Expiration of Approval) and LMC Sections 18.54.070 (CUP-Void from disuse).	General	City of Lincoln	
8. The location and development of all structures, driveways, parking areas, landscaping and other such facilities and features shall be substantially as shown on the attached site plan, 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.	General	Community Development	
9. As set out 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	Community Development	
DEVELOPMENT STUDIES			
10. The Applicant shall submit stamped copies of technical analysis for storm, sewer, and water utilities being proposed and installed for the project.	Initial Submittal of Improvement Plans	Development Engineering and City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
11. 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 lot and recommend any necessary corrective action to be taken. The reports shall be submitted with the Improvement Plans. The report shall include subgrade soil evaluation for roadway design and provide suggested structural road sections. The soils report shall provide soil characteristics and geologic information necessary for input into the SWQP templates if required by design criteria.	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	
STORM WATER QUALITY/GRADING/DRAINAGE			
12. The design, maintenance, inspection, and reporting of all storm water systems, devises, and treatment systems shall be in conformance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ NPDES Phase II 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.	Improvement Plans	Development Engineering and City Engineer	
13. Project shall be subject to West Placer Stormwater Quality & Design and Trash Control Requirements.	General	Development Engineering and City Engineer	
14. Demonstrate that the project complies with ADA regulations and provides a path of travel exhibit.	General	Development Engineering and Public Services	
TRANSPORTATION/STREET IMPROVEMENTS			
15. Traffic striping, markings and signing shall be provided as required by the City's then current Standards and Specifications. A striping plan shall be submitted for approval with Improvement Plans.	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
16. **Extend Red Rock Road up to the eastern boundary. Project shall be required to design and build offsite improvements along the frontage of Red Rock Drive including curb and gutter on the opposite side of the street, to the satisfaction of the City Engineer. Red Rock Road improvements shall be constructed or bonded prior to building permit issuance.	Prior to building permit issuance	Development Engineering and City Engineer	
UTILITIES			
17. The Preliminary Grading, Drainage & Utility Plan exhibits showing pipe sizing and alignment for wet utilities are not approved for final design. The technical studies & utility exhibits shall be updated to incorporate entitlement review comments and submitted with the initial improvement plan submittal. The Improvement Plans shall incorporate the findings of the technical studies, to the satisfaction of the City Engineer.	General	Development Engineering and City Engineer	
18. Onsite water, sewer and drainage shall be privately maintained and operated.	General	Development Engineering and City Engineer	
19. Backflow devices shall be provided at the point of connection to private water services within public right of way or PUE.	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	
20. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.	General	Development Engineering and City Engineer	
21. **The fire system waterline shall be looped between APN 329-010-076 and 329-010-077.	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	
22. All utility tie-ins within public right of way and PUEs shall require an encroachment permit.	General	Development Engineering and City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
23. The Applicant shall submit a Joint Utility Trench Composite Plan.	Prior to Approval of Improvement Plans		
FIRE & SAFETY ACCESS			
24. 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 then applicable improvement standards for the City.	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	
25. **The Applicant and the City shall enter into an agreement for Supplemental Fire and Emergency Services prior to the issuance of Improvement Plans.	Prior to Approval of Improvement Plans	Fire Department	
LANDSCAPING			
26. **The landscaping along the Colonnade Drive frontage shall as closely match that of the landscaping currently installed along the frontage of the La Quinta Inns and Suites project to the south. The landscaping along the future Red Rock Road shall as closely match that of the landscaping installed along the frontage of the La Quinta Inns and Suites project to the south. The landscaping along the Bella Breeze Drive frontage shall as closely match that of the landscaping currently installed along the frontage of the adjacent residential development to the north. Interim landscaping of the un-built pad shall use hydroseeding and irrigation.	Prior to Approval of Improvement Plans	Community Development	
27. **The Applicant shall be responsible for the maintenance of all landscaping within the proposed project. Landscape Easements fronting Bella Breeze and Red Rock Road per Book Z Maps 76 shall be abandoned.	Prior to Acceptance of Improvements	Community Development and City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
LIGHTING/DESIGN			
28. Onsite Lighting Plan shall be submitted to the City with Improvement Plans. All lights shall be LED and Smart Metered to the satisfaction of the City Engineer. All 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	
IMPROVEMENT PLAN NOTES			
29. 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	

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Conditions of Approval	Timing	Responsible Party	Status
30. 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	
31. 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	
32. 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	
33. 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 (916) 434-2450 for disinfection and testing."	Prior to Approval of Improvement Plans	Development Engineering and City Engineer	
34. 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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Conditions of Approval	Timing	Responsible Party	Status
35. 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	
36. 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			
37. 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	
38. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.	Prior to Construction	City Engineer	
39. The project shall provide a system to inform all contractors and subtractors and other affiliated parties conducting business within the City that business license must be obtained from the City. Prior to the preconstruction meeting, the Developer 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 Construction and During Construction	City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
DURING CONSTRUCTION			
40. The Developer/contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Department of Public Services based upon field conditions.	During Construction	City Engineer	
41. The Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis for approval concerning any remediation action.	During Construction	City Engineer	
42. Prior to excavation and backfill over the existing public sewer line or other City utilities, and the entire site, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.	During Construction	City Engineer	
43. For potable construction water, flows shall not exceed 500 gpm and 500,000 gallons per day subject to approval by the City. All flows shall be metered and monitored by the Applicant. The cost of potable construction water shall be at a rate established by the City. Any use of potable water for construction shall be subject to availability as determined by the City.	During Construction	City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
PRIOR TO BUILDING PERMIT			
44. 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 Site Plans	Building, Development Engineering	
45. Fire hydrants or other acceptable alternatives 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	
46. All private exterior lighting is to be uniform or complimentary throughout the project. Private exterior lighting to be provided for all access driveways, parking areas and walkways so as to facilitate protection of private property and safe pedestrian movement within the project site. Such lighting shall be accomplished in such a manner as not to illuminate adjacent properties or street which may be objectionable or hazardous. Detailed Construction Plans depicting the location and type of all lighting fixtures to be submitted and approved by the Building, Planning, and Police Department as part of the Construction Plans.	Prior to Issuance of Building Permits	Community Development, Police Department	
47. The project shall be subject to the Western Placer Unified School District's Financing Plan.	Prior to Issuance of Building Permits	Building	
48. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.	Prior to Issuance of Building Permits	Building	
49. The project shall be subject to the Placer County Capital Facilities Impact Fee.	Prior to Issuance of Building Permits	Building	

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Conditions of Approval	Timing	Responsible Party	Status
50. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2020 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.	Prior to First Inspection following issuance of Building Permits	Building and Public Services	
51. Any roof mounted mechanical and/or electrical equipment, including solar collector panels, satellite antennas, receiving and/or transmitting antennas on the roof of any structure shall be completely screened by parapet walls. Reciprocal easements shall be recorded in the CC&Rs to allow for roof mounted equipment in adjacent screened areas, and/or roof wells.	Prior to Issuance of Building Permits	Community Development	
52. All electrical, phone, MSB's, etc., equipment shall be incorporated into an interior electrical room.	Prior to Issuance of Building Permits	Community Development	
53. Roof ladders (if applicable) are to be incorporated into an interior room.	Prior to Issuance of Building Permits	Community Development	
54. Any pad mounted equipment, transformers, gas meters, etc. need to be placed on the project site (not in the landscape easement, or right-of-way, etc.) and appropriately screened via solid fencing with the incorporation of landscaping.	Prior to Issuance of Building Permits	Community Development	
55. Prior to approval of a Building Permit for any food preparation/service areas, the applicant shall contact the Placer County Division of Environmental Health, pay required fees, and apply for a separate plan check for each facility.	Prior to Issuance of Building Permits	Community Development	

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Conditions of Approval	Timing	Responsible Party	Status
56. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.	Prior to Issuance of Building Permits	Community Development	
57. The Owner shall establish a funding mechanism for the ongoing maintenance and operations of localized landscaping, parks, stormwater, street, and streetlighting facilities associated with the project that will fall under City maintenance responsibility, and the project's share of ongoing maintenance and operations corresponding to Citywide facilities. This funding mechanism may consist of a Special Tax, Community Facilities District (CFD), or endowment, at the City's discretion. All costs associated with meeting this condition shall be paid by the Owner, and compliance with this condition shall be to the satisfaction of the City Engineer. Annual maintenance and operations costs will be assigned proportionately to the project parcel(s) and annual adjustments may be applied based on the annual change in the Consumer Price Index (CPI) plus 3% or another escalator to keep up with inflationary increases in maintenance costs as determined by the City. Annexation into a maintenance CFD, such as the City's CFD No. 2018-1, will satisfy this requirement.	Prior to Issuance of Building Permits	Community Development	
PRIOR TO ACCEPTANCE			
58. 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	
59. All improvement constructed on the site and adjoining public right-of-way including all parking areas, landscaping, monument and building signs, lighting and exterior building surfaces, shall be maintained by the applicant, at the applicant's expense, in a continuous state of repair, clean and free of rubbish, to the satisfaction of the City.	Prior to Acceptance of Improvements	City Engineer	

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Conditions of Approval	Timing	Responsible Party	Status
60. The Applicant, through his/her engineer or surveyor, shall set sufficient durable monuments and preserve 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	
61. 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	
PRIOR TO OCCUPANCY			
62. The Applicant shall install all fire protection measures required pursuant to the then applicable City Building Standards.	Prior to Final Inspection / Occupancy	Building	
63. 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	Building	

➢END➢

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PLANNING COMMISSION

RESOLUTION NO. 2020-18

A RESOLUTION APPROVING THE SPECIFIC DEVELOPMENT PLAN AND DEVELOPMENT PERMIT (DESIGN REVIEW) FOR A 319,410 SQUARE FOOT INDEPENDENT LIVING AND ASSISTED LIVING/MEMORY CARE FACILITY WITH ASSOCIATED IMPROVEMENTS ON 14.72 ACRE FOR CAREFIELD LIVING THE PROJECT IS LOCATED ON VACANT COMMERCIALLY ZONED PROPERTY AT THE NORTHEAST CORNER OF COLONNADE DRIVE AND THE FUTURE RED ROCK ROAD ON ASSESSOR PARCEL NUMBERS 329-010-063, 329-010-064, and 329-010-065.

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

WHEREAS, Title 18, Chapter 18.00 et seq. of the Lincoln Municipal Code provides for the review of the City's Planning Commission on all Specific Development Plans and Development Permits; and,

WHEREAS, a notice describing the proposed Carefield Living project was placed in the Lincoln News Messenger and were sent to neighboring property owners pursuant to Section 18.80.30 of the Lincoln Municipal Code; and,

WHEREAS, the Planning Commission has reviewed the recommendations of the Design Review Board and the proposed Specific Development Plan and Development Permit for the Carefiel Lincoln, a 319,410 square foot independent living, assisted living and memory care facility and associated site improvements on a vacant property within the Main Village area of Twelve Bridges in an area zoned General Commercial, on APNs 329-010-063, 329-010-064, and 329-010-065,

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

Section 1. The Planning Commission finds and determines that:

No further review under CEQA is required given the analysis completed within the Carefield Living Addendum to a Subsequent EIR for the Twelve Bridges Specific Plan (State Clearinghouse #97022074), that the mitigation measures identified in the Subsequent EIR have been imposed on and incorporated into the Project, and therefore, the project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts.

Section 2. This Resolution incorporates, and by this reference makes a part hereof, that certain Specific Development Plan and Development Permit (Design Review) for the Carefield Living facility, substantially in the form on file in the Community Development Department, relative to the proposed development.

Section 3. The Specific Development Plan/Development Permit (Design Review) application for the Carefield Living facility on vacant property located at the northeast corner of Colonnade Drive and future Red Rock Road on Assessor's Parcel Numbers 329-010-063, 329-010-064, and 329-010-065 is hereby approved subject to the conditions set forth in Exhibit A attached hereto and incorporated by this reference.

PASSED AND ADOPTED THIS 15st day of July, 2020 by the following roll call vote:

AYES: COMMISSIONERS: Lyons, Hutchinson, Manning, McKinney

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Cross, Johnson, Roberts

VICE-CHA

ATTEST:

SECRETARY

EXHIBIT A

The Specific Development Plan/Development Permit (Design Review) for the Carefield Living facility located at the northeast corner of Colonnade Drive and future Red Rock Road on Assessor's Parcel Numbers 329-010-063, 329-010-064, and 329-010-065 is hereby approved subject to the conditions:

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

2. The terms and conditions of this Specific Development Plan and Development Permit (Design Review) shall be perpetual and all future owners and successors in interest to fee title of the subject property shall be bound hereunder.

3. Conditional approval of this Specific Development Plan and Development Permit (Design Review) shall expire in two (2) years from the date of adoption unless the use is activated (permits issued) within said time frame. The Planning Commission may grant a one (1) year extension of time, provided that the Applicant makes an application prior to the expiration of this Specific Development Plan and Development Permit (Design Review).

4. The project shall comply with the City's General Plan and Municipal Code.

5. The project shall comply with the Twelve Bridges Specific Plan and Twelve Bridges General Development Plan.

6. The project shall comply with the Subsequent Environmental Impact Report for the Revised Twelve Bridges Specific Plan EIR Mitigation Measures.

7. As set out 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.

8. The applicant shall pay the applicable fees at time of issuance of building permit(s).

9. 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 in compliance with the requirements of SB 5.

10. In lieu of a wood fence, the applicant is to construct a CMU block wall (colors and materials to match other walls in the Twelve Bridges area), or install a tube-steel fence along the eastern property line.

11. The mechanical equipment screen and elevator override shall have a similar appearance and joint pattern as the building's exterior wall.

12. Coordinate all control joints on the buildings for consistency.

13. 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, with the incorporation of the following:

    - The landscaping along the Colonnade Drive frontage shall as closely match that of the landscaping currently installed along the frontage of the La Quinta Inns and Suites project to the south.
    - The landscaping along the future Red Rock Road shall as closely match that of the landscaping proposed to be installed along the frontage of the La Quinta Inns and Suites project to the south.
    - The landscaping along the Bella Breeze Drive frontage shall as closely match that of the landscaping currently installed along the frontage of the adjacent residential development to the north.
    - If railing is needed atop any retaining wall, it will need to be decorative and match the rest of the development.
    - Interim landscaping of the un-built pad shall use hydroseeding and irrigation.

14. Any roof mounted mechanical and/or electrical equipment, including solar collector panels, satellite antennas, receiving and/or transmitting antennas on the roof of any structure shall be completely screened by parapet walls.

15. All electrical, phone, MSB's, etc., equipment shall be incorporated into an interior electrical room.

16. Roof ladders (if applicable) are to be incorporated into an interior room.

17. Any pad mounted equipment, transformers, gas meters, etc. need to be placed on the project site (not in the landscape easement, or right-of-ways, etc.) and appropriately screened via solid fencing with the incorporation of landscaping.

18. The colors and textures shall match that noted on the proposed plans. The colors and textures shall be noted on the plans, at time of building permit application for review by Community Development Department.

19. No excavation for foundations shall take place without first obtaining a building permit.

20. 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.

21. The Developer/contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Department of Public Services based upon field conditions.

22. Prior to approval of a Building Permit for any food preparation/service areas, the applicant shall contact the Placer County Division of Environmental Health, pay required fees, and apply for a separate plan check for each facility.

23. All building construction 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. Prior to the issuance of Building Permits for corresponding phases of development, construction plans shall be submitted to and approved by the City. In addition, in situations involving food preparation, handling or storage areas, including the installation of underground fuel storage tanks, the Applicant shall comply with all applicable Placer County Department of Environmental Health regulations and the City of Lincoln's Wastewater Pretreatment Ordinance, and shall provide evidence of their compliance prior to issuance of Building Permits.

24. Demonstrate compliance with Conditions of Approvals with each submittal.

25. The drainage study referenced and submitted is not based on the current onsite lot grading proposed as per your plans. An updated detailed onsite drainage study would be required to be submitted along with the initial improvement plan submittal as per City Design Standards, and to also demonstrate the post-project flows do not exceed the modelled flows as per approved Drainage Masterplan.

26. There must be adequate freeboard between the pad grades and overland release in a 100 year storm, in which all storm drains are completely full and have no capacity for inlet.

27. All drainage must drain into storm water quality facilities (ponds, swales, etc.) prior to releasing into the City's storm drainage system, for compliance with MS4 requirements.

28. The water quality basin and/or swale sizing calculations/templates are adequate for this entitlement application. When the improvement plans are submitted for review, the storm water quality design will be evaluated for implementation of the post construction storm water quality plan proposed on the templates. The templates may require modification if implementation requires revision to the storm water quality plan.

29. The Water & Wastewater Analysis requires a stamp and signature by an engineer.

30. Water system will be required to be modeled within the City's water model to ensure adequate pressure/flow. This modeling will require a separate application and fee prior to improvement plan approval and prior to building permits.

31. Provide a note on the cover sheet of the plans: All non-standard items have been specifically identified on these plans. If an item is not specifically identified as non-standard on these plans and approved by the City Engineer, it is specifically not approved.

32. Demonstrate that the project complies with ADA regulations and provide the path of travel exhibit.

33. The slope into the driveway from the street needs to be revised to comply with Standards.

34. Per Standards, for driveways on opposite sides of the street shall either align the centerlines or have a minimum offset of 250 feet. The western driveway location is not in compliance with Standards, therefore this driveway will need to be restricted to right in right out. Alternatively, Submit Deviation Request.

35. The preliminary utility plan does not indicate how the fire water line around the eastern periphery gets constructed as it continue into Phase 2. Also call out point of connections (POC) for water, sewer and drainage lines clearly. Waterline needs to be looped between Phase 1 & 2 onsite.

36. Change minimum sewer line size to 8" per Design Standards. Design onsite sewer facilities and connections per Section 9 of the City of Lincoln Design Criteria.

37. Design onsite water distribution services and connections per Section 8 of the City of Lincoln Design Criteria. Fire flows to be as per Section 8-7.

38. Onsite pavement sections shall be designed by a registered Geotechnical engineer per Section 7-4 of the City Design Criteria & Procedures Manual.

39. All utility tie-in within public right of way and PUE's shall require an encroachment permit.

40. Provide photometric coverage for all proposed pedestrian sidewalk and driveways being proposed with the project.

41. Extend Red Rock Road frontage up to the western boundary. Project shall be required to design and build offsite improvements along the frontage on Red Rock Drive including curb and gutter on the opposite side of the street, to the satisfaction of the City Engineer.

42. The developer/contractor shall be responsible for cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the Department of Public Services based on filed conditions.

43. The design and construction of all improvements shall conform to the City of Lincoln Design Criteria and Procedures Manual and Public Facilities Improvement Standards, or as modified by these Condition of approval, or as approved by the City.

44. The design, maintenance, inspection, and reporting of all storm water systems, devises, and treatment systems shall be in conformance with the State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ NPDES Phase II 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.

45. Consistent with the recommendations of a soils engineer and as approved by the City, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.

46. The Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-

hours notify its geotechnical consultant to provide an analysis for approval concerning any remediation action.

47. Traffic striping, markings and signing shall be provided as required by the City's then current Standards and Specifications. A striping plan shall be submitted for approval with each phase of Improvement Plans.

48. 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.

49. Prior to the acceptance of each phase of improvements, 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 Public Services Department.

50. The Applicant shall comply with all provisions of the City's Cross Control and Backflow Prevention Ordinance.

51. All improvements constructed on the site and adjoining public rights-of-way including all parking areas, landscaping, monument and building signs, lighting and exterior building surfaces, shall be maintained by the applicant, at the applicant's expense, in a continuous state of repair, clean and free of rubbish, to the satisfaction of the City.

52. The final design, layout and line capacity of water and hydrant systems will be subject to approval of the City prior to start of any phase of underground utility construction.

53. 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.

54. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City, and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.

55. 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 then applicable improvement standards for the City.

56. 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.

57. The applicant shall provide complete submittals for the improvement plans to the satisfaction of the Community Development Department, Fire Division, and the City Engineer prior to any construction.

58. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a business license must be

obtained from the City. Prior to the preconstruction meeting, the Developer 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.

59. The Applicant shall submit an erosion control program with Improvement Plans to the City for review and approval and shall implement the approved Plan. The Plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse of disposal and re-vegetation. Specific techniques may be based on geotechnical reports, and shall comply with the then current City standards. During construction of any portion of phase of the project, no disturbed areas shall be left exposed for extended periods of time. The City Engineer will determine the timing and extent of re-vegetation required during approval of Subdivision Improvement Plans.

60. In accordance with the City's then 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.

61. The project shall obtain a City of Lincoln Encroachment Permit for all work proposed within City rights-of-way. The applicant shall be responsible for all traffic control during construction and shall review all traffic control measures with the City for approval prior to commencement of construction.

62. The applicant shall pay City's actual costs for providing plan check, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services.

63. The applicant shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the City.

64. The approval of this project does not constitute approval of proposed infrastructure improvements (i.e. pipes) as to size, design, materials, or location, unless specifically addressed in these conditions of approval.

65. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the City prior to approval of any plans.

66. Dust control measures shall be established prior to construction of any phase of development pursuant to the requirements of the Mitigation Monitoring Plan. Additional dust control measures may be required by the City 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.

67. 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.

68. The following notes 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.

69. 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.

70. 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.

71. 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 call the Public Services Department at 916-434-2450 to schedule disinfection and testing.

72. 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.

73. A note shall be added to the Improvement Plans:
The Developer 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.

74. A note shall be added to the Improvement Plans:
All construction contractors shall provide a Spill Prevention and Counter Measure Plan describing measures to insure proper collection and disposal of all pollutants handled or produced on the project site during construction, including sanitary wastes, cement, and

petroleum products. The Plan shall be submitted to the City's Fire Department and Community Development Department prior to each phase of construction.

75. 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.

76. All refueling and lubrication maintenance of earthmoving or other construction vehicles shall be allowed only within approved construction staging areas.

77. Arrangements shall be made for the abandonment of any existing easements and/or right-of-way no longer required as well as arrangements for the dedication of new easements and/or rights-or-way required to carry out project conditions of approval. Separate document easements required by the City shall be prepared by a licensed land surveyor and submitted for review by the Community Development Department.

78. Dedicate rights of ways and easements for public improvements pursuant to Lincoln Design Criteria and Procedures Manual, to the satisfaction of the City Engineer.

79. All water backflow devices shall be tested and approved by the City.

80. The applicant shall pay for all applicable water, sewer, traffic, and drainage fees as calculated by the City at time of issuance of Building Permit.

81. It is the applicant's responsibility to notify PG&E of any work required on PG&E facilities. Transformer locations shall be approved by the City of Lincoln prior to placement. The developer will need to ensure the transformer locations are screened from view and not adjacent to any public right-of-way.

82. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, the City will designate the exact areas to be reconstructed.

83. Existing public facilities damaged during the course of construction shall be repaired by the applicant, at the applicant's expense, to the satisfaction of the City.

84. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.

85. Carefield Lincoln and the City shall enter into an agreement for Supplemental Fire and Emergency Services prior to the issuance of Improvement Plans.

86. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV, and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.

87. All existing public utility, electric, water and sewer and recycled water easements shall be maintained unless otherwise authorized by these conditions of approval. Easements affected by site development shall only be authorized with the issuance of an encroachment permit.

88. The contractor shall be responsible for the televising of all sewer collection and transport facilities. A 72-hour notification, both written and verbal, shall be given to the Community Development Department prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.

89. The Solid Waste Department shall make the final determination for the location of all trash enclosures prior to plan approval.

90. All trash enclosures shall be designed per the City of Lincoln Public Works Departments latest trash enclosure requirements; the materials and colors of which will be approved by the Community Development Department.

91. The internal drive aisles and emergency vehicle access drives shall have turning, backing, and access movements that meet the City of Lincoln Fire Department and Solid Waste Department requirements. (This includes minimum curb turning radii of 38 feet inside and 58 feet outside.)

92. If applicable, the project shall be subject to the latest grease interceptor policy of the Public Works Department.

93. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways.

94. The project shall provide NEV parking spaces and charging stations located throughout the project site.

95. Per the California Vehicle Code and the city's Public Facilities Standards, signage for NEVs, ZEVs, and golf carts shall be provided to the satisfaction of the City.

96. A pre-design meeting between the applicant and the City to finalize site plans, frontage improvements, utilities and site access shall be required.

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

any actual increased costs. The Applicant shall annex into a maintenance CFD, as selected by City.

98. The Owner shall consent to the City's formation of, or annex into, a Drainage Maintenance Assessment District or Maintenance CFD if deemed necessary by the Community Development Department and City Engineer.

99. The Owner shall provide a funding mechanism for the additional demand on public safety and public library, etc. This funding may consist of annexation to CFD 2018-2 or other funding mechanism as is acceptable to the City. A fiscal impact analysis should be completed to ensure the project will cover the costs of the additional services needed. Compliance with this condition shall be to the satisfaction of the Finance Director, Community Development Director. Annually the costs will be allocated proportionately against the individual lots in accordance with the benefits received. Annual adjustments shall be applied in accordance with the Consumer Price Index plus 3% as determined by the City to adjust the assessment for inflation as needed to meet any actual increased costs.

100. Applicant to obtain improvement plan approval prior to submittal of a building permit.

101. The Applicant will participate in the City's Public Facilities Element (PFE) Fee program current at the time of issuance of each building permit.

102. Prior to Construction-
    1. The Applicant shall apply for and obtain an Encroachment Permit from the City Engineer prior to any work conducted within the City right-of-way.
    2. The Applicant, before performing construction activities within the project area and prior to each phase of development shall submit a construction schedule to the Fire Department to allow coordination of fire protection services during construction.
    3. The Applicant shall consult/notify with the service provider of Gas, telephone, CATV and Electrical System Design Departments at the earliest available opportunity concerning all applicable Development Plans, site improvements, and construction schedules. The project sponsors shall maintain contact with the service provider so that required facilities and easements will be developed in a coordinated manner.

103. Prior to Construction-
    1. An on-site meeting with the Applicant, contractor, superintendent, engineers, and City representatives to review special procedures, limits of work, lines of authority and special conditions or procedures shall take place prior to any significant grading activity. The Applicant shall provide an organization chart displaying lines of authority and phone numbers for each individual shown in a supervisory capacity. The Applicant shall designate in writing before the start of work an authorized representative who will have authority to act on behalf of the project. Said representative should be available on the job site during all construction or accessible by phone. The representative shall also make any necessary arrangements with the City Engineer concerning extended or emergency work periods.
    2. All construction haul routes shall be approved by the City Engineer prior to commencement of any construction activity.
    3. The Applicant shall coordinate the placement of centralized mail delivery units, if required by the Post Office or provide verification that centralized mail delivery units will not be required by the Post Office. The placement of the units, if required by the Post Office, shall give consideration to concepts of defensible space, such as street

lighting and visibility, ADA accessibility, as well as consumer convenience. The centralized mail delivery units shall not be located within any of the water quality LID areas identified on the Subdivision Map and/or Improvement Plans.

104. During Construction-
    1. Consistent with the recommendations of a soils engineer and as approved by the City Engineer, grading should be scheduled to avoid seasonally high groundwater conditions in swale areas.
    2. For each phase of development, the Applicant shall provide a specific geotechnical analysis to determine the suitability of excavated material (if proposed for use) as engineered fill, and trench backfilling, topsoil, or other types of reuse on-site such as landscaping fill in parks. If during construction the Applicant identifies any unique unforeseen soils conditions, the Applicant shall within 24-hours notify its geotechnical consultant to provide an analysis to the City Engineer for approval concerning any remediation action.
    3. The Applicant/Contractor shall be responsible for the cleaning of all public streets during construction. The manner and frequency of street cleaning shall be determined by the City Engineer based upon field conditions.
    4. 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.
    5. The project shall provide for a system to inform all contractors and subcontractors and other affiliated parties conducting business within the City that a Business License must be obtained from the City. Prior to the preconstruction meeting, the Applicant shall submit to the City of Lincoln a list containing all parties doing business within the City as a result of the project. The City will check the list to ensure that each party has obtained the necessary Business License.
    6. The Applicant may place a temporary sales building on the project site during project construction, subject to approval of the Community Development Department. The Applicant shall submit information to the Community Development Department regarding the location and services available to the structure as well as elevations of the temporary facility. Use of the facility will be subject to the approval of the Community Development Department.

PRIOR TO ACCEPTANCE

105. The Applicant shall be responsible for repairing street damage caused by construction equipment on the street system to the satisfaction of the City Engineer.

106. 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.

107. The project shall be required to underground all existing public utilities fronting the project site, except that electric transmission lines of 60 KV and higher may be excluded as determined by the City or PG&E.

108. 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.

109. Existing and proposed public facilities and improvements damaged during the course of construction shall be repaired by the Applicant, at his expense, to the satisfaction of the City Engineer.

110. When improvements to landscape corridors and trails are completed to the satisfaction of the City Engineer and Public Services Department, the improved property shall be conveyed by a grant deed to the City, for on-going maintenance, operation, repair and replacement. The Applicant shall be responsible to pay the direct cost associated with the performance of this work. If dedicated to the City, the Applicant shall be responsible for payment of costs until such time as the City begins collecting funds for this work or the cost of doing this work is incorporated into a financing mechanism to fund the costs of this work.

111. The contractor shall be responsible for the televising of all sewer collection and conveyance facilities. A 72-hour notification, both written and verbal, shall be given to the City Engineer prior to the televising of the sewer system. If not properly notified the City may elect to require a retesting of the subject system.

PRIOR TO BUILDING PERMIT

112. 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.

113. 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.

114. 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.

115. The project shall be subject to the Western Placer Unified School District's Financing Plan.

116. The Applicant shall pay all applicable fees at time of issuance of the Building Permit.

117. All water meters shall be installed by the Public Services Department as per standards and specifications adopted by the City of Lincoln in June 2004 and as thereafter amended. A fee (applied city-wide) will be required for the cost and installation of each meter and may be adjusted annually based upon costs.

PRIOR TO OCCUPANCY

118. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2016 California Fire Code, or the Fire Code in effect at the time of Building Permit application.

119. The Applicant shall install all fire protection measures required pursuant to the then applicable City Standards. All residential units shall be fire sprinkled in accordance with the 2010 California Fire Code, or the Fire Code in effect at the time of Building Permit application.

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

121. Prior to the **occupancy**, a "REQUEST FOR OCCUPANCY NON-RESIDENTIAL BUILDING PERMITS", needs to be circulated through and approved by Public Works, Water, Police, Fire and Planning Departments.

<END>

Carefield Assisted Living & Memory Care

Hawthorn Senior Living

TOTAL PROJECT INFORMATION

SITE SUMMARY

ZONING: C - COMMERCIAL WITH TWELVE BRIDGES GENERAL DEVELOPMENT PLAN OVERLAY

SITE LOT AREA (14.72 ACRES) 641,272 SF ±

TOTAL BUILDING AREA (GROSS SF)	
IL BUILDING	211,180 SF ±
AL/MC BUILDING	108,230 SF ±
TOTAL BUILDING AREA	**319,410 SF ±**

TOTAL UNIT COUNT	
IL UNIT COUNT	143 UNITS
AL UNIT COUNT	71 UNITS
MC UNIT COUNT	34 UNITS
TOTAL UNIT COUNT	**248 UNITS**

PARKING SUMMARY	
IL STALLS	85 STALLS
IL CARPORT	89 STALLS
AL/MC STALLS	76 STALLS
TOTAL PARKING	**250 STALLS**

NOTE: SEE 1ST FLOOR PLANS FOR PARKING BREAKDOWN PER BUILDING USE

LEGEND

- LANDSCAPE
- ROAD
- SIDEWALK
- WATER

TABLE 5-1
MINIMUM THROAT DEPTH

LAND USE	SIZE	STREET RIGHT-OF-WAY <60'	60'	>60'
Apartment, Condos, Mobile Homes, Planned Unit Development	0 - 80 units	25'	50'	50'
	81 - 160 units	50'	50'	50'
	> 160 units	50'	50'	100'

GENERAL NOTES

A. SEE EACH BUILDINGS FIRST FLOOR FOR UNIT SIZE SCHEDULE AND LOT COVERAGE
B. ALL ACCESSIBILITY CODES WILL BE FOLLOWED
C. ARBORIST REPORT NOT NECESSARY AS THERE ARE NO EXISTING TREES ON SITE
D. SEE LANDSCAPE PLAN FOR PLANTING AREAS
E. SEE CIVIL SHEETS FOR GRADING PLAN
F. SEE UTILITY PLAN FOR UTILITY LOCATIONS
G. SEE ELECTRICAL PLANS FOR LIGHTING PLANS, PHOTOMETRICS, AND LIGHTING CUTSHEETS.
H. SEE DETAIL SHEET FOR WALL DETAILS AND SCREENING METHODS
I. ACCESSIBILITY TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS

ZONE: MDR
(MEDIUM DENSITY RESIDENTIAL)

ZONE: EC (EMPLOYMENT CENTER)

ZONE: C (COMMERCIAL)

NORTH INDEPENDENT LIVING (IL)
4 STORIES

SOUTH INDEPENDENT LIVING (IL)
4 STORIES

IL WELLNESS
1.5 STORIES

IL RESTAURANT
1.5 STORIES

ASSISTED LIVING (AL)
2 STORIES
71 UNITS

MEMORY CARE (MC)
1 STORY
34 UNITS

AL DINING
1.5 STORIES

MEMORY CARE
1 STORY

MC SENSORY GARDEN CORNER

MC WALKING & LANDSCAPE COURTYARD

AL AMENITY & ACTIVITY COURTYARD

IL COURTYARD

PARK

DOG PARK
6'-0" IRON FENCE

OUTDOOR POOL

IL RECEIVING & TRASH

(4) BIKE PARKING STALLS

AL/MC RECIEVING

TRASH

GENERATOR

GAS METER

NEV CHARGING STATION

BELLA BREEZE DR.

REDROCK RD.

FIELDSTONE DR.

COLONNADE DR.

PUBLIC WALK

PROPERTY LINE

CARPORTS, TYP

4' RETAINING WALL

5' RETAINING WALL

2' RETAINING WALL

3' RETAINING WALL

FIRE LANE

FIRE TRUCK PATH WITH TURNING RADIUS DIMENSIONED

ALL WEATHER SURFACE SUPPORTING FIRE CODE REQ OF 75,000LB CAPACITY AS APPROVED BY FIRE MARSHALL

FIRE LANE ACCESS TO FENCE LINE

6'-0" IRON FENCE

6'-0" CEDAR NEIGHBOR FRIENDLY FENCE

5'-0" PRIVATE DRIVE DRAINAGE EASEMENT

30'-0" PUBLIC UTILITY, LANDSCAPE & EASEMENT

BLDG SETBACK

120' DEAD END FIRE LANE

SECURITY GATE

ILLUMINATED ADDRESS NUMBER BLDG SIGNAGE

ILLUMINATED ADDRESS NUMBER BLDG SIGNAGE

ACTIVE PLAZA PROMENADE STREET FRONT

AL/MC ENTRY

IL ENTRY

AL PRIMARY 35'-0" ENTRY

IL PRIMARY 35'-0" ENTRY ACCESS

TEMPORARY EXTENSION OF FIRE LANE FOR PHASE I

PROPOSED PARCEL LINE

NEIGHBORHOOD CONNECTION

PHASE II PHASE I

PROPOSED LOCATION OF GREASE INTERCEPTOR

PROPOSED LOCATION OF ELECTRICAL TRANSFORMER. FINAL LOCATION PER UTILITY COMPANY

COMMUNITY ENTRY MONUMENT SIGNAGE

PRIMARY WATER FEATURE MAIN SIGNAGE

EMERGENCY VEHICLE ACCESS ONLY

9'-0" STALL SIZE, TYP

(4) BIKE PARKING STALLS

VIEW A
VIEW B
VIEW C
VIEW D
VIEW E
VIEW F
VIEW G
VIEW H

0 40' 80'

PAUL BOUNDY ARCHITECTS

218296 | CAREFIELD LINCOLN - AL & MC | SD
06.05.20

CONCEPTUAL SITE PLAN

D.JONES

NOT FOR CONSTRUCTION

CarefieldLiving

A1.01

PLANNING COMMISSION

RESOLUTION 2020-17

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING THE OPERATION OF AN INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE FACILITY, *CAREFIELD LINCOLN*
ON ASSESSOR'S PARCEL NUMBERS 329-010-063, 329-010-064, and 329-010-065

WHEREAS, an application for a Conditional Use Permit allowing the operation of an Independent Living, Assisted Living, and Memory Care Facility, *Carefield Lincoln*, for Assessor's Parcel No's 329-010-063, 329-010-064, and 329-010-065 was submitted for review; and,

WHEREAS, pursuant to Government Code Section 65090, notice of the City Planning Commission's hearing was published in accordance with Section 6061 of the Government Code in at least one newspaper of general circulation within the City of Lincoln at least ten calendar days before the Planning Commission public hearing; and,

WHEREAS, Assessor's Parcel No's 329-010-063, 329-010-064, and 329-010-065are zoned General Commercial – 1 under the Twelve Bridges General Development Plan; and,

WHEREAS, the Twelve Bridges General Development Plan refers to Lincoln Municipal Code (LMC) Title 18, section 18.22.030 for Conditional Uses allows apartments, hotels, motels, and ambulance services, as well as several "other uses of a similar nature" in Commercial zones with the issuance of a Conditional Use Permit; and,

WHEREAS, Chapter 18.56.010 of Title 18 of the Lincoln Municipal Code provides for the Planning Commission's review and approval of all Conditional Use Permits; and,

WHEREAS, the Planning Commission has reviewed an application for a Conditional Use Permit allowing the operation of an independent living, assisted living, and memory care facility on Assessor's Parcel No's 329-010-063, 329-010-064, and 329-010-065, and conducted a public hearing; and,

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

Section 1. The Planning Commission finds and determines that:

1. No further review under CEQA is required given the analysis completed within the Carefield Lincoln Addendum to a Subsequent EIR for the Twelve Bridges Specific Plan (State Clearinghouse #97022074), that the mitigation measures identified in the Subsequent EIR have been imposed on and incorporated into the Project, and therefore, the project does not have the potential to increase the significance of previously identified impacts or create any new significant impacts; and

2. The Carefield Lincoln facility is substantially similar in characteristic to developed commercial properties in Twelve Bridges that include extensive landscaping, articulated building massing, varying use of exterior materials, pedestrian scale lighting and pedestrian access into and around the site. The project is designed to be compatible with and appropriate to commercial development, and consistent with

existing and future land uses for the site and vicinity. Setbacks will be used to improve the articulation and aesthetics along Colonnade Drive, the future Red Rock Road, and Bella Breeze Drive with the incorporation of new landscaping. The design of Carefield Lincoln complies with the design standards as required by the Twelve Bridges General Development Plan as previously noted under Building Design/Materials of the staff report.

3. The Carefield Lincoln facility is appropriate in the district applicable to the property as a permitted or conditional use based upon the following:
   - Is zoned for the use and commercial uses;
   - Is adjacent to and assessable to major roadways including State Highway 65, Twelve Bridges Drive, Joiner Parkway, and Colonnade Drive;
   - Would benefit the area for those visiting relatives at the facility by utilizing various businesses within the city, including restaurants, hotels, and retail establishments.

4. The Carefield Lincoln facility is an appropriate use and 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. A finding that at least one of the findings in Section 15.32.250 of the municipal code is satisfied.

Lincoln Municipal Code (LMC) Chapter 15.32 addresses *Flood Damage Prevention*. LMC Chapter 15.32.250 notes that the decision-maker (the Planning Commission) shall not approve a discretionary permit or other discretionary entitlement that would result in the construction of a new building for a project that is located within a flood hazard zone unless the decision-maker finds, based on substantial evidence in the record, one of six findings. In this instance the Federal Emergency Management Agency (FEMA) provides flood hazard information produced in support of the National Flood Insurance Program (NFIP). LMC Chapter 15.32.250 (1) note the following: *The facilities of the state plan of flood control or other flood management facilities protect the property to the urban level of flood protection in urban and urbanizing areas or the national Federal Emergency Management Agency standard of flood protection in nonurbanized areas.* According to the most recent FEMA maps (effective November 2, 2018), the property is in Zone X noted as 'An area of minimal flood hazard'

Section 3. The Planning Commission of the City of Lincoln does hereby find that the application for a Conditional Use Permit allowing the operation of an independent living, assisted living, and memory care facility for Carefield Lincoln, on APN's 329-010-063, 329-010-064, and 329-010-065, is hereby approved subject to the conditions of approval set forth in Exhibit A, attached hereto and incorporated by reference.

PASSED AND ADOPTED this 15th day of July, 2020, by the following vote:

AYES: COMMISSIONERS: Hutchinson, Lyons, Manning, McKinney

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS: Cross, Johnson, Roberts

'CE-CHAIR

ATTEST:

Secretary

EXHIBIT A

The Conditional Use Permit to operate an independent living, assisted living, and memory care facility for Carefield Lincoln on Assessor's Parcel Numbers 329-010-063, 329-010-064, and 329-010-065is hereby approved with the following conditions:

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

2. The 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 period the City will conduct a 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.

3. The project shall be subject to the Mitigation Measures established by the SEIR for the Twelve Bridges project (SCH No. 97022074).

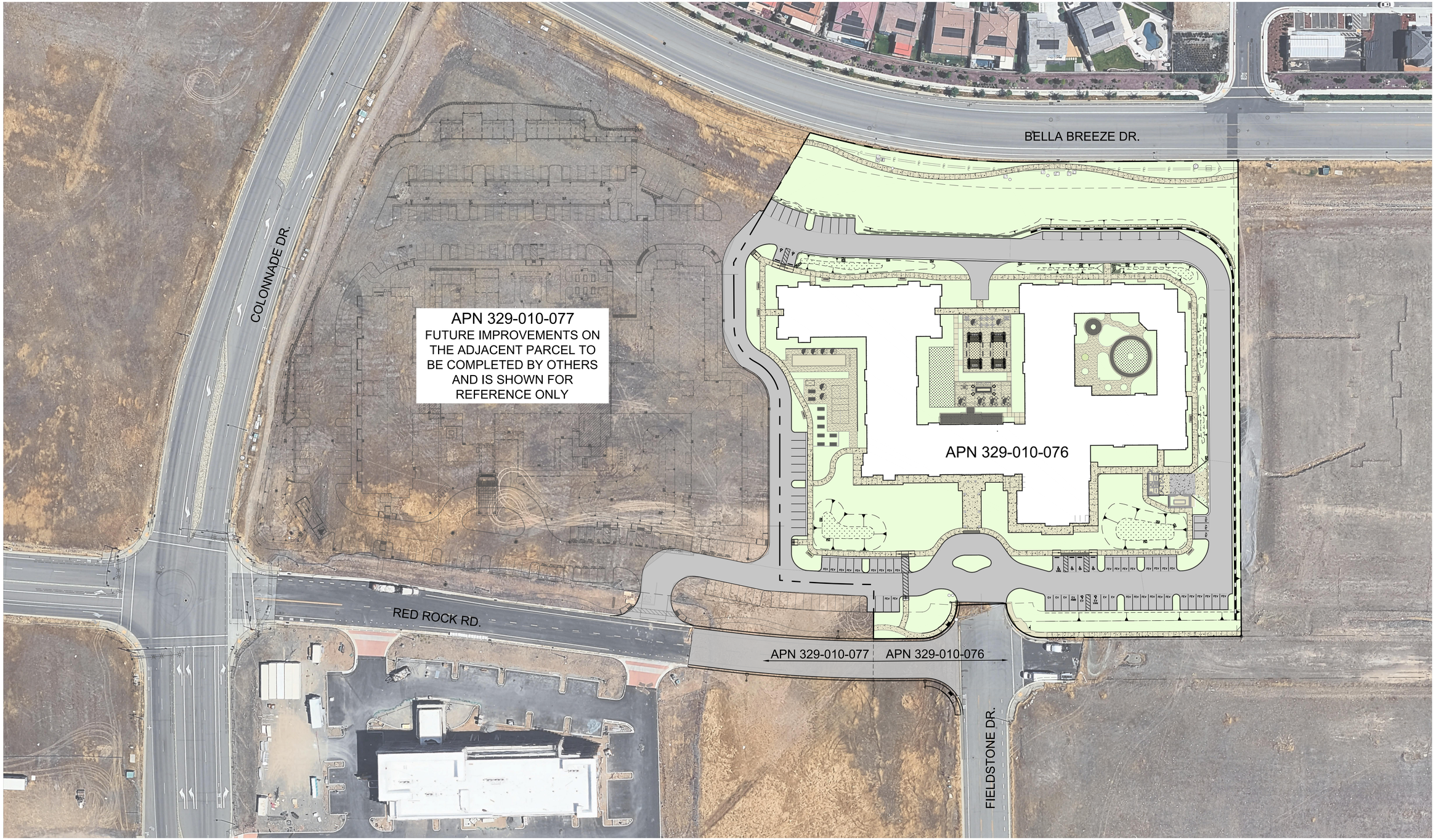
4. The project shall be subject to all applicable rules and regulations set forth in the adopted Twelve Bridges General Development Plan incorporated by this reference.

5. The project shall be subject to the Conditions of Approval set forth in the Specific Development Plan/Development Permit for the Project as noted in the Attachment #3 to the staff report, and incorporated by this reference.

6. The location and development of all structures, driveways, parking areas, landscaping and other such facilities and features shall be substantially as shown on the attached site plan, 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.

7. Carefield Lincoln and the City shall enter into an agreement for Supplemental Fire and Emergency Services prior to the issuance of Improvement Plans.

<END>



UBORA ENGINEERING & PLANNING
"EXCELLENCE"
3741 DOUGLAS BOULEVARD, SUITE 385
ROSEVILLE, CA 95661 (916) 780-2500

PRELIMINARY SITE PLAN

50 0 25 50 100
SCALE IN FEET

NOT FOR CONSTRUCTION

CarefieldLiving

October 9, 2026

BELLA BREEZE DR.

12"SS

APN 329-010-077
FUTURE IMPROVEMENTS ON THE ADJACENT PARCEL TO BE COMPLETED BY OTHERS AND IS SHOWN FOR REFERENCE ONLY

APN 329-010-076

FF=188.3

187.0 FG
186.7 FG
187.5 FG
187.2 FG
186.8 FG
187.2 FG
187.8 FG
BOTTOM=185.7
BOTTOM=186.0
4' WALL
6' WALL
4' WALL
3.0%
0.5%
2.0%
1.5%
1.0%
2.5%

184.6 FG
185.5 FG
184.5 FG
184.9 FG
185.4 FG
184.8 FG
187.4 FG
187.7 FG
187.2 FG
186.5 FG
BOTTOM=182.6
BOTTOM=183.5
185.2 FG
185.0 FG
185.4 FG

38'/58' TRUCK TURN RADIUS (TYP)

KITCHEN

RED ROCK RD.

FIELDSTONE DR.

APN 329-010-077 APN 329-010-076
(SEE FRONTAGE IMPROVEMENT NOTE)

(SEE FRONTAGE IMPROVEMENT NOTE)

REMOVE

30 0 15 30 60
SCALE IN FEET

NOT FOR CONSTRUCTION

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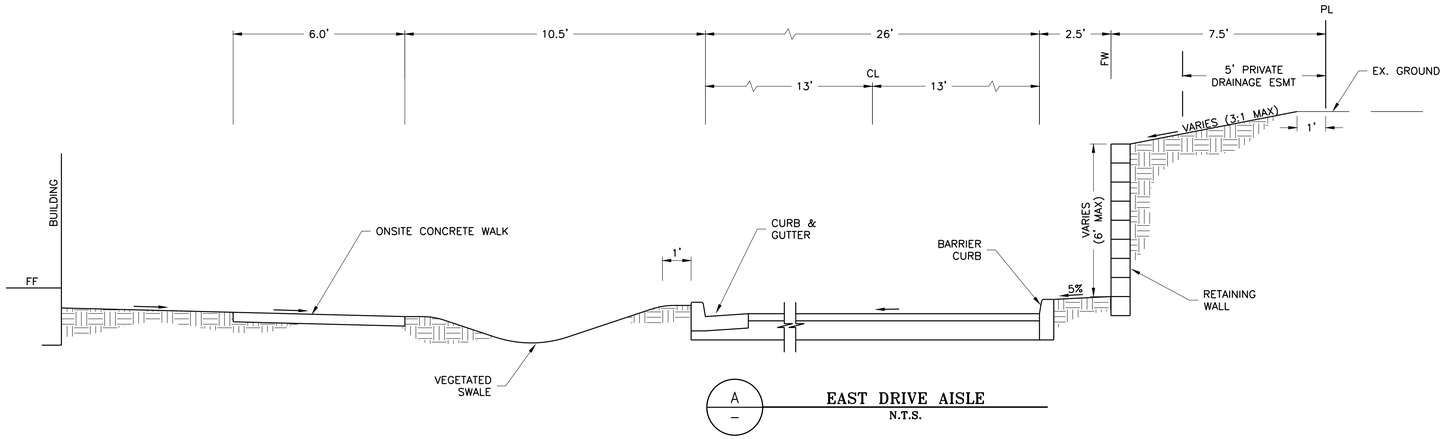
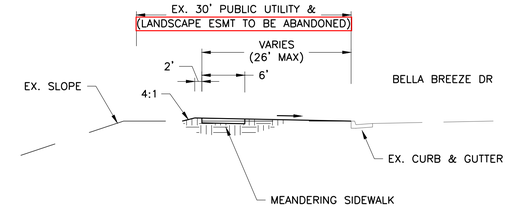
PRELIMINARY GRADING AND UTILITY PLAN

October 9, 2026

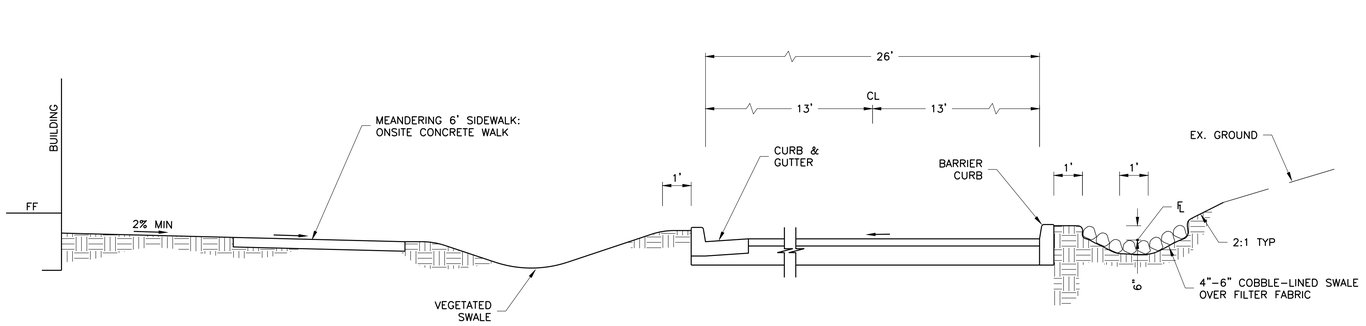
CarefieldLiving



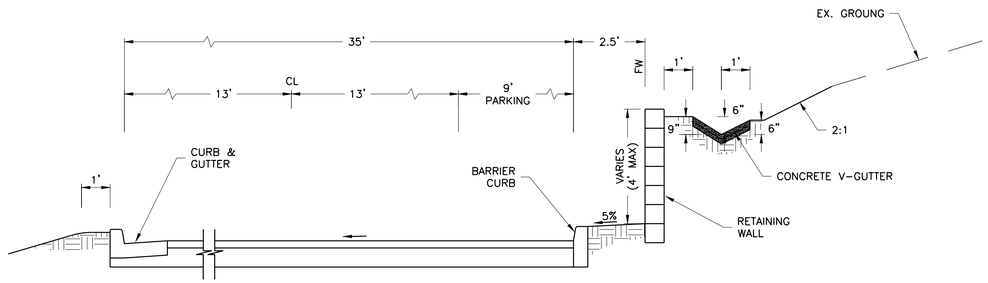
A
–
EAST DRIVE AISLE
N.T.S.



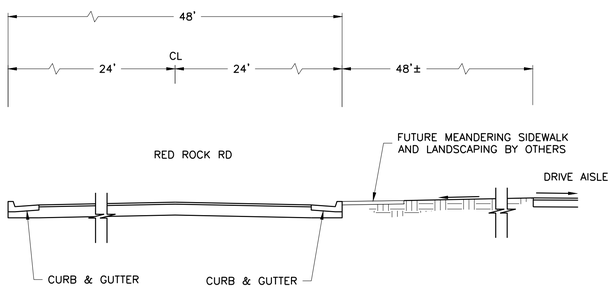
B
–
BELLA BREEZE FRONTAGE
N.T.S.



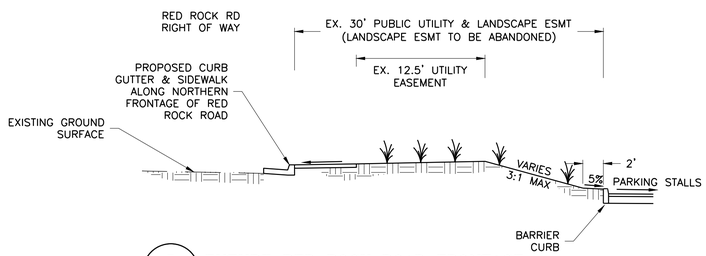
C
–
NORTH DRIVE AISLE
N.T.S.



D
–
NORTH DRIVE AISLE W/WALL & PARKING
N.T.S.



E
–
RED ROCK ROAD FRONTAGE
N.T.S.



F
–
FUTURE RED ROCK ROAD FRONTAGE
N.T.S.

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PRELIMINARY GRADING SECTIONS

NOT FOR CONSTRUCTION

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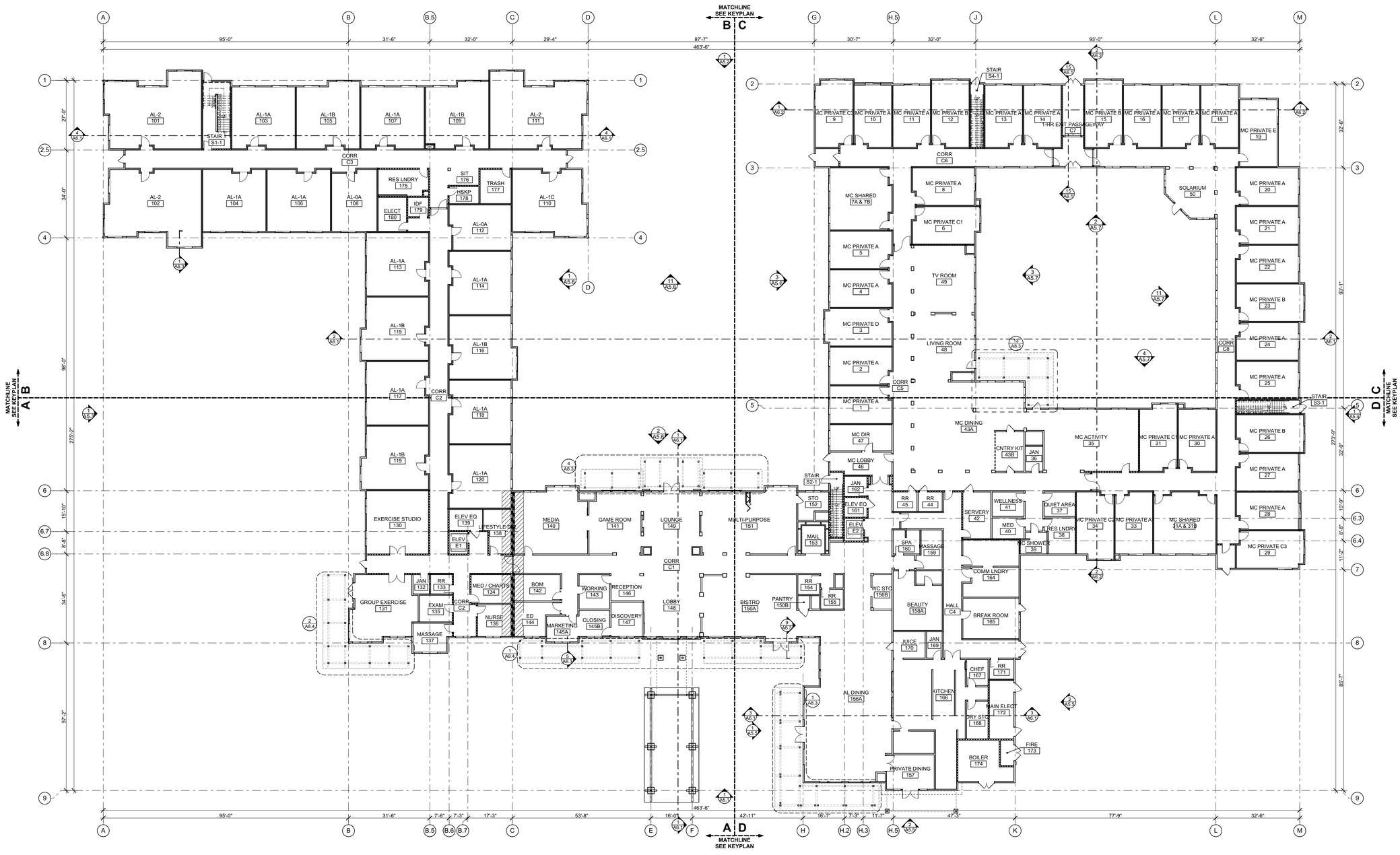
CarefieldLiving

October 9, 2026



Overall First Floor Plan | 1/16" = 1'-0" | 1 A2.1

ROOM SYMBOL LEGEND

A — ELEVATION LETTER
XXX — ROOM NAME
D XXX B — ROOM NUMBER
X/X/X — WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.
C

XXX — ROOM NAME
XXX / X/A-XX — ROOM NUMBER; ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

WALL LEGEND

EXTERIOR WALLS

- EXTERIOR WALL, **1/A7.1**

INTERIOR WALLS

- UNIT PERMITER FIRE PARTITION, **7/A7.1, 13/A7.1**
- UNIT PERIMETER FIRE PARTITION PLUMBING WALL, **7/A7.1**
- 1-HR FIRE PARTITION CORRIDOR WALL, **7/A7.1**
- INTERIOR WALL, **10/A7.1**
- INTERIOR PLUMBING WALL, **10/A7.1, SIM.**
- INTERIOR WALL W/ SOUND INSULATION, **9/A7.1**
- 2-HR FIRE WALL, **2/A7.2**
- SMOKE BARRIER, **5/A7.2**
- 2-HR FIRE WALL, **1/A7.2**

FLOOR PLAN LEGEND

- 000 — DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- 0 — WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX — KEYNOTE NUMBER
- W-X — WALL TYPE - SEE WALL ASSEMBLIES ON A7.1 & A7.2
- DS — DOWNSPOUT, SEE ROOF PLAN
- F.E. — FIRE EXTINGUISHER CABINET **4/A7.4**
- CORRIDOR REST RAIL **19/A13.1**
- CORRIDOR CHAIR RAIL **20/A13.1**
- 4'-0" AREA ON EACH SIDE OF FIRE WALL OPENINGS THAT OCCUR IN EXTERIOR WALLS WITHIN THE 4'-0" AREA MUST HAVE A FIRE RATING OF NO LESS THAN 45 MIN
- CA — CONTROLLED ACCESS - SEE DOOR SCHEDULE
- DE — DELAYED EGRESS - SEE DOOR SCHEDULE
- MHO — MAGNETIC HOLD OPEN - SEE DOOR SCHEDULE

FLOOR PLAN GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR CENTER OF WALL, U.N.O.
3. INTERIOR DIMENSIONS IN BRACKETS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH [x'-x"].
4. ALL EXTERIOR WALLS ARE 2 x 6 WOOD STUDS @ 16" O.C., U.N.O. (REFER TO STRUCTURAL DRAWINGS)
5. ALL INTERIOR NON-LOAD BEARING WALLS ARE 2 X 4 WOOD STUDS @ 16" O.C., U.N.O. (2 X 6 STUDS MIN. ARE REQUIRED AT ALL PLUMBING WALLS) (REFER TO STRUCTURAL DRAWINGS)
6. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
7. ALL CORRIDORS SHALL BE OF ONE-HOUR ENVELOPE CONSTRUCTION
8. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING & ROOF/CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. **(SEE SHEET A7.4)**
9. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE SMOKE/FIRE DAMPERS (SFD)
10. ALL WALLS AT UNIT/CORRIDOR, UNIT/COMMON AREAS & UNIT/UNIT SHALL BE ONE-HOUR CONSTRUCTION AND HAVE A MIN STC 50.
11. ALL DOORS TO BE INSTALLED 6" FROM FACE OF STUD ON THE HINGED SIDE OF THE DOOR UNLESS NOTED OTHERWISE.
12. ALL WINDOWS IN RESIDENT SLEEPING ROOMS SHALL BE SIZED TO MEET THE REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE PER CBC 1031.3. (**SEE SHEET A10.1**)
13. PER CBC 703.7 (MARKING AND IDENTIFICATION OF FIRE ASSEMBLIES), WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL:
    i. BE LOCATED WITHIN 15 FEET (4572 MM) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.

FLOOR PLAN GENERAL NOTES (CONT.)

    ii. INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATION THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
14. THE FOLLOWING ITEMS SHALL BE LOCATED IN THE FIRE CONTROL ROOM:
    i. PERMANENTLY POSTED "NO STORAGE" SIGNS OF DURABLE MATERIAL.
    ii. EMERGENCY LIGHTING AS WELL AS SWITCH LIGHTING
    iii. FIRE ALARM CONTROL PANEL OR REMOTE ANNUNCIATOR WITH SILENCE AND RESET CAPABILITY
    iv. FLOOR DRAIN OR SLOPE FLOORING

LEGEND AND NOTES

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LICENSED ARCHITECT MELISA PENCE No. C 29539 REN:05/31/27 STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI
DATE OF ISSUE: 12/12/2025

DRAWING DESCRIPTION
Overall First Floor Plan

DRAWING NUMBER
A2.01

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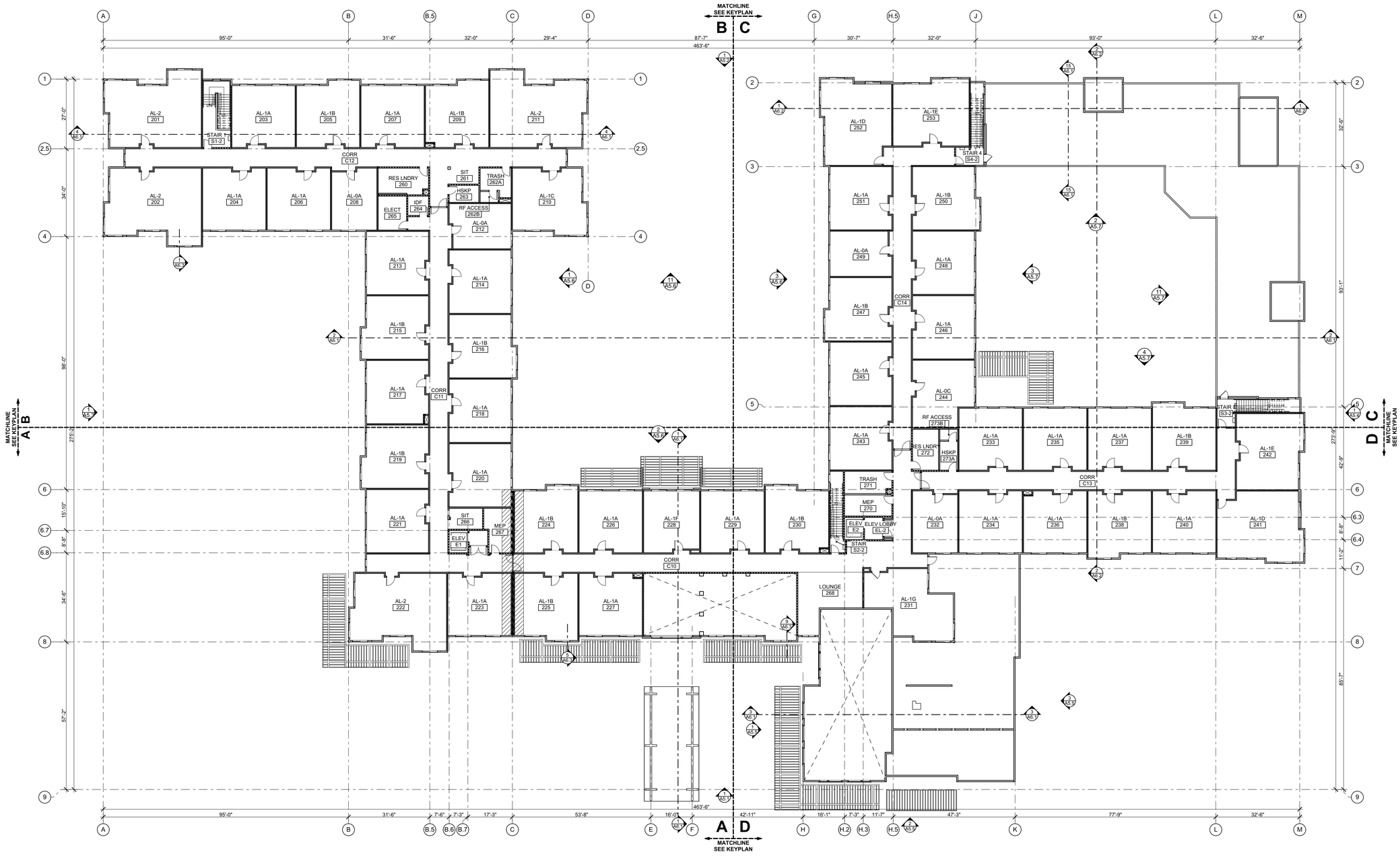

Overall Second Floor Plan | 1/16" = 1'-0" | 1 A2.2

ROOM SYMBOL LEGEND

A — ELEVATION LETTER
XXX — ROOM NAME
D / B — XXX ROOM NUMBER; X/X/X WALL/FLOOR/BASE
X/A-XX — ELEVATION NO./SHEET NO.
C

XXX — ROOM NAME
XXX — ROOM NUMBER
X/A-XX — ENLARGED PLAN NO. /SHEET NO. OR FINISH CODE

WALL LEGEND

EXTERIOR WALLS

- EXTERIOR WALL, **1/A7.1**

INTERIOR WALLS

- UNIT PERMITER FIRE PARTITION, **7/A7.1, 13/A7.1**
- UNIT PERIMETER FIRE PARTITION PLUMBING WALL, **7/A7.1**
- 1-HR FIRE PARTITION CORRIDOR WALL, **7/A7.1**
- INTERIOR WALL, **10/A7.1**
- INTERIOR PLUMBING WALL, **10/A7.1, SIM.**
- INTERIOR WALL W/ SOUND INSULATION, **9/A7.1**
- 2-HR FIRE WALL, **2/A7.2**
- SMOKE BARRIER, **5/A7.2**
- 2-HR FIRE WALL, **1/A7.2**

FLOOR PLAN LEGEND

- 000 — DOOR NUMBER - SEE DOOR SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- 0 — WINDOW TYPE - SEE WINDOW SCHEDULE (SEE 1/4" ENLARGED PLANS FOR DOOR NUMBERS NOT SHOWN ON 1/8" BUILDING PLANS)
- XX — KEYNOTE NUMBER
- W-X — WALL TYPE - SEE WALL ASSEMBLIES ON A7.1 & A7.2
- DS — DOWNSPOUT, SEE ROOF PLAN
- F.E. — FIRE EXTINGUISHER CABINET **4/A7.4**
- CORRIDOR REST RAIL **19/A13.1**
- CORRIDOR CHAIR RAIL **20/A13.1**
- 4'-0" AREA ON EACH SIDE OF FIRE WALL OPENINGS THAT OCCUR IN EXTERIOR WALLS WITHIN THE 4'-0" AREA MUST HAVE A FIRE RATING OF NO LESS THAN 45 MIN
- CA — CONTROLLED ACCESS - SEE DOOR SCHEDULE
- DE — DELAYED EGRESS - SEE DOOR SCHEDULE
- MHO — MAGNETIC HOLD OPEN - SEE DOOR SCHEDULE

FLOOR PLAN GENERAL NOTES

1. EXTERIOR WALL DIMENSIONS ARE TO EXTERIOR FACE OF STUD, U.N.O.
2. INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD (F.O.S.) OR CENTER OF WALL, U.N.O.
3. INTERIOR DIMENSIONS IN BRACKETS DESIGNATE CLEAR DIMENSIONS AND ARE TO FACE OF FINISH [x'-x"].
4. ALL EXTERIOR WALLS ARE 2 x 6 WOOD STUDS @ 16" O.C., U.N.O. (REFER TO STRUCTURAL DRAWINGS)
5. ALL INTERIOR NON-LOAD BEARING WALLS ARE 2 X 4 WOOD STUDS @ 16" O.C., U.N.O. (2 X 6 STUDS MIN. ARE REQUIRED AT ALL PLUMBING WALLS) (REFER TO STRUCTURAL DRAWINGS)
6. CONTRACTOR SHALL VERIFY THE SPACE AND ROUGH-IN REQUIREMENTS OF ALL OWNER-SUPPLIED ITEMS PRIOR TO CONSTRUCTION.
7. ALL CORRIDORS SHALL BE OF ONE-HOUR ENVELOPE CONSTRUCTION
8. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR/CEILING & ROOF/CEILING ASSEMBLIES SHALL BE 1 HR PROTECTED. **(SEE SHEET A7.4)**
9. DUCT PENETRATIONS OF FIRE-RATED CORRIDOR CONSTRUCTION SHALL HAVE SMOKE/FIRE DAMPERS (SFD)
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FLOOR PLAN GENERAL NOTES (CONT.)

    ii. INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 MM) IN HEIGHT WITH A MINIMUM 3/8-INCH (9.5 MM) STROKE IN A CONTRASTING COLOR INCORPORATION THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.
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    iv. FLOOR DRAIN OR SLOPE FLOORING

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LICENSED ARCHITECT
MELISA PEACE
No. C 29539
REN:05/31/27
STATE OF CALIFORNIA

PROJECT: 220019
DRAWN BY: DJ & WL
CHECKED BY: GI
DATE OF ISSUE: 12/12/2025

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Overall Second Floor Plan

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A2.02

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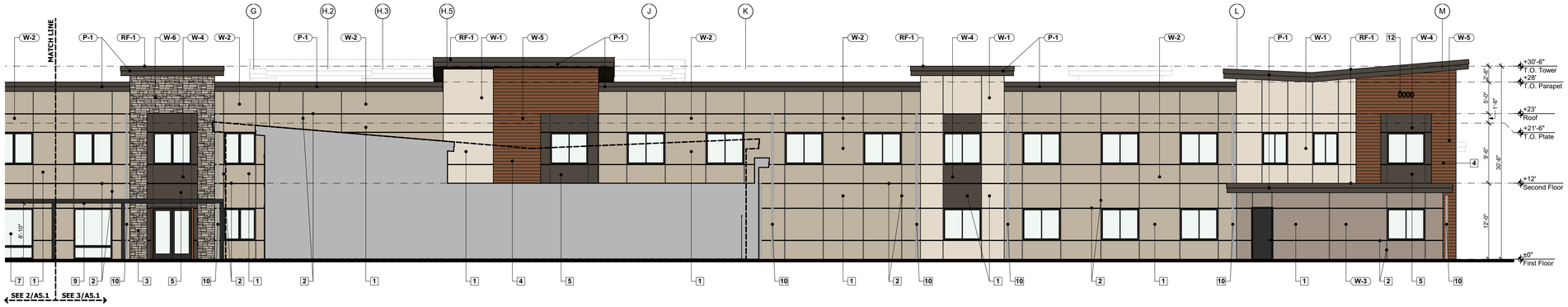


South Elevation 'B' | 1/8" = 1'-0" | 3 A5.1



South Elevation 'A' | 1/8" = 1'-0" | 2 A5.1



South Elevation | 1/16" = 1'-0" | 1 A5.1

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
4. SIDING: INSTALL PER ICC-ESR
5. STUCCO INSET
6. TRELLIS - STEEL COLUMNS, WOOD FRAME, FAUX WD.
7. DECORATIVE WOOD WINDOW CASING
8. WOOD FASCIA - DARK GRAY
9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
11. EXTERIOR LIGHT FIXTURE, INSTALL AT 8'-0" A.F.F. U.N.O.
12. 8" HIGH MIN. WITH A MINIMUM STROKE WIDTH OF 1.25" BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND AND EITHER INTERNALLY OR EXTERNALLY ILLUMINATED - AS APPROVED BY THE LOCAL FIRE OFFICAL.

EXTERIOR ELEVATION GENERAL NOTES

1. AT PERIMETER, EXTERIOR FINISH SHALL BE INSTALLED IN A MANNER WHERE THERE IS NO MORE THAN 6" OF FOUNDATION EXPOSED.
2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

ROOF
TPO ROOFING — RF-1
MANUF: CARLISLE SURE FLEX
TYPE: TPO ROOFING
COLOR: TAN
ICBO NO.:

EXTERIOR WALLS
STUCCO — W-1
MANUF: SHERMAN WILLIAMS
TYPE: SW 7568
COLOR: NEUTRAL GROUND
ICBO NO.:

STUCCO — W-2
MANUF: SHERMAN WILLIAMS
TYPE: SW 7037
COLOR: BALANCE BEIGE
ICBO NO.:

STUCCO — W-3
MANUF: SHERMAN WILLIAMS
TYPE: SW 9169
COLOR: CHATURA GRAY
ICBO NO.:

STUCCO — W-4
MANUF: SHERMAN WILLIAMS
TYPE: SW 7020
COLOR: BLACK FOX
ICBO NO.:

SIDING
FIBER CEMENT PANEL — W-5
MANUF: NICHIHA
TYPE: VINTAGEWOOD
COLOR: REDWOOD
ICBO NO.:

STONE VENEER — W-6
MANUF: ELDORADO STONE
TYPE: LEDGECUT33
COLOR: BIRCH
ICBO NO.:

PAINT
(TRIM & FASCIA) — P-1
MANUF: SHERMAN WILLIAMS
TYPE: SW 7020
COLOR: BLACK FOX
ICBO NO.:

WOOD TRIM
@ ROOF & TRIM — P-2
MANUF:
TYPE: FASCIA
COLOR: DARK GRAY
ICBO NO.:

WOOD TRIM
@ WINDOWS & DOOR
MANUF: HARDIE
TYPE: HEADER BAND
COLOR: FAUX WOOD
ICBO NO.:

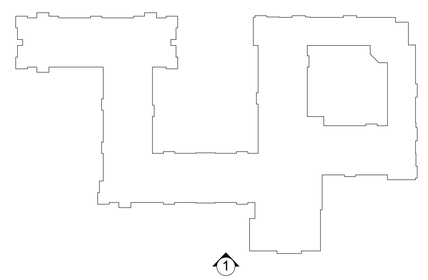
EXTERIOR DOORS
MATERIAL: METAL
TYPE: MILLGUARD
COLOR: DARK BRONZE

EXTERIOR WINDOWS
MATERIAL: VINYL
TYPE: MILLGUARD
COLOR: DARK BRONZE

GUTTERS/DOWNSPOUTS
MANUF:
TYPE:
COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



KEY PLAN

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LICENSED ARCHITECT
MELISA PEACE
No. C-29939
REN:05/31/22
STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION

Exterior Building Elevations

DRAWING NUMBER

A2.04

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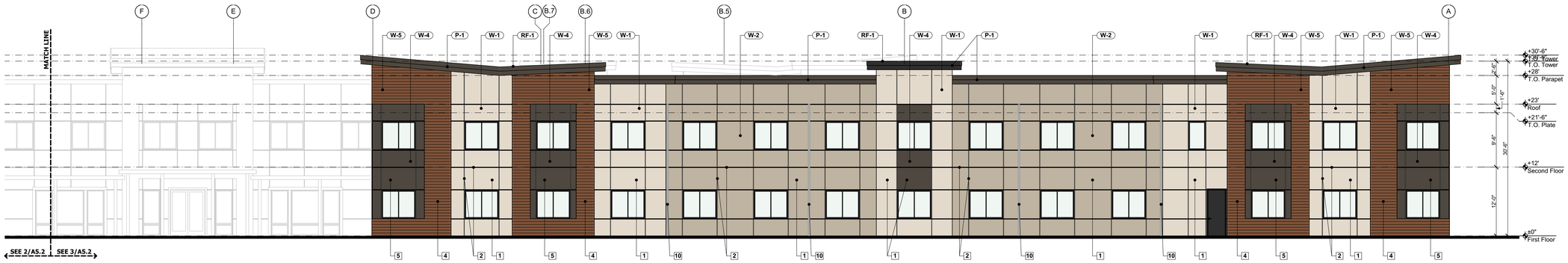
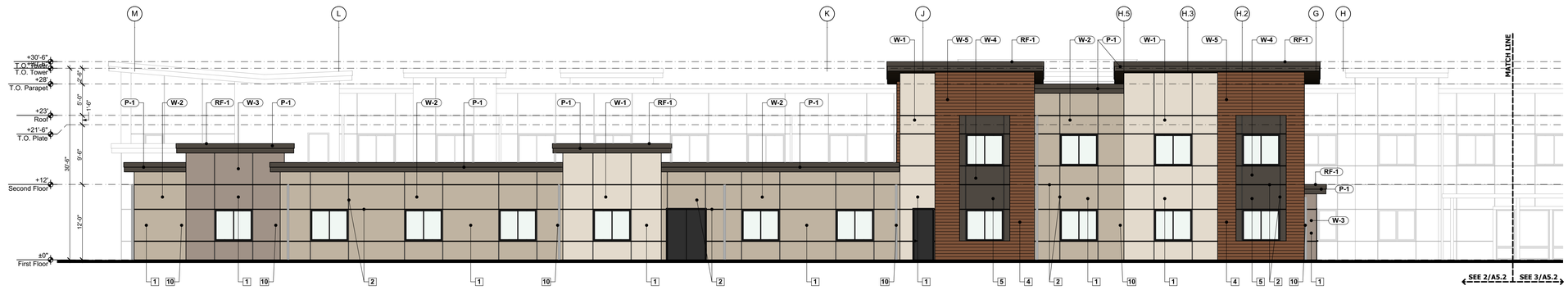
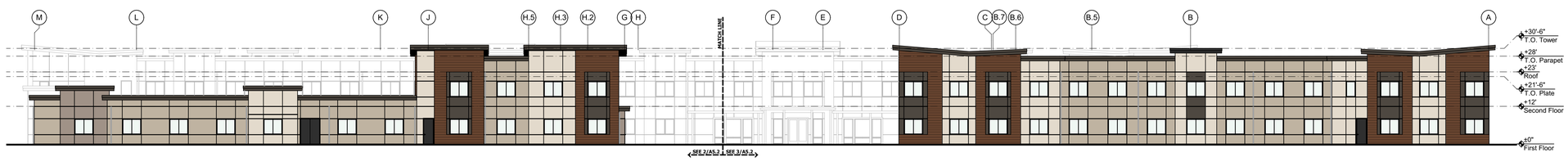


North Elevation 'B' | 1/8" = 1'-0" | 3 A5.2



North Elevation 'A' | 1/8" = 1'-0" | 2 A5.2



North Elevation | 1/16" = 1'-0" | 1 A5.2

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
4. SIDING: INSTALL PER ICC-ESR
5. STUCCO INSET
6. TRELLIS - STEEL COLUMNS, WOOD FRAME, FAUX WD.
7. DECORATIVE WOOD WINDOW CASING
8. WOOD FASCIA - DARK GRAY
9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
11. EXTERIOR LIGHT FIXTURE, INSTALL AT 8'-0" A.F.F. U.N.O.
12. 8" HIGH MIN. WITH A MINIMUM STROKE WIDTH OF 1.25" BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND AND EITHER INTERNALLY OR EXTERNALLY ILLUMINATED - AS APPROVED BY THE LOCAL FIRE OFFICAL.

EXTERIOR ELEVATION GENERAL NOTES

1. AT PERIMETER, EXTERIOR FINISH SHALL BE INSTALLED IN A MANNER WHERE THERE IS NO MORE THAN 6" OF FOUNDATION EXPOSED.
2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

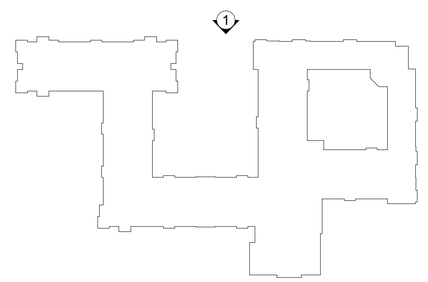
ROOF
TPO ROOFING (RF-1) — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
STUCCO (W-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7568; COLOR: NEUTRAL GROUND; ICBO NO.:
STUCCO (W-2) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7037; COLOR: BALANCE BEIGE; ICBO NO.:
STUCCO (W-3) — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM (P-2) — MANUF: ; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



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LICENSED ARCHITECT — MELISA PEACEY — No. C-29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION

Exterior Building Elevations

DRAWING NUMBER

A2.05

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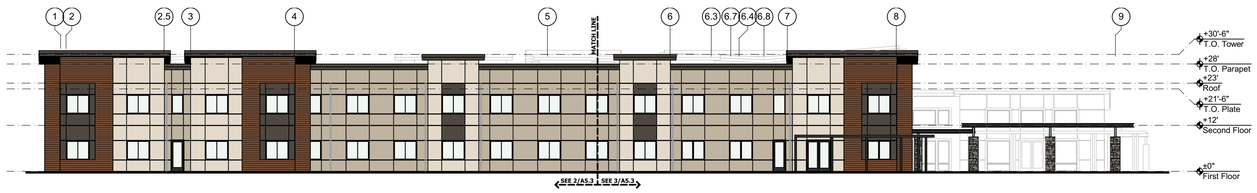
West Elevation 'B' | 1/8" = 1'-0" | 3 A5.3



West Elevation 'A' | 1/8" = 1'-0" | 2 A5.3



West Elevation | 1/16" = 1'-0" | 1 A5.3

EXTERIOR ELEVATION KEYNOTES

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2. STUCCO CONTROL JOINTS AS SHOWN
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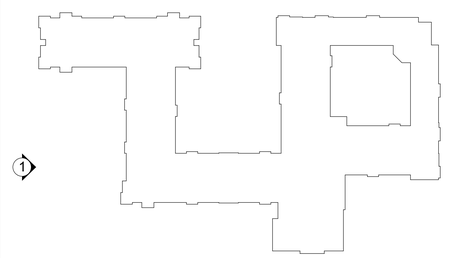
LEGEND AND NOTES



KEY PLAN

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LICENSED ARCHITECT MELISA PEACE No. C-29939 REN:05/31/22 STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
A2.06

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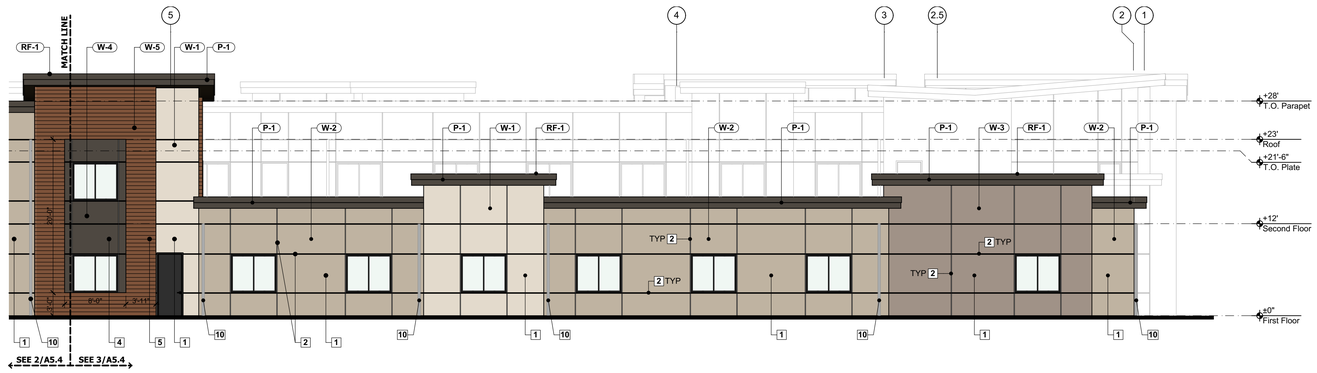
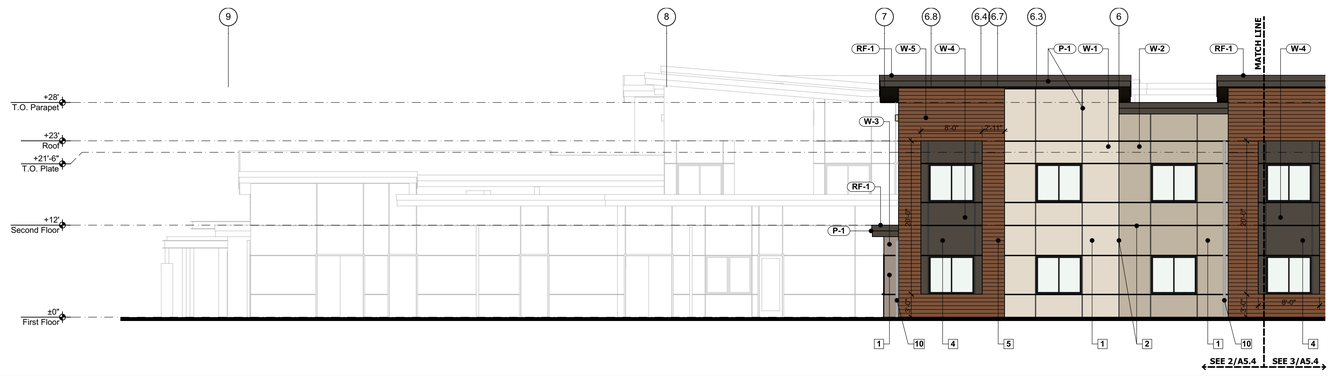


East Elevation 'B' | 1/8" = 1'-0" | 3 A5.4



East Elevation 'A' | 1/8" = 1'-0" | 2 A5.4



East Elevation | 1/16" = 1'-0" | 1 A5.4

EXTERIOR ELEVATION KEYNOTES

1. 3-COAT STUCCO FINISH: INSTALL PER ICC-ESR
2. STUCCO CONTROL JOINTS AS SHOWN
3. STONE VENEER: INSTALL PER MFR. SPECS - PER ICC REPORT ESR-1215
4. SIDING: INSTALL PER ICC-ESR
5. STUCCO INSET
6. TRELLIS - STEEL COLUMNS, WOOD FRAME, FAUX WD.
7. DECORATIVE WOOD WINDOW CASING
8. WOOD FASCIA - DARK GRAY
9. ALUMINUM TRELLIS STRUCTURE PER STRUCTURE WORKS DESIGN, MATERIALS AND SPECS
10. ALUMINUM GUTTER AND DOWNSPOUT PAINTED TO MATCH STUCCO OR SURFACE COLOR
11. EXTERIOR LIGHT FIXTURE, INSTALL AT 8'-0" A.F.F. U.N.O.
12. 8" HIGH MIN. WITH A MINIMUM STROKE WIDTH OF 1.25" BUILDING ADDRESS NUMBERS WITH CONTRASTING BACKGROUND AND EITHER INTERNALLY OR EXTERNALLY ILLUMINATED - AS APPROVED BY THE LOCAL FIRE OFFICAL.

EXTERIOR ELEVATION GENERAL NOTES

1. AT PERIMETER, EXTERIOR FINISH SHALL BE INSTALLED IN A MANNER WHERE THERE IS NO MORE THAN 6" OF FOUNDATION EXPOSED.
2. ALL EXTERIOR EXPOSED PVC OR OTHER PASTIC PIPING TO BE PAINTED TO MATCH ADJACENT WALL SURFACE

EXTERIOR FINISHES

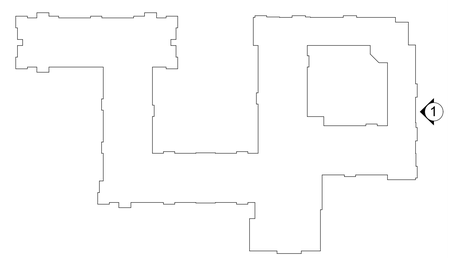
ROOF
TPO ROOFING — RF-1 — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
STUCCO — W-1 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7568; COLOR: NEUTRAL GROUND; ICBO NO.:
STUCCO — W-2 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7037; COLOR: BALANCE BEIGE; ICBO NO.:
STUCCO — W-3 — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO — W-4 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL — W-5 — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER — W-6 — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) — P-1 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM — P-2 — MANUF: ; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

GLASS (ALL EXTERIOR WINDOWS AND DOORS) SHALL BE DUAL INSULATED GLAZING AND SHALL NOT BE MIRROR OR HIGHLY REFLECTIVE GLASS.

LEGEND AND NOTES



KEY PLAN

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CAREFIELD LIVING
RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT — MELISA PEACE — No. C 29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION

Exterior Building Elevations

DRAWING NUMBER

A2.07

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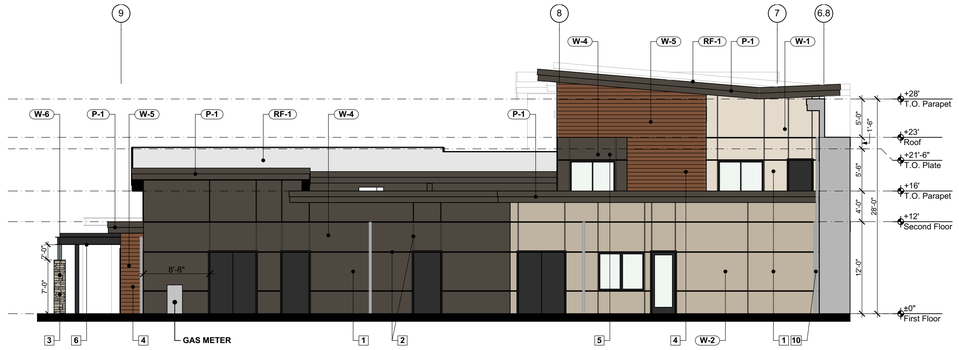
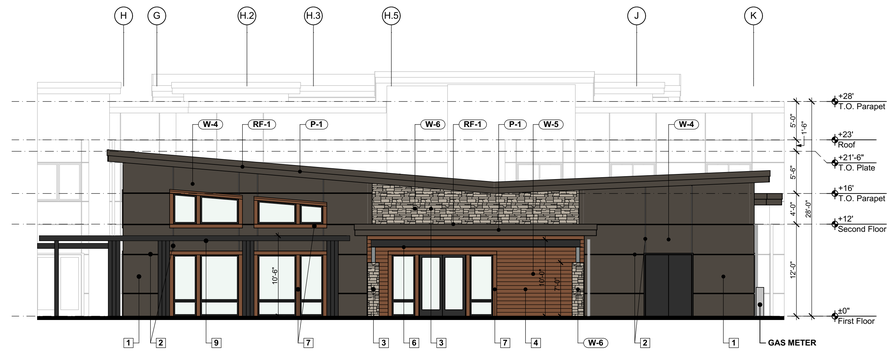


Dining Room East Elevation | 1/8" = 1'-0" | 3 A5.5



Dining Room South Elevation | 1/8" = 1'-0" | 2 A5.5



Dining Room West Elevation | 1/8" = 1'-0" | 1 A5.5

EXTERIOR ELEVATION KEYNOTES

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EXTERIOR FINISHES

ROOF
TPO ROOFING (RF-1) — MANUF: CARLISLE SURE FLEX; TYPE: TPO ROOFING; COLOR: TAN; ICBO NO.:

EXTERIOR WALLS
STUCCO (W-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7568; COLOR: NEUTRAL GROUND; ICBO NO.:
STUCCO (W-2) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7037; COLOR: BALANCE BEIGE; ICBO NO.:
STUCCO (W-3) — MANUF: SHERMAN WILLIAMS; TYPE: SW 9169; COLOR: CHATURA GRAY; ICBO NO.:
STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
STONE VENEER (W-6) — MANUF: ELDORADO STONE; TYPE: LEDGECUT33; COLOR: BIRCH; ICBO NO.:

PAINT (TRIM & FASCIA) (P-1) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
WOOD TRIM @ ROOF & TRIM (P-2) — MANUF:; TYPE: FASCIA; COLOR: DARK GRAY; ICBO NO.:
WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
EXTERIOR DOORS — MATERIAL: METAL; TYPE: MILLGUARD; COLOR: DARK BRONZE
EXTERIOR WINDOWS — MATERIAL: VINYL; TYPE: MILLGUARD; COLOR: DARK BRONZE
GUTTERS/DOWNSPOUTS — MANUF:; TYPE:; COLOR:

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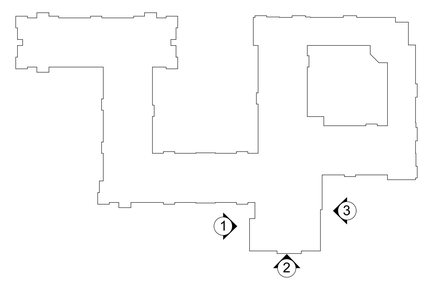
LEGEND AND NOTES



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LICENSED ARCHITECT
MELISA PEACEY
No. C 29939
REN:05/31/22
STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
A2.08

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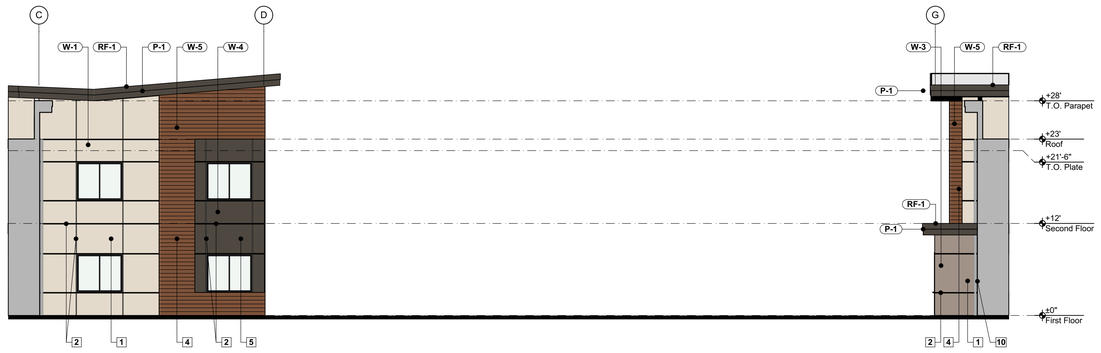
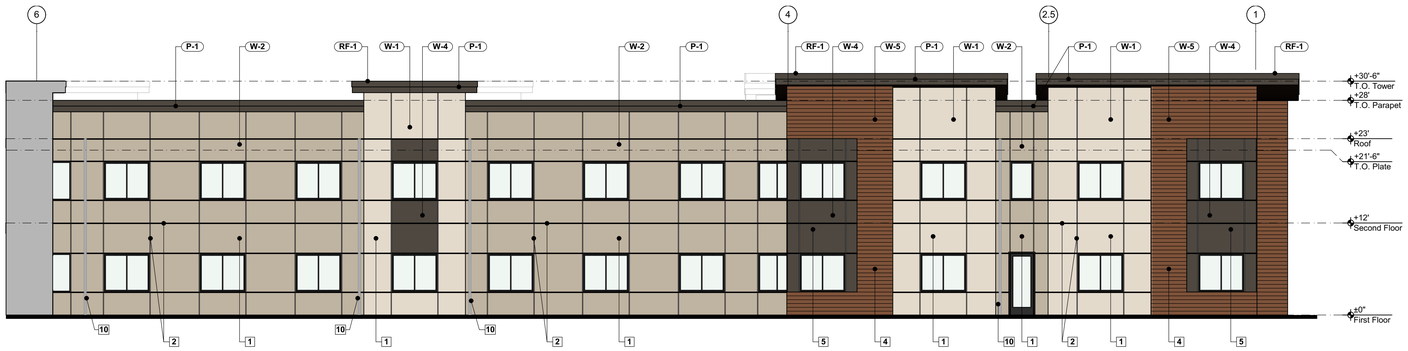
West AL Courtyard Elevation | 1/8" = 1'-0" | **3** A5.6



South AL Courtyard Elevation | 1/8" = 1'-0" | **11** A5.6



North AL Courtyard Elevation | 1/8" = 1'-0" | **2** A5.6



East AL Courtyard Elevation | 1/8" = 1'-0" | **1** A5.6

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STUCCO — W-4 — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
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WOOD TRIM @ WINDOWS & DOOR — MANUF: HARDIE; TYPE: HEADER BAND; COLOR: FAUX WOOD; ICBO NO.:
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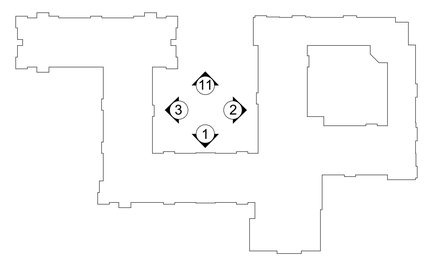
LEGEND AND NOTES



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RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT — MELISA PEACE — No. C 29939 — REN:05/31/22 — STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
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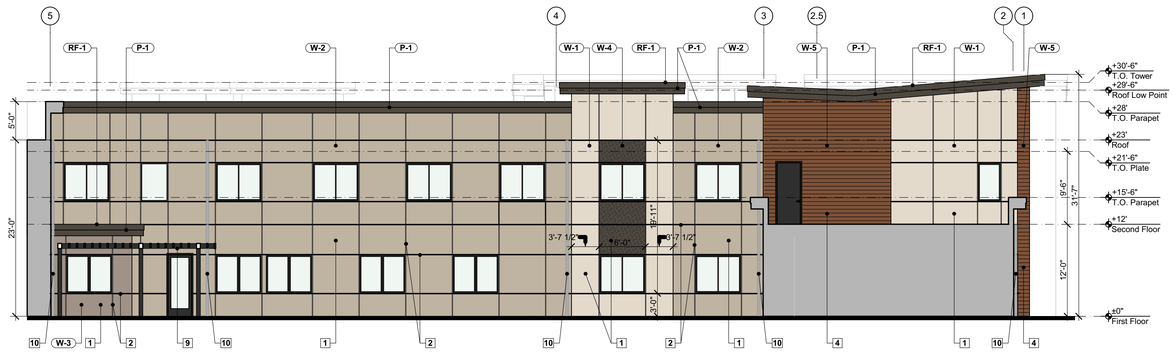
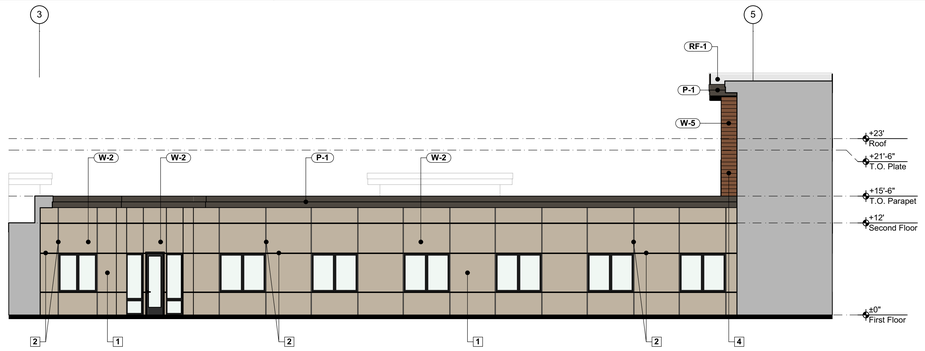
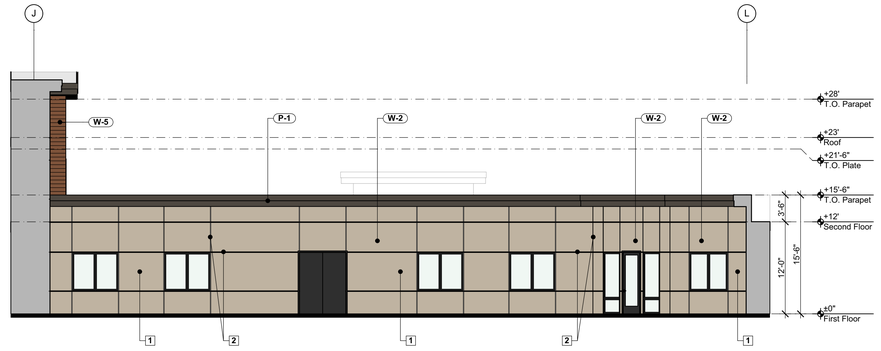


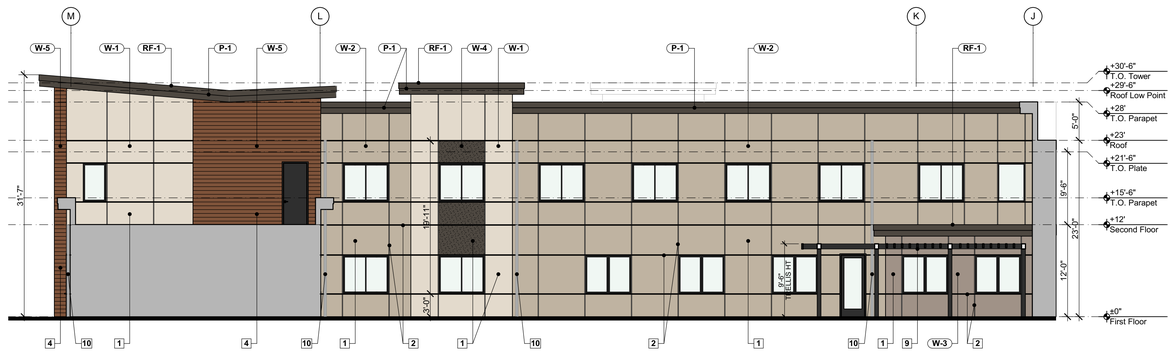
East MC Courtyard Elevation | 1/8" = 1'-0" | **6** A5.7



West MC Courtyard Elevation | 1/8" = 1'-0" | **11** A5.7



South MC Courtyard Elavation | 1/8" = 1'-0" | **2** A5.7



North MC Courtyard Elavation | 1/8" = 1'-0" | **1** A5.7

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STUCCO (W-4) — MANUF: SHERMAN WILLIAMS; TYPE: SW 7020; COLOR: BLACK FOX; ICBO NO.:
SIDING FIBER CEMENT PANEL (W-5) — MANUF: NICHIHA; TYPE: VINTAGEWOOD; COLOR: REDWOOD; ICBO NO.:
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GUTTERS/DOWNSPOUTS — MANUF: ; TYPE: ; COLOR:

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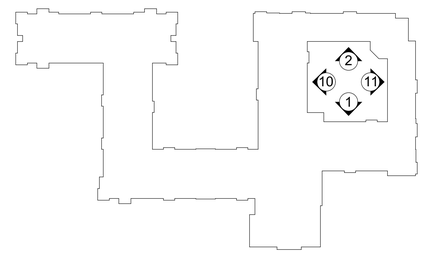
LEGEND AND NOTES



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DRAWING DESCRIPTION
Exterior Building Elevations
DRAWING NUMBER
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PLANT MATERIAL LEGEND

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT AND SPREAD	WUCOLS REGION 2	REMARKS	DETAIL	SHEET
TREES										
	ARB.MAR.	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	14	25' X 18'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	CAR. BET.	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	24" BOX	10	30'-50' X 15'-25'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	LAG.IND.TUS.	LAGERSTROEMIA INDICA FAUREI 'TUSCAROARA'	RED-PINK CRAPE MYRTLE	24" BOX	23	15'-20' X 15'-18'	LOW	MULTI; STRAIGHT TRUNK AND STRONG LEADER; FULL, GOOD CALIPER, STAKE	A	L3.5
	LAG. IND. MUS.	LAGERSTROEMIA INDICA FAUREI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	24" BOX	18	15'-20' X 15'-18'	LOW	MULTI; STRAIGHT TRUNK AND STRONG LEADER; FULL, GOOD CALIPER, STAKE	A	L3.5
	LIR. TUL.	LIRIODENDRON TULIPIFERA	TULIP TREE	24" BOX	6	60'-80' X 40'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	OLE. EUR.	OLEA EUROPAEA 'WILSONII	FRUITLESS OLIVE TREE	24" BOX	5	25'-30' X 25'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PIS. R.P.	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	14	25'-40' X 20'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PLA. ACE.	PLATANUS ACERIFOLIA 'YARWOOD'	YARWOOD SYCAMORE	36" BOX	8	40'-80' X 30'-40'	MODERATE	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
	PLA.RAC.	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48" BOX	1	30'-80' X 20'-50'	MODERATE	MULTI, STRAIGHT TRUNKS, FULL HEADS, GOOD CALIPERS	A	L3.5
	ULM. WIL.	ULMUS WILSONIANA 'PROPECTOR'	PROSPECTOR ELM	24" BOX	12	40'-50' X 25'-30'	LOW	STANDARD,STRAIGHT TRUNK, FULL HEAD, GOOD CALIPER, STAKE	A	L3.5
SHRUBS										
AG	ABE. GRA.	ALBELIA GRANDIFLORA 'KALEIDOSCOPE'	VARIEGATED ABELIA	5 GAL.	127	2'-3' X 3'-4'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	CAL. LIT.	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GAL.	78	3'-4' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
CG	CIS.GRA.	CISTANTHE GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	5 GAL.	137	1' X 3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
CP	CIS.PUL.	CISTUS PULVERULENTUS 'SUNSET'	MAGENTA ROCKROSE	5 GAL.	124	2'-3' X 6'-8'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
EJ	EUO. JAP.	EUONYMUS JAPONICUS 'MICROPHYLLUS'	VARIEGATED BOX-LEAF EUONYMUS	5 GAL.	126	2' X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	COP.REP.	COPROSMA REPENS 'MARBLE QUEEN'	DWARF VARIEGATED MIRROR PLANT	5 GAL.	36	3'-5' X 4'-6'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	DIE. VEG.	DIETES VEGETA	FORTNIGHT LILY	5 GAL.	252	3-4' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
ERI	ERI. KAR.	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	98	2'-3' X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
GJ	GAR.JAS.	GARDENIA JASMINOIDES 'VEITHCHII	VEITHCHII GARDENIA	5 GAL.	52	3'-4' X 4'-5'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5
G	GRE.LAN.	GREVILLEA LANIGERA 'PROSTRATE'	PROSTRATE WOOLEY GREVILLEA	1 GAL	106	1'-2' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
LN	LAN.NEW.	LANTANA NEW GOLD	NEW GOLD LANTANA	5 GAL.	316	1'-2' X 4'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
LcTC'	LEU.FRU.	LEOCOPHYLLUM FRUTESCENS 'COMPACTUM'	COMPACT TEXAS SAGE	5 GAL.	75	5'-6' X 5'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
MB	MAH.EUR.	MAHONIA EURYBRACTEATA 'SOFT CARESS'	MAHONIA SOFTCARESS	5 GAL.	100	3' X 4'	MODERATE	FULL FORM AND COLOR, VIGOROUS	B	L3.5

simon. landscape architecture

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. GREEN WHERE THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
REVISIONS				

LICENSED LANDSCAPE ARCHITECT — KYLE J. SIMON — NO. 6290 — STATE OF CALIFORNIA — 12/8/25

LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
19-CCZ-10	KS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

CALIFORNIA
LINCOLN

SHEET L3.01 OF 9

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PLANT MATERIAL LEGEND CONTINUED

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT AND SPREAD	WUCOLS REGION 2	REMARKS	DETAIL	SHEET
SHRUBS										
RU	RHA.UMB.	RHAPHIOLEPSIS UMBELATA 'MINOR'	DWARF YEDDO HAWTHORN	5 GAL.	181	3'-4- X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.CHA.	SALVIA CHAMAEDRYOIDES	GERMANDER SAGE	5 GAL.	152	1'-2' X 3'-4'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.LEU.	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL.	91	3'-4' X 4'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	SAL.JAM.	SALVIA JAMENSIS 'LIPSTICK'	AUTUMN SAGE	5 GAL.	170	2'-3- X 2'-3'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
WF	WES.FRU.	WESTRINGIA FRUTICOSA 'BLUE GEM'	COAST ROSEMARY	5 GAL.	227	5'-6' X 5'-6'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
	NAN.DOM.	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL.	139	3' X 2'	LOW	FULL FORM AND COLOR, VIGOROUS	B	L3.5
Pm'M'	POD.MAC.	PODOCARPUS MACROPHYLUS MAKI	YEW PINE	24" BOX	20	8'-10' X 3'-4'	MODERATE	STANDARD, STRAIGHT TRUNK, STAKE	B	L3.5
	ROS. OFF.	ROSMARINUS OFFICINALLIS 'HUNTINGTON CARPET'	TRAILING ROSEMARY	1 GAL.	312	2' X 4'-8'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 3'-6" O.C.	B	L3.5
GROUNDCOVER										
	CAR.DIV.	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	462	18"X2'	MODERATE	WELL ROOTED, GOOD COLOR, PLANT AT 2' O.C.	B	L3.5
	HEL.SEM.	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	576	2-3'X2-3'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 3'O.C.	B	L3.5
	MYO.PAV.	MYOPORUM PARVIFOLIUM PINK	CREEPING MYOPORUM	1 GAL.	230	6"X8'	LOW	WELL ROOTED, GOOD COLOR, PLANT AT 6'O.C.	B	L3.5
	NATIVE BENT GRASS	NO-MOW TURF	HYDROSEED	SEED	100% COVER	N.A.	LOW	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	LAWN	-	MEDALLION II OR EQUAL DWARF FESCUE	SOD	100% COVER	N.A.	MOD/HIGH	STAGGER JOINTS	-	L3.5
	NATIVE ORNAMENTAL BIOSWALE MIX	-	HYDROSEED	SEED	100% COVER	2LBS. / 1000 S.F.	LOW/MOD.	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	EROSION CONTROL MIX	GREEN-GOLD BLEND (NON IRRIGATED)	HYDROSEED	SEED	100% COVER	2LBS. / 1000 S.F.	V.LOW/LOW.	PACIFIC COAST SEED (925) 373-4417	-	L3.5
	ANN.COL.	ANNUAL COLOR	ANNUAL COLOR	4" POTS	AS REQUIRED	N.A.	MODERATE	CONTRACTOR TO SUBMIT TO LANDSCAPE ARCHITECT ANNUAL COLOR AT TIME OF PLANTING. PLANT 4" O.C.	C	L3.5
	CLY.CAL.	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GAL.	41	CLIMBING / SPREADING	MODERATE	FULL FORM AND COLOR, VIGOROUS	E	L3.5

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PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW

REVISIONS

DESCRIPTION

LICENSED LANDSCAPE ARCHITECT KYLE J. SIMON NO. 6290 12/8/25 RENEWAL STATE OF CALIFORNIA

LIC.EXP. 7/30/2027

PROJECT # 19-2224
DESIGNED BY: KS
DRAFTED BY: RG
CHECKED BY: RG
DATE: 12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

LINCOLN CALIFORNIA

SHEET L3.02 OF 9

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PLANTING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.

2. THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM OF 2%.

3. LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS ONE INCH AND LARGER AND EXCESS SOIL. CONTRACTOR SHALL STOCKPILE EXCESS SOIL AND HAUL AWAY AT END OF PROJECT.

4. FINISH SOIL SHALL BE 2 INCHES BELOW TOP OF PAVING IN SHRUB AND GROUNDCOVER AREAS AND 1 INCH BELOW TOP OF PAVING IN LAWN AREAS.

5. THE RECOMMENDATIONS OF THE SOILS REPORT FOR AMENDING SOIL SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS. THE LANDSCAPE CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL SAMPLES TO THE OWNER, LANDSCAPE ARCHITECT AND TO THE CITY OF LINCOLN AS PART OF THE FINAL ACCEPTANCE DOCUMENTATION AND PRIOR TO ANY PLANTING WORK.

6. ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL NOT APPROVED SHALL BE REMOVED FROM THE SITE.

7. PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION FOR HOLES.

8. TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM STRUCTURES. CENTER OF SHRUBS SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 36 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. GROUNDCOVER SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 24 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

9. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER / WATER MAINS OR SEWER LATERALS / WATER SERVICES / FIRE HYDRANTS.

10. LOCATE AND ALIGN DOUBLE STAKES FOR TREES PERPENDICULAR TO PREVAILING WINDS.

11. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH SHREDDED REDWOOD BARK MULCH TO A MINIMUM DEPTH OF 3 INCHES. DO NOT PLACE BARK MULCH ON SLOPES GREATER THAN THREE TO ONE (3:1).

12. THE MAINTENANCE PERIOD WILL BEGIN ONLY UPON ACCEPTANCE IN WRITING BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE MAINTENANCE PERIOD WILL BE 90 DAYS.

13. QUANTITIES SHOWN ON PLANTING PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. PLANT SYMBOLS INDICATED SUPERSEDE QUANTITIES SHOWN.

14. CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WHICH ARE LOCATED WITHIN 5 FEET OF ANY HARDSCAPE, PAVEMENT OR CURB. EXTEND 8 FEET FROM CENTERLINE OF TREE IN BOTH DIRECTIONS ALONG CONCRETE IMPROVEMENT (A SINGLE LENGTH OF ROOTGUARD FOR A SINGLE TREE WOULD BE 16 FEET). ROOT BARRIERS SHALL NOT BE WRAPPED AROUND ROOTBALL.

15. ALL SHRUB/GROUND COVER PLANTING AREAS TO RECEIVE A 3" LAYER OF REDWOOD BARK MULCH.
-SLOPES >5:1: SHREDDED REDWOOD BARK MULCH OVER JUTE MESH
-PLANTING BEDS: MEDIUM DECORATIVE REDWOOD BARK MULCH

16. CONTRACTOR SHALL INSTALL WOVEN COIR MAT AND HYDROSEED ON SLOPE PRIOR TO IRRIGATION INSTALLATION FOR SLOPE STABILIZATION PURPOSES.

17. BACKFILL MIXTURE FOR PLANTING PITS:
-2/3 SITE SOIL BY VOLUME
-1/3 RECYCLED COMPOST OR EQUAL BY VOLUME
-GRO-POWER PLANTING TABLETS PER MANUFACTURER'S RECOMMENDATIONS BY CONTAINER SIZE.
NOTES:
- BACKFILL MIXTURE PERCENTAGES SHALL BE ADJUSTED PER SOIL ANALYSIS RECOMMENDATIONS.
- PLANTS INSTALLED WITHIN WATER QUALITY FACILITIES TO BE PLANTED DIRECTLY INTO SOIL SPECIFIED BY CIVIL ENGINEER.

GENERAL NOTE:

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQUARE FEET OF ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.

2. ALL PROPOSED RETAINING WALLS (5 FEET IN HEIGHT OR GREATER) SHALL BE SCREENED WITH VINES OR SHRUBS. ALL PLANTING PROVIDED ON THE FACE OF THE WALL WILL SCREEN 80% OF THE WALL WITHIN THREE YEARS.

3. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES

4. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY FIRE HYDRANT

5. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE NOTE:

1. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

2. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY.

3. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE ANSI FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE ISA FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:

TRAFFIC SIGNAL / STOP SIGN - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
SEWERS - 10 FEET
DRIVEWAYS - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

WATER EFFICIENT LANDSCAPE DECLARATION

" I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN THE CITY OF LINCOLN'S LANDSCAPE MANUAL AND WATER EFFICIENT LANDSCAPE REGULATIONS. I HAVE PREPARED THIS PLAN IN COMPLIANCE WITH THOSE REGULATIONS AND THE LANDSCAPE MANUAL AND AGREE TO COMPLY WITH ALL REQUIREMENTS WHEN SUBMITTING CONSTRUCTION DOCUMENTS. I CERTIFY THAT THE PLAN IMPLEMENTS THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER."

SIGNATURE _____ DATE: 12-12-2025

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PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION
1				
2				
3				
4				
5				
6				

LICENSED LANDSCAPE ARCHITECT
NILE F. SIMON
NO. 6290
12/8/25
STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT # 1922.20
DESIGNED BY: NS
DRAFTED BY: RG
CHECKED BY: RG
DATE: 12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING LEGEND

LINCOLN CALIFORNIA

SHEET L3.03 OF 9

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DIE.VEG. 155 5 GAL.
CAL.LIT. 53 5 GAL.
ROS.OFF. 126 1 GAL.
ULM.WIL. 9 24" BOX.
ERI.KAR. 50 1 GAL.
LEU.FRU. 52 5 GAL.
WES.FRU. 52 5 GAL.
PIS. R.P. 14 24" BOX
NATIVE BENT GRASS 100% COVER HYDROSEED
EROSION CONTROL MIX 100% COVER HYDROSEED
LIR. TOL. 6 24" BOX
CAR. BET. 10 24" BOX
CIS.PUL. 68 5 GAL.
GRE.LAN. 59 5 GAL.
EUO.JAP. 96 5 GAL.
MYO.PAR. 78 1 GAL.
RHA.UMB. 129 5 GAL.
POD.MAC. 14 24" BOX
PLA.ACE. 2 36" BOX.
CLY.CAL. 25 5 GAL.
333 1 GAL.
CAR.DIV.
95 MAH.EUR. 5 GAL.
GAR.JAS. 52 5 GAL.
ARB.MAR. 6 24" BOX
SAL.JAM. 103 5 GAL.
NAD.DOM. 21 5 GAL.
LAN.NEW. 116 5 GAL.
ABE.GRA. 72 5 GAL.
CIS.GRA. 116 5 GAL.
LAG.IND.TUS. 12 24" BOX.
LAG.IND.MUS. 8 24" BOX.
OLE.EUR. 5 24" BOX.
ANN.COL. AS REQ. 4" POTS
SAL.LEU. 52 5 GAL.
SAL.CHA. 45 5 GAL.
25 CLY.CAL. 5 GAL.

MATCHLINE - SEE SHEET L3.4

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. PERSON WHO THE PROJECT ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT
KYLE J. SIMON
NO. 6290
RENEWAL 12/8/25
STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
19-1700	KS	KG	KG	12/7/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING PLAN

CALIFORNIA
LINCOLN

SHEET L3.04 OF 9

CA: 1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

simon. landscape architecture

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MATCHLINE - SEE SHEET L3.3

RHA.UMB.	52	5 GAL.
SAL.LEU.	39	5 GAL.
SAL.CHA.	107	5 GAL.
NAD.DOM.	118	5 GAL.
186	ROS.OFF.	1 GAL.
LAG.IND.TUS	14	24" BOX
LAWN	100% COVER	SOD
SAL.JAM.	67	5 GAL.
EUO.JAP.	30	5 GAL.
CAL.LIT.	25	5 GAL.
97	DIE.VEG	5 GAL.
576	HEL.SEM.	1 GAL.
141	MYO.PAV.	1 GAL.
LAG.IND.MUS.	14	24" BOX.
PLA.RAC.	1	48" BOX.
PLA.ACE.	6	36" BOX.
WES.FRU.	175	5 GAL.
POD.MAC.	6	24" BOX
ABE.GRA.	55	5 GAL.
MAH.EUR.	5	5 GAL.
ANN.COL.	AS REQ.	4" POTS
187	LAN.NEW.	5 GAL.
16	CLY.CAL.	5 GAL.
200	LAN.NEW.	5 GAL.
21	CIS.GRA.	5 GAL.
GRE.LAN.	47	5 GAL.
ARB.MAR.	8	24" BOX
COP.REP.	36	5 GAL.
ERI.KAR	48	5 GAL.
NATIVE ORNAMENTAL BIOSWALE MIX	100% COVER	HYDROSEED
ULM.WIL.	3	24" BOX.
57	CIS.PUL.	5 GAL.
LEU.FRU.	23	5 GAL.

CA: 1-800-227-2600
CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT
CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

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PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT
KYLE J. SIMON
NO. 6290
12/8/25
STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1124.07	KC	RG	RG	12.22.2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE PLANTING PLAN

CALIFORNIA
LINCOLN

SHEET L3.05 OF 9

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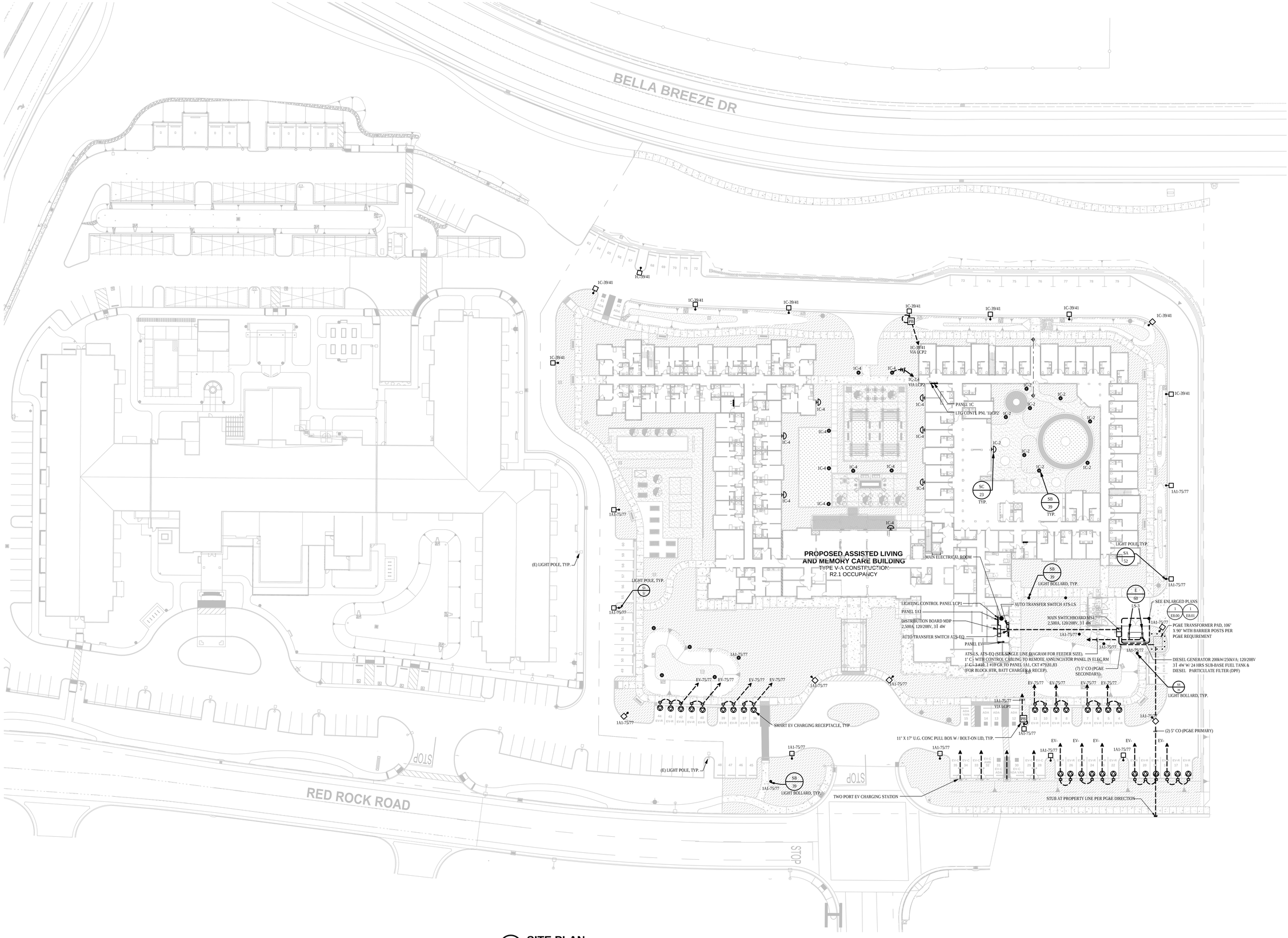

1 SITE PLAN

SCALE: 1"=30'-0"

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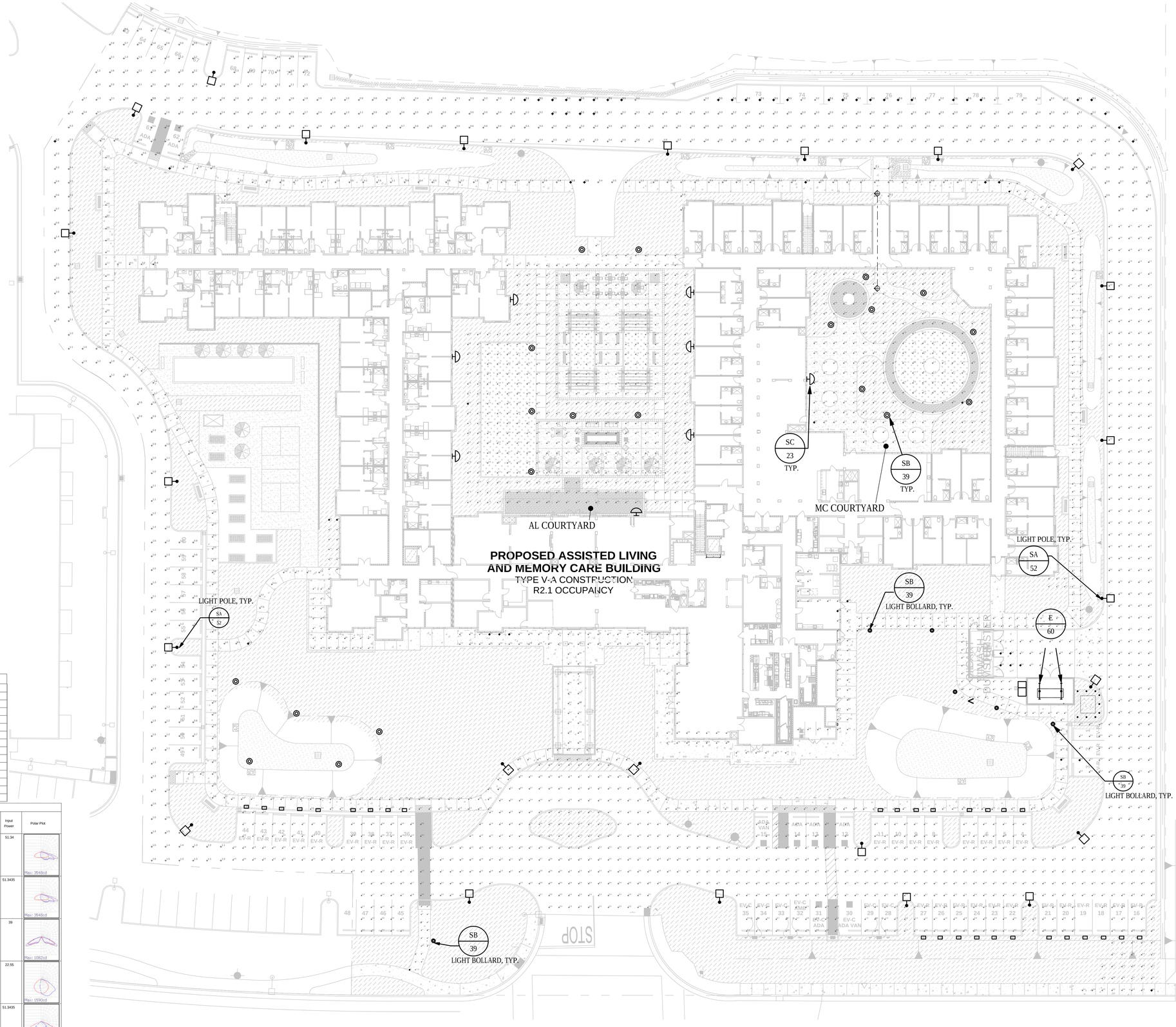
LINCOLN CA 95648

REGISTERED PROFESSIONAL ENGINEER
JESSE L. ESCOTO
E 16608
EXP. 6-30-26
ELECTRICAL
STATE OF CALIFORNIA

PROJECT:	102022AME
DRAWN BY:	ZS
CHECKED BY:	JLS
DATE OF ISSUE	12/19/2025
1ST PLAN CHECK	12/19/2025

DRAWING DESCRIPTION
OVERALL SITE PLAN

DRAWING NUMBER
LT1.01



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
East Driveway & Parking	+	1.2 fc	3.0 fc	0.2 fc	15.0:1	6.0:1
East Entry	+	5.5 fc	10.1 fc	0.8 fc	12.6:1	6.9:1
East Walkway	+	2.7 fc	14.1 fc	0.2 fc	70.5:1	13.5:1
MC Courtyard	+	2.6 fc	12.7 fc	0.7 fc	18.1:1	3.7:1
North Driveway	+	0.8 fc	3.5 fc	0.1 fc	35.0:1	8.0:1
North Walkway	+	1.9 fc	10.0 fc	0.3 fc	33.3:1	6.3:1
South Driveway & Parking	+	1.4 fc	9.1 fc	0.1 fc	91.0:1	14.0:1
South Entry	+	3.6 fc	9.8 fc	0.1 fc	98.0:1	36.0:1
South Walkway	+	1.9 fc	13.7 fc	0.2 fc	68.5:1	9.5:1
South Walkway 2	+	2.0 fc	3.9 fc	0.9 fc	4.3:1	2.2:1
West Driveway & Parking	+	1.1 fc	3.0 fc	0.2 fc	15.0:1	5.5:1
West Entry	+	5.0 fc	9.6 fc	0.8 fc	12.0:1	6.3:1
West Walkway	+	1.0 fc	11.4 fc	0.2 fc	57.0:1	5.0:1
AL Courtyard	+	2.9 fc	14.0 fc	0.7 fc	20.0:1	4.1:1

Schedule

Symbol	Label	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Polar Plot
	SA	Lithonia Lighting	RSX1 LED P1 30K R4	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution	6543	1	51.34	Max: 3548cd
	SA1	Lithonia Lighting	RSX1 LED P1 30K R4 EGS	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R4 Distribution with EGS Shield	5565	1	51.3435	Max: 3548cd
	SB	Lithonia Lighting	DSXB LED 16C 700 30K SYM	D-SERIES BOLLARD WITH 16 3000K LEDS OPERATED AT 700mA AND SYMMETRIC DISTRIBUTION	2801	1	39	Max: 1082cd
	SC	Lithonia Lighting	WDGE2 LED P3 30K 80CRI VF	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	3015	1	22.55	Max: 1590cd
	SA2	Lithonia Lighting	RSX1 LED P1 30K R5 EGFV	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R5 Distribution with EGFV Shield	1787	1	51.3435	Max: 975cd
	SA3	Lithonia Lighting	RSX1 LED P1 30K R3 HS	RSX Area Fixture Size 1 P1 Lumen Package 3000K CCT Type R3 Distribution with HS Shield	4927	1	51.3435	Max: 4171cd

PROJECT NORTH

1 SITE PLAN PHOTOMETRICS

SCALE: 1" = 20'

IRWIN PARTNERS ARCHITECTS
ARCHITECTURE
PLANNING
CONSULTING
245 Fischer Avenue
Suite B-2
Costa Mesa
California 92626
T: 714 557 2448
www.ipaoc.com

AME DESIGN GROUP, INC.
MECHANICAL, ELECTRICAL & PLUMBING CONSULTING ENGINEERS
949 – 553 – 0170 / 949 – 553 – 0011
2603 MAIN STREET, SUITE 750
IRVINE, CA 92614
www.amegroup.net

CAREFIELD LINCOLN - AL & MC
CAREFIELD LIVING
LINCOLN CA 95648

REGISTERED PROFESSIONAL ENGINEER
JOSEPH L. ASSAF
E 16608
EXP. 6-30-26
STATE OF CALIFORNIA

PROJECT:	102022AME
DRAWN BY:	ZB
CHECKED BY:	EA
DATE OF ISSUE	12/19/2025
1ST PLAN CHECK	12/19/2025

DRAWING DESCRIPTION

SITE PLAN PHOTOMETRICS

DRAWING NUMBER

LT2.01

Carefield Lincoln – AL & MC
Environmental Setting – Supplement

33. (Project Existing Setting) The project site is currently a vacant lot with no existing structures. The site is predominately flat and then starts to slope up on the north side of the property along Bella Breeze Drive. There are no cultural, historical, or scenic aspects and there is also no significant plant or animal presence.

The site has been previously rough graded and used as a construction staging area under a master grading permit for the area. The site is delineated by a slope adjacent to Bella Breeze Drive along the northern boundary with the majority of the site being flat. Curb and gutter improvements exist along Bella Breeze Drive and Colonnade Drive; and the future Red Rock Road will be constructed along the southern bounds of the project site. A 30-foot wide public utility and landscape easement exists along Colonnade Drive, Red Rock Road, and Bella Breeze Drive.



(Project Site)



(View from Fieldstone Dr.)



(View from Bella Breeze Dr.)

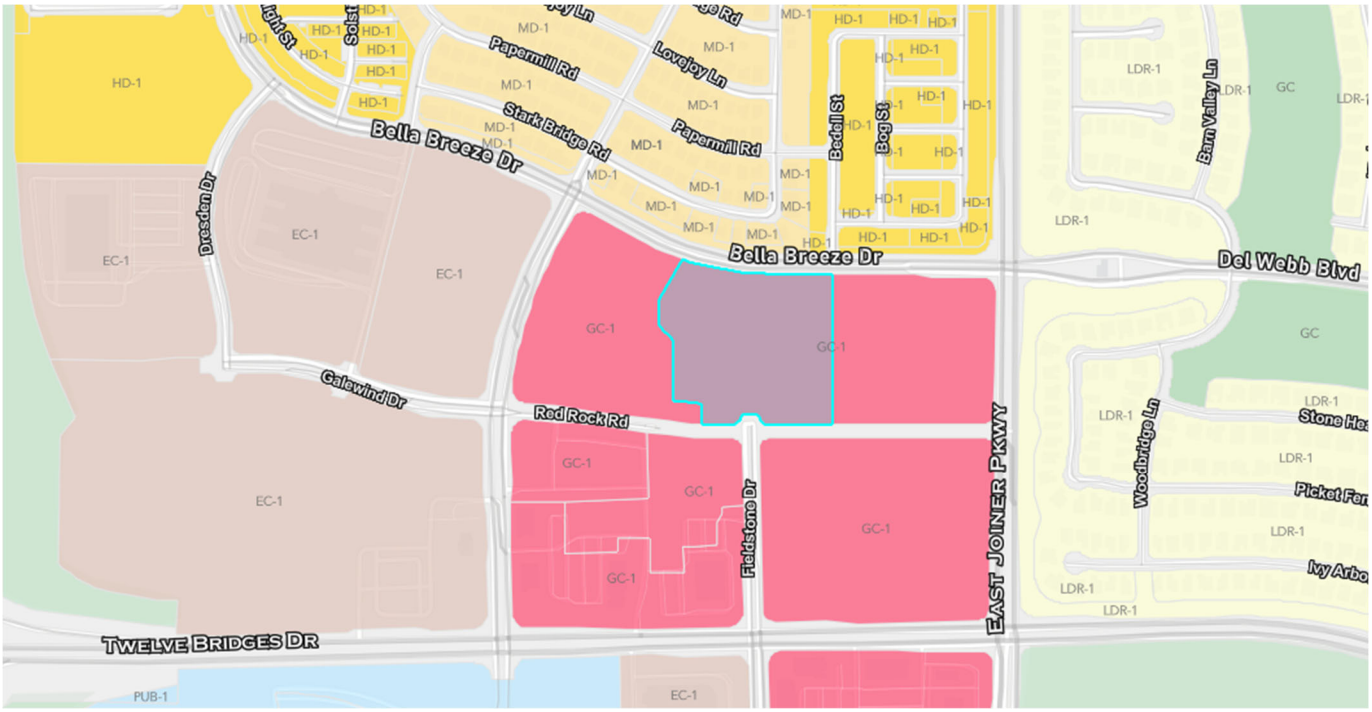


(View from Colonnade Dr.)

34. (Surrounding Properties) The project site is located within the Twelve Bridges Specific Plan area. The Twelve Bridges Specific Plan area was approved in 1994 providing for the development of the Twelve Bridges master planned community including a mix of uses including residential, commercial, park/open space, and school development. Along with the Twelve Bridges Specific Plan, the Twelve Bridges General Development Plan (GDP) was approved that provides development standards for uses, design, circulation, and site development for projects within Twelve Bridges.

The Carefield facility is proposed to be located in the Main Village planning area of the Twelve Bridges General Development Plan. The Main Village is meant to serve the needs of the Twelve Bridges residents, residents from other areas of Lincoln and draw people from the surrounding communities.

The property is bounded by General Commercial (GC-1) zoned properties to the east and south (La Quinta Inns and Suites); Employment Center (EC) zoned property to the west (across Colonnade Drive); and Medium Density Residential (MDR) zoned property to the north, north of Bella Breeze Drive.



(Zoning Map of Project Site (Teal Boundary) Surrounding Area)



(View of Residential Properties Along Bella Breeze Dr.)



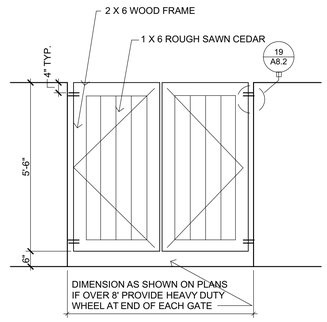
(View of La Quinta Inn Corner of Red Rock Rd. and Colonnade Dr., Southwest of the Project Site)



(View of Terra Cotta Village Shopping Center to the South/Southwest of the Project Site from Fieldstone Dr.)

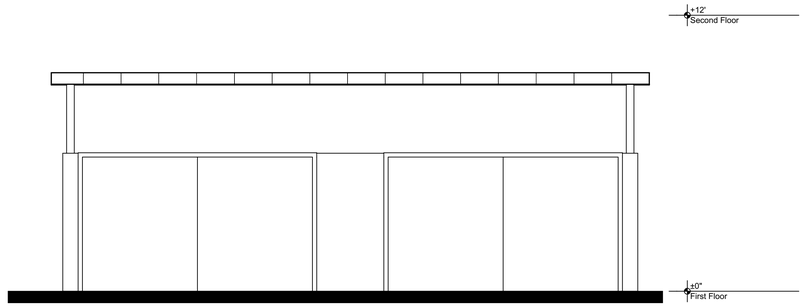


(View of John Adams Academy - Lincoln to the West of the Project Site from Colonnade Dr.)

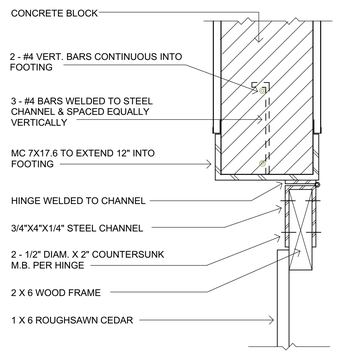


023-01

TRASH ENCLOSURE GATE | 1/2" = 1'-0" | **20** A8.2

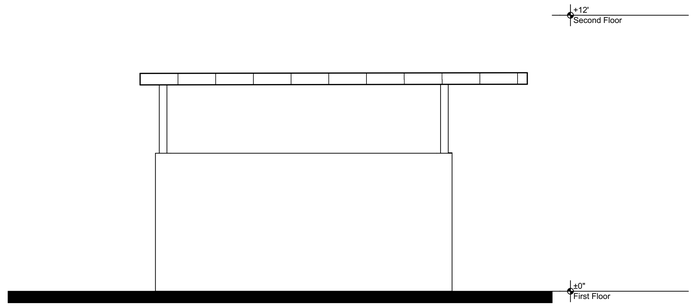


North Trash Enclosure Elevation | 3/8" = 1'-0" | **4** A8.2

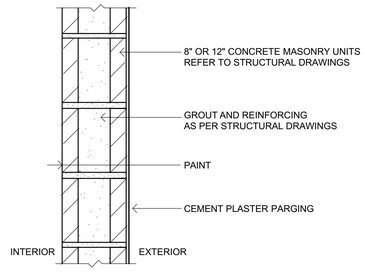


023-02

TRASH ENCLOSURE GATE CONNECTION | 3" = 1'-0" | **19** A8.2



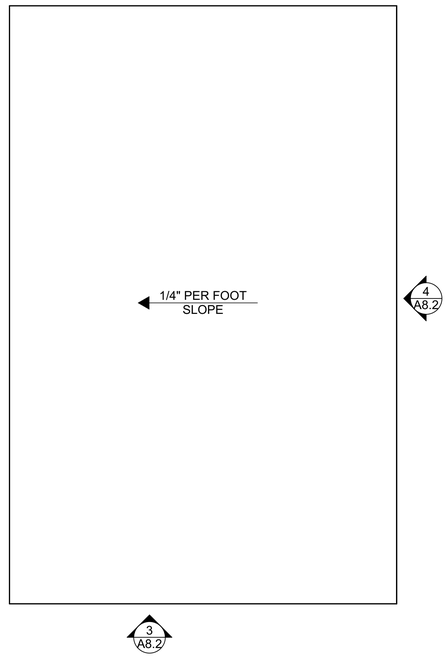
East Trash Enclosure Elevation | 3/8" = 1'-0" | **3** A8.2



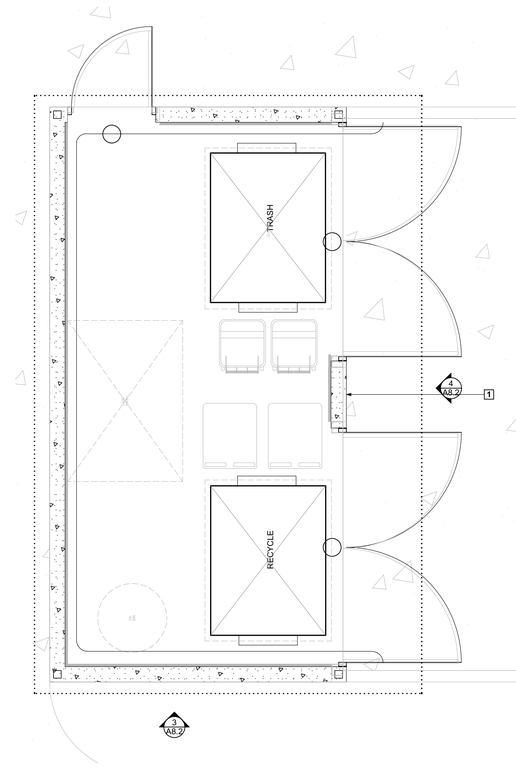
ONE HOUR CONSTRUCTION AS PER
CBC TABLE 720.1(2), ITEM 3-1.3

045-02

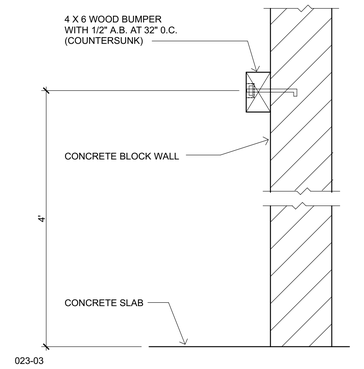
CMU FOUNDATION WALL ABOVE GRADE | 1 1/2"= 1'-0" | **18** A8.2



Enlarged Trash Enclosure Roof Plan | 3/8" = 1'-0" | **9** A8.2



Enlarged Trash Enclosure Plan | 3/8" = 1'-0" | **1** A8.2



023-03

TRASH ENCLOSURE WALL BUMPER | 1 1/2"= 1'-0" | **17** A8.2

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CAREFIELD LINCOLN - AL & MC
CAREFIELD LIVING
RED ROCK ROAD LINCOLN CA 95648

LICENSED ARCHITECT
MELISA PETERSEN
No. C 29939
REN:05/31/22
STATE OF CALIFORNIA

PROJECT:	220019
DRAWN BY:	DJ & WL
CHECKED BY:	GI
DATE OF ISSUE:	12/12/2022

DRAWING DESCRIPTION

Trash Enclosure Details

DRAWING NUMBER

A1.02

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CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISHES / REMARKS	DETAIL	SHEET
	NATURAL CONCRETE PAVING	-	NATURAL GREY / MEDIUM BROOM FINISH	A,B	L-1.6
	ENHANCED CONCRETE PAVING	DAVIS COLORS / INTEGRAL COLOR FOR CONCRETE	SANDSTONE 5327 / TOPCAST FINISH (POWDER BLUE VIOLET)"SAND BLAST FINISH" / DEPTH PER GEOTECHNICAL REPORT	A,B	L-1.6
	INTERLOCKING PAVERS	BELGARD / CATALINA GRANA WITH 1' X 1' BORDER PAVERS	"SRI VICTORIAN BLEND" / 60mm / 3-PIECE LARGE PATTERN / INSTALL PER MANUFACTURERS RECOMMENDATIONS	C	L-1.6
	SYNTHETIC TURF	EASY TURF	ZERO LAWN / INSTALL PER MANUFACTURERS RECOMMENDATIONS / OR APPROVED EQUAL	C	L-1.6
	NON STABILIZED DECOMPOSED GRANITE	SIERRA ROCK LANDSCAPE MATERIALS / GOLDEN DECOMPOSED GRANITE	GOLDEN DECOMPOSED GRANITE / 3/8" MINUS / 3" DEPTH	D,E	L-1.6
NO SYMBOL	BARK MULCH	SIERRA ROCK LANDSCAPE MATERIALS	SHREDDED CEDAR / 3" DEPTH / ALL PLANTING AREAS TO RECEIVE BARK MULCH UNLESS OTHERWISE SHOWN ON CONSTRUCTION OR PLANTING PLANS	D,E	L-1.6
	METAL GARDEN BED	EARTHMARK / ALTO SERIES	SQUARE BED (MGB-LO43) WITH ALTO EXTENSION SET (MGB-HO44) / 17" X 40" X 76" / INSTALL PER MANUFACTURERS RECOMMENDATIONS	-	-
A B	LANDSCAPE BOULDERS	SIERRA ROCK LANDSCAPE MATERIALS	FIELD STONE (MOSS ROCK) / REFER TO BOULDER CHART FOR SIZES / OR APPROVED EQUAL	D,E	L-1.6

MANUFACTURER PHONE NUMBERS:

ARROWHEAD PRODUCTS: (800) 332-4267
BELGARD: (844) 495-8210
EARTHMARK: (619) 282-0686
FIELD TURF: (866) 352-4575
SIERRA ROCK LANDSCAPE MATERIALS: (916) 791-1154

SYMBOL BOULDER CHART

A	FIELD STONE (MOSS ROCK) - 2'X2'X2' (XX)
B	FIELD STONE (MOSS ROCK) - 3'X3'X3' (XX)

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF LINCOLN LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. EXCEPT AS OTHERWISE INDICATED, THE CONTRACTOR SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) TOGETHER WITH THE LATEST ADOPTED EDITIONS OF THE REGIONAL AND CITY OF LINCOLN SUPPLEMENT AMENDMENTS FOR ALL OFF-SITE IMPROVEMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR CONCRETE FLATWORK. ALL FLAT WORK SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ONE HALF PERCENT (.5%) OR AS INDICATED ON CIVIL ENGINEERS DRAWINGS.
5. THE CONTRACTOR SHALL REFER TO ENGINEER'S DRAWING FOR SPOT ELEVATIONS AND DRAINAGE OF FLATWORK.
6. ALL DIMENSIONS ARE TO THE FACE OF CURB AND FACE OF WALL UNLESS INDICATED OTHERWISE.
7. EXPANSION JOINTS WITH SEALANT SHALL BE INSTALLED WHERE PAVING ABUTS WALLS, COLUMNS, CURBS, STAIRS OR RAMPS AND WHERE SHOWN ON THE DRAWINGS. EXPANSION JOINTS SHALL BE HIDDEN IN AREAS OF STAMPED CONCRETE.
8. FINISH GRADE SHALL BE THREE INCHES (3") BELOW CONCRETE FLAT WORK FOR BARK MULCH AND COBBLE AREAS. COBBLE SURFACE SHALL BE FLUSH WITH ADJACENT SURFACE.
9. PAVING: CONTRACTOR SHALL PROVIDE 5' x 5' MOCK-UP PANELS FOR ALL PAVING MATERIALS AND COLORS FOR APPROVAL OF LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PAVING. MOCK-UP PANEL SHALL INCLUDE PAVING MATERIAL, GROUT, SCORING, STAMP PATTERN AND SEALANT (AS APPLICABLE).
10. NO PROPOSED IMPROVEMENTS PENDING EMRA APPROVAL.

MINIMUM STREET TREE SEPARATION DISTANCES:

INTERSECTIONS.....25 FEET
DRIVEWAYS.....10 FEET
SEWER LATERALS.....10 FEET
FRONT OF TRAFFIC SIGNAL, STOP SIGN.....20 FEET
BACK OF TRAFFIC SIGNAL, STOP SIGN.....10 FEET
UNDERGROUND UTILITY LINES.....5 FEET
ABOVE GROUND UTILITY STRUCTURES.....10 FEET
STREET LIGHTS.....15 FEET

GENERAL LEGEND

- EXPANSION JOINT
- SAWCUT JOINT
- ALIGNMENT SYMBOL
- CENTERLINE
- PERPENDICULAR
- ALN ALIGN
- PA PLANTING AREA
- DETAIL CALLOUT (A / L-8) — DETAIL / SHEET NUMBER

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. HOWEVER, THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.
PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW	DESCRIPTION
1				
2				
3				
4				
5				
6				

LICENSED LANDSCAPE ARCHITECT — ROLF J. SIMON — NO. 6290 — RENEW: 12/8/25 — STATE OF CALIFORNIA
LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1924.20 PD	JS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION LEGEND

CALIFORNIA
LINCOLN

SHEET L1.00 OF 9

simon. landscape architecture

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PROPERTY LINE (TYPICAL SYMBOL)

NATURAL CONCRETE PAVING (TYPICAL SYMBOL) — A / L-1.3

DECOMPOSED GRANITE (TYPICAL SYMBOL) — A / L-1.3

CONCRETE MOWCURB (TYPICAL SYMBOL) — A / L-1.3

B / L-1.3 — SAW CUT SCORE JOINT (TYPICAL SYMBOL)

B / L-1.3 — EXPANSION JOINT (TYPICAL SYMBOL)

PA

SEE BLOW-UP PLAN ON SHEET L1.3

SEE BLOW-UP PLAN ON SHEET L1.3

MATCHLINE - SEE SHEET L1.2

BOCCE BALL COURT — A / L-1.3

ENHANCED CONCRETE PAVING (TYPICAL SYMBOL) — A / L-1.3

RETAINING WALL (TYPICAL SYMBOL) — A / L-1.3

CONSTRUCTION KEY:

- EXPANSION JOINT
- SAWCUT JOINT
- ALIGNMENT SYMBOL
- CENTERLINE
- PERPENDICULAR
- ALN ALIGN
- EQ EQUAL DISTANCE

PA PLANTING AREA

DETAIL CALLOUT — B1 / L-117 — DETAIL / SHEET NUMBER

CA: 1-800-227-2600 — CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED. PERSON WHO THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

REVISIONS

NO.	BY	DATE	DPW DATE	DESCRIPTION

LICENSED LANDSCAPE ARCHITECT — KYLE J. SIMON — NO. 6290 — 12/8/25 — STATE OF CALIFORNIA — LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1124.20	KC	RG	RG	12/22/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION PLAN

CALIFORNIA
LINCOLN

SHEET L1.01 OF 9

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A ENHANCED CONCRETE PAVING (TYPICAL SYMBOL) L-1.3

STORAGE SHED (1) (TYPICAL SYMBOL)

MATCHLINE - SEE SHEET L1.1

SEE BLOW-UP PLAN ON SHEET L1.3

SEE BLOW-UP PLAN ON SHEET L1.3

METAL GARDEN BED (9) (TYPICAL SYMBOL)

A DECOMPOSED GRANITE (TYPICAL SYMBOL) L-1.3

A PICKLE BALL COURT L-1.3

A CONCRETE MOWCURB (TYPICAL SYMBOL) L-1.3

PROPERTY LINE (TYPICAL SYMBOL)

PA

FEV

EV

EV AMB

EV VAN

VAN

CONSTRUCTION KEY:

---------- EXPANSION JOINT

SAWCUT JOINT

ALIGNMENT SYMBOL

CENTERLINE

PERPENDICULAR

ALN ALIGN

EQ EQUAL DISTANCE

PA PLANTING AREA

DETAIL CALLOUT: B1 / L-117 — DETAIL / SHEET NUMBER

B / L-1.3 INTERLOCKING PAVERS (TYPICAL SYMBOL)

B / L-1.3 SAW CUT SCORE JOINT (TYPICAL SYMBOL)

B / L-1.3 EXPANSION JOINT (TYPICAL SYMBOL)

CA: 1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT CA: 1-800-227-2600 CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET) 20 10 0 10 20 40

1 INCH = 20 FT

simon. landscape architecture

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREON. WHERE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
REVISIONS				

LICENSED LANDSCAPE ARCHITECT KYLE J. SIMON NO. 6290 12/8/25 STATE OF CALIFORNIA LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1422.07	KS	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION PLAN

CALIFORNIA

LINCOLN

SHEET L1.02 OF 9

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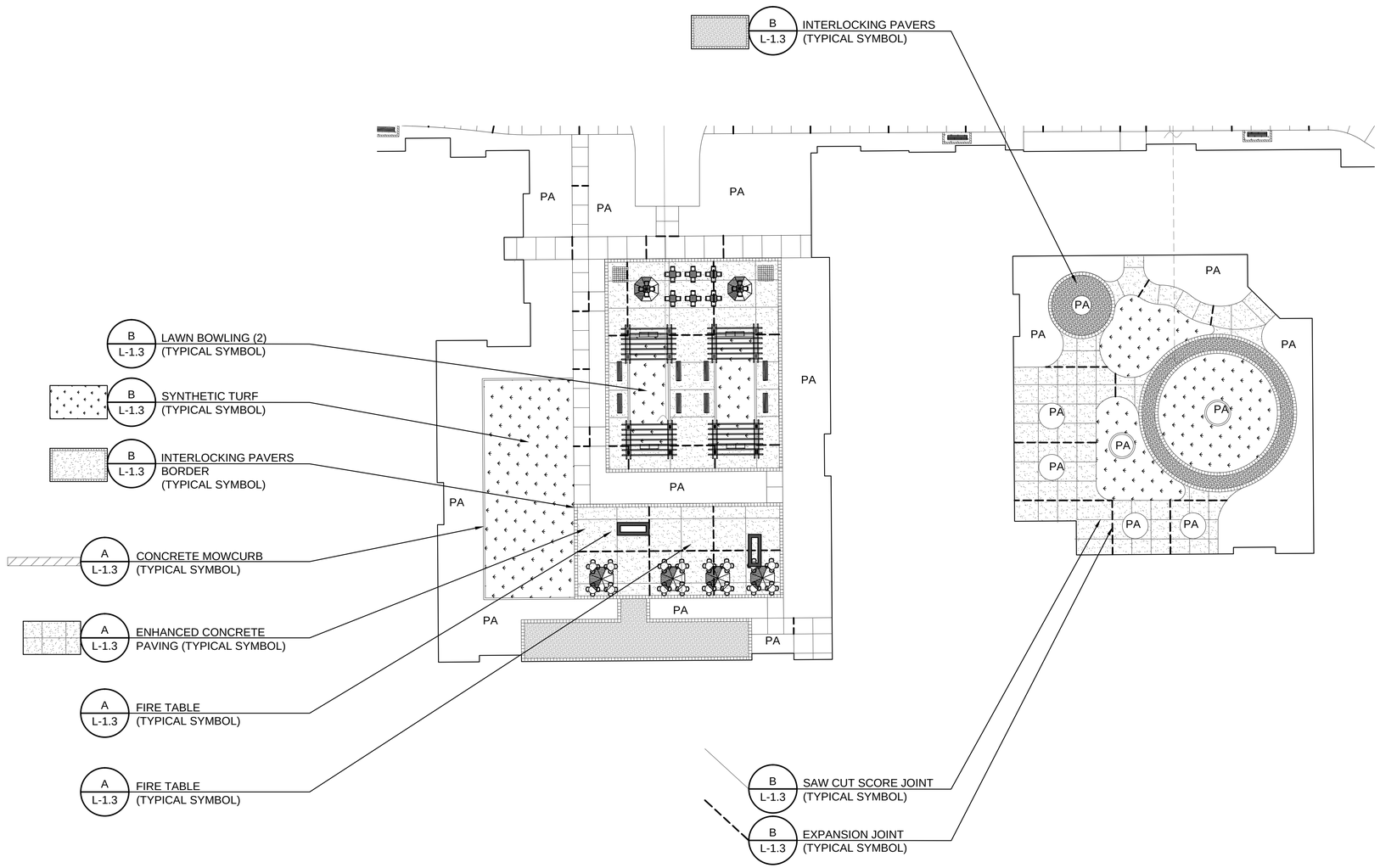

CONSTRUCTION KEY:

---------- EXPANSION JOINT	PA PLANTING AREA
SAWCUT JOINT	
ALIGNMENT SYMBOL	DETAIL CALLOUT: B1 / L-117 — B1 = DETAIL, L-117 = SHEET NUMBER
CENTERLINE	
PERPENDICULAR	
ALN ALIGN	
EQ EQUAL DISTANCE	

simon. landscape architecture

CA: 1-800-227-2600 CALL BEFORE YOU DIG U.S.A. UNDERGROUND SERVICE ALERT CA: 1-800-227-2600
CALL TWO WORKING DAYS BEFORE YOU DIG

GRAPHIC SCALE (IN FEET)
20 10 0 10 20 40
1 INCH = 20 FT

RECORD DRAWING: ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREON. THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR OR THE CITY OF ROCKLIN.

PROJECT ENGINEER: RCE #: DATE:

NO.	BY	DATE	DPW	DESCRIPTION
REVISIONS				

LICENSED LANDSCAPE ARCHITECT — NILE J. SIMON — NO. 6290 — 12/8/25 — STATE OF CALIFORNIA — LIC.EXP. 7/30/2027

PROJECT #	DESIGNED BY:	DRAFTED BY:	CHECKED BY:	DATE:
1522.20	KC	RG	RG	12/2/2025

IMPROVEMENT PLANS
CAREFIELD LIVING

LANDSCAPE CONSTRUCTION BLOPW-UP PLAN

LINCOLN CALIFORNIA

SHEET L2.01 OF 9

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STAFF REPORT

Item Number 8.B

SUBJECT: Title 18 Zoning Code Amendment - Home Occupations (Mikaela Noble & Tom Cruickshank)

SUBMITTED BY: Mikaela Noble

DEPARTMENT: Community Development

DATE: October 21, 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 to the City Council:

1. Determine that the proposed amendments to Title 18 (Zoning) of the Lincoln Municipal Code regarding home occupations and cottage food operations is exempt pursuant to Section 15061(b)(3) (Common Sense) of the California Environmental Quality Act (CEQA) guidelines; and
2. Approve a Resolution recommending City Council adopt an Ordinance approving the proposed amendments to Chapter 18.62 of Title 18 (Zoning) of the Lincoln Municipal Code related to home occupations and cottage food operations.

BACKGROUND/INTRODUCTION:

Adopted in 1979, the City of Lincoln's Zoning Ordinance (Title 18 of Lincoln Municipal Code) outlines the procedures and regulations for discretionary permits. Chapter 18.62 of the Lincoln Municipal Code regulates home occupations conducted within dwelling units in residentially-zoned areas. The chapter establishes standards intended to ensure that home-based business activities remain incidental and subordinate to the residential use of the property and do not adversely affect neighborhood character through increased traffic, noise, storage, or other operational impacts. The current regulations address home occupation permits, conditional use permit criteria, operational limitations, business licensing, and enforcement.

The City's existing home occupation regulations contain provisions adopted over several decades and include outdated standards that don't align with modern home business practices. For example, the current standards require a conditional use permit for home-based businesses that manufacture merchandise for sale. However, the growth of online marketplaces—such as Etsy, eBay, and Amazon—has made small-scale, home-based production and sale of goods increasingly common.

The proposed amendment would also update the home occupation provisions to clarify administrative approval procedures, distinguish activities that require a conditional use permit

based on scale or potential impacts, and maintain operational standards intended to protect residential neighborhoods. The revised regulations continue to address matters such as the number of home occupations and operators, indoor operations, customer visits, parking, signage, deliveries, business-related vehicles, outdoor storage, and potential nuisance impacts.

In addition, City staff frequently receive cottage food operation inquiries, and our current code does not provide operational standards for this use type. Therefore, the proposed amendment defines and establishes a separate approval and operating framework within Chapter 18.62 for cottage food operations, which are small-scale food businesses operated from a private residence that are authorized and regulated under the California Health and Safety Code. Under the proposed framework, cottage food operations would be permitted without a conditional use permit, and subject to compliance with applicable federal, State, County, and City requirements, including required approvals from the Placer County Environmental Health Division. Applicants will still need to obtain a Home Occupation Permit and business license for cottage food operations, which are both processed ministerially.

Overall, the proposed ordinance amendment is intended to align the Municipal Code with State law governing cottage food operations, modernize the City's home occupation regulations, improve clarity and consistency for applicants and staff, and preserve the residential character and livability of Lincoln neighborhoods.

FINDINGS/ANALYSIS:

The proposed amendments to Chapter 18.62 would modernize the City's home occupation regulations, improve internal consistency within the Municipal Code, and establish a clear local framework for cottage food operations. The amendments retain the underlying purpose of the chapter: allowing business activities that are incidental to residential use while protecting residential neighborhoods from adverse traffic, parking, noise, storage, and other nuisance impacts.

The proposed amendments would provide a clearer administrative pathway for home occupations that comply with established performance standards, while retaining conditional use permit review for activities that exceed those standards or may create greater neighborhood impacts. The amendments also clarify the relationship between home occupation clearances and conditional use permits. Home occupations meeting the applicable limitations may be approved administratively, while uses involving more intensive customer activity, three or more home occupations in one dwelling unit, or activities that do not meet the established criteria would require a conditional use permit. This approach provides flexibility for appropriate home-based businesses while preserving discretionary review for more intense activities.

California law authorizes qualifying cottage food operations conducted from private residences. The proposed amendments recognize cottage food operations as a defined type of home occupation and establish a separate set of approval and operational standards within Chapter 18.62. Creating a distinct regulatory section for cottage food operations clarifies that these State-authorized activities are regulated separately from other commercial food handling, processing, or packing uses that may be incompatible with residential areas, while ensuring the City's standards are consistent with State law.

The cottage food provisions include measures intended to avoid neighborhood impacts,

including limits on the number of operations per dwelling unit, outdoor activity, direct sales at the residence, customer dining, and deliveries. These standards are designed to ensure that cottage food operations remain small-scale and compatible with the surrounding residential area.

Overall, the proposed modified regulations continue to ensure that home occupations remain secondary to the residential use of a property. Standards limit the number of home occupations and operators, restrict business activity to indoor areas, limit the portion of the dwelling used for the business, preserve required off-street parking, and prohibit outdoor storage and signage. The regulations also address customer visits, retail sales, business vehicles, hazardous materials, deliveries, and potential noise, dust, odor, and vibration impacts. The amendments support small-scale home-based businesses and State-authorized cottage food operations while maintaining standards necessary to protect the character, safety, and livability of the City's residential neighborhoods.

ENVIRONMENTAL REVIEW:

The proposed amendment updating and clarifying regulations for home occupations and cottage food operations does not authorize construction, increase development intensity or residential density, change zoning boundaries, or convert residential uses to commercial uses. Home occupations and cottage food operations remain subject to State law and City standards that preserve residential character and address potential effects such as customer visits, deliveries, parking, signs, and nuisances. Therefore, this project is exempt from the requirements of CEQA pursuant to Section 15061(b)(3) (Common Sense), because there is no possibility it will have a significant effect on the environment.

ATTACHMENTS:

8.B. Attach 1 Home Occupations PC Resolution

8.B. Attach 1 Home Occ PC Resolution Exhibit

PLANNING COMMISSION
RESOLUTION NO. 2026-XX – DRAFT

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LINCOLN RECOMMENDING TO THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND CHAPTER 18.62 OF THE LINCOLN MUNICIPAL CODE

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

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

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

WHEREAS, Title 18, Chapter 18.92 (Amendments) of the Lincoln Municipal Code provides for the review and recommendation by the City's Planning Commission on all proposed amendments to the Zoning Ordinance text; 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 15061(b)(3) (Common Sense), because the proposed amendments updating and clarifying regulations for home occupations and cottage food operations are administrative in nature and therefore, there is no possibility it will have a significant effect on the environment; and

WHEREAS, the Planning Commission of the City of Lincoln, on October 21, 2026, did hold a duly noticed public hearing to consider the proposed amendments Chapter 18.62 of the Lincoln Municipal Code and the proposed CEQA exemption.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Lincoln hereby recommends to the City Council adopt an ordinance to amend Chapter 18.62 of the Lincoln Municipal Code. The code amendments are represented in strikeout (removed)/underline (added).

Section 1. The amendments to Chapter 18.62 of the Lincoln Municipal Code are set forth in Exhibit A, attached hereto and incorporated by this reference.

PASSED AND ADOPTED this 21st day of October, 2026, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ABSENT: COMMISSIONERS:

_____
Planning Commission Chair

DRAFT

ATTEST:

_____
Planning Commission Secretary

Exhibits:
A. Chapter 18.62 Code Amendments

DRAFT

CHAPTER 18.62 HOME OCCUPATIONS

18.62.010 Definitions~~Home occupation defined~~.

A "home occupation" is a business activity carried on within a dwelling by its inhabitant(s). The activity must be incidental to the residential use of the dwelling and must not change the residential character of the surrounding area by generating more traffic, noise, or storage of material than would otherwise be expected in a residential zone.

A “cottage food operation” is a type of home occupation that has the same meaning as set forth in California Health and Safety Code section 113758, subdivision (a), as may be amended.

(Ord. 464B §1(part), 1984: Ord. 350B §1, 1978)

18.62.020 Home occupation permits.

(1) Except as provided in Section 18.62.060 and Section 18.62.070 ~~subsection 18.62.060(2),~~ no business use of a residential unit shall be conducted within any dwelling unit located within the city. ~~a residential zone.~~

(2) Except as provided in Section 18.62.070, no cottage food operation shall be conducted within any residential dwelling unit.

(Ord. No. 832B, § 1, 2-26-2008; Ord. 464B §1(part), 1984: Ord. 350B §2, 1978)

Editor's note(s)—Ord. No. 832B, § 1, adopted Feb. 26, 2008, change the title of § 18.62.020 from "Conditional use permit required when" to "Home occupation permits." This historical notation has been preserved for reference purposes.

18.62. Prohibited uses.

The following are examples of business activities that are not incidental to or compatible with residential activities, and are, therefore, prohibited as home occupations. This list is not exhaustive.~~:~~

(1) Adult entertainment activities/businesses;

(2) Animal hospital and boarding;

(3) Banks and financial institutions;

(4) Bona fide eating and drinking establishments, including but not limited to bars, nightclubs, and restaurants;

(5) Dismantling, junk, or scrap yards;

(6) Fire arms and/or ammunition sales;

(7) Funeral or chapel home;

(8) Laundry and/or dry-cleaning services;

(9) Medical offices, clinics and/or laboratories that provide in-person services.;

(10) Mortuary;

(11) Vehicle service/repair shops

(12) Warehouse or storage uses;

(13) Welding and machining;

(14) Other uses the Community Development Director determines to be similar to those above.

18.62.030 Findings required for home occupation conditional use permit issuance.

No conditional use permit shall be issued for a home occupation unless the planning commission makes the following findings, in addition to those findings otherwise required for issuance of any conditional use permit:

(1) Such use is customarily incidental to the use of the dwelling unit as a residence;

~~(2) Such use does not constitute retail or wholesale sales with transfer of products to the buyer at the residential sit~~(2) Such use shall be conducted solely by an occupant of the dwelling unit;

(3) No signs shall be placed or erected on the property;

(4) Such use shall be conducted within the dwelling unit, garage, or enclosed accessory structures, ~~and not within a garage or other accessory building,~~ and not ~~or~~ on or within an unenclosed area;

(5) At least one of the findings in Section 15.32.250 of the municipal code is satisfied.

(Ord. 350B §3, 1978; Ord. 464B §1(part), 1984: Ord. No. 832B, § 2, 2-26-2008; Ord. No. 913B, § 6(Exh. D), 6-28-2016)

18.62.040 Specification of permissible uses.

The city council may specify by resolution those uses which are deemed to be permissible home occupations subject to the criteria set forth in this chapter.

(Ord. 464B §1(part), 1984: Ord. 350B §4, 1978)

18.62.050 Business license fee.

Issuance of a conditional use permit for a home occupation shall be conditioned upon payment of a business license fee as set by city resolution, payable at the time of issuance of the permit.

(Ord. No. 832B, § 3, 2-26-2008; Ord. 464B §1(part), 1984: Ord. 350B §5, 1978)

18.62.060 Home occupation clearance, conditions, and limitations.

Except for cottage food operations, t~~T~~he following regulations shall apply to home occupations in dwelling units located in any residential district:

(1) A home occupation shall be permitted without the issuance of a conditional use permit subject to an occupant's compliance with the following conditions and limitations:

a. No more than two home occupations shall be permitted in a dwelling unit.

b. The home occupation(s) shall be operated by no more than two individuals, both of whom shall be inhabitants of the dwelling unit.

c. All home occupation activities shall be conducted indoors within the dwelling, garage, or enclosed accessory structures. No home occupation activity shall occur outside at any time.

d. The use of the dwelling for the home occupation(s) shall ~~not require the use of more than 15 percent of the total floor area of the dwelling unit and such use shall~~ be clearly incidental and subordinate to its ~~to the~~ use of the dwelling as a residence. The home occupation shall not result in any addition to, alteration of, or exterior remodeling of, the dwelling, garage or accessory structures.

e. The home occupation(s) shall not require the elimination of required off-street parking spaces.

~~e. The home occupation(s) shall be conducted solely within the dwelling unit and not within a garage or other accessory building or on or within an unenclosed area.~~

f. Clients or customers are permitted to visit the home occupation residence provided that, on any single day there shall be no more than one client or customer per hour and no more than eight customers or clients visiting the residence in a day. A family unit, such as a parent and one or more children, is considered one client or customer for purposes of this restriction.

g. Retail sales may occur on the premises by appointment only in compliance with Section 18.62.060 (1)(x above), or when conducted by telephone, mail, or internet, with delivery occurring off-site.

h. No signs advertising the home occupation(s) shall be allowed.

i. The home occupation(s) shall not require the storage of flammable or hazardous materials.

j. Vehicles relating to the home occupation(s) shall not be parked at the subject residence if they are larger than a standard pickup or van. Not more than one vehicle specifically for use in conjunction with each home occupation shall be permitted.

k. No equipment or material relating to a home occupation (other than a permitted vehicle) shall be parked or stored outside of the subject residence.

l. The home occupation(s) shall not create adverse levels of noise, dust, odors, or vibrations above the ambient levels in the surrounding neighborhood.

m. The person conducting each home occupation shall pay a business license fee in the amount set by city resolution.

n. The city may, from the hours of 7:00 a.m. to 6:00 p.m., enter the premises for the purpose of inspecting to determine whether or not the conditions of this subsection are being complied with.

o. Home occupation(s) will have limited business hours of 7:00 a.m. to 6:00 p.m. only.

p. No home occupation(s) permit(s) shall be issued which involve commercial food handling, processing, or packing.

q. The delivery of materials to the residence shall not exceed more than two deliveries of products or materials per day. No delivery shall involve the use of commercial vehicles, no delivery shall be by vehicles larger than an automobile, pickup, or typical delivery van, such as, but not limited to, UPS, FedEx, and USPS-type home pickups and deliveries.

(2) Notwithstanding subsection (1) of this section, home occupations located in any residential district that involve the following activities shall require the issuance of a conditional use permit pursuant to Section 18.62.020. Development Standards within Section 18.12.080, 18.14.090, and 18.16.090 shall be excluded from the following:

a. Exceeding one client or customer per hour and/or eight clients or customers visiting the home occupation residence in one day;~~Personal contact with customers at the applicant's residence;~~

b. Any home occupation(s) that do not meet the criteria outlined in Section 18.62.060 (1); ~~The making of merchandise for sale. A use permit may be issued provided that the storage of such merchandise does not exceed total allowable area for home occupations and does not require the transporting of material or finished product by means other than an automobile, pickup, or standard size van, and shall not create adverse levels of noise, dust, odors, or vibrations above the ambient levels in the surrounding neighborhood;~~

c. Reserved.

d. Three or more home occupations in a dwelling unit.

(3) Issuance of a permit for a home occupation shall be conditioned upon payment of a business license fee in the amount set by city resolution, payable at the time of issuance of the permit.

(Ord. No. 832B, §§ 1—22, 2-26-2008; Ord. 464B §1(part), 1984: Ord. 350B §6, 1978; Ord. No. 964B, § 2, 5-8-2018)

18.62.070 Cottage food operation clearance, conditions, and limitations

Cottage food operations shall be permitted without the issuance of a conditional use permit subject to an occupant's compliance with the following conditions and limitations:

(1) Cottage food operations must obtain and maintain all permits, registrations, approvals, or authorizations required by the Placer County Environmental Health Division.

(2) Cottage food operations must comply with all applicable federal, state, and local laws and regulations.

(3) Cottage food operations must be located in a residential dwelling unit.

(4) Only one cottage food operation shall be permitted per residential dwelling unit.

(5) Permits issued to a cottage food operation are not transferable to another operator or residence.

(6) Except for vehicle parking, no outdoor portion of the premises shall be used for the cottage food operation, including outdoor advertising.

(7) Permittee is responsible for ensuring that employee, customer, and delivery traffic and parking comply with the Lincoln Municipal Code and do not create a hazard or nuisance related to pedestrian or vehicle circulation, traffic control, or parking.

(8) Direct sales of products from the site of the cottage food operation shall be conducted by prior appointment only and only between the hours of 7:00 a.m. and 6:00 p.m.

(9) Customers of the cottage food operation shall not be permitted to dine on site.

(10) Deliveries of products, supplies, or materials to or from the residence shall not exceed two deliveries per day.

18.62.0870 Procedures for applying.

Where a home occupation is permitted pursuant to subsection 18.62.060(1) or section 18.62.070, an applicant must complete and sign a form provided by the planning department that acknowledges the conditions and limitations of an approved home occupation. Where the home occupation requires a use permit, an application for such use permit shall be made pursuant to Section 18.62.020 of this chapter.

(Ord. 464B §1(part), 1984: Ord. 350B §7, 1978)

~~18.62.080 Existing home occupations.~~

~~(a) Any person conducting a home occupation within a residential zone at the time of adoption of the ordinance codified in this chapter shall either discontinue such use or apply for a permit as provided in this section within 90 days after the adoption of the ordinance codified in this chapter, and annually thereafter.~~

~~The planning commission shall issue a permit upon making all of the following findings:~~

~~(1) The applicant was conducting a home occupation at the same dwelling for which the permit is requested at the time of the adoption of the ordinance codified in this chapter;~~

~~(2) Except for the first permit issued within 90 days after the passage of the ordinance codified in this chapter, that the applicant has continued to do business at the same dwelling unit during the year since the last permit was obtained;~~

~~(3) There have either been no complaints by surrounding neighbors of noise or other nuisance or such complaints are found by the planning commission to be insubstantial.~~

~~(b) If the commission cannot make the findings in subsection (a) of this section, the applicant must either discontinue conducting a home occupation or apply for a conditional use permit pursuant to Section 18.62.020.~~

~~(c) Issuance of a permit for a home occupation shall be conditioned upon payment of a business license fee in the amount of as set by city resolution $30.00 per year, payable at the time of issuance of the permit.~~

(Ord. 464B §1(part), 1984)

18.62.090 Violations.

Violation of any provision of this chapter or any condition of a use permit issued as provided in this chapter constitutes a misdemeanor. Any such violation is further declared to be a public nuisance and may be abated as provided by law.

(Ord. 464B §1(part), 1984)

STAFF REPORT

Item Number 10.A

SUBJECT: Planning Entitlement Tracker Discussion (Nita Wracker)

SUBMITTED BY: Nita Wracker

DEPARTMENT: Community Development

DATE: October 21, 2026

ATTACHMENTS:
PC Entitlement Tracker Oct 2026.pdf

PLANNING ENTITLEMENT TRACKER (as of 10/12)

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)	CC scheduled for 10/13/26
Stonebrook at Leavell Ranch	Design Review	Design Review application for four floor plans with four elevation styles for the VMDR portion of the approved Leavell Ranch subdivision. Two-story floor plans range from 1,742 SF to 2,274 SF in size.	South of McBean Park Drive and North of future Oak Tree Lane extension (APN: portion of 021-274-073)	Under review for completeness
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)	Waiting for resubmittal from applicant
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 Phase 2 South	Small Lot Vesting Tentative Subdivision Map	Small Lot Vesting Tentative Subdivision Map to create 318 residential lots and several park and paseo lots throughout the project site.	North of Ferrari Ranch Road/South of Moore Road (APNs: 021-263-014-000, 021-263-022-000, and 021-263-023-000)	Under review for completeness
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 Shallus Blvd extension (APN: 021-283-044-000)	Waiting for resubmittal from applicant

SUD-B NEQ

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

PLANNING ENTITLEMENT TRACKER (as of 10/12)

OTHER AREAS

PROJECT	PERMIT TYPES	PROJECT DESCRIPTION	LOCATION	PROJECT STATUS
Carefield Lincoln Assisted Living and Memory Care	Specific Development Plan / Development Permit (Design Review) and CUP Time Extension	Updated SDP/DP (Design Review) for Carefield Living Assisted Living and Memory Care Facility, and CUP time extension Reso 2020-17 (Carefield)	750 Red Rock Road (APN: 329-010-076-000)	DRB recommended Approval on 9/23/26; PC scheduled for 10/21/26
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)	Under departmental review
Prairie Point Telecommunications Facility	Conditional Use Permit (CUP)	CUP to build a 60-foot mono-broadleaf cell communications tower within a 3,600SF lease area and associated improvements located on an open space parcel near Twelve Bridges Elementary School.	Located Southwest of Twelve Bridges Elementary School (APN: 334-010-013-000)	Waiting for resubmittal from applicant